

**CONTRACT DOCUMENTS
AND TECHNICAL SPECIFICATIONS FOR THE
COMMERCIAL KITCHEN PROJECT**



**EASTCONN
376 Hartford Turnpike
Hampton, Connecticut 06247**

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Evelyn Cole Smith Architects, LLC
PO Box 182
134 Main Street
Putnam, CT 06260

MECHANICAL/ELECTRICAL ENGINEER
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EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

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BIDDING AND
CONTRACT
REQUIREMENTS

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

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376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

Exhibit A

PLEASE RETURN THIS FORM IMMEDIATELY!

Acknowledgement: Receipt of RFP Documents

Title: EASTCONN COMMERCIAL KITCHEN PROJECT

Please take a moment to acknowledge receipt of the attached documents. Your compliance with this request will help EASTCONN to maintain proper follow-up procedures and will ensure that your firm will receive any addendum that may be issued.

Date Issued: _____

Date Documents Received: _____ / _____ / _____

Do you plan to submit a response? _____ Yes _____ No

Print or type the following information:

Company Name: _____

Address: _____

Telephone: _____ Fax: _____

Email Address: _____

Received by: _____

Note: Emailed acknowledgements are requested.

Project Architect: Lyn Smith
Email: lyn@ecsarchitects.com

Email this sheet only. A cover sheet is not required.

DO NOT EMAIL YOUR BID RESPONSE.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

BIDDING AND CONTRACT REQUIREMENTS
TABLE OF CONTENTS

<u>Division</u>		<u>Section Number</u>
0	BIDDING AND CONTRACT REQUIREMENTS	
	Acknowledgement of Receipt of RFP Documents	Exhibit A
	Invitation to Bid	000116
	Instruction to Bidders	AIA A701
	Supplementary Instructions to Bidders	002213
	Bid Form	004113
	Bid Bond	AIA A310
	Performance Bond	AIA A312
	Payment Bond	AIA A312
	Standard Form of Agreement Between Owner/Contractor	AIA A101
	General Conditions of the Contract for Construction	AIA A201
	Insurance and Indemnification Requirements	Exhibit B

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

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EASTCONN
COMMERCIAL KITCHEN PROJECT

INVITATION TO BID

Sealed bids for EASTCONN Commercial Kitchen Project, Hampton, CT addressed to Michael Akana, Director of Facilities, will be received at the Facilities Department, EASTCONN, 376 Hartford Turnpike, Hampton, CT 06247 on or before 1:00 PM local time on FRIDAY, AUGUST 9, 2019. Bids will be publicly opened and read aloud in the Conference Room. Late bids will be rejected.

The project includes renovation of existing space to incorporate MEP systems, interior finishes, equipment installation, and various other improvements necessary to create a commercial kitchen. Site work includes the installation of an expanded septic under the existing parking lot, installation of exterior grease traps, and replacement of pavement and other site elements disturbed by construction.

The contract shall be awarded to a CT licensed General Contractor who will coordinate the work of all trades. This is NOT a Prevailing Wage project.

A Mandatory Pre-Bid Meeting will be held on WEDNESDAY, JULY 17, 2019 at 10:00 AM local time at EASTCONN, 376 Hartford Turnpike, Hampton, CT.

Drawings and specifications may be downloaded through the CT DAS Biznet portal: <https://biznet.ct.gov> under Search Solicitations, or on the EASTCONN website on or after WEDNESDAY, JULY 3, 2019. All addenda will be available for viewing and downloading. Faxes of addenda will not be provided. It is the responsibility of bidders to check and download all addenda, prior to submitting bids. As Security, each Bid must be accompanied by a Certified Check or Cashier's Check drawn upon either a State Bank and Trust Company or a National Banking Association, to the order of EASTCONN, or the Bid must be accompanied by a Bid Bond having as surety thereto, such Surety Company or Companies as are authorized to do business in the State of Connecticut of an amount not less than (5%) of the Bid. **NO BID WILL BE ACCEPTED UNLESS ACCOMPANIED BY THE REQUIRED BID DEPOSIT.**

Upon award and prior to any work being performed a 100% Performance, Labor and Material Payment Bond and other Bonds subject to the conditions provided for in the Bid Specifications are required. A Certificate of Insurance will also be required naming EASTCONN as an additional insured. All Requests for Information (RFI) are to be in writing and emailed to the attention of Lyn Smith, Project Architect at lyn@ecsarchitects.com. Phone calls will not be returned for RFI questions. RFIs must be received by the Project Consultant by FRIDAY, AUGUST 2, 2019, BY NOON. Bidders shall not include Federal Excise Taxes or State of Connecticut Sales Taxes as this project is exempt. All Bidders should make an effort to consider the use of local trade contractors. Bids must be held firm and may not be withdrawn for sixty (60) days after the bid opening.

EASTCONN reserves the right to waive any informalities in Bids, to reject any or all Bids, or to accept any proposal that in their judgment will be in the best interest of the Organization.

EASTCONN is an Affirmative Action/Equal Opportunity Employer. Minority/Women's Business Enterprises are encouraged to apply.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

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DRAFT AIA® Document A701™ - 1997

Instructions to Bidders

for the following PROJECT:

(Name and location or address)

EASTCONN Commercial Kitchen Project
Hampton, CT

THE OWNER:

(Name, legal status and address)

EASTCONN
376 Hartford Turnpike
Hampton, CT 06247

THE ARCHITECT:

(Name, legal status and address)

Evelyn Cole Smith Architects, LLC
PO Box 182
134 Main Street
Putnam, CT 06260

TABLE OF ARTICLES

- 1 DEFINITIONS
- 2 BIDDER'S REPRESENTATIONS
- 3 BIDDING DOCUMENTS
- 4 BIDDING PROCEDURES
- 5 CONSIDERATION OF BIDS
- 6 POST-BID INFORMATION
- 7 PERFORMANCE BOND AND PAYMENT BOND
- 8 FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

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

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ARTICLE 1 DEFINITIONS

§ 1.1 Bidding Documents include the Bidding Requirements and the proposed Contract Documents. The Bidding Requirements consist of the Advertisement or Invitation to Bid, Instructions to Bidders, Supplementary Instructions to Bidders, the bid form, and other sample bidding and contract forms. The proposed Contract Documents consist of the form of Agreement between the Owner and Contractor, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications and all Addenda issued prior to execution of the Contract.

§ 1.2 Definitions set forth in the General Conditions of the Contract for Construction, AIA Document A201, or in other Contract Documents are applicable to the Bidding Documents.

§ 1.3 Addenda are written or graphic instruments issued by the Architect prior to the execution of the Contract which modify or interpret the Bidding Documents by additions, deletions, clarifications or corrections.

§ 1.4 A Bid is a complete and properly executed proposal to do the Work for the sums stipulated therein, submitted in accordance with the Bidding Documents.

§ 1.5 The Base Bid is the sum stated in the Bid for which the Bidder offers to perform the Work described in the Bidding Documents as the base, to which Work may be added or from which Work may be deleted for sums stated in Alternate Bids.

§ 1.6 An Alternate Bid (or Alternate) is an amount stated in the Bid to be added to or deducted from the amount of the Base Bid if the corresponding change in the Work, as described in the Bidding Documents, is accepted.

§ 1.7 A Unit Price is an amount stated in the Bid as a price per unit of measurement for materials, equipment or services or a portion of the Work as described in the Bidding Documents.

§ 1.8 A Bidder is a person or entity who submits a Bid and who meets the requirements set forth in the Bidding Documents.

§ 1.9 A Sub-bidder is a person or entity who submits a bid to a Bidder for materials, equipment or labor for a portion of the Work.

ARTICLE 2 BIDDER'S REPRESENTATIONS

§ 2.1 The Bidder by making a Bid represents that:

§ 2.1.1 The Bidder has read and understands the Bidding Documents or Contract Documents, to the extent that such documentation relates to the Work for which the Bid is submitted, and for other portions of the Project, if any, being bid concurrently or presently under construction.

§ 2.1.2 The Bid is made in compliance with the Bidding Documents.

§ 2.1.3 The Bidder has visited the site, become familiar with local conditions under which the Work is to be performed and has correlated the Bidder's personal observations with the requirements of the proposed Contract Documents.

§ 2.1.4 The Bid is based upon the materials, equipment and systems required by the Bidding Documents without exception.

ARTICLE 3 BIDDING DOCUMENTS

§ 3.1 COPIES

§ 3.1.1 Bidders may obtain complete sets of the Bidding Documents from the issuing office designated in the Advertisement or Invitation to Bid in the number and for the deposit sum, if any, stated therein. The deposit will be refunded to Bidders who submit a bona fide Bid and return the Bidding Documents in good condition within ten days after receipt of Bids. The cost of replacement of missing or damaged documents will be deducted from the deposit. A Bidder receiving a Contract award may retain the Bidding Documents and the Bidder's deposit will be refunded.

§ 3.1.2 Bidding Documents will not be issued directly to Sub-bidders unless specifically offered in the Advertisement or Invitation to Bid, or in supplementary instructions to bidders.

§ 3.1.3 Bidders shall use complete sets of Bidding Documents in preparing Bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents.

§ 3.1.4 The Owner and Architect may make copies of the Bidding Documents available on the above terms for the purpose of obtaining Bids on the Work. No license or grant of use is conferred by issuance of copies of the Bidding Documents.

§3.2 INTERPRETATION OR CORRECTION OF BIDDING DOCUMENTS

§ 3.2.1 The Bidder shall carefully study and compare the Bidding Documents with each other, and with other work being bid concurrently or presently under construction to the extent that it relates to the Work for which the Bid is submitted, shall examine the site and local conditions, and shall at once report to the Architect errors, inconsistencies or ambiguities discovered.

§ 3.2.2 Bidders and Sub-bidders requiring clarification or interpretation of the Bidding Documents shall make a written request which shall reach the Architect at least seven days prior to the date for receipt of Bids.

§ 3.2.3 Interpretations, corrections and changes of the Bidding Documents will be made by Addendum. Interpretations, corrections and changes of the Bidding Documents made in any other manner will not be binding, and Bidders shall not rely upon them.

§ 3.3 SUBSTITUTIONS

§ 3.3.1 The materials, products and equipment described in the Bidding Documents establish a standard of required function, dimension, appearance and quality to be met by any proposed substitution.

§ 3.3.2 No substitution will be considered prior to receipt of Bids unless written request for approval has been received by the Architect at least ten days prior to the date for receipt of Bids. Such requests shall include the name of the material or equipment for which it is to be substituted and a complete description of the proposed substitution including drawings, performance and test data, and other information necessary for an evaluation. A statement setting forth changes in other materials, equipment or other portions of the Work, including changes in the work of other contracts that incorporation of the proposed substitution would require, shall be included. The burden of proof of the merit of the proposed substitution is upon the proposer. The Architect's decision of approval or disapproval of a proposed substitution shall be final.

§ 3.3.3 If the Architect approves a proposed substitution prior to receipt of Bids, such approval will be set forth in an Addendum. Bidders shall not rely upon approvals made in any other manner.

§ 3.3.4 No substitutions will be considered after the Contract award unless specifically provided for in the Contract Documents.

§ 3.4 ADDENDA

§ 3.4.1 Addenda will be transmitted to all who are known by the issuing office to have received a complete set of Bidding Documents.

§ 3.4.2 Copies of Addenda will be made available for inspection wherever Bidding Documents are on file for that purpose.

§ 3.4.3 Addenda will be issued no later than four days prior to the date for receipt of Bids except an Addendum withdrawing the request for Bids or one which includes postponement of the date for receipt of Bids.

§ 3.4.4 Each Bidder shall ascertain prior to submitting a Bid that the Bidder has received all Addenda issued, and the Bidder shall acknowledge their receipt in the Bid.

ARTICLE 4 BIDDING PROCEDURES

§ 4.1 PREPARATION OF BIDS

§ 4.1.1 Bids shall be submitted on the forms included with the Bidding Documents.

§ 4.1.2 All blanks on the bid form shall be legibly executed in a non-erasable medium.

§ 4.1.3 Sums shall be expressed in both words and figures. In case of discrepancy, the amount written in words shall govern.

§ 4.1.4 Interlineations, alterations and erasures must be initialed by the signer of the Bid.

§ 4.1.5 All requested Alternates shall be bid. If no change in the Base Bid is required, enter "No Change."

§ 4.1.6 Where two or more Bids for designated portions of the Work have been requested, the Bidder may, without forfeiture of the bid security, state the Bidder's refusal to accept award of less than the combination of Bids stipulated by the Bidder. The Bidder shall make no additional stipulations on the bid form nor qualify the Bid in any other manner.

§ 4.1.7 Each copy of the Bid shall state the legal name of the Bidder and the nature of legal form of the Bidder. The Bidder shall provide evidence of legal authority to perform within the jurisdiction of the Work. Each copy shall be signed by the person or persons legally authorized to bind the Bidder to a contract. A Bid by a corporation shall further give the state of incorporation and have the corporate seal affixed. A Bid submitted by an agent shall have a current power of attorney attached certifying the agent's authority to bind the Bidder.

§ 4.2 BID SECURITY

§ 4.2.1 Each Bid shall be accompanied by a bid security in the form and amount required if so stipulated in the Instructions to Bidders. The Bidder pledges to enter into a Contract with the Owner on the terms stated in the Bid and will, if required, furnish bonds covering the faithful performance of the Contract and payment of all obligations arising thereunder. Should the Bidder refuse to enter into such Contract or fail to furnish such bonds if required, the amount of the bid security shall be forfeited to the Owner as liquidated damages, not as a penalty. The amount of the bid security shall not be forfeited to the Owner in the event the Owner fails to comply with Section 6.2.

§ 4.2.2 If a surety bond is required, it shall be written on AIA Document A310, Bid Bond, unless otherwise provided in the Bidding Documents, and the attorney-in-fact who executes the bond on behalf of the surety shall affix to the bond a certified and current copy of the power of attorney.

§ 4.2.3 The Owner will have the right to retain the bid security of Bidders to whom an award is being considered until either (a) the Contract has been executed and bonds, if required, have been furnished, or (b) the specified time has elapsed so that Bids may be withdrawn or (c) all Bids have been rejected.

§ 4.3 SUBMISSION OF BIDS

§ 4.3.1 All copies of the Bid, the bid security, if any, and any other documents required to be submitted with the Bid shall be enclosed in a sealed opaque envelope. The envelope shall be addressed to the party receiving the Bids and shall be identified with the Project name, the Bidder's name and address and, if applicable, the designated portion of the Work for which the Bid is submitted. If the Bid is sent by mail, the sealed envelope shall be enclosed in a separate mailing envelope with the notation "SEALED BID ENCLOSED" on the face thereof.

§ 4.3.2 Bids shall be deposited at the designated location prior to the time and date for receipt of Bids. Bids received after the time and date for receipt of Bids will be returned unopened.

§ 4.3.3 The Bidder shall assume full responsibility for timely delivery at the location designated for receipt of Bids.

§ 4.3.4 Oral, telephonic, telegraphic, facsimile or other electronically transmitted bids will not be considered.

§ 4.4 MODIFICATION OR WITHDRAWAL OF BID

§ 4.4.1 A Bid may not be modified, withdrawn or canceled by the Bidder during the stipulated time period following the time and date designated for the receipt of Bids, and each Bidder so agrees in submitting a Bid.

§ 4.4.2 Prior to the time and date designated for receipt of Bids, a Bid submitted may be modified or withdrawn by notice to the party receiving Bids at the place designated for receipt of Bids. Such notice shall be in writing over the signature of the Bidder. Written confirmation over the signature of the Bidder shall be received, and date- and

time-stamped by the receiving party on or before the date and time set for receipt of Bids. A change shall be so worded as not to reveal the amount of the original Bid.

§ 4.4.3 Withdrawn Bids may be resubmitted up to the date and time designated for the receipt of Bids provided that they are then fully in conformance with these Instructions to Bidders.

§ 4.4.4 Bid security, if required, shall be in an amount sufficient for the Bid as resubmitted.

ARTICLE 5 CONSIDERATION OF BIDS

§ 5.1 OPENING OF BIDS

At the discretion of the Owner, if stipulated in the Advertisement or Invitation to Bid, the properly identified Bids received on time will be publicly opened and will be read aloud. An abstract of the Bids may be made available to Bidders.

§ 5.2 REJECTION OF BIDS

The Owner shall have the right to reject any or all Bids. A Bid not accompanied by a required bid security or by other data required by the Bidding Documents, or a Bid which is in any way incomplete or irregular is subject to rejection.

§ 5.3 ACCEPTANCE OF BID (AWARD)

§ 5.3.1 It is the intent of the Owner to award a Contract to the lowest qualified Bidder provided the Bid has been submitted in accordance with the requirements of the Bidding Documents and does not exceed the funds available. The Owner shall have the right to waive informalities and irregularities in a Bid received and to accept the Bid which, in the Owner's judgment, is in the Owner's own best interests.

§ 5.3.2 The Owner shall have the right to accept Alternates in any order or combination, unless otherwise specifically provided in the Bidding Documents, and to determine the low Bidder on the basis of the sum of the Base Bid and Alternates accepted.

ARTICLE 6 POST-BID INFORMATION

§ 6.1 CONTRACTOR'S QUALIFICATION STATEMENT

Bidders to whom award of a Contract is under consideration shall submit to the Architect, upon request, a properly executed AIA Document A305, Contractor's Qualification Statement, unless such a Statement has been previously required and submitted as a prerequisite to the issuance of Bidding Documents.

§ 6.2 OWNER'S FINANCIAL CAPABILITY

The Owner shall, at the request of the Bidder to whom award of a Contract is under consideration and no later than seven days prior to the expiration of the time for withdrawal of Bids, furnish to the Bidder reasonable evidence that financial arrangements have been made to fulfill the Owner's obligations under the Contract. Unless such reasonable evidence is furnished, the Bidder will not be required to execute the Agreement between the Owner and Contractor.

§ 6.3 SUBMITTALS

§ 6.3.1 The Bidder shall, as soon as practicable or as stipulated in the Bidding Documents, after notification of selection for the award of a Contract, furnish to the Owner through the Architect in writing:

- .1 a designation of the Work to be performed with the Bidder's own forces;
- .2 names of the manufacturers, products, and the suppliers of principal items or systems of materials and equipment proposed for the Work; and
- .3 names of persons or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for the principal portions of the Work.

§ 6.3.2 The Bidder will be required to establish to the satisfaction of the Architect and Owner the reliability and responsibility of the persons or entities proposed to furnish and perform the Work described in the Bidding Documents.

§ 6.3.3 Prior to the execution of the Contract, the Architect will notify the Bidder in writing if either the Owner or Architect, after due investigation, has reasonable objection to a person or entity proposed by the Bidder. If the Owner or Architect has reasonable objection to a proposed person or entity, the Bidder may, at the Bidder's option, (1) withdraw the Bid or (2) submit an acceptable substitute person or entity with an adjustment in the Base Bid or

Alternate Bid to cover the difference in cost occasioned by such substitution. The Owner may accept the adjusted bid price or disqualify the Bidder. In the event of either withdrawal or disqualification, bid security will not be forfeited.

§ 6.3.4 Persons and entities proposed by the Bidder and to whom the Owner and Architect have made no reasonable objection must be used on the Work for which they were proposed and shall not be changed except with the written consent of the Owner and Architect.

ARTICLE 7 PERFORMANCE BOND AND PAYMENT BOND

§ 7.1 BOND REQUIREMENTS

§ 7.1.1 If stipulated in the Bidding Documents, the Bidder shall furnish bonds covering the faithful performance of the Contract and payment of all obligations arising thereunder. Bonds may be secured through the Bidder's usual sources.

§ 7.1.2 If the furnishing of such bonds is stipulated in the Bidding Documents, the cost shall be included in the Bid. If the furnishing of such bonds is required after receipt of bids and before execution of the Contract, the cost of such bonds shall be added to the Bid in determining the Contract Sum.

§ 7.1.3 If the Owner requires that bonds be secured from other than the Bidder's usual sources, changes in cost will be adjusted as provided in the Contract Documents.

§ 7.2 TIME OF DELIVERY AND FORM OF BONDS

§ 7.2.1 The Bidder shall deliver the required bonds to the Owner not later than three days following the date of execution of the Contract. If the Work is to be commenced prior thereto in response to a letter of intent, the Bidder shall, prior to commencement of the Work, submit evidence satisfactory to the Owner that such bonds will be furnished and delivered in accordance with this Section 7.2.1.

§ 7.2.2 Unless otherwise provided, the bonds shall be written on AIA Document A312, Performance Bond and Payment Bond. Both bonds shall be written in the amount of the Contract Sum.

§ 7.2.3 The bonds shall be dated on or after the date of the Contract.

§ 7.2.4 The Bidder shall require the attorney-in-fact who executes the required bonds on behalf of the surety to affix thereto a certified and current copy of the power of attorney.

ARTICLE 8 FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR

Unless otherwise required in the Bidding Documents, the Agreement for the Work will be written on AIA Document A101, Standard Form of Agreement Between Owner and Contractor Where the Basis of Payment Is a Stipulated Sum.

DOCUMENT 002213 - SUPPLEMENTARY INSTRUCTIONS TO BIDDERS

1.1 INSTRUCTIONS TO BIDDERS

- A. Instructions to Bidders for Project consist of the following:
 - 1. AIA Document A701, "Instructions to Bidders, a copy of which is bound in this Project Manual.
 - 2. The following Supplementary Instructions to Bidders that modify and add to the requirements of the Instructions to Bidders.

1.2 SUPPLEMENTARY INSTRUCTIONS TO BIDDERS, GENERAL

- A. The following supplements modify AIA Document A701, "Instructions to Bidders." Where a portion of the Instructions to Bidders is modified or deleted by these Supplementary Instructions to Bidders, unaltered portions of the Instructions to Bidders shall remain in effect.

1.3 ARTICLE 1 - DEFINITIONS

- A. Owner: For purposes of this contract, the Owner is EASTCONN.

1.4 ARTICLE 2 - BIDDER'S REPRESENTATIONS

- A. Add Section 2.1.3.1:
 - 1. 2.1.3.1 - The Bidder has investigated all required fees, permits, and regulatory requirements of authorities having jurisdiction and has properly included in the submitted bid the cost of such fees, permits, and requirements not otherwise indicated as provided by Owner.
- B. Add Section 2.1.5:
 - 1. 2.1.5 - The Bidder is a properly licensed Contractor according to the laws and regulations of State of Connecticut and meets qualifications indicated in the Procurement and Contracting Documents.
- C. Add Section 2.1.6:
 - 1. 2.1.6 - The Bidder has incorporated into the Bid adequate sums for work performed by installers whose qualifications meet those indicated in the Procurement and Contracting Documents.

1.5 ARTICLE 3 - BIDDING DOCUMENTS

- A. 3.2 - Interpretation or Correction of Procurement and Contracting Documents:

EASTCONN COMMERCIAL KITCHEN PROJECT

1. Add Section 3.2.2.1:
 - a. 3.2.2.1 - Submit Bidder's Requests for Interpretation in writing to

1.6 ARTICLE 4 - BIDDING PROCEDURES

A. 4.1 - Preparation of Bids:

1. Add Section 4.1.1.1:
 - a. 4.1.1.1 - Printable electronic Bid Forms and related documents are available from Evelyn Cole Smith Architects, LLC, Lyn Smith via email at lyn@ecsarchitects.com.
2. Add Section 4.1.8:
 - a. 4.1.8 - The Bid shall include unit prices when called for by the Procurement and Contracting Documents. Owner may elect to consider unit prices in the determination of award. Unit prices will be incorporated into the Contract.
3. Add Section 4.1.9:
 - a. 4.1.9 - Owner may elect to disqualify a bid due to failure to submit a bid in the form requested, failure to bid requested alternates or unit prices, failure to complete entries in all blanks in the Bid Form, or inclusion by the Bidder of any alternates, conditions, limitations or provisions not called for.
4. Add Section 4.1.10:
 - a. 4.1.10 - Bids shall NOT include sales and use taxes. EASTCONN will provide the Contractor with its Tax-Exempt Certificate to be used for the purchase of materials.

B. 4.4.5 - Subcontractors, Suppliers, and Manufacturers List Bid Supplement:

1. Add Section 4.6:
 - a. 4.6 - Provide list of major subcontractors, suppliers, and manufacturers furnishing or installing products no later than two business days following Architect's request. Include those subcontractors, suppliers, and manufacturers providing work totaling three percent or more of the Bid amount. Do not change subcontractors, suppliers, and manufacturers from those submitted without approval of Architect.

1.7 ARTICLE 5 - CONSIDERATION OF BIDS

A. 5.2 - Rejection of Bids:

1. Add Section 5.2.1:

EASTCONN COMMERCIAL KITCHEN PROJECT

- a. 5.2.1 - Owner reserves the right to reject a bid based on Owner's and Architect's evaluation of qualification information submitted following opening of bids. Owner's evaluation of the Bidder's qualifications will include: status of licensure and record of compliance with licensing requirements, record of quality of completed work, record of Project completion and ability to complete, record of financial management including financial resources available to complete Project and record of timely payment of obligations, record of Project site management including compliance with requirements of authorities having jurisdiction, record of and number of current claims and disputes and the status of their resolution, and qualifications of the Bidder's proposed Project staff and proposed subcontractors.

1.8 ARTICLE 6 - POSTBID INFORMATION

A. 6.1 - Contractor's Qualification Statement:

1. Add Section 6.1.1:

- a. 6.1.1 - Submit Contractor's Qualification Statement no later than two business days following Architect's request.

B. 6.3 - Submittals:

1. Add Section 6.3.1.4:

- a. 6.3.1.4 - Submit information requested in Sections 6.3.1.1, 6.3.1.2, and 6.3.1.3 no later than two business days following Architect's request.

1.9 ARTICLE 7 - PERFORMANCE BOND AND PAYMENT BOND

A. 7.1 - Bond Requirements:

1. Add Section 7.1.1.1:

- a. 7.1.1.1 - Both a Performance Bond and a Payment Bond will be required, each in an amount equal to 100 percent of the Contract Sum.

B. 7.2 - Time of Delivery and Form of Bonds:

1. Delete the first sentence of Section 7.2.1 and insert the following:

- a. The Bidder shall deliver the required bonds to Owner no later than 10 days after the date of Notice of Intent to Award and no later than the date of execution of the Contract, whichever occurs first. Owner may deem the failure of the Bidder to deliver required bonds within the period of time allowed a default.

2. Delete Section 7.2.3 and insert the following:

- a. 7.2.3 - Bonds shall be executed and be in force on the date of the execution of the Contract.

EASTCONN COMMERCIAL KITCHEN PROJECT

1.10 ARTICLE 8 – GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, A201.

- A. Delete paragraph 11.3.2, page 31 in its entirety.
- B. Add paragraph 11.4.2 “See Exhibit B, Insurance and Indemnification Requirements for limits of Insurance.”

1.11 ARTICLE 9 - EXECUTION OF THE CONTRACT

- A. Add Article 9:
 - 1. 9.1.1 - Subsequent to the Notice of Intent to Award, and within 10 days after the prescribed Form of Agreement is presented to the Awardee for signature, the Awardee shall execute and deliver the Agreement to Owner through Architect, in such number of counterparts as Owner may require.
 - 2. 9.1.2 - Owner may deem as a default the failure of the Awardee to execute the Contract and to supply the required bonds when the Agreement is presented for signature within the period of time allowed.
 - 3. 9.1.3 - Unless otherwise indicated in the Procurement and Contracting Documents or the executed Agreement, the date of commencement of the Work shall be the date of the executed Agreement.
 - 4. 9.1.4 - In the event of a default, Owner may declare the amount of the Bid security forfeited and elect to either award the Contract to the next responsible bidder or re-advertise for bids.

END OF DOCUMENT 002213

EASTCONN COMMERCIAL KITCHEN PROJECT

DOCUMENT 004113 - BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)

1.1 BID INFORMATION

- A. Bidder:_____.
- B. Project Name: EASTCONN COMMERCIAL KITCHEN PROJECT
- C. Project Location: 376 HARTFORD TURNPIKE, HAMPTON, CT
- D. Owner: EASTCONN
- E. Architect: EVELYN COLE SMITH ARCHITECTS, LLC
- F. Architect Project Number: 2018048.

1.2 CERTIFICATIONS AND BASE BID

- A. Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by EVELYN COLE SMITH ARCHITECTS, LLC and Architect's consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:

_____ Dollars (\$_____).

1.3 BID GUARANTEE

- A. The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within 10 days after a written Notice of Award, if offered within 60 days after receipt of bids, and on failure to do so agrees to forfeit to Owner the attached cash, cashier's check, certified check, U.S. money order, or bid bond, as liquidated damages for such failure, in the following amount constituting five percent (5%) of the Base Bid amount above:

_____ Dollars (\$_____).

- B. In the event Owner does not offer Notice of Award within the time limits stated above, Owner will return to the undersigned the cash, cashier's check, certified check, U.S. money order, or bid bond.

EASTCONN COMMERCIAL KITCHEN PROJECT

1.4 SUBCONTRACTORS AND SUPPLIERS

A. The following companies shall execute subcontracts for the portions of the Work indicated:

1. Site Work: _____
2. Concrete Work: _____
3. Masonry Work: _____
4. Carpentry Work: _____
5. Roofing Work: _____
6. Painting Work: _____
7. Electrical Work: _____
8. Plumbing Work: _____
9. Mechanical Work: _____

1.5 TIME OF COMPLETION

A. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by the Architect, and shall fully complete the Work within 90 calendar days.

1.6 ACKNOWLEDGEMENT OF ADDENDA

A. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:

1. Addendum No. 1, dated _____.
2. Addendum No. 2, dated _____.
3. Addendum No. 3, dated _____.
4. Addendum No. 4, dated _____.

1.7 BID SUPPLEMENTS

A. The following supplements are a part of this Bid Form and are to be submitted with the Bid.

1. Bid Form Supplement - Bid Bond Form (AIA Document A310) and Bid Bond.

1.8 CONTRACTOR'S LICENSE

A. The undersigned further states that it is a duly licensed contractor, for the type of work proposed, in the State of Connecticut, and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

EASTCONN COMMERCIAL KITCHEN PROJECT

1.9 SUBMISSION OF BID

- A. Respectfully submitted this _____ day of _____, 2019.
- B. Submitted By _____ (Name of bidding firm or corporation).
- C. Authorized Signature: _____ (Handwritten signature).
- D. Signed By: _____ (Type or print name).
- E. Title: _____ (Owner/Partner/President/Vice President).
- F. Witness By: _____ (Handwritten signature).
- G. Attest: _____ (Handwritten signature).
- H. By: _____ (Type or print name).
- I. Title: _____ (Corporate Secretary or Assistant Secretary).
- J. Street Address: _____.
- K. City, State, Zip _____.
- L. Phone: _____.
- M. License No.: _____.
- N. Federal ID No.: _____ (Affix Corporate Seal Here).

END OF DOCUMENT 004113

EASTCONN COMMERCIAL KITCHEN PROJECT

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Bid Bond

CONTRACTOR:

(Name, legal status and address)

« »« »
« »

SURETY:

(Name, legal status and principal place of business)

« »« »
« »

OWNER:

(Name, legal status and address)

«EASTCONN
376 HARTFORD TURNPIKE
HAMPTON, CT 06247»

BOND AMOUNT: \$ «»

PROJECT:

(Name, location or address, and Project number, if any)

«EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE
HAMPTON, CT 06247»

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

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

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

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Signed and sealed this « » day of « », « »

« »

(Witness)

« »

(Witness)

« »

(Contractor as Principal) (Seal)

« »

(Title)

« »

(Surety) (Seal)

« »

(Title)

DRAFT AIA® Document A312™ - 2010

Performance Bond

CONTRACTOR:

(Name, legal status and address)

« »
« »

SURETY:

(Name, legal status and principal place of business)

« »
« »

OWNER:

(Name, legal status and address)

«EASTCONN
376 HARTFORD TURNPIKE
HAMPTON, CT 06247»

CONSTRUCTION CONTRACT

Date: « »

Amount: \$ « »

Description:
(Name and location)

«EASTCONN COMMERCIAL KITCHEN
376 HARTFORD TURNPIKE, HAMPTON, CT

BOND

Date:

(Not earlier than Construction Contract Date)

« »

Amount: \$ « »

Modifications to this Bond: | « » | None | « » | See Section 16

CONTRACTOR AS PRINCIPAL

Company: (Corporate Seal)

Signature: « »

SURETY

Company: (Corporate Seal)

Signature: « »

Name and Title: « »
« »

Name and Title: « »
« »

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

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:

« »
« »
« »

OWNER'S REPRESENTATIVE:

(Architect, Engineer or other party:)

« »
« »
« »
« »
« »
« »

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

§ 2 If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Section 3.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after

- .1 the Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Section 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;
- .2 the Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and
- .3 the Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

§ 4 Failure on the part of the Owner to comply with the notice requirement in Section 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

§ 5 When the Owner has satisfied the conditions of Section 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

§ 5.1 Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

§ 5.2 Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

§ 5.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Section 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

§ 5.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

- .1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or
- .2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

§ 6 If the Surety does not proceed as provided in Section 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Section 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

§ 7 If the Surety elects to act under Section 5.1, 5.2 or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the

Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication, for

- .1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;
- .2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Section 5; and
- .3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

§ 8 If the Surety elects to act under Section 5.1, 5.3 or 5.4, the Surety's liability is limited to the amount of this Bond.

§ 9 The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors and assigns.

§ 10 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 11 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 12 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

§ 13 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 14 Definitions

§ 14.1 **Balance of the Contract Price.** The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

§ 14.2 **Construction Contract.** The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

§ 14.3 **Contractor Default.** Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

§ 14.4 **Owner Default.** Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 14.5 **Contract Documents.** All the documents that comprise the agreement between the Owner and Contractor.

§ 15 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 16 Modifications to this bond are as follows:

« »

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL

Company: _____ (Corporate Seal)
Signature: « »

Name and Title: « »
Address: « »

SURETY

Company: _____ (Corporate Seal)
Signature: « »

Name and Title: « »
Address: « »

DRAFT AIA® Document A312™ - 2010

Payment Bond

CONTRACTOR:

(Name, legal status and address)

« »
« »

SURETY:

(Name, legal status and principal place of business)

« »
« »

OWNER:

(Name, legal status and address)

«EASTCONN»
«376 HARTFORD TURNPIKE
HAMPTON, CT 06247»

CONSTRUCTION CONTRACT

Date: « »

Amount: \$ « »

Description:
(Name and location)

«EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE, HAMPTON, CT

BOND

Date:

(Not earlier than Construction Contract Date)

« »

Amount: \$ « »

Modifications to this Bond: | « » | None | « » | See Section 18

CONTRACTOR AS PRINCIPAL

Company: (Corporate Seal)

Signature: « »

SURETY

Company: (Corporate Seal)

Signature: « »

Name and Title: « »

Name and Title: « »

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

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:

« »
« »
« »

OWNER'S REPRESENTATIVE:

(Architect, Engineer or other party:)

« »
»
« »
« »
« »

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This document has important

legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

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

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§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner to pay for labor, materials and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.

§ 2 If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies and holds harmless the Owner from claims, demands, liens or suits by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond shall arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Section 13) of claims, demands, liens or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract and tendered defense of such claims, demands, liens or suits to the Contractor and the Surety.

§ 4 When the Owner has satisfied the conditions in Section 3, the Surety shall promptly and at the Surety's expense defend, indemnify and hold harmless the Owner against a duly tendered claim, demand, lien or suit.

§ 5 The Surety's obligations to a Claimant under this Bond shall arise after the following:

§ 5.1 Claimants, who do not have a direct contract with the Contractor,

- .1** have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and
- .2** have sent a Claim to the Surety (at the address described in Section 13).

§ 5.2 Claimants, who are employed by or have a direct contract with the Contractor, have sent a Claim to the Surety (at the address described in Section 13).

§ 6 If a notice of non-payment required by Section 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Section 5.1.1.

§ 7 When a Claimant has satisfied the conditions of Sections 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:

§ 7.1 Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and

§ 7.2 Pay or arrange for payment of any undisputed amounts.

§ 7.3 The Surety's failure to discharge its obligations under Section 7.1 or Section 7.2 shall not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Section 7.1 or Section 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.

§ 8 The Surety's total obligation shall not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Section 7.3, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.

§ 9 Amounts owed by the Owner to the Contractor under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfy obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.

§ 10 The Surety shall not be liable to the Owner, Claimants or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligation to make payments to, or give notice on behalf of, Claimants or otherwise have any obligations to Claimants under this Bond.

§ 11 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 12 No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Section 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 13 Notice and Claims to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, shall be sufficient compliance as of the date received.

§ 14 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 15 Upon request by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.

§ 16 Definitions

§ 16.1 Claim. A written statement by the Claimant including at a minimum:

- .1 the name of the Claimant;
- .2 the name of the person for whom the labor was done, or materials or equipment furnished;
- .3 a copy of the agreement or purchase order pursuant to which labor, materials or equipment was furnished for use in the performance of the Construction Contract;
- .4 a brief description of the labor, materials or equipment furnished;
- .5 the date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;
- .6 the total amount earned by the Claimant for labor, materials or equipment furnished as of the date of the Claim;
- .7 the total amount of previous payments received by the Claimant; and
- .8 the total amount due and unpaid to the Claimant for labor, materials or equipment furnished as of the date of the Claim.

§ 16.2 Claimant. An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond shall be to include without limitation in the terms "labor, materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials or equipment were furnished.

§ 16.3 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.

§ 16.4 Owner Default. Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 16.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

§ 17 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 18 Modifications to this bond are as follows:

« »

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL

Company: _____ (Corporate Seal)
Signature: « »

Name and Title: « »
Address: « »

SURETY

Company: _____ (Corporate Seal)
Signature: « »

Name and Title: « »
Address: « »

DRAFT AIA® Document A101™ - 2007

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the « » day of « » in the year « »
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

«EASTCONN
376 HARTFORD TURNPIKE
HAMPTON, CT 06247
« »

and the Contractor:
(Name, legal status, address and other information)

« »« »
« »
« »
« »

for the following Project:
(Name, location and detailed description)

«EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE, HAMPTON, CT
For renovations of existing space and installation of new septic system to support a new commercial kitchen.

The Architect:
(Name, legal status, address and other information)

«Evelyn Cole Smith Architects, LLC
PO Box 182
Putnam, CT 06260
« »

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

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

AIA Document A201™-2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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TABLE OF ARTICLES

- 1 THE CONTRACT DOCUMENTS
- 2 THE WORK OF THIS CONTRACT
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- 4 CONTRACT SUM
- 5 PAYMENTS
- 6 DISPUTE RESOLUTION
- 7 TERMINATION OR SUSPENSION
- 8 MISCELLANEOUS PROVISIONS
- 9 ENUMERATION OF CONTRACT DOCUMENTS
- 10 INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

(Insert the date of commencement if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

« »

If, prior to the commencement of the Work, the Owner requires time to file mortgages and other security interests, the Owner's time requirement shall be as follows:

« »

§ 3.2 The Contract Time shall be measured from the date of commencement.

§ 3.3 The Contractor shall achieve Substantial Completion of the entire Work not later than « » (« ») days from the date of commencement, or as follows:

(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. If appropriate, insert requirements for earlier Substantial Completion of certain portions of the Work.)

<< >>

Portion of Work

Substantial Completion Date

<< >>

, subject to adjustments of this Contract Time as provided in the Contract Documents.
(Insert provisions, if any, for liquidated damages relating to failure to achieve Substantial Completion on time or for bonus payments for early completion of the Work.)

<< >>

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be <> (\$ <>), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:
(State the numbers or other identification of accepted alternates. If the bidding or proposal documents permit the Owner to accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)

<< >>

§ 4.3 Unit prices, if any:
(Identify and state the unit price; state quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price Per Unit (\$0.00)
<< >>		

§ 4.4 Allowances included in the Contract Sum, if any:
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price
<< >>	

ARTICLE 5 PAYMENTS

§ 5.1 PROGRESS PAYMENTS

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

<< >>

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the <> day of a month, the Owner shall make payment of the certified amount to the Contractor not later than the <> day of the <> month. If an Application for Payment is received by the Architect after the application date fixed above, payment shall be made by the Owner not later than <> (<>) days after the Architect receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be 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 a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

- .1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of « » percent (« » %). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 7.3.9 of AIA Document A201™-2007, General Conditions of the Contract for Construction;
- .2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of « » percent (« » %);
- .3 Subtract the aggregate of previous payments made by the Owner; and
- .4 Subtract amounts, if any, for which the Architect has withheld or nullified a Certificate for Payment as provided in Section 9.5 of AIA Document A201-2007.

§ 5.1.7 The progress payment amount determined in accordance with Section 5.1.6 shall be further modified under the following circumstances:

- .1 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to the full amount of the Contract Sum, less such amounts as the Architect shall determine for incomplete Work, retainage applicable to such work and unsettled claims; and
(Section 9.8.5 of AIA Document A201-2007 requires release of applicable retainage upon Substantial Completion of Work with consent of surety, if any.)
- .2 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Section 9.10.3 of AIA Document A201-2007.

§ 5.1.8 Reduction or limitation of retainage, if any, shall be as follows:

(If it is intended, prior to Substantial Completion of the entire Work, to reduce or limit the retainage resulting from the percentages inserted in Sections 5.1.6.1 and 5.1.6.2 above, and this is not explained elsewhere in the Contract Documents, insert here provisions for such reduction or limitation.)

« »

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 FINAL PAYMENT

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Section 12.2.2 of AIA Document A201-2007, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

« »

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 INITIAL DECISION MAKER

The Architect will serve as Initial Decision Maker pursuant to Section 15.2 of AIA Document A201–2007, unless the parties appoint below another individual, not a party to this Agreement, to serve as Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

<< >>
<< >>
<< >>
<< >>

§ 6.2 BINDING DISPUTE RESOLUTION

For any Claim subject to, but not resolved by, mediation pursuant to Section 15.3 of AIA Document A201–2007, the method of binding dispute resolution shall be as follows:

(Check the appropriate box. If the Owner and Contractor do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.)

- Arbitration pursuant to Section 15.4 of AIA Document A201–2007
- Litigation in a court of competent jurisdiction
- Other *(Specify)*

<< >>

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2007.

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2007.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2007 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

<< >> % << >>

§ 8.3 The Owner’s representative:

(Name, address and other information)

<< >>
<< >>
<< >>
<< >>
<< >>
<< >>

§ 8.4 The Contractor’s representative:

(Name, address and other information)

<< >>
<< >>
<< >>
<< >>
<< >>
<< >>

§ 8.5 Neither the Owner's nor the Contractor's representative shall be changed without ten days written notice to the other party.

§ 8.6 Other provisions:

<< >>

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated in the sections below.

§ 9.1.1 The Agreement is this executed AIA Document A101–2007, Standard Form of Agreement Between Owner and Contractor.

§ 9.1.2 The General Conditions are AIA Document A201–2007, General Conditions of the Contract for Construction.

§ 9.1.3 The Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
<< >>			

§ 9.1.4 The Specifications:

(Either list the Specifications here or refer to an exhibit attached to this Agreement.)

<< >>

Section	Title	Date	Pages
<< >>			

§ 9.1.5 The Drawings:

(Either list the Drawings here or refer to an exhibit attached to this Agreement.)

<< >>

Number	Title	Date
<< >>		

§ 9.1.6 The Addenda, if any:

Number	Date	Pages
<< >>		

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.

§ 9.1.7 Additional documents, if any, forming part of the Contract Documents:

.1 AIA Document E201™–2007, Digital Data Protocol Exhibit, if completed by the parties, or the following:

<< >>

- .2 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201–2007 provides that bidding requirements such as advertisement or invitation to bid, Instructions to Bidders, sample forms and the Contractor’s bid are not part of the Contract Documents unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)

« »

ARTICLE 10 INSURANCE AND BONDS

The Contractor shall purchase and maintain insurance and provide bonds as set forth in Article 11 of AIA Document A201–2007.

(State bonding requirements, if any, and limits of liability for insurance required in Article 11 of AIA Document A201– 2007.)

Type of insurance or bond	Limit of liability or bond amount (\$0.00)
« »	« »

« »

This Agreement entered into as of the day and year first written above.

« » _____

OWNER *(Signature)*

« »«»

(Printed name and title)

« » _____

CONTRACTOR *(Signature)*

« »«»

(Printed name and title)

DRAFT AIA® Document A201™ - 2007

General Conditions of the Contract for Construction

for the following PROJECT:

(Name and location or address)

«[EASTCONN COMMERCIAL KITCHEN PROJECT](#)»
«[376 HARTFORD TURNPIKE, HAMPTON, CT](#)»

THE OWNER:

(Name, legal status and address)

«[EASTCONN](#)»« »

«[376 HARTFORD TURNPIKE
HAMPTON, CT 06247](#)»

THE ARCHITECT:

(Name, legal status and address)

«[Evelyn Cole Smith Architects, LLC
PO Box 182
Putnam, CT 06260](#)»

TABLE OF ARTICLES

- 1 GENERAL PROVISIONS
- 2 OWNER
- 3 CONTRACTOR
- 4 ARCHITECT
- 5 SUBCONTRACTORS
- 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS
- 7 CHANGES IN THE WORK
- 8 TIME
- 9 PAYMENTS AND COMPLETION
- 10 PROTECTION OF PERSONS AND PROPERTY
- 11 INSURANCE AND BONDS
- 12 UNCOVERING AND CORRECTION OF WORK
- 13 MISCELLANEOUS PROVISIONS
- 14 TERMINATION OR SUSPENSION OF THE CONTRACT
- 15 CLAIMS AND DISPUTES

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INDEX

(Topics and numbers in bold are section headings.)

Acceptance of Nonconforming Work

9.6.6, 9.9.3, **12.3**

Acceptance of Work

9.6.6, 9.8.2, 9.9.3, 9.10.1, 9.10.3, **12.3**

Access to Work

3.16, 6.2.1, 12.1

Accident Prevention

10

Acts and Omissions

3.2, 3.3.2, 3.12.8, 3.18, 4.2.3, 8.3.1, 9.5.1, 10.2.5,
10.2.8, 13.4.2, 13.7, 14.1, 15.2

Addenda

1.1.1, 3.11

Additional Costs, Claims for

3.7.4, 3.7.5, 6.1.1, 7.3.7.5, 10.3, 15.1.4

Additional Inspections and Testing

9.4.2, 9.8.3, 12.2.1, **13.5**

Additional Insured

11.1.4

Additional Time, Claims for

3.2.4, 3.7.4, 3.7.5, 3.10.2, 8.3.2, **15.1.5**

Administration of the Contract

3.1.3, **4.2**, 9.4, 9.5

Advertisement or Invitation to Bid

1.1.1

Aesthetic Effect

4.2.13

Allowances

3.8, 7.3.8

All-risk Insurance

11.3.1, 11.3.1.1

Applications for Payment

4.2.5, 7.3.9, 9.2, **9.3**, 9.4, 9.5.1, 9.6.3, 9.7, 9.10, 11.1.3

Approvals

2.1.1, 2.2.2, 2.4, 3.1.3, 3.10.2, 3.12.8, 3.12.9, 3.12.10,
4.2.7, 9.3.2, 13.5.1

Arbitration

8.3.1, 11.3.10, 13.1, 15.3.2, **15.4**

ARCHITECT

4

Architect, Definition of

4.1.1

Architect, Extent of Authority

2.4, 3.12.7, 4.1, 4.2, 5.2, 6.3, 7.1.2, 7.3.7, 7.4, 9.2,
9.3.1, 9.4, 9.5, 9.6.3, 9.8, 9.10.1, 9.10.3, 12.1, 12.2.1,
13.5.1, 13.5.2, 14.2.2, 14.2.4, 15.1.3, 15.2.1

Architect, Limitations of Authority and Responsibility

2.1.1, 3.12.4, 3.12.8, 3.12.10, 4.1.2, 4.2.1, 4.2.2, 4.2.3,
4.2.6, 4.2.7, 4.2.10, 4.2.12, 4.2.13, 5.2.1, 7.4, 9.4.2,
9.5.3, 9.6.4, 15.1.3, 15.2

Architect's Additional Services and Expenses

2.4, 11.3.1.1, 12.2.1, 13.5.2, 13.5.3, 14.2.4

Architect's Administration of the Contract

3.1.3, 4.2, 3.7.4, 15.2, 9.4.1, 9.5

Architect's Approvals

2.4, 3.1.3, 3.5, 3.10.2, 4.2.7

Architect's Authority to Reject Work

3.5, 4.2.6, 12.1.2, 12.2.1

Architect's Copyright

1.1.7, 1.5

Architect's Decisions

3.7.4, 4.2.6, 4.2.7, 4.2.11, 4.2.12, 4.2.13, 4.2.14, 6.3,
7.3.7, 7.3.9, 8.1.3, 8.3.1, 9.2, 9.4.1, 9.5, 9.8.4, 9.9.1,
13.5.2, 15.2, 15.3

Architect's Inspections

3.7.4, 4.2.2, 4.2.9, 9.4.2, 9.8.3, 9.9.2, 9.10.1, 13.5

Architect's Instructions

3.2.4, 3.3.1, 4.2.6, 4.2.7, 13.5.2

Architect's Interpretations

4.2.11, 4.2.12

Architect's Project Representative

4.2.10

Architect's Relationship with Contractor

1.1.2, 1.5, 3.1.3, 3.2.2, 3.2.3, 3.2.4, 3.3.1, 3.4.2, 3.5,
3.7.4, 3.7.5, 3.9.2, 3.9.3, 3.10, 3.11, 3.12, 3.16, 3.18,
4.1.2, 4.1.3, 4.2, 5.2, 6.2.2, 7, 8.3.1, 9.2, 9.3, 9.4, 9.5,
9.7, 9.8, 9.9, 10.2.6, 10.3, 11.3.7, 12, 13.4.2, 13.5, 15.2

Architect's Relationship with Subcontractors

1.1.2, 4.2.3, 4.2.4, 4.2.6, 9.6.3, 9.6.4, 11.3.7

Architect's Representations

9.4.2, 9.5.1, 9.10.1

Architect's Site Visits

3.7.4, 4.2.2, 4.2.9, 9.4.2, 9.5.1, 9.9.2, 9.10.1, 13.5

Asbestos

10.3.1

Attorneys' Fees

3.18.1, 9.10.2, 10.3.3

Award of Separate Contracts

6.1.1, 6.1.2

Award of Subcontracts and Other Contracts for Portions of the Work

5.2

Basic Definitions

1.1

Bidding Requirements

1.1.1, 5.2.1, 11.4.1

Binding Dispute Resolution

9.7, 11.3.9, 11.3.10, 13.1, 15.2.5, 15.2.6.1, 15.3.1,
15.3.2, 15.4.1

Boiler and Machinery Insurance

11.3.2

Bonds, Lien

7.3.7.4, 9.10.2, 9.10.3

Bonds, Performance, and Payment

7.3.7.4, 9.6.7, 9.10.3, 11.3.9, **11.4**

Building Permit

3.7.1

Capitalization

1.3

Certificate of Substantial Completion

9.8.3, 9.8.4, 9.8.5

Certificates for Payment

4.2.1, 4.2.5, 4.2.9, 9.3.3, **9.4**, 9.5, 9.6.1, 9.6.6, 9.7, 9.10.1, 9.10.3, 14.1.1.3, 14.2.4, 15.1.3

Certificates of Inspection, Testing or Approval
13.5.4

Certificates of Insurance

9.10.2, 11.1.3

Change Orders

1.1.1, 2.4, 3.4.2, 3.7.4, 3.8.2.3, 3.11, 3.12.8, 4.2.8, 5.2.3, 7.1.2, 7.1.3, **7.2**, 7.3.2, 7.3.6, 7.3.9, 7.3.10, 8.3.1, 9.3.1.1, 9.10.3, 10.3.2, 11.3.1.2, 11.3.4, 11.3.9, 12.1.2, 15.1.3

Change Orders, Definition of
7.2.1

CHANGES IN THE WORK

2.2.1, 3.11, 4.2.8, 7, 7.2.1, 7.3.1, 7.4, 8.3.1, 9.3.1.1, 11.3.9

Claims, Definition of

15.1.1

CLAIMS AND DISPUTES

3.2.4, 6.1.1, 6.3, 7.3.9, 9.3.3, 9.10.4, 10.3.3, **15**, 15.4

Claims and Timely Assertion of Claims
15.4.1

Claims for Additional Cost

3.2.4, 3.7.4, 6.1.1, 7.3.9, 10.3.2, **15.1.4**

Claims for Additional Time

3.2.4, 3.7.4, 6.1.1, 8.3.2, 10.3.2, **15.1.5**

Concealed or Unknown Conditions, Claims for 3.7.4

Claims for Damages

3.2.4, 3.18, 6.1.1, 8.3.3, 9.5.1, 9.6.7, 10.3.3, 11.1.1, 11.3.5, 11.3.7, 14.1.3, 14.2.4, 15.1.6

Claims Subject to Arbitration

15.3.1, 15.4.1

Cleaning Up

3.15, 6.3

Commencement of the Work, Conditions Relating to
2.2.1, 3.2.2, 3.4.1, 3.7.1, 3.10.1, 3.12.6, 5.2.1, 5.2.3, 6.2.2, 8.1.2, 8.2.2, 8.3.1, 11.1, 11.3.1, 11.3.6, 11.4.1, 15.1.4

Commencement of the Work, Definition of
8.1.2

Communications Facilitating Contract Administration

3.9.1, **4.2.4**

Completion, Conditions Relating to

3.4.1, 3.11, 3.15, 4.2.2, 4.2.9, 8.2, 9.4.2, 9.8, 9.9.1, 9.10, 12.2, 13.7, 14.1.2

COMPLETION, PAYMENTS AND 9

Completion, Substantial

4.2.9, 8.1.1, 8.1.3, 8.2.3, 9.4.2, 9.8, 9.9.1, 9.10.3, 12.2, 13.7

Compliance with Laws

1.6, 3.2.3, 3.6, 3.7, 3.12.10, 3.13, 4.1.1, 9.6.4, 10.2.2, 11.1, 11.3, 13.1, 13.4, 13.5.1, 13.5.2, 13.6, 14.1.1, 14.2.1.3, 15.2.8, 15.4.2, 15.4.3

Concealed or Unknown Conditions

3.7.4, 4.2.8, 8.3.1, 10.3

Conditions of the Contract

1.1.1, 6.1.1, 6.1.4

Consent, Written

3.4.2, 3.7.4, 3.12.8, 3.14.2, 4.1.2, 9.3.2, 9.8.5, 9.9.1, 9.10.2, 9.10.3, 11.3.1, 13.2, 13.4.2, 15.4.4.2

Consolidation or Joinder 15.4.4

CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

1.1.4, **6**

Construction Change Directive, Definition of
7.3.1

Construction Change Directives

1.1.1, 3.4.2, 3.12.8, 4.2.8, 7.1.1, 7.1.2, 7.1.3, **7.3**, 9.3.1.1

Construction Schedules, Contractor's

3.10, 3.12.1, 3.12.2, 6.1.3, 15.1.5.2

Contingent Assignment of Subcontracts

5.4, 14.2.2.2

Continuing Contract Performance

15.1.3

Contract, Definition of

1.1.2

CONTRACT, TERMINATION OR SUSPENSION OF THE

5.4.1.1, 11.3.9, **14**

Contract Administration

3.1.3, 4, 9.4, 9.5

Contract Award and Execution, Conditions Relating to

3.7.1, 3.10, 5.2, 6.1, 11.1.3, 11.3.6, 11.4.1

Contract Documents, Copies Furnished and Use of
1.5.2, 2.2.5, 5.3

Contract Documents, Definition of

1.1.1

Contract Sum

3.7.4, 3.8, 5.2.3, 7.2, 7.3, 7.4, **9.1**, 9.4.2, 9.5.1.4, 9.6.7, 9.7, 10.3.2, 11.3.1, 14.2.4, 14.3.2, 15.1.4, 15.2.5

Contract Sum, Definition of

9.1

Contract Time

3.7.4, 3.7.5, 3.10.2, 5.2.3, 7.2.1.3, 7.3.1, 7.3.5, 7.4, 8.1.1, 8.2.1, 8.3.1, 9.5.1, 9.7, 10.3.2, 12.1.1, 14.3.2, 15.1.5.1, 15.2.5

Contract Time, Definition of

8.1.1

CONTRACTOR

3

Contractor, Definition of

3.1, **6.1.2**

Contractor's Construction Schedules

3.10, 3.12.1, 3.12.2, 6.1.3, 15.1.5.2

Contractor's Employees
3.3.2, 3.4.3, 3.8.1, 3.9, 3.18.2, 4.2.3, 4.2.6, 10.2, 10.3,
11.1.1, 11.3.7, 14.1, 14.2.1.1

Contractor's Liability Insurance

11.1

Contractor's Relationship with Separate Contractors
and Owner's Forces

3.12.5, 3.14.2, 4.2.4, 6, 11.3.7, 12.1.2, 12.2.4

Contractor's Relationship with Subcontractors

1.2.2, 3.3.2, 3.18.1, 3.18.2, 5, 9.6.2, 9.6.7, 9.10.2,
11.3.1.2, 11.3.7, 11.3.8

Contractor's Relationship with the Architect

1.1.2, 1.5, 3.1.3, 3.2.2, 3.2.3, 3.2.4, 3.3.1, 3.4.2, 3.5,
3.7.4, 3.10, 3.11, 3.12, 3.16, 3.18, 4.1.3, 4.2, 5.2, 6.2.2,
7, 8.3.1, 9.2, 9.3, 9.4, 9.5, 9.7, 9.8, 9.9, 10.2.6, 10.3,
11.3.7, 12, 13.5, 15.1.2, 15.2.1

Contractor's Representations

3.2.1, 3.2.2, 3.5, 3.12.6, 6.2.2, 8.2.1, 9.3.3, 9.8.2

Contractor's Responsibility for Those Performing the
Work

3.3.2, 3.18, 5.3, 6.1.3, 6.2, 9.5.1, 10.2.8

Contractor's Review of Contract Documents

3.2

Contractor's Right to Stop the Work

9.7

Contractor's Right to Terminate the Contract

14.1, 15.1.6

Contractor's Submittals

3.10, 3.11, 3.12.4, 4.2.7, 5.2.1, 5.2.3, 9.2, 9.3, 9.8.2,
9.8.3, 9.9.1, 9.10.2, 9.10.3, 11.1.3, 11.4.2

Contractor's Superintendent

3.9, 10.2.6

Contractor's Supervision and Construction

Procedures

1.2.2, 3.3, 3.4, 3.12.10, 4.2.2, 4.2.7, 6.1.3, 6.2.4, 7.1.3,
7.3.5, 7.3.7, 8.2, 10, 12, 14, 15.1.3

Contractual Liability Insurance

11.1.1.8, 11.2

Coordination and Correlation

1.2, 3.2.1, 3.3.1, 3.10, 3.12.6, 6.1.3, 6.2.1

Copies Furnished of Drawings and Specifications

1.5, 2.2.5, 3.11

Copyrights

1.5, **3.17**

Correction of Work

2.3, 2.4, 3.7.3, 9.4.2, 9.8.2, 9.8.3, 9.9.1, 12.1.2, **12.2**

Correlation and Intent of the Contract Documents

1.2

Cost, Definition of

7.3.7

Costs

2.4, 3.2.4, 3.7.3, 3.8.2, 3.15.2, 5.4.2, 6.1.1, 6.2.3,
7.3.3.3, 7.3.7, 7.3.8, 7.3.9, 9.10.2, 10.3.2, 10.3.6, 11.3,
12.1.2, 12.2.1, 12.2.4, 13.5, 14

Cutting and Patching

3.14, 6.2.5

Damage to Construction of Owner or Separate
Contractors

3.14.2, 6.2.4, 10.2.1.2, 10.2.5, 10.4, 11.1.1, 11.3,
12.2.4

Damage to the Work

3.14.2, 9.9.1, 10.2.1.2, 10.2.5, 10.4, 11.3.1, 12.2.4

Damages, Claims for

3.2.4, 3.18, 6.1.1, 8.3.3, 9.5.1, 9.6.7, 10.3.3, 11.1.1,
11.3.5, 11.3.7, 14.1.3, 14.2.4, 15.1.6

Damages for Delay

6.1.1, 8.3.3, 9.5.1.6, 9.7, 10.3.2

Date of Commencement of the Work, Definition of

8.1.2

Date of Substantial Completion, Definition of

8.1.3

Day, Definition of

8.1.4

Decisions of the Architect

3.7.4, 4.2.6, 4.2.7, 4.2.11, 4.2.12, 4.2.13, 15.2, 6.3,
7.3.7, 7.3.9, 8.1.3, 8.3.1, 9.2, 9.4, 9.5.1, 9.8.4, 9.9.1,
13.5.2, 14.2.2, 14.2.4, 15.1, 15.2

Decisions to Withhold Certification

9.4.1, **9.5**, 9.7, 14.1.1.3

Defective or Nonconforming Work, Acceptance,
Rejection and Correction of

2.3, 2.4, 3.5, 4.2.6, 6.2.5, 9.5.1, 9.5.2, 9.6.6, 9.8.2,
9.9.3, 9.10.4, 12.2.1

Definitions

1.1, 2.1.1, 3.1.1, 3.5, 3.12.1, 3.12.2, 3.12.3, 4.1.1,
15.1.1, 5.1, 6.1.2, 7.2.1, 7.3.1, 8.1, 9.1, 9.8.1

Delays and Extensions of Time

3.2, 3.7.4, 5.2.3, 7.2.1, 7.3.1, 7.4, **8.3**, 9.5.1, 9.7,
10.3.2, 10.4, 14.3.2, 15.1.5, 15.2.5

Disputes

6.3, 7.3.9, 15.1, 15.2

Documents and Samples at the Site

3.11

Drawings, Definition of

1.1.5

Drawings and Specifications, Use and Ownership of

3.11

Effective Date of Insurance

8.2.2, 11.1.2

Emergencies

10.4, 14.1.1.2, 15.1.4

Employees, Contractor's

3.3.2, 3.4.3, 3.8.1, 3.9, 3.18.2, 4.2.3, 4.2.6, 10.2,
10.3.3, 11.1.1, 11.3.7, 14.1, 14.2.1.1

Equipment, Labor, Materials or

1.1.3, 1.1.6, 3.4, 3.5, 3.8.2, 3.8.3, 3.12, 3.13, 3.15.1,
4.2.6, 4.2.7, 5.2.1, 6.2.1, 7.3.7, 9.3.2, 9.3.3, 9.5.1.3,
9.10.2, 10.2.1, 10.2.4, 14.2.1.1, 14.2.1.2

Execution and Progress of the Work

1.1.3, 1.2.1, 1.2.2, 2.2.3, 2.2.5, 3.1, 3.3.1, 3.4.1, 3.5,
3.7.1, 3.10.1, 3.12, 3.14, 4.2, 6.2.2, 7.1.3, 7.3.5, 8.2,
9.5.1, 9.9.1, 10.2, 10.3, 12.2, 14.2, 14.3.1, 15.1.3

Extensions of Time

3.2.4, 3.7.4, 5.2.3, 7.2.1, 7.3, 7.4, 9.5.1, 9.7, 10.3.2, 10.4, 14.3, 15.1.5, 15.2.5

Failure of Payment

9.5.1.3, 9.7, 9.10.2, 13.6, 14.1.1.3, 14.2.1.2

Faulty Work

(See Defective or Nonconforming Work)

Final Completion and Final Payment

4.2.1, 4.2.9, 9.8.2, 9.10, 11.1.2, 11.1.3, 11.3.1, 11.3.5, 12.3, 14.2.4, 14.4.3

Financial Arrangements, Owner's

2.2.1, 13.2.2, 14.1.1.4

Fire and Extended Coverage Insurance

11.3.1.1

GENERAL PROVISIONS

1

Governing Law

13.1

Guarantees (See Warranty)

Hazardous Materials

10.2.4, 10.3

Identification of Subcontractors and Suppliers

5.2.1

Indemnification

3.17, 3.18, 9.10.2, 10.3.3, 10.3.5, 10.3.6, 11.3.1.2, 11.3.7

Information and Services Required of the Owner

2.1.2, 2.2, 3.2.2, 3.12.4, 3.12.10, 6.1.3, 6.1.4, 6.2.5, 9.6.1, 9.6.4, 9.9.2, 9.10.3, 10.3.3, 11.2, 11.4, 13.5.1, 13.5.2, 14.1.1.4, 14.1.4, 15.1.3

Initial Decision

15.2

Initial Decision Maker, Definition of

1.1.8

Initial Decision Maker, Decisions

14.2.2, 14.2.4, 15.2.1, 15.2.2, 15.2.3, 15.2.4, 15.2.5

Initial Decision Maker, Extent of Authority

14.2.2, 14.2.4, 15.1.3, 15.2.1, 15.2.2, 15.2.3, 15.2.4, 15.2.5

Injury or Damage to Person or Property

10.2.8, 10.4

Inspections

3.1.3, 3.3.3, 3.7.1, 4.2.2, 4.2.6, 4.2.9, 9.4.2, 9.8.3, 9.9.2, 9.10.1, 12.2.1, 13.5

Instructions to Bidders

1.1.1

Instructions to the Contractor

3.2.4, 3.3.1, 3.8.1, 5.2.1, 7, 8.2.2, 12, 13.5.2

Instruments of Service, Definition of

1.1.7

Insurance

3.18.1, 6.1.1, 7.3.7, 9.3.2, 9.8.4, 9.9.1, 9.10.2, 11

Insurance, Boiler and Machinery

11.3.2

Insurance, Contractor's Liability

11.1

Insurance, Effective Date of

8.2.2, 11.1.2

Insurance, Loss of Use

11.3.3

Insurance, Owner's Liability

11.2

Insurance, Property

10.2.5, 11.3

Insurance, Stored Materials

9.3.2

INSURANCE AND BONDS

11

Insurance Companies, Consent to Partial Occupancy

9.9.1

Intent of the Contract Documents

1.2.1, 4.2.7, 4.2.12, 4.2.13, 7.4

Interest

13.6

Interpretation

1.2.3, 1.4, 4.1.1, 5.1, 6.1.2, 15.1.1

Interpretations, Written

4.2.11, 4.2.12, 15.1.4

Judgment on Final Award

15.4.2

Labor and Materials, Equipment

1.1.3, 1.1.6, 3.4, 3.5, 3.8.2, 3.8.3, 3.12, 3.13, 3.15.1,

4.2.6, 4.2.7, 5.2.1, 6.2.1, 7.3.7, 9.3.2, 9.3.3, 9.5.1.3,

9.10.2, 10.2.1, 10.2.4, 14.2.1.1, 14.2.1.2

Labor Disputes

8.3.1

Laws and Regulations

1.5, 3.2.3, 3.6, 3.7, 3.12.10, 3.13, 4.1.1, 9.6.4, 9.9.1,

10.2.2, 11.1.1, 11.3, 13.1, 13.4, 13.5.1, 13.5.2, 13.6,

14, 15.2.8, 15.4

Liens

2.1.2, 9.3.3, 9.10.2, 9.10.4, 15.2.8

Limitations, Statutes of

12.2.5, 13.7, 15.4.1.1

Limitations of Liability

2.3, 3.2.2, 3.5, 3.12.10, 3.17, 3.18.1, 4.2.6, 4.2.7,

4.2.12, 6.2.2, 9.4.2, 9.6.4, 9.6.7, 10.2.5, 10.3.3, 11.1.2,

11.2, 11.3.7, 12.2.5, 13.4.2

Limitations of Time

2.1.2, 2.2, 2.4, 3.2.2, 3.10, 3.11, 3.12.5, 3.15.1, 4.2.7,

5.2, 5.3, 5.4.1, 6.2.4, 7.3, 7.4, 8.2, 9.2, 9.3.1, 9.3.3,

9.4.1, 9.5, 9.6, 9.7, 9.8, 9.9, 9.10, 11.1.3, 11.3.1.5,

11.3.6, 11.3.10, 12.2, 13.5, 13.7, 14, 15

Loss of Use Insurance

11.3.3

Material Suppliers

1.5, 3.12.1, 4.2.4, 4.2.6, 5.2.1, 9.3, 9.4.2, 9.6, 9.10.5

Materials, Hazardous

10.2.4, 10.3

Materials, Labor, Equipment and

1.1.3, 1.1.6, 1.5.1, 3.4.1, 3.5, 3.8.2, 3.8.3, 3.12, 3.13,

3.15.1, 4.2.6, 4.2.7, 5.2.1, 6.2.1, 7.3.7, 9.3.2, 9.3.3,

9.5.1.3, 9.10.2, 10.2.1.2, 10.2.4, 14.2.1.1, 14.2.1.2

Means, Methods, Techniques, Sequences and

Procedures of Construction

3.3.1, 3.12.10, 4.2.2, 4.2.7, 9.4.2
Mechanic's Lien
2.1.2, 15.2.8
Mediation
8.3.1, 10.3.5, 10.3.6, 15.2.1, 15.2.5, 15.2.6, **15.3**,
15.4.1
Minor Changes in the Work
1.1.1, 3.12.8, 4.2.8, 7.1, **7.4**
MISCELLANEOUS PROVISIONS
13
Modifications, Definition of
1.1.1
Modifications to the Contract
1.1.1, 1.1.2, 3.11, 4.1.2, 4.2.1, 5.2.3, 7, 8.3.1, 9.7,
10.3.2, 11.3.1
Mutual Responsibility
6.2
Nonconforming Work, Acceptance of
9.6.6, 9.9.3, **12.3**
Nonconforming Work, Rejection and Correction of
2.3, 2.4, 3.5, 4.2.6, 6.2.4, 9.5.1, 9.8.2, 9.9.3, 9.10.4,
12.2.1
Notice
2.2.1, 2.3, 2.4, 3.2.4, 3.3.1, 3.7.2, 3.12.9, 5.2.1, 9.7,
9.10, 10.2.2, 11.1.3, 12.2.2.1, 13.3, 13.5.1, 13.5.2,
14.1, 14.2, 15.2.8, 15.4.1
Notice, Written
2.3, 2.4, 3.3.1, 3.9.2, 3.12.9, 3.12.10, 5.2.1, 9.7, 9.10,
10.2.2, 10.3, 11.1.3, 11.3.6, 12.2.2.1, **13.3**, 14, 15.2.8,
15.4.1
Notice of Claims
3.7.4, 10.2.8, **15.1.2**, 15.4
Notice of Testing and Inspections
13.5.1, 13.5.2
Observations, Contractor's
3.2, 3.7.4
Occupancy
2.2.2, 9.6.6, 9.8, 11.3.1.5
Orders, Written
1.1.1, 2.3, 3.9.2, 7, 8.2.2, 11.3.9, 12.1, 12.2.2.1,
13.5.2, 14.3.1
OWNER
2
Owner, Definition of
2.1.1
Owner, Information and Services Required of the
2.1.2, **2.2**, 3.2.2, 3.12.10, 6.1.3, 6.1.4, 6.2.5, 9.3.2,
9.6.1, 9.6.4, 9.9.2, 9.10.3, 10.3.3, 11.2, 11.3, 13.5.1,
13.5.2, 14.1.1.4, 14.1.4, 15.1.3
Owner's Authority
1.5, 2.1.1, 2.3, 2.4, 3.4.2, 3.8.1, 3.12.10, 3.14.2, 4.1.2,
4.1.3, 4.2.4, 4.2.9, 5.2.1, 5.2.4, 5.4.1, 6.1, 6.3, 7.2.1,
7.3.1, 8.2.2, 8.3.1, 9.3.1, 9.3.2, 9.5.1, 9.6.4, 9.9.1,
9.10.2, 10.3.2, 11.1.3, 11.3.3, 11.3.10, 12.2.2, 12.3,
13.2.2, 14.3, 14.4, 15.2.7
Owner's Financial Capability
2.2.1, 13.2.2, 14.1.1.4

Owner's Liability Insurance
11.2
Owner's Relationship with Subcontractors
1.1.2, 5.2, 5.3, 5.4, 9.6.4, 9.10.2, 14.2.2
Owner's Right to Carry Out the Work
2.4, 14.2.2
Owner's Right to Clean Up
6.3
Owner's Right to Perform Construction and to
Award Separate Contracts
6.1
Owner's Right to Stop the Work
2.3
Owner's Right to Suspend the Work
14.3
Owner's Right to Terminate the Contract
14.2
Ownership and Use of Drawings, Specifications
and Other Instruments of Service
1.1.1, 1.1.6, 1.1.7, **1.5**, 2.2.5, 3.2.2, 3.11, 3.17, 4.2.12,
5.3
Partial Occupancy or Use
9.6.6, **9.9**, 11.3.1.5
Patching, Cutting and
3.14, 6.2.5
Patents
3.17
Payment, Applications for
4.2.5, 7.3.9, 9.2, **9.3**, 9.4, 9.5, 9.6.3, 9.7, 9.8.5, 9.10.1,
14.2.3, 14.2.4, 14.4.3
Payment, Certificates for
4.2.5, 4.2.9, 9.3.3, **9.4**, 9.5, 9.6.1, 9.6.6, 9.7, 9.10.1,
9.10.3, 13.7, 14.1.1.3, 14.2.4
Payment, Failure of
9.5.1.3, **9.7**, 9.10.2, 13.6, 14.1.1.3, 14.2.1.2
Payment, Final
4.2.1, 4.2.9, 9.8.2, 9.10, 11.1.2, 11.1.3, 11.4.1, 12.3,
13.7, 14.2.4, 14.4.3
Payment Bond, Performance Bond and
7.3.7.4, 9.6.7, 9.10.3, **11.4**
Payments, Progress
9.3, **9.6**, 9.8.5, 9.10.3, 13.6, 14.2.3, 15.1.3
PAYMENTS AND COMPLETION
9
Payments to Subcontractors
5.4.2, 9.5.1.3, 9.6.2, 9.6.3, 9.6.4, 9.6.7, 14.2.1.2
PCB
10.3.1
Performance Bond and Payment Bond
7.3.7.4, 9.6.7, 9.10.3, **11.4**
Permits, Fees, Notices and Compliance with Laws
2.2.2, **3.7**, 3.13, 7.3.7.4, 10.2.2
PERSONS AND PROPERTY, PROTECTION OF
10
Polychlorinated Biphenyl
10.3.1
Product Data, Definition of

3.12.2
Product Data and Samples, Shop Drawings
3.11, **3.12**, 4.2.7
Progress and Completion
4.2.2, **8.2**, 9.8, 9.9.1, 14.1.4, 15.1.3
Progress Payments
9.3, **9.6**, 9.8.5, 9.10.3, 13.6, 14.2.3, 15.1.3
Project, Definition of
1.1.4
Project Representatives
4.2.10
Property Insurance
10.2.5, **11.3**
PROTECTION OF PERSONS AND PROPERTY
10
Regulations and Laws
1.5, 3.2.3, 3.6, 3.7, 3.12.10, 3.13, 4.1.1, 9.6.4, 9.9.1,
10.2.2, 11.1, 11.4, 13.1, 13.4, 13.5.1, 13.5.2, 13.6, 14,
15.2.8, 15.4
Rejection of Work
3.5, 4.2.6, 12.2.1
Releases and Waivers of Liens
9.10.2
Representations
3.2.1, 3.5, 3.12.6, 6.2.2, 8.2.1, 9.3.3, 9.4.2, 9.5.1,
9.8.2, 9.10.1
Representatives
2.1.1, 3.1.1, 3.9, 4.1.1, 4.2.1, 4.2.2, 4.2.10, 5.1.1,
5.1.2, 13.2.1
Responsibility for Those Performing the Work
3.3.2, 3.18, 4.2.3, 5.3, 6.1.3, 6.2, 6.3, 9.5.1, 10
Retainage
9.3.1, 9.6.2, 9.8.5, 9.9.1, 9.10.2, 9.10.3
Review of Contract Documents and Field
Conditions by Contractor
3.2, 3.12.7, 6.1.3
Review of Contractor's Submittals by Owner and
Architect
3.10.1, 3.10.2, 3.11, 3.12, 4.2, 5.2, 6.1.3, 9.2, 9.8.2
Review of Shop Drawings, Product Data and Samples
by Contractor
3.12
Rights and Remedies
1.1.2, 2.3, 2.4, 3.5, 3.7.4, 3.15.2, 4.2.6, 5.3, 5.4, 6.1,
6.3, 7.3.1, 8.3, 9.5.1, 9.7, 10.2.5, 10.3, 12.2.2, 12.2.4,
13.4, 14, 15.4
Royalties, Patents and Copyrights
3.17
Rules and Notices for Arbitration
15.4.1
Safety of Persons and Property
10.2, 10.4
Safety Precautions and Programs
3.3.1, 4.2.2, 4.2.7, 5.3, **10.1**, 10.2, 10.4
Samples, Definition of
3.12.3
Samples, Shop Drawings, Product Data and

3.11, **3.12**, 4.2.7
Samples at the Site, Documents and
3.11
Schedule of Values
9.2, 9.3.1
Schedules, Construction
3.10, 3.12.1, 3.12.2, 6.1.3, 15.1.5.2
Separate Contracts and Contractors
1.1.4, 3.12.5, 3.14.2, 4.2.4, 4.2.7, 6, 8.3.1, 12.1.2
Shop Drawings, Definition of
3.12.1
Shop Drawings, Product Data and Samples
3.11, **3.12**, 4.2.7
Site, Use of
3.13, 6.1.1, 6.2.1
Site Inspections
3.2.2, 3.3.3, 3.7.1, 3.7.4, 4.2, 9.4.2, 9.10.1, 13.5
Site Visits, Architect's
3.7.4, 4.2.2, 4.2.9, 9.4.2, 9.5.1, 9.9.2, 9.10.1, 13.5
Special Inspections and Testing
4.2.6, 12.2.1, 13.5
Specifications, Definition of
1.1.6
Specifications
1.1.1, **1.1.6**, 1.2.2, 1.5, 3.11, 3.12.10, 3.17, 4.2.14
Statute of Limitations
13.7, 15.4.1.1
Stopping the Work
2.3, 9.7, 10.3, 14.1
Stored Materials
6.2.1, 9.3.2, 10.2.1.2, 10.2.4
Subcontractor, Definition of
5.1.1
SUBCONTRACTORS
5
Subcontractors, Work by
1.2.2, 3.3.2, 3.12.1, 4.2.3, 5.2.3, 5.3, 5.4, 9.3.1.2, 9.6.7
Subcontractual Relations
5.3, 5.4, 9.3.1.2, 9.6, 9.10, 10.2.1, 14.1, 14.2.1
Submittals
3.10, 3.11, 3.12, 4.2.7, 5.2.1, 5.2.3, 7.3.7, 9.2, 9.3, 9.8,
9.9.1, 9.10.2, 9.10.3, 11.1.3
Submittal Schedule
3.10.2, 3.12.5, 4.2.7
Subrogation, Waivers of
6.1.1, **11.3.7**
Substantial Completion
4.2.9, 8.1.1, 8.1.3, 8.2.3, 9.4.2, **9.8**, 9.9.1, 9.10.3, 12.2,
13.7
Substantial Completion, Definition of
9.8.1
Substitution of Subcontractors
5.2.3, 5.2.4
Substitution of Architect
4.1.3
Substitutions of Materials
3.4.2, 3.5, 7.3.8

Sub-subcontractor, Definition of
5.1.2
Subsurface Conditions
3.7.4
Successors and Assigns
13.2
Superintendent
3.9, 10.2.6
Supervision and Construction Procedures
1.2.2, **3.3**, 3.4, 3.12.10, 4.2.2, 4.2.7, 6.1.3, 6.2.4, 7.1.3,
7.3.7, 8.2, 8.3.1, 9.4.2, 10, 12, 14, 15.1.3
Surety
5.4.1.2, 9.8.5, 9.10.2, 9.10.3, 14.2.2, 15.2.7
Surety, Consent of
9.10.2, 9.10.3
Surveys
2.2.3
Suspension by the Owner for Convenience
14.3
Suspension of the Work
5.4.2, 14.3
Suspension or Termination of the Contract
5.4.1.1, 14
Taxes
3.6, 3.8.2.1, 7.3.7.4
Termination by the Contractor
14.1, 15.1.6
Termination by the Owner for Cause
5.4.1.1, **14.2, 15.1.6**
Termination by the Owner for Convenience
14.4
Termination of the Architect
4.1.3
Termination of the Contractor
14.2.2
TERMINATION OR SUSPENSION OF THE CONTRACT
14
Tests and Inspections
3.1.3, 3.3.3, 4.2.2, 4.2.6, 4.2.9, 9.4.2, 9.8.3, 9.9.2,
9.10.1, 10.3.2, 11.4.1, 12.2.1, **13.5**
TIME
8
Time, Delays and Extensions of
3.2.4, 3.7.4, 5.2.3, 7.2.1, 7.3.1, 7.4, **8.3**, 9.5.1, 9.7,
10.3.2, 10.4, 14.3.2, 15.1.5, 15.2.5
Time Limits
2.1.2, 2.2, 2.4, 3.2.2, 3.10, 3.11, 3.12.5, 3.15.1, 4.2,
5.2, 5.3, 5.4, 6.2.4, 7.3, 7.4, 8.2, 9.2, 9.3.1, 9.3.3, 9.4.1,
9.5, 9.6, 9.7, 9.8, 9.9, 9.10, 11.1.3, 12.2, 13.5, 13.7, 14,
15.1.2, 15.4

Time Limits on Claims
3.7.4, 10.2.8, **13.7, 15.1.2**
Title to Work
9.3.2, 9.3.3
Transmission of Data in Digital Form
1.6
UNCOVERING AND CORRECTION OF WORK
12
Uncovering of Work
12.1
Unforeseen Conditions, Concealed or Unknown
3.7.4, 8.3.1, 10.3
Unit Prices
7.3.3.2, 7.3.4
Use of Documents
1.1.1, 1.5, 2.2.5, 3.12.6, 5.3
Use of Site
3.13, 6.1.1, 6.2.1
Values, Schedule of
9.2, 9.3.1
Waiver of Claims by the Architect
13.4.2
Waiver of Claims by the Contractor
9.10.5, 13.4.2, 15.1.6
Waiver of Claims by the Owner
9.9.3, 9.10.3, 9.10.4, 12.2.2.1, 13.4.2, 14.2.4, 15.1.6
Waiver of Consequential Damages
14.2.4, 15.1.6
Waiver of Liens
9.10.2, 9.10.4
Waivers of Subrogation
6.1.1, 11.3.7
Warranty
3.5, 4.2.9, 9.3.3, 9.8.4, 9.9.1, 9.10.4, 12.2.2, 13.7
Weather Delays
15.1.5.2
Work, Definition of
1.1.3
Written Consent
1.5.2, 3.4.2, 3.7.4, 3.12.8, 3.14.2, 4.1.2, 9.3.2, 9.8.5,
9.9.1, 9.10.2, 9.10.3, 11.4.1, 13.2, 13.4.2, 15.4.4.2
Written Interpretations
4.2.11, 4.2.12
Written Notice
2.3, 2.4, 3.3.1, 3.9, 3.12.9, 3.12.10, 5.2.1, 8.2.2, 9.7,
9.10, 10.2.2, 10.3, 11.1.3, 12.2.2, 12.2.4, **13.3, 14,**
15.4.1
Written Orders
1.1.1, 2.3, 3.9, 7, 8.2.2, 12.1, 12.2, 13.5.2, 14.3.1,
15.1.2

ARTICLE 1 GENERAL PROVISIONS

§ 1.1 BASIC DEFINITIONS

§ 1.1.1 THE CONTRACT DOCUMENTS

The Contract Documents are enumerated in the Agreement between the Owner and Contractor (hereinafter the Agreement) and consist of the Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of the Contract, other documents listed in the Agreement and Modifications issued after execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive or (4) a written order for a minor change in the Work issued by the Architect. Unless specifically enumerated in the Agreement, the Contract Documents do not include the advertisement or invitation to bid, Instructions to Bidders, sample forms, other information furnished by the Owner in anticipation of receiving bids or proposals, the Contractor's bid or proposal, or portions of Addenda relating to bidding requirements.

§ 1.1.2 THE CONTRACT

The Contract Documents form the Contract for Construction. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be construed to create a contractual relationship of any kind (1) between the Contractor and the Architect or the Architect's consultants, (2) between the Owner and a Subcontractor or a Sub-subcontractor, (3) between the Owner and the Architect or the Architect's consultants or (4) between any persons or entities other than the Owner and the Contractor. The Architect shall, however, be entitled to performance and enforcement of obligations under the Contract intended to facilitate performance of the Architect's duties.

§ 1.1.3 THE WORK

The term "Work" means the construction and services required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or a part of the Project.

§ 1.1.4 THE PROJECT

The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by the Owner and by separate contractors.

§ 1.1.5 THE DRAWINGS

The Drawings are the graphic and pictorial portions of the Contract Documents showing the design, location and dimensions of the Work, generally including plans, elevations, sections, details, schedules and diagrams.

§ 1.1.6 THE SPECIFICATIONS

The Specifications are that portion of the Contract Documents consisting of the written requirements for materials, equipment, systems, standards and workmanship for the Work, and performance of related services.

§ 1.1.7 INSTRUMENTS OF SERVICE

Instruments of Service are representations, in any medium of expression now known or later developed, of the tangible and intangible creative work performed by the Architect and the Architect's consultants under their respective professional services agreements. Instruments of Service may include, without limitation, studies, surveys, models, sketches, drawings, specifications, and other similar materials.

§ 1.1.8 INITIAL DECISION MAKER

The Initial Decision Maker is the person identified in the Agreement to render initial decisions on Claims in accordance with Section 15.2 and certify termination of the Agreement under Section 14.2.2.

§ 1.2 CORRELATION AND INTENT OF THE CONTRACT DOCUMENTS

§ 1.2.1 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

§ 1.2.2 Organization of the Specifications into divisions, sections and articles, and arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any trade.

§ 1.2.3 Unless otherwise stated in the Contract Documents, words that have well-known technical or construction industry meanings are used in the Contract Documents in accordance with such recognized meanings.

§ 1.3 CAPITALIZATION

Terms capitalized in these General Conditions include those that are (1) specifically defined, (2) the titles of numbered articles or (3) the titles of other documents published by the American Institute of Architects.

§ 1.4 INTERPRETATION

In the interest of brevity the Contract Documents frequently omit modifying words such as “all” and “any” and articles such as “the” and “an,” but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement.

§ 1.5 OWNERSHIP AND USE OF DRAWINGS, SPECIFICATIONS AND OTHER INSTRUMENTS OF SERVICE

§ 1.5.1 The Architect and the Architect’s consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and will retain all common law, statutory and other reserved rights, including copyrights. The Contractor, Subcontractors, Sub-subcontractors, and material or equipment suppliers shall not own or claim a copyright in the Instruments of Service. Submittal or distribution to meet official regulatory requirements or for other purposes in connection with this Project is not to be construed as publication in derogation of the Architect’s or Architect’s consultants’ reserved rights.

§ 1.5.2 The Contractor, Subcontractors, Sub-subcontractors and material or equipment suppliers are authorized to use and reproduce the Instruments of Service provided to them solely and exclusively for execution of the Work. All copies made under this authorization shall bear the copyright notice, if any, shown on the Instruments of Service. The Contractor, Subcontractors, Sub-subcontractors, and material or equipment suppliers may not use the Instruments of Service on other projects or for additions to this Project outside the scope of the Work without the specific written consent of the Owner, Architect and the Architect’s consultants.

§ 1.6 TRANSMISSION OF DATA IN DIGITAL FORM

If the parties intend to transmit Instruments of Service or any other information or documentation in digital form, they shall endeavor to establish necessary protocols governing such transmissions, unless otherwise already provided in the Agreement or the Contract Documents.

ARTICLE 2 OWNER

§ 2.1 GENERAL

§ 2.1.1 The Owner is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Owner shall designate in writing a representative who shall have express authority to bind the Owner with respect to all matters requiring the Owner’s approval or authorization. Except as otherwise provided in Section 4.2.1, the Architect does not have such authority. The term “Owner” means the Owner or the Owner’s authorized representative.

§ 2.1.2 The Owner shall furnish to the Contractor within fifteen days after receipt of a written request, information necessary and relevant for the Contractor to evaluate, give notice of or enforce mechanic’s lien rights. Such information shall include a correct statement of the record legal title to the property on which the Project is located, usually referred to as the site, and the Owner’s interest therein.

§ 2.2 INFORMATION AND SERVICES REQUIRED OF THE OWNER

§ 2.2.1 Prior to commencement of the Work, the Contractor may request in writing that the Owner provide reasonable evidence that the Owner has made financial arrangements to fulfill the Owner’s obligations under the Contract. Thereafter, the Contractor may only request such evidence if (1) the Owner fails to make payments to the Contractor as the Contract Documents require; (2) a change in the Work materially changes the Contract Sum; or (3) the Contractor identifies in writing a reasonable concern regarding the Owner’s ability to make payment when due. The Owner shall furnish such evidence as a condition precedent to commencement or continuation of the Work or the

portion of the Work affected by a material change. After the Owner furnishes the evidence, the Owner shall not materially vary such financial arrangements without prior notice to the Contractor.

§ 2.2.2 Except for permits and fees that are the responsibility of the Contractor under the Contract Documents, including those required under Section 3.7.1, the Owner shall secure and pay for necessary approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities.

§ 2.2.3 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site. The Contractor shall be entitled to rely on the accuracy of information furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

§ 2.2.4 The Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Contractor's performance of the Work with reasonable promptness after receiving the Contractor's written request for such information or services.

§ 2.2.5 Unless otherwise provided in the Contract Documents, the Owner shall furnish to the Contractor one copy of the Contract Documents for purposes of making reproductions pursuant to Section 1.5.2.

§ 2.3 OWNER'S RIGHT TO STOP THE WORK

If the Contractor fails to correct Work that is not in accordance with the requirements of the Contract Documents as required by Section 12.2 or repeatedly fails to carry out Work in accordance with the Contract Documents, the Owner may issue a written order to the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the Owner to stop the Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Contractor or any other person or entity, except to the extent required by Section 6.1.3.

§ 2.4 OWNER'S RIGHT TO CARRY OUT THE WORK

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a ten-day period after receipt of written notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies the Owner may have, correct such deficiencies. In such case an appropriate Change Order shall be issued deducting from payments then or thereafter due the Contractor the reasonable cost of correcting such deficiencies, including Owner's expenses and compensation for the Architect's additional services made necessary by such default, neglect or failure. Such action by the Owner and amounts charged to the Contractor are both subject to prior approval of the Architect. If payments then or thereafter due the Contractor are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner.

ARTICLE 3 CONTRACTOR

§ 3.1 GENERAL

§ 3.1.1 The Contractor is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Contractor shall be lawfully licensed, if required in the jurisdiction where the Project is located. The Contractor shall designate in writing a representative who shall have express authority to bind the Contractor with respect to all matters under this Contract. The term "Contractor" means the Contractor or the Contractor's authorized representative.

§ 3.1.2 The Contractor shall perform the Work in accordance with the Contract Documents.

§ 3.1.3 The Contractor shall not be relieved of obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the Architect in the Architect's administration of the Contract, or by tests, inspections or approvals required or performed by persons or entities other than the Contractor.

§ 3.2 REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR

§ 3.2.1 Execution of the Contract by the Contractor is a representation that the Contractor has visited the site, become generally familiar with local conditions under which the Work is to be performed and correlated personal observations with requirements of the Contract Documents.

§ 3.2.2 Because the Contract Documents are complementary, the Contractor shall, before starting each portion of the Work, carefully study and compare the various Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner pursuant to Section 2.2.3, shall take field measurements of any existing conditions related to that portion of the Work, and shall observe any conditions at the site affecting it. These obligations are for the purpose of facilitating coordination and construction by the Contractor and are not for the purpose of discovering errors, omissions, or inconsistencies in the Contract Documents; however, the Contractor shall promptly report to the Architect any errors, inconsistencies or omissions discovered by or made known to the Contractor as a request for information in such form as the Architect may require. It is recognized that the Contractor's review is made in the Contractor's capacity as a contractor and not as a licensed design professional, unless otherwise specifically provided in the Contract Documents.

§ 3.2.3 The Contractor is not required to ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Contractor shall promptly report to the Architect any nonconformity discovered by or made known to the Contractor as a request for information in such form as the Architect may require.

§ 3.2.4 If the Contractor believes that additional cost or time is involved because of clarifications or instructions the Architect issues in response to the Contractor's notices or requests for information pursuant to Sections 3.2.2 or 3.2.3, the Contractor shall make Claims as provided in Article 15. If the Contractor fails to perform the obligations of Sections 3.2.2 or 3.2.3, the Contractor shall pay such costs and damages to the Owner as would have been avoided if the Contractor had performed such obligations. If the Contractor performs those obligations, the Contractor shall not be liable to the Owner or Architect for damages resulting from errors, inconsistencies or omissions in the Contract Documents, for differences between field measurements or conditions and the Contract Documents, or for nonconformities of the Contract Documents to applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities.

§ 3.3 SUPERVISION AND CONSTRUCTION PROCEDURES

§ 3.3.1 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for, and have control over, construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract, unless the Contract Documents give other specific instructions concerning these matters. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences or procedures, the Contractor shall evaluate the jobsite safety thereof and, except as stated below, shall be fully and solely responsible for the jobsite safety of such means, methods, techniques, sequences or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor shall give timely written notice to the Owner and Architect and shall not proceed with that portion of the Work without further written instructions from the Architect. If the Contractor is then instructed to proceed with the required means, methods, techniques, sequences or procedures without acceptance of changes proposed by the Contractor, the Owner shall be solely responsible for any loss or damage arising solely from those Owner-required means, methods, techniques, sequences or procedures.

§ 3.3.2 The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons or entities performing portions of the Work for, or on behalf of, the Contractor or any of its Subcontractors.

§ 3.3.3 The Contractor shall be responsible for inspection of portions of Work already performed to determine that such portions are in proper condition to receive subsequent Work.

§ 3.4 LABOR AND MATERIALS

§ 3.4.1 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

§ 3.4.2 Except in the case of minor changes in the Work authorized by the Architect in accordance with Sections 3.12.8 or 7.4, the Contractor may make substitutions only with the consent of the Owner, after evaluation by the Architect and in accordance with a Change Order or Construction Change Directive.

§ 3.4.3 The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Work. The Contractor shall not permit employment of unfit persons or persons not properly skilled in tasks assigned to them.

§ 3.5 WARRANTY

The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contract will be of good quality and new unless the Contract Documents require or permit otherwise. The Contractor further warrants that the Work will conform to the requirements of the Contract Documents and will be free from defects, except for those inherent in the quality of the Work the Contract Documents require or permit. Work, materials, or equipment not conforming to these requirements may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

§ 3.6 TAXES

The Contractor shall pay sales, consumer, use and similar taxes for the Work provided by the Contractor that are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect.

§ 3.7 PERMITS, FEES, NOTICES AND COMPLIANCE WITH LAWS

§ 3.7.1 Unless otherwise provided in the Contract Documents, the Contractor shall secure and pay for the building permit as well as for other permits, fees, licenses, and inspections by government agencies necessary for proper execution and completion of the Work that are customarily secured after execution of the Contract and legally required at the time bids are received or negotiations concluded.

§ 3.7.2 The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to performance of the Work.

§ 3.7.3 If the Contractor performs Work knowing it to be contrary to applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction.

§ 3.7.4 **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 21 days after first observance of the 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.

§ 3.7.5 If, in the course of the Work, the Contractor encounters human remains or recognizes the existence of burial markers, archaeological sites or wetlands not indicated in the Contract Documents, the Contractor shall immediately suspend any operations that would affect them and shall notify the Owner and Architect. Upon receipt of such notice, the Owner shall promptly take any action necessary to obtain governmental authorization required to resume the operations. The Contractor shall continue to suspend such operations until otherwise instructed by the Owner but shall continue with all other operations that do not affect those remains or features. Requests for adjustments in the Contract Sum and Contract Time arising from the existence of such remains or features may be made as provided in Article 15.

§ 3.8 ALLOWANCES

§ 3.8.1 The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct, but the Contractor shall not be required to employ persons or entities to whom the Contractor has reasonable objection.

§ 3.8.2 Unless otherwise provided in the Contract Documents,

- .1 Allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;
- .2 Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum but not in the allowances; and
- .3 Whenever costs are more than or less than allowances, the Contract Sum shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances under Section 3.8.2.1 and (2) changes in Contractor's costs under Section 3.8.2.2.

§ 3.8.3 Materials and equipment under an allowance shall be selected by the Owner with reasonable promptness.

§ 3.9 SUPERINTENDENT

§ 3.9.1 The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Work. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if given to the Contractor.

§ 3.9.2 The Contractor, as soon as practicable after award of the Contract, shall furnish in writing to the Owner through the Architect the name and qualifications of a proposed superintendent. The Architect may reply within 14 days to the Contractor in writing stating (1) whether the Owner or the Architect has reasonable objection to the proposed superintendent or (2) that the Architect requires additional time to review. Failure of the Architect to reply within the 14 day period shall constitute notice of no reasonable objection.

§ 3.9.3 The Contractor shall not employ a proposed superintendent to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not change the superintendent without the Owner's consent, which shall not unreasonably be withheld or delayed.

§ 3.10 CONTRACTOR'S CONSTRUCTION SCHEDULES

§ 3.10.1 The Contractor, promptly after being awarded the Contract, shall prepare and submit for the Owner's and Architect's information a Contractor's construction schedule for the Work. The schedule shall not exceed time limits current under the Contract Documents, shall be revised at appropriate intervals as required by the conditions of the Work and Project, shall be related to the entire Project to the extent required by the Contract Documents, and shall provide for expeditious and practicable execution of the Work.

§ 3.10.2 The Contractor shall prepare a submittal schedule, promptly after being awarded the Contract and thereafter as necessary to maintain a current submittal schedule, and shall submit the schedule(s) for the Architect's approval. The Architect's approval shall not unreasonably be delayed or withheld. The submittal schedule shall (1) be coordinated with the Contractor's construction schedule, and (2) allow the Architect reasonable time to review submittals. If the Contractor fails to submit a submittal schedule, the Contractor shall not be entitled to any increase in Contract Sum or extension of Contract Time based on the time required for review of submittals.

§ 3.10.3 The Contractor shall perform the Work in general accordance with the most recent schedules submitted to the Owner and Architect.

§ 3.11 DOCUMENTS AND SAMPLES AT THE SITE

The Contractor shall maintain at the site for the Owner one copy of the Drawings, Specifications, Addenda, Change Orders and other Modifications, in good order and marked currently to indicate field changes and selections made during construction, and one copy of approved Shop Drawings, Product Data, Samples and similar required submittals. These shall be available to the Architect and shall be delivered to the Architect for submittal to the Owner upon completion of the Work as a record of the Work as constructed.

§ 3.12 SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

§ 3.12.1 Shop Drawings are drawings, diagrams, schedules and other data specially prepared for the Work by the Contractor or a Subcontractor, Sub-subcontractor, manufacturer, supplier or distributor to illustrate some portion of the Work.

§ 3.12.2 Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams and other information furnished by the Contractor to illustrate materials or equipment for some portion of the Work.

§ 3.12.3 Samples are physical examples that illustrate materials, equipment or workmanship and establish standards by which the Work will be judged.

§ 3.12.4 Shop Drawings, Product Data, Samples and similar submittals are not Contract Documents. Their purpose is to demonstrate the way by which the Contractor proposes to conform to the information given and the design concept expressed in the Contract Documents for those portions of the Work for which the Contract Documents require submittals. Review by the Architect is subject to the limitations of Section 4.2.7. Informational submittals upon which the Architect is not expected to take responsive action may be so identified in the Contract Documents. Submittals that are not required by the Contract Documents may be returned by the Architect without action.

§ 3.12.5 The Contractor shall review for compliance with the Contract Documents, approve and submit to the Architect Shop Drawings, Product Data, Samples and similar submittals required by the Contract Documents in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Owner or of separate contractors.

§ 3.12.6 By submitting Shop Drawings, Product Data, Samples and similar submittals, the Contractor represents to the Owner and Architect that the Contractor has (1) reviewed and approved them, (2) determined and verified materials, field measurements and field construction criteria related thereto, or will do so and (3) checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.

§ 3.12.7 The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples or similar submittals until the respective submittal has been approved by the Architect.

§ 3.12.8 The Work shall be in accordance with approved submittals except that the Contractor shall not be relieved of responsibility for deviations from requirements of the Contract Documents by the Architect's approval of Shop Drawings, Product Data, Samples or similar submittals unless the Contractor has specifically informed the Architect in writing of such deviation at the time of submittal and (1) the Architect has given written approval to the specific deviation as a minor change in the Work, or (2) a Change Order or Construction Change Directive has been issued authorizing the deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples or similar submittals by the Architect's approval thereof.

§ 3.12.9 The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples or similar submittals, to revisions other than those requested by the Architect on previous submittals. In the absence of such written notice, the Architect's approval of a resubmission shall not apply to such revisions.

§ 3.12.10 The Contractor shall not be required to provide professional services that constitute the practice of architecture or engineering unless such services are specifically required by the Contract Documents for a portion of the Work or unless the Contractor needs to provide such services in order to carry out the Contractor's responsibilities for construction means, methods, techniques, sequences and procedures. The Contractor shall not be required to provide professional services in violation of applicable law. If professional design services or certifications by a design professional related to systems, materials or equipment are specifically required of the Contractor by the Contract Documents, the Owner and the Architect will specify all performance and design criteria that such services must satisfy. The Contractor shall cause such services or certifications to be provided by a properly licensed design professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings and other submittals prepared by such professional. Shop Drawings and other submittals related to the Work designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to the Architect. The Owner and the Architect shall be entitled to rely upon the adequacy, accuracy and

completeness of the services, certifications and approvals performed or provided by such design professionals, provided the Owner and Architect have specified to the Contractor all performance and design criteria that such services must satisfy. Pursuant to this Section 3.12.10, the Architect will review, approve or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Contractor shall not be responsible for the adequacy of the performance and design criteria specified in the Contract Documents.

§ 3.13 USE OF SITE

The Contractor shall confine operations at the site to areas permitted by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities and the Contract Documents and shall not unreasonably encumber the site with materials or equipment.

§ 3.14 CUTTING AND PATCHING

§ 3.14.1 The Contractor shall be responsible for cutting, fitting or patching required to complete the Work or to make its parts fit together properly. All areas requiring cutting, fitting and patching shall be restored to the condition existing prior to the cutting, fitting and patching, unless otherwise required by the Contract Documents.

§ 3.14.2 The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner or separate contractors by cutting, patching or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter such construction by the Owner or a separate contractor except with written consent of the Owner and of such separate contractor; such consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold from the Owner or a separate contractor the Contractor's consent to cutting or otherwise altering the Work.

§ 3.15 CLEANING UP

§ 3.15.1 The Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Contract. At completion of the Work, the Contractor shall remove waste materials, rubbish, the Contractor's tools, construction equipment, machinery and surplus materials from and about the Project.

§ 3.15.2 If the Contractor fails to clean up as provided in the Contract Documents, the Owner may do so and Owner shall be entitled to reimbursement from the Contractor.

§ 3.16 ACCESS TO WORK

The Contractor shall provide the Owner and Architect access to the Work in preparation and progress wherever located.

§ 3.17 ROYALTIES, PATENTS AND COPYRIGHTS

The Contractor shall pay all royalties and license fees. The Contractor shall defend suits or claims for infringement of copyrights and patent rights and shall hold the Owner and Architect harmless from loss on account thereof, but shall not be responsible for such defense or loss when a particular design, process or product of a particular manufacturer or manufacturers is required by the Contract Documents, or where the copyright violations are contained in Drawings, Specifications or other documents prepared by the Owner or Architect. However, if the Contractor has reason to believe that the required design, process or product is an infringement of a copyright or a patent, the Contractor shall be responsible for such loss unless such information is promptly furnished to the Architect.

§ 3.18 INDEMNIFICATION

§ 3.18.1 To the fullest extent permitted by law the Contractor shall indemnify and hold harmless the Owner, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by the negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity that would otherwise exist as to a party or person described in this Section 3.18.

§ 3.18.2 In claims against any person or entity indemnified under this Section 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 Section 3.18.1 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' compensation acts, disability benefit acts or other employee benefit acts.

ARTICLE 4 ARCHITECT

§ 4.1 GENERAL

§ 4.1.1 The Owner shall retain an architect lawfully licensed to practice architecture or an entity lawfully practicing architecture in the jurisdiction where the Project is located. That person or entity is identified as the Architect in the Agreement and is referred to throughout the Contract Documents as if singular in number.

§ 4.1.2 Duties, responsibilities and limitations of authority of the Architect as set forth in the Contract Documents shall not be restricted, modified or extended without written consent of the Owner, Contractor and Architect. Consent shall not be unreasonably withheld.

§ 4.1.3 If the employment of the Architect is terminated, the Owner shall employ a successor architect as to whom the Contractor has no reasonable objection and whose status under the Contract Documents shall be that of the Architect.

§ 4.2 ADMINISTRATION OF THE CONTRACT

§ 4.2.1 The Architect will provide administration of the Contract as described in the Contract Documents and will be an Owner's representative during construction until the date the Architect issues the final Certificate for Payment. The Architect will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents.

§ 4.2.2 The Architect will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Architect will not have control over, charge of, or responsibility for, the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents, except as provided in Section 3.3.1.

§ 4.2.3 On the basis of the site visits, the Architect will keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and report to the Owner (1) known deviations from the Contract Documents and from the most recent construction schedule submitted by the Contractor, and (2) defects and deficiencies observed in the Work. The Architect will not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect will not have control over or charge of and will not be responsible for acts or omissions of the Contractor, Subcontractors, or their agents or employees, or any other persons or entities performing portions of the Work.

§ 4.2.4 COMMUNICATIONS FACILITATING CONTRACT ADMINISTRATION

Except as otherwise provided in the Contract Documents or when direct communications have been specially authorized, the Owner and Contractor shall endeavor to communicate with each other through the Architect about matters arising out of or relating to the Contract. 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.

§ 4.2.5 Based on the Architect's evaluations of the Contractor's Applications for Payment, the Architect will review and certify the amounts due the Contractor and will issue Certificates for Payment in such amounts.

§ 4.2.6 The Architect has authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect will have authority to require inspection or testing of the Work in accordance with Sections 13.5.2 and 13.5.3, whether or not such Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, material and equipment suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 4.2.7 The Architect will review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect's action will be taken in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect's review of the Contractor's submittals shall not relieve the Contractor of the obligations under Sections 3.3, 3.5 and 3.12. The Architect's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Architect, of any construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 4.2.8 The Architect will prepare Change Orders and Construction Change Directives, and may authorize minor changes in the Work as provided in Section 7.4. The Architect will investigate and make determinations and recommendations regarding concealed and unknown conditions as provided in Section 3.7.4.

§ 4.2.9 The Architect will conduct inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion pursuant to Section 9.8; receive and forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract and assembled by the Contractor pursuant to Section 9.10; and issue a final Certificate for Payment pursuant to Section 9.10.

§ 4.2.10 If the Owner and Architect agree, the Architect will provide one or more project representatives to assist in carrying out the Architect's responsibilities at the site. The duties, responsibilities and limitations of authority of such project representatives shall be as set forth in an exhibit to be incorporated in the Contract Documents.

§ 4.2.11 The Architect will interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 4.2.12 Interpretations and decisions of the Architect will be consistent with the intent of, and reasonably inferable from, the Contract Documents and will be in writing or in the form of drawings. When making such interpretations and decisions, the Architect will endeavor to secure faithful performance by both Owner and Contractor, will not show partiality to either and will not be liable for results of interpretations or decisions rendered in good faith.

§ 4.2.13 The Architect's decisions on matters relating to aesthetic effect will be final if consistent with the intent expressed in the Contract Documents.

§ 4.2.14 The Architect will review and respond to requests for information about the Contract Documents. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness. If appropriate, the Architect will prepare and issue supplemental Drawings and Specifications in response to the requests for information.

ARTICLE 5 SUBCONTRACTORS

§ 5.1 DEFINITIONS

§ 5.1.1 A Subcontractor is a person or entity who has a direct contract with the Contractor to perform a portion of the Work at the site. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Subcontractor or an authorized representative of the Subcontractor. The term "Subcontractor" does not include a separate contractor or subcontractors of a separate contractor.

§ 5.1.2 A Sub-subcontractor is a person or entity who has a direct or indirect contract with a Subcontractor to perform a portion of the Work at the site. The term "Sub-subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Sub-subcontractor or an authorized representative of the Sub-subcontractor.

§ 5.2 AWARD OF SUBCONTRACTS AND OTHER CONTRACTS FOR PORTIONS OF THE WORK

§ 5.2.1 Unless otherwise stated in the Contract Documents or the bidding requirements, the Contractor, as soon as practicable after award of the Contract, shall furnish in writing to the Owner through the Architect the names of persons or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for each principal portion of the Work. The Architect may reply within 14 days to the Contractor in writing stating (1) whether the Owner or the Architect has reasonable objection to any such proposed person or entity or (2) that the Architect requires additional time for review. Failure of the Owner or Architect to reply within the 14-day period shall constitute notice of no reasonable objection.

§ 5.2.2 The Contractor shall not contract with a proposed person or entity to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not be required to contract with anyone to whom the Contractor has made reasonable objection.

§ 5.2.3 If the Owner or Architect has reasonable objection to a person or entity proposed by the Contractor, the Contractor shall propose another to whom the Owner or Architect has no reasonable objection. If the proposed but rejected Subcontractor was reasonably capable of performing the Work, the Contract Sum and Contract Time shall be increased or decreased by the difference, if any, occasioned by such change, and an appropriate Change Order shall be issued before commencement of the substitute Subcontractor's Work. However, no increase in the Contract Sum or Contract Time shall be allowed for such change unless the Contractor has acted promptly and responsively in submitting names as required.

§ 5.2.4 The Contractor shall not substitute a Subcontractor, person or entity previously selected if the Owner or Architect makes reasonable objection to such substitution.

§ 5.3 SUBCONTRACTUAL RELATIONS

By appropriate agreement, written where legally required for validity, the Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities, including the responsibility for safety of the Subcontractor's Work, which the Contractor, by these Documents, assumes toward the Owner and Architect. Each subcontract agreement shall preserve and protect the rights of the Owner and Architect under the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights, and shall allow to the Subcontractor, unless specifically provided otherwise in the subcontract agreement, the benefit of all rights, remedies and redress against the Contractor that the Contractor, by the Contract Documents, has against the Owner. Where appropriate, the Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. The Contractor shall make available to each proposed Subcontractor, prior to the execution of the subcontract agreement, copies of the Contract Documents to which the Subcontractor will be bound, and, upon written request of the Subcontractor, identify to the Subcontractor terms and conditions of the proposed subcontract agreement that may be at variance with the Contract Documents. Subcontractors will similarly make copies of applicable portions of such documents available to their respective proposed Sub-subcontractors.

§ 5.4 CONTINGENT ASSIGNMENT OF SUBCONTRACTS

§ 5.4.1 Each subcontract agreement for a portion of the Work is assigned by the Contractor to the Owner, provided that

- .1 assignment is effective only after termination of the Contract by the Owner for cause pursuant to Section 14.2 and only for those subcontract agreements that the Owner accepts by notifying the Subcontractor and Contractor in writing; and
- .2 assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.

When the Owner accepts the assignment of a subcontract agreement, the Owner assumes the Contractor's rights and obligations under the subcontract.

§ 5.4.2 Upon such assignment, if the Work has been suspended for more than 30 days, the Subcontractor's compensation shall be equitably adjusted for increases in cost resulting from the suspension.

§ 5.4.3 Upon such assignment to the Owner under this Section 5.4, the Owner may further assign the subcontract to a successor contractor or other entity. If the Owner assigns the subcontract to a successor contractor or other entity, the

Owner shall nevertheless remain legally responsible for all of the successor contractor's obligations under the subcontract.

ARTICLE 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

§ 6.1 OWNER'S RIGHT TO PERFORM CONSTRUCTION AND TO AWARD SEPARATE CONTRACTS

§ 6.1.1 The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and to award separate contracts in connection with other portions of the Project or other construction or operations on the site under Conditions of the Contract identical or substantially similar to these including those portions related to insurance and waiver of subrogation. If the Contractor claims that delay or additional cost is involved because of such action by the Owner, the Contractor shall make such Claim as provided in Article 15.

§ 6.1.2 When separate contracts are awarded for different portions of the Project or other construction or operations on the site, the term "Contractor" in the Contract Documents in each case shall mean the Contractor who executes each separate Owner-Contractor Agreement.

§ 6.1.3 The Owner shall provide for coordination of the activities of the Owner's own forces and of each separate contractor with the Work of the Contractor, who shall cooperate with them. The Contractor shall participate with other separate contractors and the Owner in reviewing their construction schedules. The Contractor shall make any revisions to the construction schedule deemed necessary after a joint review and mutual agreement. The construction schedules shall then constitute the schedules to be used by the Contractor, separate contractors and the Owner until subsequently revised.

§ 6.1.4 Unless otherwise provided in the Contract Documents, when the Owner performs construction or operations related to the Project with the Owner's own forces, the Owner shall be deemed to be subject to the same obligations and to have the same rights that apply to the Contractor under the Conditions of the Contract, including, without excluding others, those stated in Article 3, this Article 6 and Articles 10, 11 and 12.

§ 6.2 MUTUAL RESPONSIBILITY

§ 6.2.1 The Contractor shall afford the Owner and separate contractors reasonable opportunity for introduction and storage of their materials and equipment and performance of their activities, and shall connect and coordinate the Contractor's construction and operations with theirs as required by the Contract Documents.

§ 6.2.2 If part of the Contractor's Work depends for proper execution or results upon construction or operations by the Owner or a separate contractor, the Contractor shall, prior to proceeding with that portion of the Work, promptly report to the Architect apparent discrepancies or defects in such other construction that would render it unsuitable for such proper execution and results. Failure of the Contractor so to report shall constitute an acknowledgment that the Owner's or separate contractor's completed or partially completed construction is fit and proper to receive the Contractor's Work, except as to defects not then reasonably discoverable.

§ 6.2.3 The Contractor shall reimburse the Owner for costs the Owner incurs that are payable to a separate contractor because of the Contractor's delays, improperly timed activities or defective construction. The Owner shall be responsible to the Contractor for costs the Contractor incurs because of a separate contractor's delays, improperly timed activities, damage to the Work or defective construction.

§ 6.2.4 The Contractor shall promptly remedy damage the Contractor wrongfully causes to completed or partially completed construction or to property of the Owner or separate contractors as provided in Section 10.2.5.

§ 6.2.5 The Owner and each separate contractor shall have the same responsibilities for cutting and patching as are described for the Contractor in Section 3.14.

§ 6.3 OWNER'S RIGHT TO CLEAN UP

If a dispute arises among the Contractor, separate contractors and the Owner as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste materials and rubbish, the Owner may clean up and the Architect will allocate the cost among those responsible.

ARTICLE 7 CHANGES IN THE WORK

§ 7.1 GENERAL

§ 7.1.1 Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order, Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 7 and elsewhere in the Contract Documents.

§ 7.1.2 A Change Order shall be based upon agreement among the Owner, Contractor and Architect; a Construction Change Directive requires agreement by the Owner and Architect and may or may not be agreed to by the Contractor; an order for a minor change in the Work may be issued by the Architect alone.

§ 7.1.3 Changes in the Work shall be performed under applicable provisions of the Contract Documents, and the Contractor shall proceed promptly, unless otherwise provided in the Change Order, Construction Change Directive or order for a minor change in the Work.

§ 7.2 CHANGE ORDERS

§ 7.2.1 A Change Order is a written instrument prepared by the Architect and signed by the Owner, Contractor and Architect stating their agreement upon all of the following:

- .1 The change in the Work;
- .2 The amount of the adjustment, if any, in the Contract Sum; and
- .3 The extent of the adjustment, if any, in the Contract Time.

§ 7.3 CONSTRUCTION CHANGE DIRECTIVES

§ 7.3.1 A Construction Change Directive is a written order prepared by the Architect and signed by the Owner and Architect, directing a change in the Work prior to agreement on adjustment, if any, in the Contract Sum or Contract Time, or both. The Owner may by Construction Change Directive, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions, the Contract Sum and Contract Time being adjusted accordingly.

§ 7.3.2 A Construction Change Directive shall be used in the absence of total agreement on the terms of a Change Order.

§ 7.3.3 If the Construction Change Directive provides for an adjustment to the Contract Sum, the adjustment shall be based on one of the following methods:

- .1 Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;
- .2 Unit prices stated in the Contract Documents or subsequently agreed upon;
- .3 Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or
- .4 As provided in Section 7.3.7.

§ 7.3.4 If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are materially changed in a proposed Change Order or Construction Change Directive so that application of such unit prices to quantities of Work proposed will cause substantial inequity to the Owner or Contractor, the applicable unit prices shall be equitably adjusted.

§ 7.3.5 Upon receipt of a Construction Change Directive, the Contractor shall promptly proceed with the change in the Work involved and advise the Architect of the Contractor's agreement or disagreement with the method, if any, provided in the Construction Change Directive for determining the proposed adjustment in the Contract Sum or Contract Time.

§ 7.3.6 A Construction Change Directive signed by the Contractor indicates the Contractor's agreement therewith, including adjustment in Contract Sum and Contract Time or the method for determining them. Such agreement shall be effective immediately and shall be recorded as a Change Order.

§ 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 method and the adjustment on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, an amount

for overhead and profit as set forth in the Agreement, or if no such amount is set forth in the Agreement, a reasonable amount. 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. Unless otherwise provided in the Contract Documents, 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.

§ 7.3.8 The amount of credit to be allowed by the Contractor to the Owner for a deletion or change that results in a net decrease in the Contract Sum shall be actual net cost as confirmed by the Architect. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of net increase, if any, with respect to that change.

§ 7.3.9 Pending final determination of the total cost of a Construction Change Directive to the Owner, the Contractor may request payment for Work completed under the Construction Change Directive in Applications for Payment. The Architect will make an interim determination for purposes of monthly certification for payment for those costs and certify for payment the amount that the Architect determines, in the Architect's professional judgment, to be reasonably justified. The Architect's interim determination of cost shall adjust the Contract Sum on the same basis as a Change Order, subject to the right of either party to disagree and assert a Claim in accordance with Article 15.

§ 7.3.10 When the Owner and Contractor agree with a determination made by the Architect concerning the adjustments in the Contract Sum and Contract Time, or otherwise reach agreement upon the adjustments, such agreement shall be effective immediately and the Architect will prepare a Change Order. Change Orders may be issued for all or any part of a Construction Change Directive.

§ 7.4 MINOR CHANGES IN THE WORK

The Architect has authority to order minor changes in the Work not involving adjustment in the Contract Sum or extension of the Contract Time and not inconsistent with the intent of the Contract Documents. Such changes will be effected by written order signed by the Architect and shall be binding on the Owner and Contractor.

ARTICLE 8 TIME

§ 8.1 DEFINITIONS

§ 8.1.1 Unless otherwise provided, Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work.

§ 8.1.2 The date of commencement of the Work is the date established in the Agreement.

§ 8.1.3 The date of Substantial Completion is the date certified by the Architect in accordance with Section 9.8.

§ 8.1.4 The term "day" as used in the Contract Documents shall mean calendar day unless otherwise specifically defined.

§ 8.2 PROGRESS AND COMPLETION

§ 8.2.1 Time limits stated in the Contract Documents are of the essence of the Contract. By executing the Agreement the Contractor confirms that the Contract Time is a reasonable period for performing the Work.

§ 8.2.2 The Contractor shall not knowingly, except by agreement or instruction of the Owner in writing, prematurely commence operations on the site or elsewhere prior to the effective date of insurance required by Article 11 to be furnished by the Contractor and Owner. The date of commencement of the Work shall not be changed by the effective date of such insurance.

§ 8.2.3 The Contractor shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time.

§ 8.3 DELAYS AND EXTENSIONS OF TIME

§ 8.3.1 If the Contractor is delayed at any time in the commencement or progress of the Work by an act or neglect of the Owner or Architect, or of an employee of either, or of a separate contractor employed by the Owner; or by changes ordered in the Work; or by labor disputes, fire, unusual delay in deliveries, unavoidable casualties or other causes beyond the Contractor's control; or by delay authorized by the Owner pending mediation and arbitration; or by other causes that the Architect determines may justify delay, then the Contract Time shall be extended by Change Order for such reasonable time as the Architect may determine.

§ 8.3.2 Claims relating to time shall be made in accordance with applicable provisions of Article 15.

§ 8.3.3 This Section 8.3 does not preclude recovery of damages for delay by either party under other provisions of the Contract Documents.

ARTICLE 9 PAYMENTS AND COMPLETION

§ 9.1 CONTRACT SUM

The Contract Sum is stated in the Agreement and, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents.

§ 9.2 SCHEDULE OF VALUES

Where the Contract is based on a stipulated sum or Guaranteed Maximum Price, 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 a basis for reviewing the Contractor's Applications for Payment.

§ 9.3 APPLICATIONS FOR PAYMENT

§ 9.3.1 At least ten days before the date established for each progress payment, the Contractor shall submit to the Architect an itemized Application for Payment prepared in accordance with the schedule of values, if required under Section 9.2, for completed portions of the Work. Such application shall be notarized, if required, and supported by such data substantiating the Contractor's right to payment as the Owner or Architect may require, such as copies of requisitions from Subcontractors and material suppliers, and shall reflect retainage if provided for in the Contract Documents.

§ 9.3.1.1 As provided in Section 7.3.9, such applications may include requests for payment on account of changes in the Work that have been properly authorized by Construction Change Directives, or by interim determinations of the Architect, but not yet included in Change Orders.

§ 9.3.1.2 Applications for Payment shall not include requests for payment for portions of the Work for which the Contractor does not intend to pay a Subcontractor or material supplier, unless such Work has been performed by others whom the Contractor intends to pay.

§ 9.3.2 Unless otherwise provided in the Contract Documents, payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a location agreed upon in writing. Payment for materials and equipment stored on or off the site shall be conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall include the costs of applicable insurance, storage and transportation to the site for such materials and equipment stored off the site.

§ 9.3.3 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an Application for Payment all Work for which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Contractor's knowledge, information and belief, be free and clear of liens, claims, security interests or

encumbrances in favor of the Contractor, Subcontractors, material suppliers, or other persons or entities making a claim by reason of having provided labor, materials and equipment relating to the Work.

§ 9.4 CERTIFICATES FOR PAYMENT

§ 9.4.1 The Architect will, within seven days after receipt of the Contractor's Application for Payment, either issue to the Owner a Certificate for Payment, with a copy to the Contractor, for such amount as the Architect determines is properly due, or notify the Contractor and Owner in writing of the Architect's reasons for withholding certification in whole or in part as provided in Section 9.5.1.

§ 9.4.2 The issuance of a Certificate for Payment will constitute a representation by the Architect to the Owner, based on the Architect's evaluation of the Work and the data comprising the Application for Payment, that, to the best of the Architect's knowledge, information and belief, the Work has progressed to the point indicated and that the quality of the Work is in accordance with the Contract Documents. The foregoing representations are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections, to correction of minor deviations from the Contract Documents prior to completion and to specific qualifications expressed by the Architect. The issuance of a Certificate for Payment will further constitute a representation that the Contractor is entitled to payment in the amount certified. However, the issuance of a Certificate for Payment will not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and material suppliers and other data requested by the Owner to substantiate the Contractor's right to payment, or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 9.5 DECISIONS TO WITHHOLD CERTIFICATION

§ 9.5.1 The Architect may withhold a Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Architect's opinion the representations to the Owner required by Section 9.4.2 cannot be made. If the Architect is unable to certify payment in the amount of the Application, the Architect will notify the Contractor and Owner as provided in Section 9.4.1. If the Contractor and Architect cannot agree on a revised amount, the Architect will promptly issue a Certificate for Payment for the amount for which the Architect is able to make such representations to the Owner. The Architect may also withhold a Certificate for Payment or, because of subsequently discovered evidence, may nullify the whole or a part of a Certificate for Payment previously issued, to such extent as may be necessary in the Architect's opinion to protect the Owner from loss for which the Contractor is responsible, including loss resulting from acts and omissions described in Section 3.3.2, because of

- .1 defective Work not remedied;
- .2 third party claims filed or reasonable evidence indicating probable filing of such claims unless security acceptable to the Owner is provided by the Contractor;
- .3 failure of the Contractor to make payments properly to Subcontractors or for labor, materials or equipment;
- .4 reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;
- .5 damage to the Owner or a separate contractor;
- .6 reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or
- .7 repeated failure to carry out the Work in accordance with the Contract Documents.

§ 9.5.2 When the above reasons for withholding certification are removed, certification will be made for amounts previously withheld.

§ 9.5.3 If the Architect withholds certification for payment under Section 9.5.1.3, the Owner may, at its sole option, issue joint checks to the Contractor and to any Subcontractor or material or equipment suppliers to whom the Contractor failed to make payment for Work properly performed or material or equipment suitably delivered. If the Owner makes payments by joint check, the Owner shall notify the Architect and the Architect will reflect such payment on the next Certificate for Payment.

§ 9.6 PROGRESS PAYMENTS

§ 9.6.1 After the Architect has issued a Certificate for Payment, the Owner shall make payment in the manner and within the time provided in the Contract Documents, and shall so notify the Architect.

§ 9.6.2 The Contractor shall pay each Subcontractor no later than seven days after receipt of payment from the Owner the amount to which the Subcontractor is entitled, reflecting percentages actually retained from payments to the Contractor on account of the Subcontractor's portion of the Work. The Contractor shall, by appropriate agreement with each Subcontractor, require each Subcontractor to make payments to Sub-subcontractors in a similar manner.

§ 9.6.3 The Architect will, on request, furnish to a Subcontractor, if practicable, information regarding percentages of completion or amounts applied for by the Contractor and action taken thereon by the Architect and Owner on account of portions of the Work done by such Subcontractor.

§ 9.6.4 The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid Subcontractors and material and equipment suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven days, the Owner shall have the right to contact Subcontractors to ascertain whether they have been properly paid. Neither the Owner nor Architect shall have an obligation to pay or to see to the payment of money to a Subcontractor, except as may otherwise be required by law.

§ 9.6.5 Contractor payments to material and equipment suppliers shall be treated in a manner similar to that provided in Sections 9.6.2, 9.6.3 and 9.6.4.

§ 9.6.6 A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the Owner shall not constitute acceptance of Work not in accordance with the Contract Documents.

§ 9.6.7 Unless the Contractor provides the Owner with a payment bond in the full penal sum of the Contract Sum, payments received by the Contractor for Work properly performed by Subcontractors and suppliers shall be held by the Contractor for those Subcontractors or suppliers who performed Work or furnished materials, or both, under contract with the Contractor for which payment was made by the Owner. Nothing contained herein shall require money to be placed in a separate account and not commingled with money of the Contractor, shall create any fiduciary liability or tort liability on the part of the Contractor for breach of trust or shall entitle any person or entity to an award of punitive damages against the Contractor for breach of the requirements of this provision.

§ 9.7 FAILURE OF PAYMENT

If the Architect does not issue a Certificate for Payment, through no fault of the Contractor, within seven days after receipt of the Contractor's Application for Payment, or if the Owner does not pay the Contractor within seven 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, delay and start-up, plus interest as provided for in the Contract Documents.

§ 9.8 SUBSTANTIAL COMPLETION

§ 9.8.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use.

§ 9.8.2 When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Architect a comprehensive list of items to be completed or corrected prior to final payment. Failure to include an item on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

§ 9.8.3 Upon receipt of the Contractor's list, the Architect will make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the Architect's inspection discloses any item, whether or not included on the Contractor's list, which is not sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work or designated portion thereof for its intended use, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Architect. In such case, the Contractor shall then submit a request for another inspection by the Architect to determine Substantial Completion.

§ 9.8.4 When the Work or designated portion thereof is substantially complete, the Architect will prepare a Certificate of Substantial Completion that shall establish the date of Substantial Completion, shall establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance, and shall fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

§ 9.8.5 The Certificate of Substantial Completion shall be submitted to the Owner and Contractor for their written acceptance of responsibilities assigned to them in such Certificate. Upon such acceptance and consent of surety, if any, the Owner shall make payment of retainage applying to such Work or designated portion thereof. Such payment shall be adjusted for Work that is incomplete or not in accordance with the requirements of the Contract Documents.

§ 9.9 PARTIAL OCCUPANCY OR USE

§ 9.9.1 The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use is consented to by the insurer as required under Section 11.3.1.5 and authorized by public authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage, if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. When the Contractor considers a portion substantially complete, the Contractor shall prepare and submit a list to the Architect as provided under Section 9.8.2. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld. The stage of the progress of the Work shall be determined by written agreement between the Owner and Contractor or, if no agreement is reached, by decision of the Architect.

§ 9.9.2 Immediately prior to such partial occupancy or use, the Owner, Contractor and Architect shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

§ 9.9.3 Unless otherwise agreed upon, partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.

§ 9.10 FINAL COMPLETION AND FINAL PAYMENT

§ 9.10.1 Upon receipt of the Contractor's written notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Architect will promptly make such inspection and, when the Architect finds the Work acceptable under the Contract Documents and the Contract fully performed, the Architect will promptly issue a final Certificate for Payment stating that to the best of the Architect's knowledge, information and belief, and on the basis of the Architect's on-site visits and inspections, the Work has been completed in accordance with terms and conditions of the Contract Documents and that the entire balance found to be due the Contractor and noted in the final Certificate is due and payable. The Architect's final Certificate for Payment will constitute a further representation that conditions listed in Section 9.10.2 as precedent to the Contractor's being entitled to final payment have been fulfilled.

§ 9.10.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Architect (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect and will not be canceled or allowed to expire until at least 30 days' prior written notice has been given to the Owner, (3) a written statement that the Contractor knows of no substantial reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment and (5), if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts, releases and waivers of liens, claims, security interests or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien. If such lien remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging such lien, including all costs and reasonable attorneys' fees.

§ 9.10.3 If, after Substantial Completion of the Work, final completion thereof is materially delayed through no fault of the Contractor or by issuance of Change Orders affecting final completion, and the Architect so confirms, the Owner shall, upon application by the Contractor and certification by the Architect, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed and accepted. If the remaining balance for Work not fully completed or corrected is less than retainage stipulated in the Contract Documents, and if bonds have been furnished, the written consent of surety to payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Contractor to the Architect prior to certification of such payment. Such payment shall be made under terms and conditions governing final payment, except that it shall not constitute a waiver of claims.

§ 9.10.4 The making of final payment shall constitute a waiver of Claims by the Owner except those arising from

- .1 liens, Claims, security interests or encumbrances arising out of the Contract and unsettled;
- .2 failure of the Work to comply with the requirements of the Contract Documents; or
- .3 terms of special warranties required by the Contract Documents.

§ 9.10.5 Acceptance of final payment by the Contractor, a Subcontractor or material supplier shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Application for Payment.

ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

§ 10.1 SAFETY PRECAUTIONS AND PROGRAMS

The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the Contract.

§ 10.2 SAFETY OF PERSONS AND PROPERTY

§ 10.2.1 The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to

- .1 employees on the Work and other persons who may be affected thereby;
- .2 the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody or control of the Contractor or the Contractor's Subcontractors or Sub-subcontractors; and
- .3 other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.

§ 10.2.2 The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities bearing on safety of persons or property or their protection from damage, injury or loss.

§ 10.2.3 The Contractor shall erect and maintain, as required by existing conditions and performance of the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent sites and utilities.

§ 10.2.4 When use or storage of explosives or other hazardous materials or equipment or unusual methods are necessary for execution of the Work, the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.

§ 10.2.5 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property referred to in Sections 10.2.1.2 and 10.2.1.3 caused in whole or in part by the Contractor, a Subcontractor, a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible under Sections 10.2.1.2 and 10.2.1.3, except damage or loss attributable to acts or omissions of the Owner or Architect or anyone directly or indirectly employed by either of them, or by anyone for whose acts either of them may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under Section 3.18.

§ 10.2.6 The Contractor shall designate a responsible member of the Contractor's organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner and Architect.

§ 10.2.7 The Contractor shall not permit any part of the construction or site to be loaded so as to cause damage or create an unsafe condition.

§ 10.2.8 INJURY OR DAMAGE TO PERSON OR PROPERTY

If either party suffers injury or damage to person or property because of an act or omission of the other party, or of others for whose acts such party is legally responsible, written notice of such injury or damage, whether or not insured, shall be given to the other party within a reasonable time not exceeding 21 days after discovery. The notice shall provide sufficient detail to enable the other party to investigate the matter.

§ 10.3 HAZARDOUS MATERIALS

§ 10.3.1 The Contractor is responsible for compliance with any requirements included in the Contract Documents regarding hazardous materials. If the Contractor encounters a hazardous material or substance not addressed in the Contract Documents and if reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including but not limited to asbestos or polychlorinated biphenyl (PCB), encountered on the site by the Contractor, the Contractor shall, upon recognizing the condition, immediately stop Work in the affected area and report the condition to the Owner and Architect in writing.

§ 10.3.2 Upon receipt of the Contractor's written notice, the Owner shall obtain the services of a licensed laboratory to verify the presence or absence of the material or substance reported by the Contractor and, in the event such material or substance is found to be present, to cause it to be rendered harmless. Unless otherwise required by the Contract Documents, the Owner shall furnish in writing to the Contractor and Architect the names and qualifications of persons or entities who are to perform tests verifying the presence or absence of such material or substance or who are to perform the task of removal or safe containment of such material or substance. The Contractor and the Architect will promptly reply to the Owner in writing stating whether or not either has reasonable objection to the persons or entities proposed by the Owner. If either the Contractor or Architect has an objection to a person or entity proposed by the Owner, the Owner shall propose another to whom the Contractor and the Architect have no reasonable objection. When the material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the Owner and Contractor. By Change Order, the Contract Time shall be extended appropriately and the Contract Sum shall be increased in the amount of the Contractor's reasonable additional costs of shut-down, delay and start-up.

§ 10.3.3 To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Contractor, Subcontractors, Architect, Architect's consultants and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work in the affected area if in fact the material or substance presents the risk of bodily injury or death as described in Section 10.3.1 and has not been rendered harmless, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), except to the extent that such damage, loss or expense is due to the fault or negligence of the party seeking indemnity.

§ 10.3.4 The Owner shall not be responsible under this Section 10.3 for materials or substances the Contractor brings to the site unless such materials or substances are required by the Contract Documents. The Owner shall be responsible for materials or substances required by the Contract Documents, except to the extent of the Contractor's fault or negligence in the use and handling of such materials or substances.

§ 10.3.5 The Contractor shall indemnify the Owner for the cost and expense the Owner incurs (1) for remediation of a material or substance the Contractor brings to the site and negligently handles, or (2) where the Contractor fails to perform its obligations under Section 10.3.1, except to the extent that the cost and expense are due to the Owner's fault or negligence.

§ 10.3.6 If, without negligence on the part of the Contractor, the Contractor is held liable by a government agency for the cost of remediation of a hazardous material or substance solely by reason of performing Work as required by the Contract Documents, the Owner shall indemnify the Contractor for all cost and expense thereby incurred.

§ 10.4 EMERGENCIES

In an emergency affecting safety of persons or property, the Contractor shall act, at the Contractor's discretion, to prevent threatened damage, injury or loss. Additional compensation or extension of time claimed by the Contractor on account of an emergency shall be determined as provided in Article 15 and Article 7.

ARTICLE 11 INSURANCE AND BONDS

§ 11.1 CONTRACTOR'S LIABILITY INSURANCE

§ 11.1.1 The Contractor shall purchase from and maintain in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located such insurance as will protect the Contractor from claims set forth below which may arise out of or result from the Contractor's operations and completed operations under the Contract and for which the Contractor may be legally liable, whether such operations be by the Contractor or by a Subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:

- .1 Claims under workers' compensation, disability benefit and other similar employee benefit acts that are applicable to the Work to be performed;
- .2 Claims for damages because of bodily injury, occupational sickness or disease, or death of the Contractor's employees;
- .3 Claims for damages because of bodily injury, sickness or disease, or death of any person other than the Contractor's employees;
- .4 Claims for damages insured by usual personal injury liability coverage;
- .5 Claims for damages, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use resulting therefrom;
- .6 Claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance or use of a motor vehicle;
- .7 Claims for bodily injury or property damage arising out of completed operations; and
- .8 Claims involving contractual liability insurance applicable to the Contractor's obligations under Section 3.18.

§ 11.1.2 The insurance required by Section 11.1.1 shall be written for not less than limits of liability specified in the Contract Documents or required by law, whichever coverage is greater. Coverages, whether written on an occurrence or claims-made basis, shall be maintained without interruption from the date of commencement of the Work until the date of final payment and termination of any coverage required to be maintained after final payment, and, with respect to the Contractor's completed operations coverage, until the expiration of the period for correction of Work or for such other period for maintenance of completed operations coverage as specified in the Contract Documents.

§ 11.1.3 Certificates of insurance acceptable to the Owner shall be filed with the Owner prior to commencement of the Work 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.

§ 11.1.4 The Contractor shall cause the commercial liability coverage required by the Contract Documents to include (1) the Owner, the Architect and the Architect's consultants as additional insureds for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's completed operations.

§ 11.2 OWNER'S LIABILITY INSURANCE

The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance.

§ 11.3 PROPERTY INSURANCE

§ 11.3.1 Unless otherwise provided, the Owner shall purchase and maintain, in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located, property insurance written on a builder's risk "all-risk" or equivalent policy form in the amount of the initial Contract Sum, plus value of subsequent Contract Modifications and cost of materials supplied or installed by others, comprising total value for the entire Project at the site on a replacement cost basis without optional deductibles. Such property insurance shall be maintained, unless otherwise provided in the Contract Documents or otherwise agreed in writing by all persons and entities who are beneficiaries of such insurance, until final payment has been made as provided in Section 9.10 or until no person or entity other than the Owner has an insurable interest in the property required by this Section 11.3 to be covered, whichever is later. This insurance shall include interests of the Owner, the Contractor, Subcontractors and Sub-subcontractors in the Project.

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

§ 11.3.1.2 If the Owner does not intend to purchase such property insurance required by the Contract and with all of the coverages in the amount described above, the Owner shall so inform the Contractor in writing prior to commencement of the Work. The Contractor may then effect insurance that will protect the interests of the Contractor, Subcontractors and Sub-subcontractors in the Work, and by appropriate Change Order the cost thereof shall be charged to the Owner. If the Contractor is damaged by the failure or neglect of the Owner to purchase or maintain insurance as described above, without so notifying the Contractor in writing, then the Owner shall bear all reasonable costs properly attributable thereto.

§ 11.3.1.3 If the property insurance requires deductibles, the Owner shall pay costs not covered because of such deductibles.

§ 11.3.1.4 This property insurance shall cover portions of the Work stored off the site, and also portions of the Work in transit.

§ 11.3.1.5 Partial occupancy or use in accordance with Section 9.9 shall not commence until the insurance company or companies providing property insurance have consented to such partial occupancy or use by endorsement or otherwise. The Owner and the Contractor shall take reasonable steps to obtain consent of the insurance company or companies and shall, without mutual written consent, take no action with respect to partial occupancy or use that would cause cancellation, lapse or reduction of insurance.

§ 11.3.2 BOILER AND MACHINERY INSURANCE

The Owner shall purchase and maintain boiler and machinery insurance required by the Contract Documents or by law, which shall specifically cover such insured objects during installation and until final acceptance by the Owner; this insurance shall include interests of the Owner, Contractor, Subcontractors and Sub-subcontractors in the Work, and the Owner and Contractor shall be named insureds.

§ 11.3.3 LOSS OF USE INSURANCE

The Owner, at the Owner's option, may purchase and maintain such insurance as will insure the Owner against loss of use of the Owner's property due to fire or other hazards, however caused. The Owner waives all rights of action against the Contractor for loss of use of the Owner's property, including consequential losses due to fire or other hazards however caused.

§ 11.3.4 If the Contractor requests in writing that insurance for risks other than those described herein or other special causes of loss be included in the property insurance policy, the Owner shall, if possible, include such insurance, and the cost thereof shall be charged to the Contractor by appropriate Change Order.

§ 11.3.5 If during the Project construction period the Owner insures properties, real or personal or both, at or adjacent to the site by property insurance under policies separate from those insuring the Project, or if after final payment

property insurance is to be provided on the completed Project through a policy or policies other than those insuring the Project during the construction period, the Owner shall waive all rights in accordance with the terms of Section 11.3.7 for damages caused by fire or other causes of loss covered by this separate property insurance. All separate policies shall provide this waiver of subrogation by endorsement or otherwise.

§ 11.3.6 Before an exposure to loss may occur, the Owner shall file with the Contractor a copy of each policy that includes insurance coverages required by this Section 11.3. Each policy shall contain all generally applicable conditions, definitions, exclusions and endorsements related to this Project. Each policy shall contain a provision that the policy will not be canceled or allowed to expire, and that its limits will not be reduced, until at least 30 days' prior written notice has been given to the Contractor.

§ 11.3.7 WAIVERS OF SUBROGATION

The Owner and Contractor waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents and employees, each of the other, and (2) the Architect, Architect's consultants, separate contractors described in Article 6, if any, and any of their subcontractors, sub-subcontractors, agents and employees, for damages caused by fire or other causes of loss to the extent covered by property insurance obtained pursuant to this Section 11.3 or other property insurance applicable to the Work, except such rights as they have to proceeds of such insurance held by the Owner as fiduciary. The Owner or Contractor, as appropriate, shall require of the Architect, Architect's consultants, separate contractors described in Article 6, if any, and the subcontractors, sub-subcontractors, agents and employees of any of them, by appropriate agreements, written where legally required for validity, similar waivers each in favor of other parties enumerated herein. The policies shall provide such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged.

§ 11.3.8 A loss insured under the Owner's property insurance shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the insureds, as their interests may appear, subject to requirements of any applicable mortgagee clause and of Section 11.3.10. The Contractor shall pay Subcontractors their just shares of insurance proceeds received by the Contractor, and by appropriate agreements, written where legally required for validity, shall require Subcontractors to make payments to their Sub-subcontractors in similar manner.

§ 11.3.9 If required in writing by a party in interest, the Owner as fiduciary shall, upon occurrence of an insured loss, give bond for proper performance of the Owner's duties. The cost of required bonds shall be charged against proceeds received as fiduciary. The Owner shall deposit in a separate account proceeds so received, which the Owner shall distribute in accordance with such agreement as the parties in interest may reach, or as determined in accordance with the method of binding dispute resolution selected in the Agreement between the Owner and Contractor. If after such loss no other special agreement is made and unless the Owner terminates the Contract for convenience, replacement of damaged property shall be performed by the Contractor after notification of a Change in the Work in accordance with Article 7.

§ 11.3.10 The Owner as fiduciary shall have power to adjust and settle a loss with insurers unless one of the parties in interest shall object in writing within five days after occurrence of loss to the Owner's exercise of this power; if such objection is made, the dispute shall be resolved in the manner selected by the Owner and Contractor as the method of binding dispute resolution in the Agreement. If the Owner and Contractor have selected arbitration as the method of binding dispute resolution, the Owner as fiduciary shall make settlement with insurers or, in the case of a dispute over distribution of insurance proceeds, in accordance with the directions of the arbitrators.

§ 11.4 PERFORMANCE BOND AND PAYMENT BOND

§ 11.4.1 The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment of obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

§ 11.4.2 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.

ARTICLE 12 UNCOVERING AND CORRECTION OF WORK

§ 12.1 UNCOVERING OF WORK

§ 12.1.1 If a portion of the Work is covered contrary to the Architect's request or to requirements specifically expressed in the Contract Documents, it must, if requested in writing by the Architect, be uncovered for the Architect's examination and be replaced at the Contractor's expense without change in the Contract Time.

§ 12.1.2 If a portion of the Work has been covered that the Architect has not specifically requested to examine prior to its being covered, the Architect may request to see such Work and it shall be uncovered by the Contractor. If such Work is in accordance with the Contract Documents, costs of uncovering and replacement shall, by appropriate Change Order, be at the Owner's expense. If such Work is not in accordance with the Contract Documents, such costs and the cost of correction shall be at the Contractor's expense unless the condition was caused by the Owner or a separate contractor in which event the Owner shall be responsible for payment of such costs.

§ 12.2 CORRECTION OF WORK

§ 12.2.1 BEFORE OR AFTER SUBSTANTIAL COMPLETION

The Contractor shall promptly correct Work rejected by the Architect or failing to conform to the requirements of the Contract Documents, whether discovered before or after Substantial Completion and whether or not fabricated, installed or completed. Costs of correcting such rejected Work, including additional testing and inspections, the cost of uncovering and replacement, and compensation for the Architect's services and expenses made necessary thereby, shall be at the Contractor's expense.

§ 12.2.2 AFTER SUBSTANTIAL COMPLETION

§ 12.2.2.1 In addition to the Contractor's obligations under Section 3.5, if, within one year after the date of Substantial Completion of the Work or designated portion thereof or after the date for commencement of warranties established under Section 9.9.1, or by terms of an applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of written notice from the Owner to do so unless the Owner has previously given the Contractor a written acceptance of such condition. The Owner shall give such notice promptly after discovery of the condition. During the one-year period for correction of Work, if the Owner fails to notify the Contractor and give the Contractor an opportunity to make the correction, the Owner waives the rights to require correction by the Contractor and to make a claim for breach of warranty. If the Contractor fails to correct nonconforming Work within a reasonable time during that period after receipt of notice from the Owner or Architect, the Owner may correct it in accordance with Section 2.4.

§ 12.2.2.2 The one-year period for correction of Work shall be extended with respect to portions of Work first performed after Substantial Completion by the period of time between Substantial Completion and the actual completion of that portion of the Work.

§ 12.2.2.3 The one-year period for correction of Work shall not be extended by corrective Work performed by the Contractor pursuant to this Section 12.2.

§ 12.2.3 The Contractor shall remove from the site portions of the Work that are not in accordance with the requirements of the Contract Documents and are neither corrected by the Contractor nor accepted by the Owner.

§ 12.2.4 The Contractor shall bear the cost of correcting destroyed or damaged construction, whether completed or partially completed, of the Owner or separate contractors caused by the Contractor's correction or removal of Work that is not in accordance with the requirements of the Contract Documents.

§ 12.2.5 Nothing contained in this Section 12.2 shall be construed to establish a period of limitation with respect to other obligations the Contractor has under the Contract Documents. Establishment of the one-year period for correction of Work as described in Section 12.2.2 relates only to the specific obligation of the Contractor to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work.

§ 12.3 ACCEPTANCE OF NONCONFORMING WORK

If the Owner prefers to accept Work that is not in accordance with the requirements of the Contract Documents, the Owner may do so instead of requiring its removal and correction, in which case the Contract Sum will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

ARTICLE 13 MISCELLANEOUS PROVISIONS

§ 13.1 GOVERNING LAW

The Contract shall be governed by the law of the place where the Project is located except that, if the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 15.4.

§ 13.2 SUCCESSORS AND ASSIGNS

§ 13.2.1 The Owner and Contractor respectively bind themselves, their partners, successors, assigns and legal representatives to covenants, agreements and obligations contained in the Contract Documents. Except as provided in Section 13.2.2, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make such an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 13.2.2 The Owner may, without consent of the Contractor, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner's rights and obligations under the Contract Documents. The Contractor shall execute all consents reasonably required to facilitate such assignment.

§ 13.3 WRITTEN NOTICE

Written notice shall be deemed to have been duly served if delivered in person to the individual, to a member of the firm or entity, or to an officer of the corporation for which it was intended; or if delivered at, or sent by registered or certified mail or by courier service providing proof of delivery to, the last business address known to the party giving notice.

§ 13.4 RIGHTS AND REMEDIES

§ 13.4.1 Duties and obligations imposed by the Contract Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights and remedies otherwise imposed or available by law.

§ 13.4.2 No action or failure to act by the Owner, Architect or Contractor shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach there under, except as may be specifically agreed in writing.

§ 13.5 TESTS AND INSPECTIONS

§ 13.5.1 Tests, inspections and approvals of portions of the Work shall be made as required by the Contract Documents and by applicable laws, statutes, ordinances, codes, rules and regulations or lawful orders of public authorities. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections and approvals. The Contractor shall give the Architect timely notice of when and where tests and inspections are to be made so that the Architect may be present for such procedures. The Owner shall bear costs of (1) tests, inspections or approvals that do not become requirements until after bids are received or negotiations concluded, and (2) tests, inspections or approvals where building codes or applicable laws or regulations prohibit the Owner from delegating their cost to the Contractor.

§ 13.5.2 If the Architect, Owner or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection or approval not included under Section 13.5.1, the Architect will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection or approval by an entity acceptable to the Owner, and the Contractor shall give timely notice to the Architect of when and where tests and inspections are to be made so that the Architect may be present for such procedures. Such costs, except as provided in Section 13.5.3, shall be at the Owner's expense.

§ 13.5.3 If such procedures for testing, inspection or approval under Sections 13.5.1 and 13.5.2 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure including those of repeated procedures and compensation for the Architect's services and expenses shall be at the Contractor's expense.

§ 13.5.4 Required certificates of testing, inspection or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Architect.

§ 13.5.5 If the Architect is to observe tests, inspections or approvals required by the Contract Documents, the Architect will do so promptly and, where practicable, at the normal place of testing.

§ 13.5.6 Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work.

§ 13.6 INTEREST

Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at such rate as the parties may agree upon in writing or, in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

§ 13.7 TIME LIMITS ON CLAIMS

The Owner and Contractor shall commence all claims and causes of action, whether in contract, tort, breach of warranty or otherwise, against the other arising out of or related to the Contract in accordance with the requirements of the final dispute resolution method selected in the Agreement within the time period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Contractor waive all claims and causes of action not commenced in accordance with this Section 13.7.

ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT

§ 14.1 TERMINATION BY THE CONTRACTOR

§ 14.1.1 The Contractor may terminate the Contract if the Work is stopped for a period of 30 consecutive days through no act or fault of the Contractor or a Subcontractor, Sub-subcontractor or their agents or employees or any other persons or entities performing portions of the Work under direct or indirect contract with the Contractor, for any of the following reasons:

- .1 Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;
- .2 An act of government, such as a declaration of national emergency that requires all Work to be stopped;
- .3 Because the Architect has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4.1, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents; or
- .4 The Owner has failed to furnish to the Contractor promptly, upon the Contractor's request, reasonable evidence as required by Section 2.2.1.

§ 14.1.2 The Contractor may terminate the Contract if, through no act or fault of the Contractor or a Subcontractor, Sub-subcontractor or their agents or employees or any other persons or entities performing portions of the Work under direct or indirect contract with the Contractor, repeated suspensions, delays or interruptions of the entire Work by the Owner as described in Section 14.3 constitute in the aggregate more than 100 percent of the total number of days scheduled for completion, or 120 days in any 365-day period, whichever is less.

§ 14.1.3 If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon seven days' written notice to the Owner and Architect, terminate the Contract and recover from the Owner payment for Work executed, including reasonable overhead and profit, costs incurred by reason of such termination, and damages.

§ 14.1.4 If the Work is stopped for a period of 60 consecutive days through no act or fault of the Contractor or a Subcontractor or their agents or employees or any other persons performing portions of the Work under contract with the Contractor because the Owner has repeatedly failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work, the Contractor may, upon seven additional days' written notice to the Owner and the Architect, terminate the Contract and recover from the Owner as provided in Section 14.1.3.

§ 14.2 TERMINATION BY THE OWNER FOR CAUSE

§ 14.2.1 The Owner may terminate the Contract if the Contractor

- .1 repeatedly refuses or fails to supply enough properly skilled workers or proper materials;

- .2 fails to make payment to Subcontractors for materials or labor in accordance with the respective agreements between the Contractor and the Subcontractors;
- .3 repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or
- .4 otherwise is guilty of substantial breach of a provision of the Contract Documents.

§ 14.2.2 When any of the above reasons exist, the Owner, upon certification by the Initial Decision Maker that sufficient cause exists to justify such action, 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.

§ 14.2.3 When the Owner terminates the Contract for one of the reasons stated in Section 14.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

§ 14.2.4 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. The amount to be paid to the Contractor or Owner, as the case may be, shall be certified by the Initial Decision Maker, upon application, and this obligation for payment shall survive termination of the Contract.

§ 14.3 SUSPENSION BY THE OWNER FOR CONVENIENCE

§ 14.3.1 The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work in whole or in part for such period of time as the Owner may determine.

§ 14.3.2 The Contract Sum and Contract Time shall be adjusted for increases in the cost and time caused by suspension, delay or interruption as described in Section 14.3.1. Adjustment of the Contract Sum shall include profit. No adjustment shall be made to the extent

- .1 that performance is, was or would have been so suspended, delayed or interrupted by another cause for which the Contractor is responsible; or
- .2 that an equitable adjustment is made or denied under another provision of the Contract.

§ 14.4 TERMINATION BY THE OWNER FOR CONVENIENCE

§ 14.4.1 The Owner may, at any time, terminate the Contract for the Owner's convenience and without cause.

§ 14.4.2 Upon receipt of written notice from the Owner of such termination for the Owner's convenience, the Contractor shall

- .1 cease operations as directed by the Owner in the notice;
- .2 take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and
- .3 except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.

§ 14.4.3 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, along with reasonable overhead and profit on the Work not executed.

ARTICLE 15 CLAIMS AND DISPUTES

§ 15.1 CLAIMS

§ 15.1.1 DEFINITION

A Claim is a demand or assertion by one of the parties seeking, as a matter of right, payment of money, or other relief with respect to the terms of the Contract. The term "Claim" also includes other disputes and matters in question between the Owner and Contractor arising out of or relating to the Contract. The responsibility to substantiate Claims shall rest with the party making the Claim.

§ 15.1.2 NOTICE OF CLAIMS

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 within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim, whichever is later.

§ 15.1.3 CONTINUING CONTRACT PERFORMANCE

Pending final resolution of a Claim, except as otherwise agreed in writing or as provided in Section 9.7 and Article 14, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Contract Documents. The Architect will prepare Change Orders and issue Certificates for Payment in accordance with the decisions of the Initial Decision Maker.

§ 15.1.4 CLAIMS FOR ADDITIONAL COST

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.

§ 15.1.5 CLAIMS FOR ADDITIONAL TIME

§ 15.1.5.1 If the Contractor wishes to make a Claim for an increase in the Contract Time, written notice as provided herein shall be given. The Contractor's Claim shall include an estimate of cost and of probable effect of delay on progress of the Work. In the case of a continuing delay, only one Claim is necessary.

§ 15.1.5.2 If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated and had an adverse effect on the scheduled construction.

§ 15.1.6 CLAIMS FOR CONSEQUENTIAL DAMAGES

The Contractor and Owner waive Claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes

- .1 damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and
- .2 damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit except anticipated profit arising directly from the Work.

This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Article 14. Nothing contained in this Section 15.1.6 shall be deemed to preclude an award of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents.

§ 15.2 INITIAL DECISION

§ 15.2.1 Claims, excluding those arising under Sections 10.3, 10.4, 11.3.9, and 11.3.10, shall be referred to the Initial Decision Maker for initial decision. The Architect will serve as the Initial Decision Maker, unless otherwise indicated in the Agreement. Except for those Claims excluded by this Section 15.2.1, an initial decision shall be required as a condition precedent to mediation of any Claim arising prior to the date final payment is due, unless 30 days have passed after the Claim has been referred to the Initial Decision Maker with no decision having been rendered. Unless the Initial Decision Maker and all affected parties agree, the Initial Decision Maker will not decide disputes between the Contractor and persons or entities other than the Owner.

§ 15.2.2 The Initial Decision Maker will review Claims and within ten days of the receipt of a Claim take one or more of the following actions: (1) request additional supporting data from the claimant or a response with supporting data from the other party, (2) reject the Claim in whole or in part, (3) approve the Claim, (4) suggest a compromise, or (5) advise the parties that the Initial Decision Maker is unable to resolve the Claim if the Initial Decision Maker lacks sufficient information to evaluate the merits of the Claim or if the Initial Decision Maker concludes that, in the Initial Decision Maker's sole discretion, it would be inappropriate for the Initial Decision Maker to resolve the Claim.

§ 15.2.3 In evaluating Claims, the Initial Decision Maker may, but shall not be obligated to, consult with or seek information from either party or from persons with special knowledge or expertise who may assist the Initial Decision Maker in rendering a decision. The Initial Decision Maker may request the Owner to authorize retention of such persons at the Owner's expense.

§ 15.2.4 If the Initial Decision Maker requests a party to provide a response to a Claim or to furnish additional supporting data, such party shall respond, within ten days after receipt of such request, and shall either (1) provide a response on the requested supporting data, (2) advise the Initial Decision Maker when the response or supporting data will be furnished or (3) advise the Initial Decision Maker that no supporting data will be furnished. Upon receipt of the response or supporting data, if any, the Initial Decision Maker will either reject or approve the Claim in whole or in part.

§ 15.2.5 The Initial Decision Maker will render an initial decision approving or rejecting the Claim, or indicating that the Initial Decision Maker is unable to resolve the Claim. This initial decision shall (1) be in writing; (2) state the reasons therefor; and (3) notify the parties and the Architect, if the Architect is not serving as the Initial Decision Maker, of any change in the Contract Sum or Contract Time or both. The initial decision shall be final and binding on the parties but subject to mediation and, if the parties fail to resolve their dispute through mediation, to binding dispute resolution.

§ 15.2.6 Either party may file for mediation of an initial decision at any time, subject to the terms of Section 15.2.6.1.

§ 15.2.6.1 Either party may, within 30 days from the date of an initial decision, demand in writing that the other party file for mediation within 60 days of the initial decision. If such a demand is made and the party receiving the demand fails to file for mediation within the time required, then both parties waive their rights to mediate or pursue binding dispute resolution proceedings with respect to the initial decision.

§ 15.2.7 In the event of a Claim against the Contractor, the Owner may, but is not obligated to, notify the surety, if any, of the nature and amount of the Claim. If the Claim relates to a possibility of a Contractor's default, the Owner may, but is not obligated to, notify the surety and request the surety's assistance in resolving the controversy.

§ 15.2.8 If a Claim relates to or is the subject of a mechanic's lien, the party asserting such Claim may proceed in accordance with applicable law to comply with the lien notice or filing deadlines.

§ 15.3 MEDIATION

§ 15.3.1 Claims, disputes, or other matters in controversy arising out of or related to the Contract except those waived as provided for in Sections 9.10.4, 9.10.5, and 15.1.6 shall be subject to mediation as a condition precedent to binding dispute resolution.

§ 15.3.2 The parties shall endeavor to resolve their Claims by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of binding dispute resolution proceedings but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration is stayed pursuant to this Section 15.3.2, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 15.3.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 15.4 ARBITRATION

§ 15.4.1 If the parties have selected arbitration as the method for binding dispute resolution in the Agreement, 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.

§ 15.4.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the Claim would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the Claim.

§ 15.4.2 The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 15.4.3 The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to the Agreement shall be specifically enforceable under applicable law in any court having jurisdiction thereof.

§ 15.4.4 CONSOLIDATION OR JOINDER

§ 15.4.4.1 Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation, (2) the arbitrations to be consolidated substantially involve common questions of law or fact, and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 15.4.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 15.4.4.3 The Owner and Contractor grant to any person or entity made a party to an arbitration conducted under this Section 15.4, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Contractor under this Agreement.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

TECHNICAL SPECIFICATIONS

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

**TECHNICAL SPECIFICATIONS
TABLE OF CONTENTS**

Division

		SECTION
1	GENERAL REQUIREMENTS	
	Summary of the Work	011000
	Contract Modifications	012600
	Payment Procedures	012900
	Project Management and Coordination	013100
	Submittal Procedures	013300
	Temporary Facilities and Controls	015000
	Closeout Procedures	017100
2	SITE WORK	
	Selective Demolition	024119
3	CONCRETE	
	Miscellaneous Cast-In-Place Concrete	033053
4	MASONRY – NOT USED	
5	METALS – NOT USED	
6	WOOD AND PLASTICS	
	Miscellaneous Rough Carpentry	061053
7	THERMAL AND MOISTURE PROTECTION	
	Joint Sealants	079200
8	DOORS AND WINDOWS	
	Hollow Metal Frames	081213
	Flush Wood Doors	081416
9	FINISHES	
	Ceramic Tiling	093013
	Acoustic Tile Ceilings	095123
	Interior Painting	099123

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

10	SPECIALTIES – NOT USED	
11	EQUIPMENT – NOT USED	
12	FURNISHINGS – NOT USED	
13	SPECIAL CONSTRUCTION – NOT USED	
14	CONVEYANCES – NOT USED	
22	PLUMBING	
	General Duty Valves	220523
	Plumbing Pipe Insulation	220719
	Water Distribution Piping	221113
	Sanitary Waste and Vent Piping	221316
	Plumbing Fixtures	224200
23	MECHANICAL	
	Common Work Results for HVAC	230500
	Hangers and Supports for HVAC Pipe and Equipment	230529
	Identification for HVAC Piping and Equipment	230553
	Testing, Adjusting and Balancing for HVAC	230593
	Duct Insulation	230700
	Natural Gas Piping	231123
	HVAC Ducts and Casings	233100
	Ductwork Accessories	233300
	Air Outlets and Inlets	233700
	Commercial Kitchen Hoods	233813
	Packaged Outdoor Heating and Cooling Makeup Air Unit	237423
	Power Ventilators	238224
26	ELECTRICAL	
	Common Work Results for Electrical	260500
	Common Work Results for Electrical Materials and Methods	260501
	Low Voltage Electrical Power Conductors and Cables	260519
	Grounding and Bonding for Electrical Systems	260526
	Hangers and Supports for Electrical Systems	260529
	Raceways and Boxes for Electrical Systems	260533
	Electrical Identification	260553
	Service Entrance Equipment	262000
	Panelboards	262416
	Generator Docking Station	262550
	Wiring Devices	262726
	Overcurrent Protection Devices	262800
	Enclosed Switches and Circuit Breakers	262816
	Non-Automatic Transfer Switches	263634
	Interior Lighting	265100
	Emergency Lighting	265200

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

DRAWING LIST

Plan Set entitled: “EASTCONN COMMERCIAL KITCHEN PROJECT”, Dated: June 26, 2019; Prepared by: Evelyn Cole Smith Architects, LLC

Sheet/Drawing Number	Sheet/Drawing Title
T-1	Title Sheet
C-1	Septic Expansion Plan
C-2	Septic Expansion Details
A-1	Existing Conditions / Demolition Plan
A-2	New Construction Plan
A-3	Reflected Ceiling / Lighting Plan
A-4	Enlarged Plans and Interior Elevations
A-5	Enlarged Plans and Interior Elevations
DP-1	Plumbing Demolition Plan
DM-1	Mechanical Demolition Plan
DE-1	Electrical Demolition Plan
P-1	Plumbing Plan – Domestic Water
P-2	Plumbing Plan – Sanitary and Vent
P-3	Plumbing Details, Symbols, Notes and Abbrs.
M-1	Mechanical Floor Plan
M-2	Mechanical Roof Plan
M-3	Mechanical Schedules, Details, Notes and Abbrs.
E-1	Electrical Plan
E-2	Lighting Plan
E-3	Roof Electrical Plan
E-4	Electrical Panel Board, Schedules & Power Riser
E-5	Electrical Schedules, Details, Symbols, Notes and Abbrs.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

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EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

SECTION 011000 - SUMMARY

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Project information.
2. Work covered by Contract Documents.
3. Access to site.
4. Coordination with occupants.
5. Work restrictions.
6. Specification and drawing conventions.
7. Miscellaneous provisions.

B. Related Requirements:

1. Section 015000 "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

1.2 PROJECT INFORMATION

A. Project Identification: EASTCONN COMMERCIAL KITCHEN PROJECT

1. Project Location: 376 HARTFORD TURNPIKE, HAMDEN, CT.

B. Owner: EASTCONN.

1. Owner's Representative: MICHAEL AKANA, DIRECTOR OF FACILITIES AND IT.

C. Architect: EVELYN COLE SMITH ARCHITECTS, LLC.

1.3 WORK COVERED BY CONTRACT DOCUMENTS

A. The Work of Project is defined by the Contract Documents and consists of the following:

1. The work of the Commercial Kitchen Project includes selective demolition of existing interior spaces in order to create one larger space for the development of a Commercial Kitchen. The Kitchen work includes all interior finishes, new and expanded mechanical, electrical and plumbing services, and selected kitchen equipment. Exterior work entails the installation of a dedicated septic system including excavation, installation of septic system features, parking lot reconstruction and installation of miscellaneous site features.

B. Type of Contract.

1. Project will be constructed under a single prime contract.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

1.4 ACCESS TO SITE

- A. Use of Site: Limit use of Project site to work in areas indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
 - 1. Driveways, Walkways and Entrances: Keep driveways, loading areas, and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
 - a. Schedule deliveries to minimize use of driveways and entrances by construction operations.
 - b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
- B. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.

1.5 COORDINATION WITH OCCUPANTS

- A. Full Owner Occupancy: Owner will occupy site and building(s) during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's day-to-day operations. Maintain existing exits unless otherwise indicated.
 - 1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and approval of authorities having jurisdiction.
 - 2. Notify Owner not less than 72 hours in advance of activities that will affect Owner's operations.

1.6 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with restrictions on construction operations.
 - 1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.
- B. On-Site Work Hours: Limit work in the existing building to normal business working hours of 7 a.m. to 5 p.m., Monday through Friday, unless otherwise indicated.
- C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:
 - 1. Notify Owner not less than two days in advance of proposed utility interruptions.
 - 2. Obtain Owner's written permission before proceeding with utility interruptions.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

- D. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.
 - 1. Notify Owner not less than two days in advance of proposed disruptive operations.
 - 2. Obtain Owner's written permission before proceeding with disruptive operations.
- E. Controlled Substances: Use of tobacco products and other controlled substances within the Project site is not permitted.

1.7 SPECIFICATION AND DRAWING CONVENTIONS

- A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
 - 1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
 - 2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.
- C. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:
 - 1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
 - 2. Abbreviations: Materials and products are identified by abbreviations published as part of the U.S. National CAD Standard and scheduled on Drawings.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011000

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

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EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

SECTION 012600 - CONTRACT MODIFICATION PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for handling and processing Contract modifications.

1.2 MINOR CHANGES IN THE WORK

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

1.3 PROPOSAL REQUESTS

- A. Owner-Initiated Proposal Requests: Architect will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.
 - 1. Work Change Proposal Requests issued by Architect are not instructions either to stop work in progress or to execute the proposed change.
 - 2. Within seven days after receipt of Proposal Request, submit a quotation estimating cost adjustments to the Contract Sum and the Contract Time necessary to execute the change.
 - a. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
 - b. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
 - c. Include costs of labor and supervision directly attributable to the change.
 - d. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
 - e. Quotation Form: Use forms acceptable to Architect.
- B. Contractor-Initiated Work Change Proposals: If latent or changed conditions require modifications to the Contract, Contractor may initiate a claim by submitting a request for a change to Architect.
 - 1. Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract Time.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

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

1.4 CHANGE ORDER PROCEDURES

- A. On Owner's approval of a Work Changes Proposal Request, Architect will issue a Change Order for signatures of Owner and Contractor on AIA Document G701.

1.5 CONSTRUCTION CHANGE DIRECTIVE

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

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 012600

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

SECTION 012900 - PAYMENT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

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

1.2 SCHEDULE OF VALUES

- A. Coordination: Coordinate preparation of the schedule of values with preparation of Contractor's construction schedule.
 - 1. Coordinate line items in the schedule of values with other required administrative forms and schedules, including the following:
 - a. Application for Payment forms with continuation sheets.
 - b. Submittal schedule.
 - c. Items required to be indicated as separate activities in Contractor's construction schedule.
 - 2. Submit the schedule of values to Architect at earliest possible date but no later than seven days before the date scheduled for submittal of initial Applications for Payment.
- B. Format and Content: Use Project Manual table of contents as a guide to establish line items for the schedule of values. Provide at least one line item for each Specification Section.
 - 1. Identification: Include the following Project identification on the schedule of values:
 - a. Project name and location.
 - b. Name of Architect.
 - c. Contractor's name and address.
 - d. Date of submittal.
 - 2. Arrange schedule of values consistent with format of AIA Document G703.
 - 3. Provide a breakdown of the Contract Sum in enough detail to facilitate continued evaluation of Applications for Payment and progress reports. Coordinate with Project Manual table of contents. Provide multiple line items for principal subcontract amounts in excess of five percent of the Contract Sum.
 - 4. Round amounts to nearest whole dollar; total shall equal the Contract Sum.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

5. Provide a separate line item in the schedule of values for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored, but not yet installed.
6. Provide separate line items in the schedule of values for initial cost of materials, for each subsequent stage of completion, and for total installed value of that part of the Work.
7. Each item in the schedule of values and Applications for Payment shall be complete. Include total cost and proportionate share of general overhead and profit for each item.
 - a. Temporary facilities and other major cost items that are not direct cost of actual work-in-place may be shown either as separate line items in the schedule of values or distributed as general overhead expense, at Contractor's option.
8. Schedule Updating: Update and resubmit the schedule of values before the next Applications for Payment when Change Orders or Construction Change Directives result in a change in the Contract Sum.

1.3 APPLICATIONS FOR PAYMENT

- A. Each Application for Payment shall be consistent with previous applications and payments as certified by Architect and paid for by Owner.
 1. Initial Application for Payment, Application for Payment at time of Substantial Completion, and final Application for Payment involve additional requirements.
- B. Payment Application Times: The date for each progress payment is indicated in the Agreement between Owner and Contractor. The period of construction work covered by each Application for Payment is the period indicated in the Agreement.
- C. Payment Application Times: Submit Application for Payment to Architect by the first of the month. The period covered by each Application for Payment is one month, ending on the last day of the month.
- D. Application for Payment Forms: Use AIA Document G702 and AIA Document G703 as form for Applications for Payment.
- E. Application Preparation: Complete every entry on form. The final Application shall be notarized and executed by a person authorized to sign legal documents on behalf of Contractor. Architect will return incomplete applications without action.
 1. Entries shall match data on the schedule of values and Contractor's construction schedule. Use updated schedules if revisions were made.
 2. Include amounts of Change Orders and Construction Change Directives issued before last day of construction period covered by application.
- F. Transmittal: Submit one signed copy of each Application for Payment to Architect electronically. Include waivers of lien and similar attachments if required.
- G. Waivers of Mechanic's Lien: With the Final Application for Payment, submit waivers of mechanic's lien from entities lawfully entitled to file a mechanic's lien arising out of the Contract and related to the Work covered by the payment.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

1. Waiver Forms: Submit executed waivers of lien on forms acceptable to Owner.
- H. Initial Application for Payment: Administrative actions and submittals that must precede or coincide with submittal of first Application for Payment include the following:
1. List of subcontractors.
 2. Schedule of values.
 3. Contractor's construction schedule (preliminary if not final).
 4. Submittal schedule (preliminary if not final).
 5. List of Contractor's staff assignments.
 6. List of Contractor's principal consultants.
 7. Copies of building permits.
 8. Copies of authorizations and licenses from authorities having jurisdiction for performance of the Work.
 9. Certificates of insurance and insurance policies.
- I. Application for Payment at Substantial Completion: After Architect issues the Certificate of Substantial Completion, submit an Application for Payment showing 100 percent completion for portion of the Work claimed as substantially complete.
1. Include documentation supporting claim that the Work is substantially complete and a statement showing an accounting of changes to the Contract Sum.
 2. This application shall reflect Certificates of Partial Substantial Completion issued previously for Owner occupancy of designated portions of the Work.
- J. Final Payment Application: After completing Project closeout requirements, submit final Application for Payment with releases and supporting documentation not previously submitted and accepted, including, but not limited, to the following:
1. Evidence of completion of Project closeout requirements.
 2. Insurance certificates for products and completed operations where required and proof that taxes, fees, and similar obligations were paid.
 3. Updated final statement, accounting for final changes to the Contract Sum.
 4. AIA Document G706-1994, "Contractor's Affidavit of Payment of Debts and Claims."
 5. AIA Document G706A-1994, "Contractor's Affidavit of Release of Liens."
 6. AIA Document G707-1994, "Consent of Surety to Final Payment."
 7. Evidence that claims have been settled.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 012900

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

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EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

SECTION 013100 - PROJECT MANAGEMENT AND COORDINATION

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative provisions for coordinating construction operations on Project including, but not limited to, the following:
1. Coordination drawings.
 2. Requests for Information (RFIs).
 3. Project meetings.

1.2 DEFINITIONS

- A. RFI: Request from Owner, Architect, or Contractor seeking information required by or clarifications of the Contract Documents.

1.3 INFORMATIONAL SUBMITTALS

- A. Subcontract List: Prepare a written summary identifying individuals or firms proposed for each portion of the Work, including those who are to furnish products or equipment fabricated to a special design. Include the following information in tabular form:
1. Name, address, and telephone number of entity performing subcontract or supplying products.
 2. Number and title of related Specification Section(s) covered by subcontract.
 3. Drawing number and detail references, as appropriate, covered by subcontract.

1.4 GENERAL COORDINATION PROCEDURES

- A. Coordination: Coordinate construction operations included in different Sections of the Specifications to ensure efficient and orderly installation of each part of the Work. Coordinate construction operations, included in different Sections, that depend on each other for proper installation, connection, and operation.
1. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
 2. Coordinate installation of different components to ensure maximum performance and accessibility for required maintenance, service, and repair.
 3. Make adequate provisions to accommodate items scheduled for later installation.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

- B. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities to avoid conflicts and to ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:
1. Preparation of Contractor's construction schedule.
 2. Preparation of the schedule of values.
 3. Installation and removal of temporary facilities and controls.
 4. Delivery and processing of submittals.
 5. Progress meetings.
 6. Preinstallation conferences.
 7. Project closeout activities.
 8. Startup and adjustment of systems.

1.5 REQUESTS FOR INFORMATION (RFIs)

- A. General: Immediately on discovery of the need for additional information or interpretation of the Contract Documents, Contractor shall prepare and submit an RFI in the form specified.
1. Architect will return RFIs submitted to Architect by other entities controlled by Contractor with no response.
 2. Coordinate and submit RFIs in a prompt manner so as to avoid delays in Contractor's work or work of subcontractors.
- B. Content of the RFI: Include a detailed, legible description of item needing information or interpretation and the following:
1. Project name.
 2. Project number.
 3. Date.
 4. Name of Contractor.
 5. Name of Architect.
 6. RFI number, numbered sequentially.
 7. RFI subject.
 8. Specification Section number and title and related paragraphs, as appropriate.
 9. Drawing number and detail references, as appropriate.
 10. Field dimensions and conditions, as appropriate.
 11. Contractor's suggested resolution. If Contractor's solution(s) impacts the Contract Time or the Contract Sum, Contractor shall state impact in the RFI.
 12. Contractor's signature.
 13. Attachments: Include sketches, descriptions, measurements, photos, Product Data, Shop Drawings, coordination drawings, and other information necessary to fully describe items needing interpretation.
- C. RFI Forms: Software-generated form with substantially the same content as indicated above, acceptable to Architect.
- D. Architect's Action: Architect will review each RFI, determine action required, and respond. Allow seven working days for Architect's response for each RFI. RFIs received by Architect after 1:00 p.m. will be considered as received the following working day.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

1. Architect's action may include a request for additional information, in which case Architect's time for response will date from time of receipt of additional information.
 2. Architect's action on RFIs that may result in a change to the Contract Time or the Contract Sum may be eligible for Contractor to submit Change Proposal according to Section 012600 "Contract Modification Procedures."
 - a. If Contractor believes the RFI response warrants change in the Contract Time or the Contract Sum, notify Architect in writing within 7 days of receipt of the RFI response.
- E. RFI Log: Prepare, maintain, and submit a tabular log of RFIs organized by the RFI number. Submit log weekly. Include the following: Software log with not less than the following:
1. Project name.
 2. Name and address of Contractor.
 3. Name and address of Architect.
 4. RFI number including RFIs that were dropped and not submitted.
 5. RFI description.
 6. Date the RFI was submitted.
 7. Date Architect's response was received.
- F. On receipt of Architect's action, update the RFI log and immediately distribute the RFI response to affected parties. Review response and notify Architect within 7 days if Contractor disagrees with response.
1. Identification of related Minor Change in the Work, Construction Change Directive, and Proposal Request, as appropriate.
 2. Identification of related Field Order, Work Change Directive, and Proposal Request, as appropriate.
- 1.6 PROJECT MEETINGS
- A. General: Architect will schedule and conduct meetings and conferences at Project site unless otherwise indicated.
1. Minutes: Entity responsible for conducting meeting will record significant discussions and agreements achieved.
- B. Preconstruction Conference: Architect will schedule and conduct a preconstruction conference before starting construction, at a time convenient to Owner and Architect, but no later than 15 days after execution of the Agreement.
1. Attendees: Authorized representatives of Owner, Architect, and their consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the conference. Participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
 2. Agenda: Discuss items of significance that could affect progress, including the following:
 - a. Tentative construction schedule.
 - b. Critical work sequencing and long-lead items.
 - c. Designation of key personnel and their duties.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

- d. Procedures for processing field decisions and Change Orders.
 - e. Procedures for RFIs.
 - f. Procedures for testing and inspecting.
 - g. Procedures for processing Applications for Payment.
 - h. Distribution of the Contract Documents.
 - i. Submittal procedures.
 - j. Preparation of record documents.
 - k. Use of the premises and existing building.
 - l. Work restrictions.
 - m. Working hours.
 - n. Owner's occupancy requirements.
 - o. Responsibility for temporary facilities and controls.
 - p. Procedures for moisture and mold control.
 - q. Procedures for disruptions and shutdowns.
 - r. Construction waste management and recycling.
 - s. Parking availability.
 - t. Office, work, and storage areas.
 - u. Equipment deliveries and priorities.
 - v. First aid.
 - w. Security.
 - x. Progress cleaning.
3. Minutes: Entity responsible for conducting meeting will record and distribute meeting minutes.
- C. Progress Meetings: Architect will conduct progress meetings at weekly intervals.
1. Attendees: In addition to representatives of Owner, and Architect, each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the meeting shall be familiar with Project and authorized to conclude matters relating to the Work.
 2. Agenda: Review and correct or approve minutes of previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.
 - a. Contractor's Construction Schedule: Review progress since the last meeting. Determine whether each activity is on time, ahead of schedule, or behind schedule, in relation to Contractor's construction schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.
 - 1) Review schedule for next period.
 - b. Review present and future needs of each entity present, including the following:
 - 1) Interface requirements.
 - 2) Sequence of operations.
 - 3) Status of submittals.
 - 4) Deliveries.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

- 5) Off-site fabrication.
 - 6) Access.
 - 7) Site utilization.
 - 8) Temporary facilities and controls.
 - 9) Progress cleaning.
 - 10) Quality and work standards.
 - 11) Status of correction of deficient items.
 - 12) Field observations.
 - 13) Status of RFIs.
 - 14) Status of proposal requests.
 - 15) Pending changes.
 - 16) Status of Change Orders.
 - 17) Pending claims and disputes.
 - 18) Documentation of information for payment requests.
3. Minutes: Entity responsible for conducting the meeting will record and distribute the meeting minutes to each party present and to parties requiring information.
- a. Schedule Updating: Revise Contractor's construction schedule after each progress meeting where revisions to the schedule have been made or recognized. Issue revised schedule concurrently with the report of each meeting.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 013100

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

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EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

SECTION 013300 - SUBMITTAL PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes requirements for the submittal schedule and administrative and procedural requirements for submitting Shop Drawings, Product Data, Samples, and other submittals.

1.2 DEFINITIONS

- A. Action Submittals: Written and graphic information and physical samples that require Architect's responsive action.
- B. Informational Submittals: Written and graphic information and physical samples that do not require Architect's responsive action. Submittals may be rejected for not complying with requirements.

1.3 ACTION SUBMITTALS

- A. Submittal Schedule: Submit a schedule of submittals, arranged in chronological order by dates required by construction schedule. Include time required for review, ordering, manufacturing, fabrication, and delivery when establishing dates. Include additional time required for making corrections or revisions to submittals noted by Architect, and additional time for handling and reviewing submittals required by those corrections.

1.4 SUBMITTAL ADMINISTRATIVE REQUIREMENTS

- A. Architect's Digital Data Files: Electronic copies of digital data files of the Contract Drawings will be provided by Architect for Contractor's use in preparing submittals.
 - 1. Architect will furnish Contractor one set of digital data drawing files of the Contract Drawings for use in preparing Shop Drawings and Project record drawings.
 - a. Architect makes no representations as to the accuracy or completeness of digital data drawing files as they relate to the Contract Drawings.
 - b. Contractor shall execute a data licensing agreement in the form of Agreement form acceptable to Owner and Architect.
- B. Coordination: Coordinate preparation and processing of submittals with performance of construction activities.
 - 1. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

2. Coordinate transmittal of different types of submittals for related parts of the Work so processing will not be delayed because of need to review submittals concurrently for coordination.
 - a. Architect reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals are received.
- C. Processing Time: Allow time for submittal review, including time for resubmittals, as follows. Time for review shall commence on Architect's receipt of submittal. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.
 1. Initial Review: Allow 7 days for initial review of each submittal. Allow additional time if coordination with subsequent submittals is required. Architect will advise Contractor when a submittal being processed must be delayed for coordination.
 2. Intermediate Review: If intermediate submittal is necessary, process it in same manner as initial submittal.
 3. Resubmittal Review: Allow 7 days for review of each resubmittal.
- D. Electronic Submittals: Identify and incorporate information in each electronic submittal file as follows:
 1. Assemble complete submittal package into a single indexed file incorporating submittal requirements of a single Specification Section and transmittal form with links enabling navigation to each item.
 2. Name file with submittal number or other unique identifier, including revision identifier.
 3. Provide means for insertion to permanently record Contractor's review and approval markings and action taken by Architect.
 4. Transmittal Form for Electronic Submittals: Use software-generated form from electronic project management software acceptable to Owner, containing the following information:
 - a. Project name.
 - b. Date.
 - c. Name and address of Architect.
 - d. Name of Contractor.
 - e. Name of firm or entity that prepared submittal.
 - f. Names of subcontractor, manufacturer, and supplier.
 - g. Category and type of submittal.
 - h. Submittal purpose and description.
 - i. Specification Section number and title.
 - j. Specification paragraph number or drawing designation and generic name for each of multiple items.
 - k. Drawing number and detail references, as appropriate.
 - l. Location(s) where product is to be installed, as appropriate.
 - m. Related physical samples submitted directly.
 - n. Indication of full or partial submittal.
 - o. Transmittal number, numbered consecutively.
 - p. Submittal and transmittal distribution record.
 - q. Other necessary identification.
 - r. Remarks.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

- E. Options: Identify options requiring selection by Architect.
- F. Deviations: Identify deviations from the Contract Documents on submittals.
- G. Resubmittals: Make resubmittals in same form and number of copies as initial submittal.
 - 1. Note date and content of previous submittal.
 - 2. Note date and content of revision in label or title block and clearly indicate extent of revision.
 - 3. Resubmit submittals until they are marked with approval notation from Architect's action stamp.
- H. Distribution: Furnish copies of final submittals to manufacturers, subcontractors, suppliers, fabricators, installers, authorities having jurisdiction, and others as necessary for performance of construction activities. Show distribution on transmittal forms.
- I. Use for Construction: Retain complete copies of submittals on Project site. Use only final action submittals that are marked with approval notation from Architect's action stamp.

PART 2 - PRODUCTS

2.1 SUBMITTAL PROCEDURES

- A. General Submittal Procedure Requirements:
 - 1. Submit electronic submittals via email as PDF electronic files.
 - a. Architect will return annotated file. Annotate and retain one copy of file as an electronic Project record document file.
- B. Product Data: Collect information into a single submittal for each element of construction and type of product or equipment.
 - 1. If information must be specially prepared for submittal because standard published data are not suitable for use, submit as Shop Drawings, not as Product Data.
 - 2. Mark each copy of each submittal to show which products and options are applicable.
 - 3. Include the following information, as applicable:
 - a. Manufacturer's catalog cuts.
 - b. Manufacturer's product specifications.
 - c. Standard color charts.
 - d. Statement of compliance with specified referenced standards.
 - e. Testing by recognized testing agency.
 - f. Application of testing agency labels and seals.
 - g. Notation of coordination requirements.
 - h. Availability and delivery time information.
 - 4. For equipment, include the following in addition to the above, as applicable:

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

- a. Wiring diagrams showing factory-installed wiring.
 - b. Printed performance curves.
 - c. Operational range diagrams.
 - d. Clearances required to other construction, if not indicated on accompanying Shop Drawings.
5. Submit Product Data before or concurrent with Samples.
 6. Submit Product Data in the following format:
 - a. PDF electronic file.
- C. Shop Drawings: Prepare Project-specific information, drawn accurately to scale. Do not base Shop Drawings on reproductions of the Contract Documents or standard printed data, unless submittal based on Architect's digital data drawing files is otherwise permitted.
1. Preparation: Fully illustrate requirements in the Contract Documents. Include the following information, as applicable:
 - a. Identification of products.
 - b. Schedules.
 - c. Compliance with specified standards.
 - d. Notation of coordination requirements.
 - e. Notation of dimensions established by field measurement.
 - f. Relationship and attachment to adjoining construction clearly indicated.
 - g. Seal and signature of professional engineer if specified.
 2. Sheet Size: Except for templates, patterns, and similar full-size drawings, submit Shop Drawings on sheets at least 8-1/2 by 11 inches, but no larger than 24 by 36 inches.
 3. Submit Shop Drawings in the following format:
 - a. PDF electronic file.
- D. Samples: Submit Samples for review of kind, color, pattern, and texture for a check of these characteristics with other elements and for a comparison of these characteristics between submittal and actual component as delivered and installed.
1. Transmit Samples that contain multiple, related components such as accessories together in one submittal package.
 2. Identification: Attach label on unexposed side of Samples that includes the following:
 - a. Generic description of Sample.
 - b. Product name and name of manufacturer.
 - c. Sample source.
 - d. Number and title of applicable Specification Section.
 3. For projects where electronic submittals are required, provide corresponding electronic submittal of Sample transmittal, digital image file illustrating Sample characteristics, and identification information for record.
 4. Disposition: Maintain sets of approved Samples at Project site, available for quality-control comparisons throughout the course of construction activity. Sample sets may be used to determine final acceptance of construction associated with each set.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

- a. Samples that may be incorporated into the Work are indicated in individual Specification Sections. Such Samples must be in an undamaged condition at time of use.
 - b. Samples not incorporated into the Work, or otherwise designated as Owner's property, are the property of Contractor.
5. Samples for Initial Selection: Submit manufacturer's color charts consisting of units or sections of units showing the full range of colors, textures, and patterns available.
- a. Number of Samples: Submit one full set(s) of available choices where color, pattern, texture, or similar characteristics are required to be selected from manufacturer's product line. Architect, will return submittal with options selected.
6. Samples for Verification: Submit full-size units or Samples of size indicated, prepared from same material to be used for the Work, cured and finished in manner specified, and physically identical with material or product proposed for use, and that show full range of color and texture variations expected. Samples include, but are not limited to, the following: partial sections of manufactured or fabricated components; small cuts or containers of materials; complete units of repetitively used materials; swatches showing color, texture, and pattern; color range sets; and components used for independent testing and inspection.
- E. Coordination Drawings Submittals: Comply with requirements specified in Section 013100 "Project Management and Coordination."
- F. Application for Payment and Schedule of Values: Comply with requirements specified in Section 012900 "Payment Procedures."
- G. Closeout Submittals and Maintenance Material Submittals: Comply with requirements specified in Section 017700 "Closeout Procedures."
- H. Material Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting test results of material for compliance with requirements in the Contract Documents.
- I. Product Test Reports: Submit written reports indicating that current product produced by manufacturer complies with requirements in the Contract Documents. Base reports on evaluation of tests performed by manufacturer and witnessed by a qualified testing agency, or on comprehensive tests performed by a qualified testing agency.

PART 3 - EXECUTION

3.1 CONTRACTOR'S REVIEW

- A. Action and Informational Submittals: Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to Architect.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

- B. Project Closeout and Maintenance Material Submittals: See requirements in Section 017700 "Closeout Procedures."
- C. Approval Stamp: Stamp each submittal with a uniform, approval stamp. Include Project name and location, submittal number, Specification Section title and number, name of reviewer, date of Contractor's approval, and statement certifying that submittal has been reviewed, checked, and approved for compliance with the Contract Documents.

3.2 ARCHITECT'S ACTION

- A. General: Architect will not review submittals that do not bear Contractor's approval stamp and will return them without action.
- B. Action Submittals: Architect will review each submittal, make marks to indicate corrections or revisions required, and return it. Architect will stamp each submittal with an action stamp and will mark stamp appropriately to indicate action.
- C. Informational Submittals: Architect will review each submittal and will not return it, or will return it if it does not comply with requirements. Architect will forward each submittal to appropriate party.
- D. Incomplete submittals are unacceptable, will be considered nonresponsive, and will be returned for resubmittal without review.
- E. Submittals not required by the Contract Documents may not be reviewed and may be discarded.

END OF SECTION 013300

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

SECTION 017700 - CLOSEOUT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

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

1.2 ACTION SUBMITTALS

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

1.3 CLOSEOUT SUBMITTALS

- A. Certificates of Release: From authorities having jurisdiction.

1.4 MAINTENANCE MATERIAL SUBMITTALS

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

1.5 SUBSTANTIAL COMPLETION PROCEDURES

- A. Contractor's List of Incomplete Items: Prepare and submit a list of items to be completed and corrected (Contractor's punch list), indicating the value of each item on the list and reasons why the Work is incomplete.
- B. Submittals Prior to Substantial Completion: Complete the following a minimum of 10 days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.
 - 1. Certificates of Release: Obtain and submit releases from authorities having jurisdiction permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

2. Submit closeout submittals specified in other Division 01 Sections, including project record documents, operation and maintenance manuals, final completion construction photographic documentation, damage or settlement surveys, property surveys, and similar final record information.
 3. Submit closeout submittals specified in individual Sections, including specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.
 4. Submit maintenance material submittals specified in individual Sections, including tools, spare parts, extra materials, and similar items, and deliver to location designated by Architect. Label with manufacturer's name and model number where applicable.
 5. Submit test/adjust/balance records.
 6. Submit changeover information related to Owner's occupancy, use, operation, and maintenance.
- C. Procedures Prior to Substantial Completion: Complete the following a minimum of 10 days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.
1. Advise Owner of pending insurance changeover requirements.
 2. Make final changeover of permanent locks and deliver keys to Owner. Advise Owner's personnel of changeover in security provisions.
 3. Complete startup and testing of systems and equipment.
 4. Perform preventive maintenance on equipment used prior to Substantial Completion.
 5. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems.
 6. Advise Owner of changeover in heat and other utilities.
 7. Participate with Owner in conducting inspection and walkthrough with local emergency responders.
 8. Terminate and remove temporary facilities from Project site, along with mockups, construction tools, and similar elements.
 9. Complete final cleaning requirements, including touchup painting.
 10. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.
- D. Inspection: Submit a written request for inspection to determine Substantial Completion a minimum of 10 days prior to date the work will be completed and ready for final inspection and tests. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of items, either on Contractor's list or additional items identified by Architect, that must be completed or corrected before certificate will be issued.
1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.
 2. Results of completed inspection will form the basis of requirements for final completion.

1.6 FINAL COMPLETION PROCEDURES

- A. Preliminary Procedures: Before requesting final inspection for determining final completion, complete the following:

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

1. Submit a final Application for Payment according to Section 012900 "Payment Procedures."
2. Certified List of Incomplete Items: Submit certified copy of Architect's Substantial Completion inspection list of items to be completed or corrected (punch list), endorsed and dated by Architect. Certified copy of the list shall state that each item has been completed or otherwise resolved for acceptance.
3. Certificate of Insurance: Submit evidence of final, continuing insurance coverage complying with insurance requirements.
4. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems.

B. Inspection: Submit a written request for final inspection to determine acceptance. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare a final Certificate for Payment after inspection or will notify Contractor of construction that must be completed or corrected before certificate will be issued.

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

1.7 LIST OF INCOMPLETE ITEMS (PUNCH LIST)

A. Organization of List: Include name and identification of each space and area affected by construction operations for incomplete items and items needing correction including, if necessary, areas disturbed by Contractor that are outside the limits of construction.

1. Organize list of spaces in sequential order, starting with exterior areas first and [proceeding from lowest floor to highest floor.
2. Organize items applying to each space by major element, including categories for ceiling, individual walls, floors, equipment, and building systems.
3. Submit list of incomplete items in one of the following formats:
 - a. MS Excel electronic file. Architect will return annotated copy.
 - b. PDF electronic file. Architect will return annotated copy.

1.8 SUBMITTAL OF PROJECT WARRANTIES

A. Time of Submittal: Submit written warranties on request of Architect for designated portions of the Work where commencement of warranties other than date of Substantial Completion is indicated, or when delay in submittal of warranties might limit Owner's rights under warranty.

B. Organize warranty documents into an orderly sequence based on the table of contents of the Project Manual.

1. Bind warranties and bonds in heavy-duty, three-ring, vinyl-covered, loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8-1/2-by-11-inch paper.
2. Provide heavy paper dividers with plastic-covered tabs for each separate warranty. Mark tab to identify the product or installation. Provide a typed description of the product or

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

installation, including the name of the product and the name, address, and telephone number of Installer.

3. Identify each binder on the front and spine with the typed or printed title "WARRANTIES," Project name, and name of Contractor.
4. Warranty Electronic File: Scan warranties and bonds and assemble complete warranty and bond submittal package into a single indexed electronic PDF file with links enabling navigation to each item. Provide bookmarked table of contents at beginning of document.

- C. Provide additional copies of each warranty to include in operation and maintenance manuals.

PART 2 - PRODUCTS

2.1 MATERIALS

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

PART 3 - EXECUTION

3.1 FINAL CLEANING

- A. General: Perform final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.
- B. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.
 1. Complete the following cleaning operations before requesting inspection for certification of Substantial Completion for entire Project or for a designated portion of Project:
 - a. Clean Project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.
 - b. Sweep paved areas broom clean. Remove petrochemical spills, stains, and other foreign deposits.
 - c. Rake grounds that are neither planted nor paved to a smooth, even-textured surface.
 - d. Remove tools, construction equipment, machinery, and surplus material from Project site.
 - e. Remove snow and ice to provide safe access to building.
 - f. Clean exposed exterior and interior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances. Avoid disturbing natural weathering of exterior surfaces. Restore reflective surfaces to their original condition.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

- g. Remove debris and surface dust from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.
- h. Sweep concrete floors broom clean in unoccupied spaces.
- i. Vacuum carpet and similar soft surfaces, removing debris and excess nap; clean according to manufacturer's recommendations if visible soil or stains remain.
- j. Clean transparent materials, including mirrors and glass in doors and windows. Remove glazing compounds and other noticeable, vision-obscuring materials. Replace chipped or broken glass and other damaged transparent materials. Polish mirrors and glass, taking care not to scratch surfaces.
- k. Remove labels that are not permanent.
- l. Wipe surfaces of mechanical and electrical equipment and similar equipment. Remove excess lubrication, paint and mortar droppings, and other foreign substances.
- m. Clean plumbing fixtures to a sanitary condition, free of stains, including stains resulting from water exposure.
- n. Replace disposable air filters and clean permanent air filters. Clean exposed surfaces of diffusers, registers, and grills.
- o. Clean light fixtures, lamps, globes, and reflectors to function with full efficiency.
- p. Leave Project clean and ready for occupancy.

3.2 REPAIR OF THE WORK

- A. Complete repair and restoration operations before requesting inspection for determination of Substantial Completion.
- B. Repair or remove and replace defective construction. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment. Where damaged or worn items cannot be repaired or restored, provide replacements. Remove and replace operating components that cannot be repaired. Restore damaged construction and permanent facilities used during construction to specified condition.
 - 1. Remove and replace chipped, scratched, and broken glass, reflective surfaces, and other damaged transparent materials.
 - 2. Touch up and otherwise repair and restore marred or exposed finishes and surfaces. Replace finishes and surfaces that already show evidence of repair or restoration.
 - a. Do not paint over "UL" and other required labels and identification, including mechanical and electrical nameplates. Remove paint applied to required labels and identification.
 - 3. Replace parts subject to operating conditions during construction that may impede operation or reduce longevity.
 - 4. Replace burned-out bulbs, bulbs noticeably dimmed by hours of use, and defective and noisy starters in fluorescent and mercury vapor fixtures to comply with requirements for new fixtures.

END OF SECTION 017700

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

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EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

SECTION 024119 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Demolition and removal of selected portions of building or structure.
2. Demolition and removal of selected site elements.
3. Salvage of existing items to be reused or recycled.

1.2 DEFINITIONS

- A. Remove: Detach items from existing construction and legally dispose of them off-site unless indicated to be removed and salvaged or removed and reinstalled.
- B. Remove and Salvage: Carefully detach from existing construction, in a manner to prevent damage, and deliver to Owner ready for reuse.
- C. Remove and Reinstall: Detach items from existing construction, prepare for reuse, and reinstall where indicated.
- D. Existing to Remain: Existing items of construction that are not to be permanently removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.

1.3 PREINSTALLATION MEETINGS

- A. Predemolition Conference: Conduct conference at Project site.

1.4 CLOSEOUT SUBMITTALS

- A. Landfill Records: Indicate receipt and acceptance of hazardous wastes by a landfill facility licensed to accept hazardous wastes if applicable.

1.5 FIELD CONDITIONS

- A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.
- B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

- C. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
- D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.
 - 1. If suspected hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.
- E. Storage or sale of removed items or materials on-site is not permitted.
- F. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
 - 1. Maintain fire-protection facilities in service during selective demolition operations.

1.6 WARRANTY

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

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
- B. Standards: Comply with ANSI/ASSE A10.6 and NFPA 241.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that utilities have been disconnected and capped before starting selective demolition operations.
- B. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
- C. When unanticipated mechanical, electrical, or structural elements 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.
- D. Survey of Existing Conditions: Record existing conditions by use of preconstruction photographs.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

3.2 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

- A. Existing Services/Systems to Remain: Maintain services/systems indicated to remain and protect them against damage.
 - 1. Comply with requirements for existing services/systems interruptions specified in Section 011000 "Summary."
- B. Existing Services/Systems to Be Removed, Relocated, or Abandoned: Locate, identify, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.
 - 1. Arrange to shut off indicated utilities with utility companies.
 - 2. If services/systems are required to be removed, relocated, or abandoned, provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building.
 - 3. Disconnect, demolish, and remove fire-suppression systems, plumbing, and HVAC systems, equipment, and components indicated to be removed.
 - a. Piping to Be Removed: Remove portion of piping indicated to be removed and cap or plug remaining piping with same or compatible piping material.
 - b. Piping to Be Abandoned in Place: Drain piping and cap or plug piping with same or compatible piping material.
 - c. Equipment to Be Removed: Disconnect and cap services and remove equipment.
 - d. Equipment to Be Removed and Reinstalled: Disconnect and cap services and remove, clean, and store equipment; when appropriate, reinstall, reconnect, and make equipment operational.
 - e. Equipment to Be Removed and Salvaged: Disconnect and cap services and remove equipment and deliver to Owner.
 - f. Ducts to Be Removed: Remove portion of ducts indicated to be removed and plug remaining ducts with same or compatible ductwork material.
 - g. Ducts to Be Abandoned in Place: Cap or plug ducts with same or compatible ductwork material.
- C. Refrigerant: Remove refrigerant from mechanical equipment to be selectively demolished according to 40 CFR 82 and regulations of authorities having jurisdiction.

3.3 PREPARATION

- A. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
 - 1. Comply with requirements for access and protection specified in Section 015000 "Temporary Facilities and Controls."
- B. Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
- C. Temporary Shoring: Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

3.4 SELECTIVE DEMOLITION, GENERAL

A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:

1. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain.
2. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
3. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain fire watch and portable fire-suppression devices during flame-cutting operations.
4. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
5. Dispose of demolished items and materials promptly.

B. Removed and Salvaged Items:

1. Clean salvaged items.
2. Pack or crate items after cleaning. Identify contents of containers.
3. Store items in a secure area until delivery to Owner.
4. Transport items to Owner's storage area on-site.
5. Protect items from damage during transport and storage.

C. Removed and Reinstalled Items:

1. Clean and repair items to functional condition adequate for intended reuse.
2. Pack or crate items after cleaning and repairing. Identify contents of containers.
3. Protect items from damage during transport and storage.
4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.

D. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and cleaned and reinstalled in their original locations after selective demolition operations are complete.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

3.5 DISPOSAL OF DEMOLISHED MATERIALS

- A. General: Except for items or materials indicated to be recycled, reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them in an EPA-approved landfill.
 - 1. Do not allow demolished materials to accumulate on-site.
 - 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
 - 3. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.
- B. Burning: Do not burn demolished materials.
- C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

3.6 CLEANING

- A. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

END OF SECTION 024119

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

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EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

SECTION 033053 - MISCELLANEOUS CAST-IN-PLACE CONCRETE

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes cast-in-place concrete, including reinforcement, concrete materials, mixture design, placement procedures, and finishes.

1.2 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Other Action Submittal:
 - 1. Design Mixtures: For each concrete mixture.

1.3 QUALITY ASSURANCE

- A. Ready-Mix-Concrete Manufacturer Qualifications: A firm experienced in manufacturing ready-mixed concrete products and that complies with ASTM C 94/C 94M requirements for production facilities and equipment.
- B. Comply with ACI 301.
- C. Comply with ACI 117, "Specifications for Tolerances for Concrete Construction and Materials."

PART 2 - PRODUCTS

2.1 FORMWORK

- A. Furnish formwork and formwork accessories according to ACI 301.

2.2 STEEL REINFORCEMENT

- A. Reinforcing Bars: ASTM A 615/A 615M, Grade 60, deformed.
- B. Plain-Steel Welded Wire Reinforcement: ASTM A 185/A 185M, fabricated from as-drawn steel wire into flat sheets.
- C. Deformed-Steel Welded Wire Reinforcement: ASTM A 497/A 497M, flat sheet.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

2.3 CONCRETE MATERIALS

- A. Cementitious Material: Use the following cementitious materials, of the same type, brand, and source throughout Project:
 - 1. Portland Cement: ASTM C 150, Type I/II
 - a. Fly Ash: ASTM C 618, Class C or F.
 - b. Ground Granulated Blast-Furnace Slag: ASTM C 989, Grade 100 or 120.
- B. Normal-Weight Aggregate: ASTM C 33, graded, 3/4-inch nominal maximum aggregate size.
- C. Water: ASTM C 94/C 94M.
- D. Synthetic Fiber: Monofilament or fibrillated polypropylene fibers engineered and designed for use in concrete, complying with ASTM C 1116/C 1116M, Type III, 1/2 to 1-1/2 inches long.

2.4 RELATED MATERIALS

- A. Vapor Retarder: Polyethylene sheet, ASTM D 4397, not less than 10 mils thick; or plastic sheet, ASTM E 1745, Class C.
- B. Joint-Filler Strips: ASTM D 1751, asphalt-saturated cellulosic fiber, or ASTM D 1752, cork or self-expanding cork.

2.5 CURING MATERIALS

- A. Evaporation Retarder: Waterborne, monomolecular film forming; manufactured for application to fresh concrete.
- B. Absorptive Cover: AASHTO M 182, Class 3, burlap cloth or cotton mats.
- C. Moisture-Retaining Cover: ASTM C 171, polyethylene film or white burlap-polyethylene sheet.
- D. Water: Potable.
- E. Clear, Waterborne, Membrane-Forming Curing Compound: ASTM C 309, Type 1, Class B.
- F. Clear, Waterborne, Membrane-Forming Curing and Sealing Compound: ASTM C 1315, Type 1, Class A.

2.6 CONCRETE MIXTURES

- A. Normal-Weight Concrete: Prepare design mixes, proportioned according to ACI 301, as follows:
 - 1. Minimum Compressive Strength: 3500 psi at 28 days.
 - 2. Maximum Water-Cementitious Materials Ratio: **0.50**.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

3. Cementitious Materials: Use fly ash, pozzolan, ground granulated blast-furnace slag, and silica fume as needed to reduce the total amount of portland cement, which would otherwise be used, by not less than 40 percent.
 4. Slump Limit: 4 inches for concrete with verified slump of 2 to 4 inches before adding high-range water-reducing admixture or plasticizing admixture, plus or minus 1 inch.
 5. Air Content: Maintain within range permitted by ACI 301. Do not allow air content of trowel-finished floor slabs to exceed 3 percent.
- B. Synthetic Fiber: Uniformly disperse in concrete mix at manufacturer's recommended rate but not less than a rate of 1.0 lb/cu. yd.

2.7 CONCRETE MIXING

- A. Ready-Mixed Concrete: Measure, batch, mix, and deliver concrete according to ASTM C 94/C 94M and ASTM C 1116/C 1116, and furnish batch ticket information.
1. When air temperature is above 90 deg F, reduce mixing and delivery time to 60 minutes.

PART 3 - EXECUTION

3.1 FORMWORK

- A. Design, construct, erect, brace, and maintain formwork according to ACI 301.

3.2 EMBEDDED ITEMS

- A. Place and secure anchorage devices and other embedded items required for adjoining work attached to or supported by cast-in-place concrete. Use setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.

3.3 VAPOR RETARDERS

- A. Install, protect, and repair vapor retarders according to ASTM E 1643; place sheets in position with longest dimension parallel with direction of pour.
1. Lap joints 6 inches and seal with manufacturer's recommended adhesive or joint tape.

3.4 STEEL REINFORCEMENT

- A. Comply with CRSI's "Manual of Standard Practice" for fabricating, placing, and supporting reinforcement.
1. Do not cut or puncture vapor retarder. Repair damage and reseal vapor retarder before placing concrete.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

3.5 JOINTS

- A. General: Construct joints true to line with faces perpendicular to surface plane of concrete.
- B. Contraction Joints in Slabs-on-Grade: Form weakened-plane sawed contraction joints, sectioning concrete into areas as indicated. Construct contraction joints for a depth equal to at least one-fourth of concrete thickness.
- C. Isolation Joints: Install joint-filler strips at junctions with slabs-on-grade and vertical surfaces, such as column pedestals, foundation walls, grade beams, and other locations, as indicated.
 - 1. Extend joint fillers full width and depth of joint, terminating flush with finished concrete surface, unless otherwise indicated.

3.6 CONCRETE PLACEMENT

- A. Comply with ACI 301 for placing concrete.
- B. Before test sampling and placing concrete, water may be added at Project site, subject to limitations of ACI 301.
- C. Do not add water to concrete during delivery, at Project site, or during placement.
- D. Consolidate concrete with mechanical vibrating equipment.

3.7 FINISHING UNFORMED SURFACES

- A. General: Comply with ACI 302.1R for screeding, restraightening, and finishing operations for concrete surfaces. Do not wet concrete surfaces.
- B. Screed surfaces with a straightedge and strike off. Begin initial floating using bull floats or darbies to form a uniform and open-textured surface plane before excess moisture or bleedwater appears on surface.
 - 1. Do not further disturb surfaces before starting finishing operations.
- C. Scratch Finish: Apply scratch finish to surfaces indicated and surfaces to receive concrete floor topping or mortar setting beds for ceramic or quarry tile, portland cement terrazzo, and other bonded cementitious floor finishes, unless otherwise indicated.
- D. Float Finish: Apply float finish to surfaces indicated, to surfaces to receive trowel finish, and to floor and slab surfaces to be covered with fluid-applied or sheet waterproofing, fluid-applied or direct-to-deck-applied membrane roofing, or sand-bed terrazzo.
- E. Trowel Finish: Apply a hard trowel finish to surfaces indicated and to floor and slab surfaces exposed to view or to be covered with resilient flooring, carpet, ceramic or quarry tile set over a cleavage membrane, paint, or another thin film-finish coating system.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

- F. Trowel and Fine-Broom Finish: Apply a partial trowel finish, stopping after second troweling, to surfaces indicated and to surfaces where ceramic or quarry tile is to be installed by either thickset or thin-set methods. Immediately after second troweling, and when concrete is still plastic, slightly scarify surface with a fine broom.
- G. Nonslip Broom Finish: Apply a nonslip broom finish to surfaces indicated and to exterior concrete platforms, steps, and ramps. Immediately after float finishing, slightly roughen trafficked surface by brooming with fiber-bristle broom perpendicular to main traffic route.

3.8 CONCRETE PROTECTING AND CURING

- A. General: Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Comply with ACI 306.1 for cold-weather protection and with ACI 301 for hot-weather protection during curing.
- B. Evaporation Retarder: Apply evaporation retarder to concrete surfaces if hot, dry, or windy conditions cause moisture loss approaching 0.2 lb/sq. ft. x h before and during finishing operations. Apply according to manufacturer's written instructions after placing, screeding, and bull floating or darbying concrete, but before float finishing.
- C. Begin curing after finishing concrete but not before free water has disappeared from concrete surface.
- D. Curing Methods: Cure formed and unformed concrete for at least seven days by one or a combination of the following methods:
 - 1. Moisture Curing: Keep surfaces continuously moist for not less than seven days with the following materials:
 - a. Water.
 - b. Continuous water-fog spray.
 - c. Absorptive cover, water saturated and kept continuously wet. Cover concrete surfaces and edges with 12-inch lap over adjacent absorptive covers.
 - 2. Moisture-Retaining-Cover Curing: Cover concrete surfaces with moisture-retaining cover for curing concrete, placed in widest practicable width, with sides and ends lapped at least 12 inches, and sealed by waterproof tape or adhesive. Cure for not less than seven days. Immediately repair any holes or tears during curing period using cover material and waterproof tape.
 - 3. Curing Compound: Apply uniformly in continuous operation by power spray or roller according to manufacturer's written instructions. Recoat areas subjected to heavy rainfall within three hours after initial application. Maintain continuity of coating and repair damage during curing period.
 - 4. Curing and Sealing Compound: Apply uniformly to floors and slabs indicated in a continuous operation by power spray or roller according to manufacturer's written instructions. Recoat areas subjected to heavy rainfall within three hours after initial application. Repeat process 24 hours later and apply a second coat. Maintain continuity of coating and repair damage during curing period.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

3.9 REPAIRS

- A. Remove and replace concrete that does not comply with requirements in this Section.

END OF SECTION 033053

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

SECTION 061053 - MISCELLANEOUS ROUGH CARPENTRY

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Framing with dimension lumber.
2. Rooftop equipment bases and support curbs.
3. Wood blocking and nailers.
4. Wood furring and grounds.
5. Plywood backing panels.

1.2 ACTION SUBMITTALS

- A. Product Data: For each type of process and factory-fabricated product. Indicate component materials and dimensions and include construction and application details.

PART 2 - PRODUCTS

2.1 WOOD PRODUCTS, GENERAL

- A. Lumber: DOC PS 20 and applicable rules of grading agencies indicated. If no grading agency is indicated, provide lumber that complies with the applicable rules of any rules-writing agency certified by the ALSC Board of Review. Provide lumber graded by an agency certified by the ALSC Board of Review to inspect and grade lumber under the rules indicated.
1. Factory mark each piece of lumber with grade stamp of grading agency.
 2. Provide dressed lumber, S4S, unless otherwise indicated.
- B. Maximum Moisture Content of Lumber: 15 percent for 2-inch nominal thickness or less, 19 percent for more than 2-inch nominal thickness unless otherwise indicated.

2.2 WOOD-PRESERVATIVE-TREATED MATERIALS

- A. Preservative Treatment by Pressure Process: AWWA U1; Use Category UC2 for interior construction not in contact with the ground, Use Category UC3b for exterior construction not in contact with the ground, and Use Category UC4a for items in contact with the ground.
1. Preservative Chemicals: Acceptable to authorities having jurisdiction and containing no arsenic or chromium.
- B. Kiln-dry lumber after treatment to a maximum moisture content of 19 percent. Do not use material that is warped or does not comply with requirements for untreated material.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

- C. Mark lumber with treatment quality mark of an inspection agency approved by the ALSC Board of Review.
- D. Application: Treat items indicated on Drawings, and the following:
 - 1. Wood cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.
 - 2. Wood sills, sleepers, blocking, furring, stripping, and similar concealed members in contact with masonry or concrete.
 - 3. Wood framing and furring attached directly to the interior of below-grade exterior masonry or concrete walls.
 - 4. Wood floor plates that are installed over concrete slabs-on-grade.

2.3 FIRE-RETARDANT-TREATED MATERIALS

- A. Fire-Retardant-Treated Lumber and Plywood by Pressure Process: Products with a flame spread index of 25 or less when tested according to ASTM E 84, and with no evidence of significant progressive combustion when the test is extended an additional 20 minutes, and with the flame front not extending more than **10.5 feet** beyond the centerline of the burners at any time during the test.
 - 1. Exterior Type: Treated materials shall comply with requirements specified above for fire-retardant-treated lumber and plywood by pressure process after being subjected to accelerated weathering according to ASTM D 2898. Use for exterior locations and where indicated.
 - 2. Interior Type A: Treated materials shall have a moisture content of 28 percent or less when tested according to ASTM D 3201 at 92 percent relative humidity. Use where exterior type is not indicated.
 - 3. Design Value Adjustment Factors: Treated lumber shall be tested according to ASTM D 5664, and design value adjustment factors shall be calculated according to ASTM D 6841. For enclosed roof framing, framing in attic spaces, and where high temperature fire-retardant treatment is indicated, provide material with adjustment factors of not less than 0.85 modulus of elasticity and 0.75 for extreme fiber in bending for Project's climatological zone.
- B. Kiln-dry lumber after treatment to a maximum moisture content of 19 percent. Kiln-dry plywood after treatment to a maximum moisture content of 15 percent.
- C. Identify fire-retardant-treated wood with appropriate classification marking of testing and inspecting agency acceptable to authorities having jurisdiction.
- D. Application: Treat **items indicated on Drawings, and the following**:
 - 1. Concealed blocking.
 - 2. Roof framing and blocking.
 - 3. Wood cants, nailers, curbs, equipment support bases, blocking, and similar members in connection with roofing.
 - 4. Plywood backing panels.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

2.4 DIMENSION LUMBER FRAMING

- A. Non-Load-Bearing Interior Partitions: Construction or No. 2 grade of any species.
- B. Other Framing: No. 2 grade and any of the following species:
 - 1. Hem-fir (north); NLGA.
 - 2. Southern pine; SPIB.
 - 3. Douglas fir-larch; WCLIB or WWPA.
 - 4. Mixed southern pine; SPIB.
 - 5. Spruce-pine-fir; NLGA.
 - 6. Douglas fir-south; WWPA.
 - 7. Hem-fir; WCLIB or WWPA.
 - 8. Douglas fir-larch (north); NLGA.
 - 9. Spruce-pine-fir (south); NeLMA, WCLIB, or WWPA.

2.5 MISCELLANEOUS LUMBER

- A. General: Provide miscellaneous lumber indicated and lumber for support or attachment of other construction, including the following:
 - 1. Blocking.
 - 2. Nailers.
 - 3. Rooftop equipment bases and support curbs.
 - 4. Cants.
 - 5. Furring.
 - 6. Grounds.
- B. For items of dimension lumber size, provide Construction or No. 2 grade lumber of any species.
- C. For concealed boards, provide lumber with 15 percent maximum moisture content and any of the following species and grades:
 - 1. Mixed southern pine, No. 2 grade; SPIB.
 - 2. Eastern softwoods, No. 2 Common grade; NELMA.
 - 3. Northern species, No. 2 Common grade; NLGA.
 - 4. Western woods, Construction or No. 2 Common grade; WCLIB or WWPA.

2.6 PLYWOOD BACKING PANELS

- A. Equipment Backing Panels: DOC PS 1, fire-retardant treated, in thickness indicated or, if not indicated, not less than 3/4-inch nominal thickness.
 - 1. Plywood shall comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

2.7 FASTENERS

- A. General: Provide fasteners of size and type indicated that comply with requirements specified in this article for material and manufacture.
 - 1. Where carpentry is exposed to weather, in ground contact, pressure-preservative treated, or in area of high relative humidity, provide fasteners with hot-dip zinc coating complying with ASTM A 153/A 153M.
- B. Power-Driven Fasteners: NES NER-272.
- C. Screws for Fastening to Metal Framing: ASTM C 1002, length as recommended by screw manufacturer for material being fastened.

2.8 MISCELLANEOUS MATERIALS

- A. Flexible Flashing: Self-adhesive butyl rubber compound, bonded to a high-density polyethylene film, aluminum foil, or spunbonded polyolefin to produce an overall thickness of not less than 0.025 inch.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

- A. Set carpentry to required levels and lines, with members plumb, true to line, cut, and fitted. Fit carpentry to other construction; scribe and cope as needed for accurate fit.
- B. Framing Standard: Comply with AF&PA's WCD 1, "Details for Conventional Wood Frame Construction," unless otherwise indicated.
- C. Install plywood backing panels by fastening to studs; coordinate locations with utilities requiring backing panels. Install fire-retardant treated plywood backing panels with classification marking of testing agency exposed to view.
- D. Do not splice structural members between supports unless otherwise indicated.
- E. Comply with AWWA M4 for applying field treatment to cut surfaces of preservative-treated lumber.
- F. Securely attach carpentry work to substrate by anchoring and fastening as indicated, complying with the following:
 - 1. NES NER-272 for power-driven fasteners.
 - 2. Table 2304.9.1, "Fastening Schedule," in ICC's International Building Code.

END OF SECTION 061053

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

SECTION 079200 - JOINT SEALANTS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
1. Urethane joint sealants.
 2. Mildew-resistant joint sealants.
 3. Latex joint sealants.

1.2 ACTION SUBMITTALS

- A. Product Data: For each joint-sealant product.

1.3 WARRANTY

- A. Special Installer's Warranty: Installer agrees to repair or replace joint sealants that do not comply with performance and other requirements specified in this Section within specified warranty period.
1. Warranty Period: Two years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 JOINT SEALANTS, GENERAL

- A. VOC Content of Interior Sealants: Sealants and sealant primers used inside the weatherproofing system shall comply with the following:
1. Architectural sealants shall have a VOC content of 250 g/L or less.
- B. Colors of Exposed Joint Sealants: As selected by Architect from manufacturer's full range.

2.2 URETHANE JOINT SEALANTS

- A. Urethane, S, P, 25, T, NT: Single-component, pourable, plus 25 percent and minus 25 percent movement capability, traffic- and nontraffic-use, urethane joint sealant; ASTM C 920, Type S, Grade P, Class 25, Uses T and NT.
1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
 - a. BASF Construction Chemicals, LLC, Building Systems; Sonolastic SL 1.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

- b. Pecora Corporation; NR-201.
 - c. Sherwin-Williams Company (The); Stampede 1SL.
- B. Urethane, M, P, 50, T, NT: Multicomponent, pourable, plus 50 percent and minus 50 percent movement capability, traffic- and nontraffic-use, urethane joint sealant; ASTM C 920, Type M, Grade P, Class 50, Uses T and NT.
- 1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
 - a. LymTal International, Inc.; Iso-Flex 888QC.

2.3 MILDEW-RESISTANT JOINT SEALANTS

- A. Mildew-Resistant Joint Sealants: Formulated for prolonged exposure to humidity with fungicide to prevent mold and mildew growth.
- B. Silicone, Mildew Resistant, Acid Curing, S, NS, 25, NT: Mildew-resistant, single-component, nonsag, plus 25 percent and minus 25 percent movement capability, nontraffic-use, acid-curing silicone joint sealant; ASTM C 920, Type S, Grade NS, Class 25, Use NT.
 - 1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
 - a. Dow Corning Corporation; 786-M White.
 - b. GE Construction Sealants; SCS1700 Sanitary.
 - c. Tremco Incorporated; Tremsil 200.

2.4 LATEX JOINT SEALANTS

- A. Acrylic Latex: Acrylic latex or siliconized acrylic latex, ASTM C 834, Type OP, Grade NF.
 - 1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
 - a. BASF Construction Chemicals, LLC, Building Systems; Sonolac.
 - b. Sherwin-Williams Company (The); 850A.
 - c. Tremco Incorporated; Tremflex 834.

2.5 JOINT-SEALANT BACKING

- A. Cylindrical Sealant Backings: ASTM C 1330, Type C (closed-cell material with a surface skin), Type O (open-cell material), Type B (bicellular material with a surface skin), or any of the preceding types, as approved in writing by joint-sealant manufacturer for joint application indicated, and of size and density to control sealant depth and otherwise contribute to producing optimum sealant performance.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

1. Manufacturers: Subject to compliance with requirements available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

- a. BASF Construction Chemicals, LLC, Building Systems.
- b. Construction Foam Products, a division of Nomaco, Inc.

B. Bond-Breaker Tape: Polyethylene tape or other plastic tape recommended by sealant manufacturer.

2.6 MISCELLANEOUS MATERIALS

A. Primer: Material recommended by joint-sealant manufacturer where required for adhesion of sealant to joint substrates indicated, as determined from preconstruction joint-sealant-substrate tests and field tests.

B. Cleaners for Nonporous Surfaces: Chemical cleaners acceptable to manufacturers of sealants and sealant backing materials.

C. Masking Tape: Nonstaining, nonabsorbent material compatible with joint sealants and surfaces adjacent to joints.

PART 3 - EXECUTION

3.1 PREPARATION

A. Surface Cleaning of Joints: Clean out joints immediately before installing joint sealants to comply with joint-sealant manufacturer's written instructions and the following requirements:

- 1. Remove laitance and form-release agents from concrete.
- 2. Clean nonporous joint substrate surfaces with chemical cleaners or other means that do not stain, harm substrates, or leave residues capable of interfering with adhesion.

B. Joint Priming: Prime joint substrates where recommended by joint-sealant manufacturer or as indicated by preconstruction joint-sealant-substrate tests or prior experience.

C. Masking Tape: Use masking tape where required to prevent contact of sealant or primer with adjoining surfaces.

3.2 INSTALLATION OF JOINT SEALANTS

A. General: Comply with ASTM C 1193 and joint-sealant manufacturer's written installation instructions for products and applications indicated, unless more stringent requirements apply.

B. Install sealant backings of kind indicated to support sealants during application and at position required to produce cross-sectional shapes and depths of installed sealants relative to joint widths that allow optimum sealant movement capability.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

- C. Install bond-breaker tape behind sealants where sealant backings are not used between sealants and backs of joints.
- D. Install sealants using proven techniques that comply with the following and at the same time backings are installed:
 - 1. Place sealants so they directly contact and fully wet joint substrates.
 - 2. Completely fill recesses in each joint configuration.
 - 3. Produce uniform, cross-sectional shapes and depths relative to joint widths that allow optimum sealant movement capability.
- E. Tooling of Nonsag Sealants: Immediately after sealant application and before skinning or curing begins, tool sealants to form smooth, uniform beads of configuration indicated. Use tooling agents that are approved in writing by sealant manufacturer and that do not discolor sealants or adjacent surfaces.
 - 1. Provide concave joint profile per Figure 8A in ASTM C 1193 unless otherwise indicated.

3.3 JOINT-SEALANT SCHEDULE

- A. Joint-Sealant Application: Exterior joints in horizontal traffic surfaces.
 - 1. Joint Locations:
 - a. Isolation and contraction joints in cast-in-place concrete slabs.
 - b. Tile control and expansion joints.
 - 2. Joint Sealant: Urethane, M, P, 50, T.
 - 3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
- B. Joint-Sealant Application: Interior joints in horizontal traffic surfaces.
 - 1. Joint Locations:
 - a. Isolation joints in cast-in-place concrete slabs.
 - b. Control and expansion joints in tile flooring.
 - 2. Joint Sealant: Urethane, S, P, 25, T.
 - 3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
- C. Joint-Sealant Application: Interior joints in vertical surfaces and horizontal nontraffic surfaces not subject to significant movement.
 - 1. Joint Locations:
 - a. Control joints on exposed interior surfaces of exterior walls.
 - b. Perimeter joints between interior wall surfaces and frames of interior doors.
 - 2. Joint Sealant: Acrylic latex.
 - 3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

- D. Joint-Sealant Application: Mildew-resistant interior joints in vertical surfaces and horizontal nontraffic surfaces.
1. Joint Locations:
 - a. Joints between plumbing fixtures and adjoining walls, floors, and counters.
 2. Joint Sealant: Silicone, mildew resistant, acid curing, S, NS, 25, NT.
 3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.

END OF SECTION 079200

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

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EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

SECTION 081213 - HOLLOW METAL FRAMES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes hollow-metal frames.
- B. Related Requirements:
 - 1. Section 081416 "Flush Wood Doors" for wood doors installed in hollow-metal frames.

1.2 DEFINITIONS

- A. Minimum Thickness: Minimum thickness of base metal without coatings according to NAAMM-HMMA 803 or SDI A250.8.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Shop Drawings: Include elevations, frame profiles, metal thicknesses, preparations for hardware, and other details.
- C. Schedule: Prepared by or under the supervision of supplier, using same reference numbers for details and openings as those on Drawings.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - 1. Amweld International, LLC.
 - 2. Ceco Door Products; an Assa Abloy Group company.
 - 3. Commercial Door & Hardware Inc.
 - 4. Curries Company; an Assa Abloy Group company.
 - 5. Steelcraft; an Ingersoll-Rand company.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

2.2 REGULATORY REQUIREMENTS

- A. Fire-Rated Assemblies: Complying with NFPA 80 and listed and labeled by a qualified testing agency acceptable to authorities having jurisdiction for fire-protection ratings indicated, based on testing at positive pressure according to NFPA 252 or UL 10C.
 - 1. Smoke- and Draft-Control Assemblies: Provide an assembly with gaskets listed and labeled for smoke and draft control by a qualified testing agency acceptable to authorities having jurisdiction, based on testing according to UL 1784 and installed in compliance with NFPA 105.

2.3 INTERIOR FRAMES

- A. Standard-Duty Frames: SDI A250.8, Level 1. At locations indicated in the Door and Frame Schedule.
 - 1. Physical Performance: Level C according to SDI A250.4.
 - 2. Materials: Uncoated, cold-rolled steel sheet, minimum thickness of 0.042 inch.
 - 3. Construction: Knocked down.
 - 4. Exposed Finish: Prime.

2.4 FRAME ANCHORS

- A. Jamb Anchors:
 - 1. Stud-Wall Type: Designed to engage stud, welded to back of frames; not less than 0.042 inch thick.
- B. Floor Anchors: Formed from same material as frames, minimum thickness of 0.042 in, and as follows:

2.5 MATERIALS

- A. Cold-Rolled Steel Sheet: ASTM A 1008/A 1008M, Commercial Steel (CS), Type B.
- B. Frame Anchors: ASTM A 879/A 879M, Commercial Steel (CS), 04Z coating designation; mill phosphatized.
- C. Inserts, Bolts, and Fasteners: Hot-dip galvanized according to ASTM A 153/A 153M.

2.6 FABRICATION

- A. Fabricate hollow-metal work to be rigid and free of defects, warp, or buckle. Accurately form metal to required sizes and profiles, with minimum radius for metal thickness. Where practical, fit and assemble units in manufacturer's plant. To ensure proper assembly at Project site, clearly identify work that cannot be permanently factory assembled before shipment.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

- B. Hollow-Metal Frames: Where frames are fabricated in sections due to shipping or handling limitations, provide alignment plates or angles at each joint, fabricated of same thickness metal as frames.
 - 1. Floor Anchors: Weld anchors to bottoms of jambs with at least four spot welds per anchor; however, for slip-on drywall frames, provide anchor clips or countersunk holes at bottoms of jambs.
 - 2. Jamb Anchors: Provide number and spacing of anchors as follows:
 - a. Stud-Wall Type: Locate anchors not more than 18 inches from top and bottom of frame. Space anchors not more than 32 inches o.c.
 - 3. Door Silencers: Except on weather-stripped frames, drill stops to receive door silencers.
- C. Hardware Preparation: Factory prepare hollow-metal work to receive templated mortised hardware; include cutouts, reinforcement, mortising, drilling, and tapping according to SDI A250.6, the Door Hardware Schedule, and templates.
 - 1. Reinforce frames to receive nontemplated, mortised, and surface-mounted hardware.
 - 2. Comply with applicable requirements in SDI A250.6 and BHMA A156.115 for preparation of hollow-metal work for hardware.

2.7 STEEL FINISHES

- A. Prime Finish: Clean, pretreat, and apply manufacturer's standard primer.
 - 1. Shop Primer: SDI A250.10.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Hollow-Metal Frames: Install hollow-metal frames of size and profile indicated. Comply with SDI A250.11 or NAAMM-HMMA 840 as required by standards specified.
 - 1. Set frames accurately in position; plumbed, aligned, and braced securely until permanent anchors are set. After wall construction is complete, remove temporary braces, leaving surfaces smooth and undamaged.
 - a. At fire-rated openings, install frames according to NFPA 80.
 - b. Where frames are fabricated in sections because of shipping or handling limitations, field splice at approved locations by welding face joint continuously; grind, fill, dress, and make splice smooth, flush, and invisible on exposed faces.
 - c. Remove temporary braces necessary for installation only after frames have been properly set and secured.
 - d. Check plumb, square, and twist of frames as walls are constructed. Shim as necessary to comply with installation tolerances.
 - 2. Floor Anchors: Provide floor anchors for each jamb and mullion that extends to floor, and secure with postinstalled expansion anchors.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

- a. Floor anchors may be set with power-actuated fasteners instead of postinstalled expansion anchors if so indicated and approved on Shop Drawings.
3. Metal-Stud Partitions: Solidly pack mineral-fiber insulation inside frames.
4. In-Place Metal or Wood-Stud Partitions: Secure slip-on drywall frames in place according to manufacturer's written instructions.
5. Installation Tolerances: Adjust hollow-metal door frames for squareness, alignment, twist, and plumb to the following tolerances:
 - a. Squareness: Plus or minus 1/16 inch, measured at door rabbet on a line 90 degrees from jamb perpendicular to frame head.
 - b. Alignment: Plus or minus 1/16 inch, measured at jambs on a horizontal line parallel to plane of wall.
 - c. Twist: Plus or minus 1/16 inch, measured at opposite face corners of jambs on parallel lines, and perpendicular to plane of wall.
 - d. Plumbness: Plus or minus 1/16 inch, measured at jambs at floor.

3.2 ADJUSTING AND CLEANING

- A. Final Adjustments: Remove and replace defective work, including hollow-metal work that is warped, bowed, or otherwise unacceptable.
- B. Prime-Coat Touchup: Immediately after erection, sand smooth rusted or damaged areas of prime coat and apply touchup of compatible air-drying, rust-inhibitive primer.
- C. Touchup Painting: Cleaning and touchup painting of abraded areas of paint are specified in painting Sections.

END OF SECTION 081213

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

SECTION 081416 - FLUSH WOOD DOORS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Solid-core doors with wood-veneer faces.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of door.

B. Shop Drawings: Indicate location, size, and hand of each door; elevation of each kind of door; construction details not covered in Product Data; and the following:

1. Dimensions and locations of blocking.
2. Dimensions and locations of mortises and holes for hardware.
3. Dimensions and locations of cutouts.
4. Undercuts.
5. Fire-protection ratings for fire-rated doors.

1.3 INFORMATIONAL SUBMITTALS

A. Quality Standard Compliance Certificates: AWI Quality Certification Program certificates.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

1. Algoma Hardwoods, Inc.
2. Eggers Industries.
3. Marshfield Door Systems, Inc.

2.2 FLUSH WOOD DOORS, GENERAL

A. Quality Standard: In addition to requirements specified, comply with AWI's, AWMAC's, and WI's "Architectural Woodwork Standards" Retain "Fire-Rated Wood Doors" Paragraph below if applicable.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

B. Structural-Composite-Lumber-Core Doors:

1. Structural Composite Lumber: WDMA I.S.10.
 - a. Screw Withdrawal, Face: 700 lbf.

2.3 VENEER-FACED DOORS FOR TRANSPARENT FINISH

A. Interior Solid-Core Doors:

1. Grade: Premium, with Grade A faces.
2. Species: White oak.
3. Cut: Plain sliced (flat sliced).
4. Match between Veneer Leaves: Pleasing match.
5. Assembly of Veneer Leaves on Door Faces: Running match.
6. Core: Either glued wood stave or structural composite lumber.
7. Construction: Five or seven plies. Stiles and rails are bonded to core, then entire unit is abrasive planed before veneering.

2.4 FABRICATION

- A. Factory fit doors to suit frame-opening sizes indicated. Comply with clearance requirements of referenced quality standard for fitting unless otherwise indicated.
- B. Factory machine doors for hardware that is not surface applied.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Installation Instructions: Install doors to comply with manufacturer's written instructions and referenced quality standard, and as indicated.
- B. Job-Fitted Doors: Align and fit doors in frames with uniform clearances and bevels as indicated below; do not trim stiles and rails in excess of limits set by manufacturer or permitted for fire-rated doors. Machine doors for hardware. Seal edges of doors, edges of cutouts, and mortises after fitting and machining.
 1. Clearances: Provide 1/8 inch at heads, jambs, and between pairs of doors. Provide 1/8 inch from bottom of door to top of decorative floor finish or covering unless otherwise indicated. Where threshold is shown or scheduled, provide 1/4 inch from bottom of door to top of threshold unless otherwise indicated.

END OF SECTION 081416

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

SECTION 092900 - GYPSUM BOARD

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Interior gypsum board.

1.2 ACTION SUBMITTALS

- A. Product Data: For each type of product.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Fire-Resistance-Rated Assemblies: For fire-resistance-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 119 by an independent testing agency.

2.2 INTERIOR GYPSUM BOARD

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

1. CertainTeed Corp.
2. National Gypsum Company.
3. USG Corporation.

- B. Gypsum Wallboard: ASTM C 1396/C 1396M.

- C. Gypsum Board, Type X: ASTM C 1396/C 1396M.

1. Thickness: 5/8 inch.
2. Long Edges: Tapered.
3. Mold Resistance: ASTM D 3273, score of 10 as rated according to ASTM D 3274.

2.3 TRIM ACCESSORIES

- A. Interior Trim: ASTM C 1047.

1. Material: Galvanized or aluminum-coated steel sheet, rolled zinc, plastic, or paper-faced galvanized steel sheet.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

2.4 JOINT TREATMENT MATERIALS

- A. General: Comply with ASTM C 475/C 475M.
- B. Joint Tape:
 - 1. Interior Gypsum Board: Paper.
- C. Joint Compound for Interior Gypsum Board: For each coat use formulation that is compatible with other compounds applied on previous or for successive coats.

2.5 AUXILIARY MATERIALS

- A. Laminating Adhesive: Adhesive or joint compound recommended for directly adhering gypsum panels to continuous substrate.
- B. Steel Drill Screws: ASTM C 1002, unless otherwise indicated.
- C. Sound Attenuation Blankets: ASTM C 665, Type I (blankets without membrane facing).
- D. Thermal Insulation: Fiberglass batt insulation with vapor barrier.

PART 3 - EXECUTION

3.1 APPLYING AND FINISHING PANELS

- A. Comply with ASTM C 840.
- B. Examine panels before installation. Reject panels that are wet, moisture damaged, and mold damaged.
- C. Isolate perimeter of gypsum board applied to non-load-bearing partitions at structural abutments, except floors. Provide 1/4- to 1/2-inch- wide spaces at these locations and trim edges with edge trim where edges of panels are exposed. Seal joints between edges and abutting structural surfaces with acoustical sealant.
- D. Install trim with back flanges intended for fasteners, attach to framing with same fasteners used for panels. Otherwise, attach trim according to manufacturer's written instructions.
- E. Apply joint tape over gypsum board joints, except for trim products specifically indicated as not intended to receive tape.
- F. Gypsum Board Finish Levels: Finish panels to levels indicated below and according to ASTM C 840:
 - 1. Level 4: At panel surfaces that will be exposed to view unless otherwise indicated.
 - a. Primer and its application to surfaces are specified in Section 099123 "Interior Painting."

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

- G. Protect adjacent surfaces from drywall compound and texture finishes and promptly remove from floors and other non-drywall surfaces. Repair surfaces stained, marred, or otherwise damaged during drywall application.
- H. Remove and replace panels that are wet, moisture damaged, and mold damaged.

END OF SECTION 092900

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

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EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

SECTION 093013 - CERAMIC TILING

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
1. Quarry tile.
 2. Glazed wall tile.
 3. Tile backing panels.
 4. Crack isolation membrane.
 5. Metal edge strips.

1.2 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Samples:
1. Each type and composition of tile and for each color and finish required.

1.3 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For Installer.

1.4 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials that match and are from same production runs as products installed and that are packaged with protective covering for storage and identified with labels describing contents.
1. Tile and Trim Units: Furnish quantity of full-size units equal to 3 percent of amount installed for each type, composition, color, pattern, and size indicated.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications:
1. Installer is a five-star member of the National Tile Contractors Association or a Trowel of Excellence member of the Tile Contractors' Association of America.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

PART 2 - PRODUCTS

2.1 PRODUCTS, GENERAL

- A. ANSI Ceramic Tile Standard: Provide Standard-grade tile that complies with ANSI A137.1 for types, compositions, and other characteristics indicated.
- B. ANSI Standards for Tile Installation Materials: Provide materials complying with ANSI A108.02, ANSI standards referenced in other Part 2 articles, ANSI standards referenced by TCNA installation methods specified in tile installation schedules, and other requirements specified.

2.2 TILE PRODUCTS

- A. Ceramic Tile Type QT: Unglazed square-edged quarry tile.
 - 1. Basis-of-Design Product: Subject to compliance with requirements, provide METROPOLITAN CERAMICS; Quarry Basics and Metro Tread or comparable product by one of the following:
 - a. American Olean Corporation.
 - b. Metropolitan Ceramics.
 - c. Quarry Tile Co.
 - 2. Face Size: 6 by 6 inches.
 - 3. Thickness: 1/2 inch.
 - 4. Wearing Surface: Nonabrasive, smooth and anti-slip tread where shown on the drawings.
 - 5. Dynamic Coefficient of Friction: Not less than 0.42.
 - 6. Finish: Mat, opaque glaze.
 - 7. Tile Color and Pattern: As selected by Architect from manufacturer's full range.
 - 8. Grout Color: As selected by Architect from manufacturer's full range.
 - 9. Trim Units: Coordinated with sizes and coursing of adjoining flat tile where applicable and matching characteristics of adjoining flat tile]. Provide shapes as follows, selected from manufacturer's standard shapes:
 - a. Base: Coved with surface bullnose top edge, face size 6 by 6 inches.
- B. Ceramic Tile Type CT-1: Glazed wall tile.
 - 1. Basis-of-Design Product: Subject to compliance with requirements, provide AMERICAN OLEAN; Urban Canvas or comparable product by one of the following:
 - a. Dal-Tile Corporation.
 - b. Porcelanite.
 - 2. Module Size: 4 1/4" x 12 3/4".
 - 3. Face Size Variation: Rectified.
 - 4. Thickness: 5/16 inch.
 - 5. Face: Plain with modified square edges or cushion edges
 - 6. Finish: Bright, opaque glaze.
 - 7. Tile Color and Pattern: Price Group 1. Smooth finish.
 - 8. Grout Color: As selected by Architect from manufacturer's full range.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

9. Trim Units: Coordinated with sizes and coursing of adjoining flat tile where applicable and matching characteristics of adjoining flat tile. Provide shapes as follows, selected from manufacturer's standard shapes:
 - a. Wainscot Cap: Surface bullnose, module size 4-1/4 by 12 3/4 inches.

2.3 THRESHOLDS

- A. General: Fabricate to sizes and profiles indicated or required to provide transition between adjacent floor finishes.
 1. Bevel edges at 1:2 slope, with lower edge of bevel aligned with or up to 1/16 inch above adjacent floor surface. Finish bevel to match top surface of threshold. Limit height of threshold to 1/2 inch or less above adjacent floor surface.

2.4 TILE BACKING PANELS

- A. Cementitious Backer Units: ANSI A118.9 or ASTM C 1325, Type A.
 1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
 - a. Custom Building Products; Wonderboard.
 - b. FinPan, Inc.; ProTEC Concrete Backer Board.
 - c. USG Corporation; DUROCK Cement Board.
 2. Thickness: 5/8 inch.

2.5 WATERPROOF MEMBRANE

- A. General: Manufacturer's standard product that complies with ANSI A118.10 and is recommended by the manufacturer for the application indicated. Include reinforcement and accessories recommended by manufacturer.
- B. Latex-Portland Cement Waterproof Mortar: Flexible, waterproof mortar consisting of cement-based mix and latex additive.
 1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
 - a. Ardex Americas; Ardex 8+9 Waterproofing Compound.
 - b. C-Cure; UltraCure 971.
 - c. MAPEI Corporation; Mapelastic 315.

2.6 CRACK ISOLATION MEMBRANE

- A. General: Manufacturer's standard product, selected from the following, that complies with ANSI A118.12 for high performance and is recommended by the manufacturer for the application indicated. Include reinforcement and accessories recommended by manufacturer.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

- B. Chlorinated Polyethylene Sheet: Nonplasticized, chlorinated polyethylene faced on both sides with nonwoven polyester fabric; 0.030-inch nominal thickness.
- C. PVC Sheet: PVC heat-fused on both sides to facings of nonwoven polyester; 0.040-inch nominal thickness.
- D. Polyethylene Sheet: Polyethylene faced on both sides with fleece webbing; 0.008-inch nominal thickness.
- E. Fabric-Reinforced, Modified-Bituminous Sheet: Self-adhering, modified-bituminous sheet with fabric reinforcement facing; 0.040-inch nominal thickness.
- F. Fluid-Applied Membrane: Liquid-latex rubber or elastomeric polymer.

2.7 SETTING MATERIALS

- A. Portland Cement Mortar (Thickset) Installation Materials: ANSI A108.02.
- B. Dry-Set Portland Cement Mortar (Thinset): ANSI A118.1.
 - 1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - a. Laticrete International, Inc.
 - b. MAPEI Corporation.
 - c. TEC; H. B. Fuller Construction Products Inc.
 - 2. For wall applications, provide nonsagging mortar.

2.8 GROUT MATERIALS

- A. Sand-Portland Cement Grout: ANSI A108.10, consisting of white or gray cement and white or colored aggregate as required to produce color indicated.
- B. Standard Cement Grout: ANSI A118.6.
 - 1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - a. Bostik, Inc.
 - b. C-Cure.
 - c. Laticrete International, Inc.
 - d. MAPEI Corporation.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

2.9 MISCELLANEOUS MATERIALS

- A. Trowelable Underlayments and Patching Compounds: Latex-modified, portland cement-based formulation provided or approved by manufacturer of tile-setting materials for installations indicated.
- B. Grout Sealer: Manufacturer's standard product for sealing grout joints and that does not change color or appearance of grout.
 - 1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
 - a. Custom Building Products; Surfaceguard Sealer.
 - b. Summitville Tiles, Inc.; SL-15, Invisible Seal
 - c. TEC, H. B. Fuller Construction Products Inc.; Grout Guard Plus Penetrating Grout Sealer.
 - 2. Grout sealers shall comply with requirements of FloorScore certification.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions where tile will be installed, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
 - 1. Verify that substrates for setting tile are firm; dry; clean; free of coatings that are incompatible with tile-setting materials, including curing compounds and other substances that contain soap, wax, oil, or silicone; and comply with flatness tolerances required by ANSI A108.01 for installations indicated.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Where indicated, prepare substrates to receive waterproofing by applying a reinforced mortar bed that complies with ANSI A108.1A and is sloped 1/4 inch per foot toward drains.
- B. Blending: For tile exhibiting color variations, verify that tile has been factory blended and packaged so tile units taken from one package show same range of colors as those taken from other packages and match approved Samples. If not factory blended, either return to manufacturer or blend tiles at Project site before installing.

3.3 CERAMIC TILE INSTALLATION

- A. Comply with TCNA's "Handbook for Ceramic, Glass, and Stone Tile Installation" for TCNA installation methods specified in tile installation schedules. Comply with parts of the

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

ANSI A108 series "Specifications for Installation of Ceramic Tile" that are referenced in TCNA installation methods, specified in tile installation schedules, and apply to types of setting and grouting materials used.

1. For the following installations, follow procedures in the ANSI A108 series of tile installation standards for providing 95 percent mortar coverage:
 - a. Tile floors in wet areas.
 - b. Tile floors consisting of rib-backed tiles.
- B. Extend tile work into recesses and under or behind equipment and fixtures to form complete covering without interruptions unless otherwise indicated. Terminate work neatly at obstructions, edges, and corners without disrupting pattern or joint alignments.
- C. Accurately form intersections and returns. Perform cutting and drilling of tile without marring visible surfaces. Carefully grind cut edges of tile abutting trim, finish, or built-in items for straight aligned joints. Fit tile closely to electrical outlets, piping, fixtures, and other penetrations so plates, collars, or covers overlap tile.
- D. Provide manufacturer's standard trim shapes where necessary to eliminate exposed tile edges.
- E. Jointing Pattern: Lay tile in grid pattern unless otherwise indicated. Lay out tile work and center tile fields in both directions in each space or on each wall area. Lay out tile work to minimize the use of pieces that are less than half of a tile. Provide uniform joint widths unless otherwise indicated.
- F. Joint Widths: Unless otherwise indicated, install tile with the following joint widths:
 1. Quarry Tile: 3/8 inch.
 2. Glazed Wall Tile: 1/16 inch.
- G. Lay out tile wainscots to dimensions indicated or to next full tile beyond dimensions indicated.
- H. Expansion Joints: Provide expansion joints and other sealant-filled joints, including control, contraction, and isolation joints, where indicated. Form joints during installation of setting materials, mortar beds, and tile. Do not saw-cut joints after installing tiles.
 1. Where joints occur in concrete substrates, locate joints in tile surfaces directly above them.
- I. Grout Sealer: Apply grout sealer to cementitious grout joints in tile floors according to grout-sealer manufacturer's written instructions. As soon as grout sealer has penetrated grout joints, remove excess sealer and sealer from tile faces by wiping with soft cloth.
- J. Install waterproofing to comply with ANSI A108.13 and manufacturer's written instructions to produce waterproof membrane of uniform thickness that is bonded securely to substrate.
- K. Install crack isolation membrane to comply with ANSI A108.17 and manufacturer's written instructions to produce membrane of uniform thickness that is bonded securely to substrate.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

3.4 INTERIOR CERAMIC TILE INSTALLATION SCHEDULE

A. Interior Floor Installations, Concrete Subfloor:

1. Ceramic Tile Installation QT: TCNA F111 and ANSI A108.1A; cement mortar bed (thickset) with cleavage membrane.
 - a. Ceramic Tile Type: Quarry Tile.
 - b. Grout: Standard sanded cement grout.

2. Ceramic Tile Installation CT-1: TCNA W244C or TCNA W244F; thinset mortar on cementitious backer units or fiber-cement backer board over vapor-retarder membrane.
 - a. Ceramic Tile Type: Glazed wall tile.
 - b. Thinset Mortar: Dry-set portland cement mortar.
 - c. Grout: Water-cleanable epoxy grout.

END OF SECTION 093013

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

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EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

SECTION 095123 - ACOUSTICAL TILE CEILINGS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes acoustical tiles and concealed suspension systems for ceilings.

1.2 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.

1.4 CLOSEOUT SUBMITTALS

- A. Maintenance data.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Seismic Performance: Acoustical ceiling shall withstand the effects of earthquake motions determined according to ASCE/SEI 7.
- B. Surface-Burning Characteristics: Comply with ASTM E 84; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
 - 1. Flame-Spread Index: Comply with ASTM E 1264 for Class A materials.
 - 2. Smoke-Developed Index: 50 or less.

2.2 ACOUSTICAL TILE CEILINGS, GENERAL

- A. Acoustical Tile Standard: Comply with ASTM E 1264.
- B. Metal Suspension System Standard: Comply with ASTM C 635.
- C. Attachment Devices: Size for five times the design load indicated in ASTM C 635, Table 1, "Direct Hung," unless otherwise indicated. Comply with seismic design requirements.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

2.3 ACOUSTICAL TILES

- A. Acoustic Tile Ceiling 1 (ATC-1)
 - 1. CertainTeed Corp.
 - 2. USG Interiors, Inc.; Subsidiary of USG Corporation.
 - a. Classification: Type IX, Form 2, Pattern G, Fire Class A.
 - b. Color: White.
 - c. LR: 0.89.
 - d. CAC: 33.
 - e. Edge/Joint Detail: Square.
 - f. Thickness: 5/8 inch.
 - g. Modular Size: 24 x 48.

- B. Acoustic Tile Ceiling 2 (ATC-2)
 - 1. CertainTeed Corp.
 - 2. USG Interiors, Inc.; Subsidiary of USG Corporation.
 - a. Classification: Type XX, Pattern G, Fire Class A.
 - b. Color: White.
 - c. LR: 0.88.
 - d. CAC: 40.
 - e. Edge/Joint Detail: Square.
 - f. Thickness: 5/8 inch.
 - g. Modular Size: 24 x 48.

2.4 METAL SUSPENSION SYSTEM

- A. Basis-of-Design Product: Subject to compliance with requirements, provide ARMSTRONG WORLD INDUSTRIES, INC., “Prelude XL” or comparable product by one of the following:
 - 1. USG Interiors, Inc.; Subsidiary of USG Corporation.

- B. Structural Classification: Intermediate-duty system.

- C. Access: Upward.

- D. Finish: Powder Coat.

- E. Roll-Formed, Sheet-Metal Edge Moldings and Trim: Manufacturer's standard moldings for edges and penetrations complying with seismic design requirements; formed from sheet metal of same material, finish, and color as that used for exposed flanges of suspension-system runners.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install acoustical tile ceilings to comply with ASTM C 636/C 636M and seismic design requirements indicated, according to manufacturer's written instructions and CISCA's "Ceiling Systems Handbook."
- B. Measure each ceiling area and establish layout of acoustical tiles to balance border widths at opposite edges of each ceiling. Avoid using less-than-half-width tiles at borders, and comply with layout shown on reflected ceiling plans.

END OF SECTION 095123

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

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EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

SECTION 099123 - INTERIOR PAINTING

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes surface preparation and the application of paint systems on the following interior substrates:
 1. Wood.
 2. Gypsum board.

1.2 ACTION SUBMITTALS

- A. Product Data: For each type of product. Include preparation requirements and application instructions.

1.3 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials, from the same product run, that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 1. Paint: 1 gal. of each material and color applied.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to products listed in other Part 2 articles for the paint category indicated.

2.2 PAINT, GENERAL

- A. MPI Standards: Provide products that comply with MPI standards indicated and that are listed in its "MPI Approved Products List."
- B. Material Compatibility:
 1. Provide materials for use within each paint system that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
 2. For each coat in a paint system, provide products recommended in writing by manufacturers of topcoat for use in paint system and on substrate indicated.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

- C. Colors: As selected by Architect from manufacturer's full range.

2.3 PRIMERS/SEALERS

- A. Primer Sealer, Latex, Interior: MPI #50.
 - 1. Sherwin Williams; Drywall Primer.

2.4 WATER-BASED PAINTS

- A. Latex, Interior, (Gloss Level 4): MPI #43. Walls
 - 1. Sherwin Williams; Duration, Satin finish.
- B. Latex, Interior, Semi-Gloss, (Gloss Level 5): MPI #54. Metal door frames
 - 1. Sherwin Williams; Duration, Semi-gloss finish.

2.5 VARNISH

- A. Fast-dry oil varnish
 - 1. MinWax, Performance Series Fast Dry Oil Varnish

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.
- B. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:
 - 1. Gypsum Board: 12 percent.
- C. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.
- D. Proceed with coating application only after unsatisfactory conditions have been corrected.
 - 1. Application of coating indicates acceptance of surfaces and conditions.

3.2 PREPARATION

- A. Comply with manufacturer's written instructions and recommendations in "MPI Manual" applicable to substrates indicated.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

- B. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.
 - 1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection if any.
- C. Clean substrates of substances that could impair bond of paints, including dust, dirt, oil, grease, and incompatible paints and encapsulants.
 - 1. Remove incompatible primers and reprime substrate with compatible primers or apply tie coat as required to produce paint systems indicated.

3.3 APPLICATION

- A. Apply paints according to manufacturer's written instructions and to recommendations in "MPI Manual."
- B. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.

3.4 CLEANING AND PROTECTION

- A. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.
- B. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.5 INTERIOR PAINTING SCHEDULE

- A. Steel Substrates including door frames.
 - 1. Latex over Alkyd Primer System:
 - a. Prime Coat: Primer, alkyd, anti-corrosive, for metal, MPI #79 or primer, alkyd, quick dry, for metal, MPI #76.
 - b. Intermediate Coat: Latex, interior, matching topcoat.
 - c. Topcoat: Latex, interior, semi-gloss, (Gloss Level 5), MPI #54.
- B. Wood Substrates: Including doors.
 - 1. Varnish System:
 - a. Stain to match existing wood doors.
 - b. Intermediate Coat: Fast-dry oil varnish.
 - c. Topcoat: Fast-dry oil varnish.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

C. Gypsum Board Substrates:

1. Latex System:

- a. Prime Coat: Primer sealer, latex, interior, MPI #50.
- b. Intermediate Coat: Latex, interior, matching topcoat.
- c. Topcoat: Latex, interior, (Gloss Level 4), MPI #43.

END OF SECTION 099123

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 220523 – GENERAL-DUTY VALVES FOR PLUMBING PIPING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification sections, apply to this section.

1.2 SUMMARY

- A. This Section includes general duty valves common to most mechanical piping systems.
 - 1. Special purpose valves are specified in individual piping system specifications.

1.3 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
- B. Product data, including body material, valve design, pressure and temperature classification, end connection details, seating materials, trim material and arrangement, dimensions and required clearances, and installation instructions.

1.4 QUALITY ASSURANCE

- A. Single Source Responsibility: Comply with the requirements specified in Division 1 Section.
- B. American Society of Mechanical Engineers (ASME) Compliance: Comply with ASME B31.9 for building services piping.
- C. Manufacturers Standardization Society of the Valve and Fittings Industry (MSS) Compliance: Comply with the various MSS Standard Practices referenced.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Preparation For Transport: Prepare valves for shipping as follows:
 - 1. Ensure valves are dry and internally protected against rust and corrosion.
 - 2. Protect valve ends against damage to threads, flange faces, and weld-end preps.
 - 3. Set valves in best position for handling. Set globe and gate valves closed to prevent rattling; set ball and plug valves open to minimize exposure of functional surfaces; set

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

butterfly valves closed or slightly open; and block swing check valves in either closed or open position.

- B. Storage: Use the following precautions during storage:
1. Do not remove valve end protectors unless necessary for inspection; then reinstall for storage.
 2. Protect valves from weather. Store valves indoors. Maintain valve temperature higher than the ambient dew point temperature. If outdoor storage is necessary, support valves off the ground or pavement in watertight enclosures.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers:
1. Engineer approved equal

2.2 VALVE FEATURES, GENERAL

- A. Valve Design: Rising stem or rising outside screw and yoke stems as indicated.
1. Nonrising stem valves may be used where indicated.
- B. Pressure and Temperature Ratings: As required to suit system pressures and temperatures.
- C. Sizes: Same size as upstream pipe, unless otherwise indicated.
- D. Operators: Provide the following special operator features:
1. Handwheels, fastened to valve stem, for valves other than quarter turn.
 2. Lever handles, on quarter-turn valves 6-inch and smaller, except for plug valves.
- E. Extended Stems: Where insulation is indicated or specified, provide extended stems arranged to receive insulation.
- F. Bypass and Drain Connections: Comply with MSS SP-45 bypass and drain connections.
- G. End Connections: As indicated in the valve specifications.
1. Threads: Comply with ANSI B1.20.1.
 2. Flanges: Comply with ANSI B16.1 for cast iron, ANSI B16.5 for steel, and ANSI B16.24 for bronze valves.
 3. Solder-Joint: Comply with ANSI B16.18.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- a. Caution: Where soldered end connections are used, use solder having a melting point below 840 deg F for gate, globe, and check valves; below 421 deg F for ball valves.

2.3 GATE VALVES

- A. Gate Valves, 2-Inch and Smaller: MSS SP-80; Class 125, body and bonnet of ASTM B 62 cast bronze; with threaded or solder ends, solid disc, copper-silicon alloy stem, brass packing gland, "Teflon" impregnated packing, and malleable iron handwheel. Provide Class 150 valves meeting the above where system pressure requires.
- B. Gate Valves, 2-1/2-Inch and Larger: MSS SP-70; Class 125 iron body, bronze mounted, with body and bonnet conforming to ASTM A 126 Class B; with flanged ends, "Teflon" impregnated packing, and two-piece backing gland assembly.

2.4 BALL VALVES

- A. Ball Valves, 1 Inch and Smaller: Rated for 150 psi saturated steam pressure, 400 psi WOG pressure; two-piece construction; with bronze body conforming to ASTM B 62, standard (or regular) port, chrome-plated brass ball, replaceable "Teflon" or "TFE" seats and seals, blowout-proof stem, and vinyl-covered steel handle. Provide solder ends for domestic hot and cold water service; threaded ends for heating hot water.
- B. Ball Valves, 1-1/4-Inch to 2-Inch: Rated for 150 psi saturated steam pressure, 400 psi WOG pressure; 3-piece construction; with bronze body conforming to ASTM B 62, conventional port, chrome-plated brass ball, replaceable "Teflon" or "TFE" seats and seals, blowout proof stem, and vinyl-covered steel handle. Provide solder ends for domestic hot and cold water service; threaded ends for heating hot water.

2.5 PLUG VALVES

- A. Plug Valves, 2-Inch and Smaller: Rated at 150 psi WOG; bronze body, with straightaway pattern, square head, and threaded ends.
- B. Plug Valves, 2-1/2-Inch and Larger: MSS SP-78; rated at 175 psi WOG; lubricated plug type, with semisteel body, single gland, wrench operated, and flanged ends.

2.6 GLOBE VALVES

- A. Globe Valves, 2-Inch and Smaller: MSS SP-80; Class 125; body and screwed bonnet of ASTM B 62 cast bronze; with threaded or solder ends, brass or replaceable composition disc, copper-silicon alloy stem, brass packing gland, "Teflon" impregnated packing, and malleable iron handwheel. Provide Class 150 valves meeting the above where system pressure requires.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- B. Globe Valves, 2-1/2-Inch and Larger: MSS SP-85; Class 125 iron body and bolted bonnet conforming to ASTM A 126, Class B; with outside screw and yoke, bronze mounted, flanged ends, and "Teflon" impregnated packing, and two-piece backing gland assembly.

2.7 BUTTERFLY VALVES

- A. Butterfly Valves, 2-1/2-Inch and Larger: MSS SP-67; rated at 200 psi; cast-iron body conforming to ASTM A 126, Class B. Provide valves with field replaceable EPDM sleeve, nickel-plated ductile iron disc (except aluminum bronze disc for valves installed in condenser water piping), stainless steel stem, and EPDM O-ring stem seals. Provide lever operators with locks.

2.8 CHECK VALVES

- A. Swing Check Valves, 2-Inch and Smaller: MSS SP-80; Class 125, cast-bronze body and cap conforming to ASTM B 62; with horizontal swing, Y-pattern, and bronze disc; and having threaded or solder ends. Provide valves capable of being reground while the valve remains in the line. Provide Class 150 valves meeting the above specifications, with threaded end connections, where system pressure requires or where Class 125 valves are not available.
- B. Swing Check Valves, 2-1/2-Inch and Larger: MSS SP-71; Class 125 cast iron body and bolted cap conforming to ASTM A 126, Class B; horizontal swing, and bronze disc or cast-iron disc with bronze disc ring; and flanged ends. Provide valves capable of being refitted while the valve remains in the line.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine valve interior through the end ports for cleanliness, freedom from foreign matter, and corrosion. Remove special packing materials, such as blocks used to prevent disc movement during shipping and handling.
- B. Actuate valve through an open-close and close-open cycle. Examine functionally significant features, such as guides and seats made accessible by such actuation. Following examination, return the valve closure member to the shipping position.
- C. Examine threads on both the valve and the mating pipe for form (i.e., out-of-round or local indentation) and cleanliness.
- D. Examine mating flange faces for conditions that might cause leakage. Check bolting for proper size, length, and material. Check gasket material for proper size, material composition suitable for service, and freedom from defects and damage.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- E. Prior to valve installation, examine the piping for cleanliness, freedom from foreign materials, and proper alignment.
- F. Replace defective valves with new valves.

3.2 VALVE ENDS SELECTION

- A. Select valves with the following ends or types of pipe/tube connections:
 - 1. Copper Tube Size, 2-Inch and Smaller: Solder ends, except provide threaded ends for heating hot water and low-pressure steam service.
 - 2. Steel Pipe Sizes, 2-Inch and Smaller: threaded ends.
 - 3. Steel Pipe Sizes 2-1/2 Inch and Larger: flanged ends.

3.3 VALVE INSTALLATIONS

- A. General Application: Use gate, ball, and butterfly valves as indicated.
- B. Locate valves for easy access and provide separate support where necessary.
- C. Install valves and unions for each fixture and item of equipment arranged to allow equipment removal without system shutdown. Unions are not required on flanged devices.
- D. Install valves in horizontal piping with stem at the center of the pipe.
- E. Install valves in a position to allow full stem movement.
- F. Installation of Check Valves: Install for proper direction of flow as follows:
 - 1. Swing Check Valves: Horizontal position with hinge pin level.

3.4 SOLDER CONNECTIONS

- A. Cut tube square and to exact lengths.
- B. Clean end of tube to depth of valve socket with steel wool, sand cloth, or a steel wire brush to a bright finish. Clean valve socket in same manner.
- C. Apply proper soldering flux in an even coat to inside of valve socket and outside of tube.
- D. Open gate and globe valves to full open position.
- E. Remove the cap and disc holder of swing check valves having composition discs.
- F. Insert tube into valve socket, making sure the end rests against the shoulder inside valve. Rotate tube or valve slightly to ensure even distribution of the flux.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- G. Apply heat evenly to outside of valve around joint until solder will melt upon contact. Feed solder until it completely fills the joint around tube. Avoid hot spots or overheating valve. Once the solder starts cooling, remove excess amounts around the joint with a cloth or brush.

3.5 THREADED CONNECTIONS

- A. Note the internal length of threads in valve ends, and proximity of valve internal seat or wall, to determine how far pipe should be threaded into valve.
- B. Align threads at point of assembly.
- C. Apply appropriate tape or thread compound to the external pipe threads (except where dry seal threading is specified).
- D. Assemble joint, wrench tight. Wrench on valve shall be on the valve end into which the pipe is being threaded.

3.6 FLANGED CONNECTIONS

- A. Align flange surfaces parallel.
- B. Assemble joints by sequencing bolt tightening to make initial contact of flanges and gaskets as flat and parallel as possible. Use suitable lubricants on bolt threads. Tighten bolts gradually and uniformly with a torque wrench.
- C. For dead-end service, butterfly valves require flanges both upstream and downstream for proper shutoff and retention.

3.7 FIELD QUALITY CONTROL

- A. Tests: After piping systems have been tested and put into service, but before final adjusting and balancing, inspect valves for leaks. Adjust or replace packing to stop leaks; replace valves if leak persists.

3.8 ADJUSTING AND CLEANING

- A. Cleaning: Clean mill scale, grease, and protective coatings from exterior of valves and prepare valves to receive finish painting or insulation.

3.9 VALVE PRESSURE/TEMPERATURE CLASSIFICATION SCHEDULES

VALVES, 2-INCH AND SMALLER

SERVICE	GATE	GLOBE	BALL	CHECK
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EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

Domestic Hot and Cold Water	125	125	150	125
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VALVES, 2-1/2-INCH AND LARGER

SERVICE

GATE	GLOBE	BUTTERFLY	CHECK
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Domestic Hot and Cold Water	125	125	200	125
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END OF SECTION 220523

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 220719 – PLUMBING PIPE INSULATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.
- B. Division-23 Basic Mechanical Materials and Methods sections apply to work of this section.

1.2 DESCRIPTION OF WORK

- A. Extent of mechanical insulation required by this section is indicated by requirements of this section.
- B. Types of mechanical insulation specified in this section include the following:
 - 1. Plumbing Systems Insulation:
 - a. Fiberglass.

1.3 QUALITY ASSURANCE

- A. Manufacturer's Qualifications: Firms regularly engaged in manufacture of mechanical insulation products, of types and sizes required, whose products have been in satisfactory use in similar services for not less than 3 years.
- B. Installer's Qualifications: Firm with at least 5 years successful installation experience on projects with mechanical insulations similar to that required for this project.
- C. Flame/Smoke Ratings: Provide composite mechanical insulation (insulation, jackets, coverings, sealers, mastics and adhesives) with flame-spread index of 25 or less, and smoke-developed index of 50 or less, as tested by ASTM E 84 (NFPA 255) method.

1.4 SUBMITTALS

- A. Product Data: Submit manufacturer's technical product data and installation instructions for each type of mechanical insulation. Submit schedule showing manufacturer's product number, k-value, thickness, and furnished accessories for each mechanical system requiring insulation.
- B. Maintenance Data: Submit maintenance data and replacement material lists for each type of mechanical insulation. Include this data and product data in maintenance manual.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Deliver insulation, coverings, cements, adhesives, and coatings to site in containers with manufacturer's stamp or label, affixed showing fire hazard indexes of products.
- B. Protect insulation against dirt, water, and chemical and mechanical damage. Do not install damaged or wet insulation; remove from project site.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products which may be incorporated in the work include, but are not limited to, the following:
- B. Manufacturer: Subject to compliance with requirements, provide products of one of the following:
 - 1. Engineered approved equal.

2.2 PIPING INSULATION MATERIALS

- A. Fiberglass Piping Insulation: ASTM C 547, Class 1 unless otherwise indicated. K-factor maximum of 0.25 at 75 degrees F.
- B. Jackets for Piping Insulation: ASTM C 921, Type I (vapor barrier) for piping with temperatures below ambient, Type II for piping with temperatures above ambient.
 - 1. Encase pipe fittings insulation with one-piece premolded PVC fitting covers, fastened as per manufacturer's recommendations.
- C. Staples, Bands, Wires, and Cement: As recommended by insulation manufacturer for applications indicated.
- D. Adhesives, Sealers, and Protective Finishes: As recommended by insulation manufacturer for applications indicated.

PART 3 - EXECUTION

3.1 INSPECTION

- A. Examine areas and conditions under which mechanical insulation is to be installed. Do not proceed with work until unsatisfactory conditions have been corrected in manner acceptable to Installer.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

3.2 PLUMBING PIPING SYSTEM INSULATION

- A. Insulation Omitted: Omit insulation on chrome-plated exposed piping (except for handicapped fixtures), air chambers, unions, strainers, check valves, balance cocks, drainage piping buried piping, fire protection piping, and pre- insulated equipment.
- B. Domestic Cold Piping:
 - 1. Application Requirements: Insulate the following cold plumbing piping systems:
 - a. Domestic cold water piping.
 - b. Plumbing vents within 6 lineal feet of roof outlet.
 - c. Waste Piping.
 - 2. Insulate each piping system specified above with one of the following types and thicknesses of insulation:
 - a. Fiberglass: thickness per most current IECC with vapor barrier.
- C. Domestic Hot Supply and Return Piping:
 - 1. Application Requirements: Insulate the following hot plumbing piping systems:
 - a. Domestic hot water supply and return recirculating piping.
 - 2. Insulate each piping system specified above with one of the following types and thicknesses of insulation:
 - a. Fiberglass: Provide thickness as required per the following:
 - 3/8" diameter to 1/2" diameter = R-5
 - 5/8" diameter to 3/4" diameter = R-7
 - 7/8" diameter to 2" diameter = R-9
 - 2-1/2" diameter to 4" diameter = R-8

3.3 INSTALLATION OF PIPING INSULATION

- A. General: Install insulation products in accordance with manufacturer's written instructions, and in accordance with recognized industry practices to ensure that insulation serves its intended purpose. All proposed piping shall be insulated.
- B. Install insulation materials with smooth and even surfaces. Insulate each continuous run of piping with full-length units of insulation, with a single cut piece to complete run. Do not use cut pieces or scraps abutting each other.
- C. Clean and dry pipe surfaces prior to insulating. Butt insulation joints firmly together to ensure a complete and tight fit over surfaces to be covered.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- D. Maintain integrity of vapor-barrier jackets on pipe insulation, and protect to prevent puncture or other damage.
- E. Cover valves, fittings and similar items in each piping system with equivalent thickness and composition of insulation as applied to adjoining pipe run. Install factory molded, precut or job fabricated units (at Installer's option) except where specific form or type is indicated.
- F. Extend piping insulation without interruption through walls, floors and similar piping penetrations, except where otherwise indicated.
- G. Butt pipe insulation against pipe hanger insulation inserts. For hot pipes, apply 3" wide vapor barrier tape or band over the butt joints. For cold piping apply wet coat of vapor barrier lap cement on butt joints and seal joints with 3" wide vapor barrier tape or band.

3.5 PROTECTION AND REPLACEMENT

- A. Replace damaged insulation which cannot be repaired satisfactorily, including units with vapor barrier damage and moisture saturated units.
- B. Protection: Insulation Installer shall advise Contractor of required protection for insulation work during remainder of construction period, to avoid damage and deterioration.

END OF SECTION 220719

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 221113 - WATER DISTRIBUTION PIPING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Requirements of the following Division 23 Sections apply to this section:
 - 1. "Common Work Results for HVAC."
 - 2. "Hangers and Supports for HVAC Pipe and Equipment."

1.2 SUMMARY

- A. This Section includes domestic cold water, hot water, fittings, and specialties within the building.

1.3 DEFINITIONS

- A. Water Distribution Pipe: A pipe within the building or on the premises that conveys water from the water service pipe or meter to the points of usage.
- B. Water Service Pipe: The pipe from the water main or other source of potable water supply to the water distributing system of the building served.
- C. Pipe sizes used in this Specification are nominal pipe size (NPS).

1.4 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract.
 - 1. Product data for each piping specialty meter and valve specified.
 - 2. Test reports specified in Part 3 of this Section.
 - 3. Maintenance data for each piping specialty and valve specified for inclusion in Maintenance Manual.

1.5 QUALITY ASSURANCE

- A. Regulatory Requirements: Comply with the provisions of the following codes:
 - 1. ASME B31.9 "Building Services Piping" for materials, products, and installation. Safety valves and pressure vessels shall bear the appropriate ASME label.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Store pipe in a manner to prevent sagging and bending.

1.7 SEQUENCING AND SCHEDULING

- A. Coordinate the installation of pipe sleeves for foundation wall penetrations.

1.8 EXTRA MATERIALS

- A. Maintenance Stock: Furnish one valve key for each key-operated wall hydrant, fixture supply, or faucet installed.

PART 2 - PRODUCTS

2.1 PIPE AND TUBE MATERIALS, GENERAL

- A. Pipe and Tube: Refer to Part 3, Article "Application, General," for identification of systems where the below materials are used.
- B. Copper Tube: ASTM B 88, Type L Water Tube, drawn temper.
- C. Copper Tube: ASTM B88, Type K water tube, annealed temper.

2.2 FITTINGS

- A. Wrought Copper Solder-Joint Fittings: ANSI B16.22, streamlined pattern.
- B. Wrought Copper and Bronze Grooved-End Fittings: ASTM B 75 Tube and ASTM B 584 Bronze Castings.
- C. Bronze Flanges: ANSI B16.24, Class 150, raised ground face, bolt holes spot faced.
- D. Unions: ASME B16.39, malleable iron, Class 150, hexagonal stock, with ball-and-socket joints, metal-to-metal bronze seating surfaces, female threaded ends. Threads shall conform to ASME B1.20.1.
- E. Dielectric Unions: Threaded, solder, or grooved-end connections as required to suit application; constructed to isolate dissimilar metals, prevent galvanic action, and prevent corrosion.

2.3 JOINING MATERIALS

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- A. Solder Filler Metal: ASTM B 32, 95-5 Tin-Antimony.
- B. Brazing Filler Metals: AWS A5.8, BCuP Series.
- C. Gasket Material: Thickness, material, and type suitable for fluid to be handled and design temperatures and pressures.

2.4 GENERAL-DUTY VALVES

- A. General-duty valves (i.e., gate, globe, check, and ball, valves) are specified in Division 23 Section "Valves." Special duty valves are specified below by their generic name; refer to Part 3 Article "Valve Application" for specific uses and applications for each valve specified.

2.5 SPECIAL DUTY VALVES

- A. Balance Cocks: 400 psi WOG, 2 piece bronze, ball valve, handle, memory stop, with solder-end connections.

2.6 PIPING SPECIALTIES

- A. Y-type Strainers: Cast-iron body, epoxy coated 125 psi flanges, removable cover with blow down tapping removable noncorrosive perforated strainer having 1/8 inch perforations.
- B. Water mixing valves shall be of the thermostatic type with liquid filled thermal motor. It shall have bronze body construction with replaceable corrosion resistant components. Valve construction shall employ a sliding piston control mechanism. Sliding piston and liners shall be of stainless steel material. Valve shall come equipped with union end stop and check inlets with removable stainless steel strainers. Valve shall provide protection against hot or cold supply line failure and the thermostat failure.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine rough-in requirements for plumbing fixtures and other equipment with water connections to verify actual locations of piping connections prior to installation.

3.2 PIPE APPLICATIONS

- A. Install Type L, drawn copper tube with wrought copper fittings and solder joints for pipe sizes 4 inches and smaller, above ground, within building. Install Type K, annealed temper copper tube for pipe sizes 4 inches and smaller, with minimum number of brazed joints, below ground.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

3.3 PIPING INSTALLATION

- A. General Locations and Arrangements: Drawings (plans, schematics, and diagrams) indicate the general location and arrangement of the piping systems. Location and arrangement of piping layout take into consideration pipe sizing and friction loss, expansion, pump sizing, and other design considerations. So far as practical, install piping as indicated.
- B. Use fittings for all changes in direction and branch connections.
- C. Install exposed piping at right angles or parallel to building walls. Diagonal runs are not permitted unless expressly indicated.
- D. Install piping free of sags or bends and with ample space between piping to permit proper insulation applications.
- E. Conceal all pipe installations in walls, pipe chases, utility spaces, above ceilings, below grade or floors, unless indicated to be exposed to view.
- F. Install piping tight to slabs, beams, joists, columns, walls, and other permanent elements of the building. Provide space to permit insulation applications, with 1-inch clearance outside the insulation. Allow sufficient space above removable ceiling panels to allow for panel removal.
- G. Locate groups of pipes parallel to each other, spaced to permit applying full insulation and servicing of valves.
- H. Install drains at low points in mains, risers, and branch lines consisting of a tee fitting, 3/4-inch ball valve, and short 3/4-inch threaded nipple and cap.
- I. Exterior Wall Penetrations: Seal pipe penetrations through exterior walls with sleeves and mechanical sleeve seals. Pipe sleeves smaller than 6 inches shall be galvanized steel pipe; pipe sleeves 6 inches and larger shall be galvanized steel sheet metal.
- J. Fire Barrier Penetrations: Where pipes pass through fire-rated walls, partitions, ceilings, and floors, maintain the fire-rated integrity. Refer to Division 7 for special sealers and materials.
- K. Install piping level with no pitch.
- L. Expansion loops shall be provided in hot water piping. Expansion joints are to be avoided.

3.4 HANGERS AND SUPPORTS

- A. General: Hanger, support, and anchor devices conforming to MSS SP-69 are specified in Division 23 Section "Hangers and Supports for HVAC Pipe and Equipment." Conform to the table below for maximum spacing of supports:
- B. Pipe Attachments: Install the following:
 - 1. Adjustable steel clevis hangers, MSS Type 1, for individual horizontal runs.
 - 2. Riser Clamp to support vertical runs.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- C. Install hangers for individual horizontal piping with the following maximum spacing and minimum rod sizes:

Nom. Pipe <u>Size - In.</u>	Copper Tube <u>Max. Span - Ft.</u>	Min. Rod <u>Dia. - In.</u>
Up to 3/4	6	3/8
1	6	3/8
1-1/4	6	3/8
1-1/2	10	3/8
2	10	3/8
2-1/2	10	1/2
3	10	1/2
3-1/2	10	1/2
4	10	1/2

- D. Support vertical copper tube at each floor.

3.5 PIPE AND TUBE JOINT CONSTRUCTION

- A. Soldered Joints: Comply with the procedures contained in the AWS "Soldering Manual."
- B. Brazed Joints: Comply with the procedures contained in the AWS "Brazing Manual."
1. CAUTION: Remove stems, seats, and packing of valves and accessible internal parts of piping specialties before soldering and brazing.
 2. Fill the tubing and fittings during soldering and brazing with an inert gas (nitrogen or carbon dioxide) to prevent formation of scale.
 3. Heat joints to proper and uniform temperature.
- C. Flanged Joints: Align flange surfaces parallel. Assemble joints by sequencing bolt tightening to make initial contact of flanges and gaskets as flat and parallel as possible. Use suitable lubricants on bolt threads. Tighten bolts gradually and uniformly with a torque wrench.

3.6 VALVE APPLICATIONS

- A. General-Duty Valve Applications: The Drawings indicate valve types to be used. Where specific valve types are not indicated, the following requirements apply:

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

1. Shut-off duty: Use gate, ball, and butterfly valves.
2. Throttling duty: Use globe, ball, and butterfly valves.

3.7 INSTALLATION OF VALVES

- A. Sectional Valves: Install sectional valves on each branch and riser, close to main, where branch or riser serves 2 or more plumbing fixtures or equipment connections and elsewhere as indicated.
- B. Shutoff Valves: Install shutoff valves on inlet of each plumbing equipment item, on each supply to each plumbing fixture, all branch lines and risers and elsewhere as indicated. For shutoff valves 2 inches and smaller, use gate or ball valves; for shutoff valves 2-1/2 inches and larger, use gate valves.
- C. Drain Valves: Install drain valves on each plumbing equipment item, located to drain equipment completely for service or repair. Install drain valves at the base of each riser, at low points of horizontal runs, and elsewhere as required to drain distribution piping system completely. For drain valves 2 inches and smaller, use gate or ball valves.
- D. Check Valves: Install swing check valves on discharge side of each pump and elsewhere as indicated.
- E. Balance Cocks: Install in each hot water recirculating loop, discharge side of each pump, and elsewhere as indicated.

3.8 INSTALLATION OF PIPING SPECIALTIES

- A. Install backflow preventers at each connection to mechanical equipment and systems and in compliance with the plumbing code and authority having jurisdiction. Locate in same room as equipment being connected. Install air gap fitting and pipe relief outlet drain without valves to nearest floor drain.
- B. Install water hammer arrestors for each flush valve. Size in accordance with manufacturer's instructions.

3.9 EQUIPMENT CONNECTIONS

- A. Piping Runouts to Fixtures: Provide hot and cold water piping runouts to fixtures of sizes indicated, but in no case smaller than required by plumbing code.
- B. Mechanical Equipment Connections: Connect hot and cold water piping system to mechanical equipment as indicated. Provide shutoff valve and union for each connection; provide drain valve on drain connection.

3.10 FIELD QUALITY CONTROL

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- A. Inspections: Inspect water distribution piping as follows:
1. Do not enclose, cover, or put into operation water distribution piping system until it has been inspected and approved by the authority having jurisdiction.
 2. During the progress of the installation, notify the plumbing official having jurisdiction at least 24 hours prior to the time such inspection must be made. Perform tests specified below in the presence of the plumbing official.
 - a. Rough-in Inspection: Arrange for inspection of the piping system before concealed or closed in after system is roughed in and prior to setting fixtures.
 - b. Final Inspection: Arrange for a final inspection by the plumbing official to observe the tests specified below and to ensure compliance with the requirements of the plumbing code.
 3. Reinspections: Whenever the plumbing official finds that the piping system will not pass the test or inspection, make the required corrections and arrange for reinspection by the plumbing official.
 4. Reports: Prepare inspection reports signed by the plumbing official.
- B. Test water distribution piping as follows:
1. Test for leaks and defects all new water distribution piping systems and parts of existing systems that have been altered, extended or repaired. If testing is performed in segments, submit a separate report for each test, complete with a diagram of the portion of the system tested.
 2. Leave uncovered and unconcealed all new, altered, extended, or replaced water distribution piping until it has been tested and approved. Expose all such work for testing that has been covered or concealed before it has been tested and approved.
 3. Cap and subject the piping system to a static water pressure of 50 psig above the operating pressure without exceeding the pressure rating of the piping system materials. Isolate the test source and allow to stand for 4 hours. Leaks and loss in test pressure constitute defects that must be repaired.
 4. Repair all leaks and defects with new materials and retest system or portion thereof until satisfactory results are obtained.
 5. Prepare reports for all tests and required corrective action.

3.11 ADJUSTING AND CLEANING

- A. Clean and disinfect water distribution piping as follows:
1. Purge all new water distribution piping systems and parts of existing systems that have been altered, extended, or repaired prior to use.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

2. Use the purging and disinfecting procedure proscribed by the authority having jurisdiction or, in case a method is not proscribed by that authority, the procedure described in the 2003 International Plumbing Code.
 - a. Submit water samples in sterile bottles to the authority having jurisdiction. Repeat the procedure if the biological examination made by the authority shows evidence of contamination.
- B. Prepare reports for all purging and disinfecting activities.

3.12 COMMISSIONING

- A. Fill the system. Check that the system is completely full of water.
- B. Before operating the system, perform these steps:
 1. Close drain valve, hydrants, and hose bibs.
 2. Open valves to full open position.
 3. Remove and clean strainers.
 4. Check pumps for proper direction of rotation. Correct improper wiring.
 5. Lubricate pump motors and bearings.

END OF SECTION 221113

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 221316 – SANITARY WASTE AND VENT PIPING

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes building sanitary and storm drainage and vent piping systems, including drains and drainage specialties.

1.2 DEFINITIONS

- A. Building Drain: That part of the lowest piping of a drainage system which receives the discharge from soil, waste, and other drainage pipes inside the walls of the building and conveys it to the building sewer.
- B. Building Sewer: That part of the drainage system which extends from the end of the building drain and conveys its discharge to a public sewer, private sewer, individual sewage disposal system, or other point of disposal.
- C. Drainage System: Includes all the piping within a public or private premises which conveys sewage, rain water or other liquid wastes to a point of disposal. It does not include the mains of public sewer systems or a private or public sewage treatment or disposal plant.
- D. Vent System: A pipe or pipes installed to provide a flow of air to or from a drainage system, or to provide a circulation of air within such system to protect trap seals from siphonage and back pressure.

1.3 SUBMITTALS

- A. Product data for the following products:
 - 1. Drainage piping specialties

1.4 QUALITY ASSURANCE

- A. Regulatory Requirements: comply with the provisions of the following:
 - 1. International Plumbing Code.

1.5 SEQUENCING AND SCHEDULING

- A. Coordinate the installation of roof drains, flashing, and roof penetrations.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- B. Coordinate flashing materials installation of roofing, waterproofing, and adjoining substrate work.
- C. Coordinate the installation of drains in poured-in-place concrete slabs, to include proper drain elevations, installation of flashing, and slope of slab to drains.
- D. Coordinate with installation of sanitary and storm sewer systems as necessary to interface building drains with drainage piping systems.

PART 2 - PRODUCTS

2.1 ABOVE GROUND DRAINAGE AND VENT PIPE AND FITTINGS

- A. Copper Tube: ASTM B306, Type DWV for pipe, and cast-bronze, drainage pattern fittings, with soldered joints.
 - 1. Solder Filler Materials: ASTM B32, 50-50 tin-lead solder.
- B. Cast-Iron Soil Pipe: ASTM A74, Service weight, hub-and-spigot soil pipe and fittings.
 - 1. Clamps and compression gaskets: ASTM C564.
- C. Hubless Cast-Iron Soil Pipe: CISPI Standard 301, Service weight, cast-iron soil pipe and fittings, with neoprene gaskets conforming to CISPI Standard 310.

2.2 UNDERGROUND BUILDING DRAIN PIPE AND FITTINGS

- A. Cast-Iron Soil Pipe: ASTM A74, Extra-Heavy weight, hub-and-spigot soil pipe and fittings. Pipe and fittings shall have a heavy coating of coal tar varnish or asphaltum on both inside and outside surfaces.
 - 1. Neoprene Compression Gaskets: ASTM C564.

2.3 DRAINAGE PIPING SPECIALTIES

- A. Backwater Valves: Valve assembly shall be bronze fitted cast-iron, with bolted cover. Flapper shall provide a maximum 1/4 inch clearance between flapper and seat for air circulation. Valve ends shall suit piping material.
- B. Trap Primers: Bronze body valve with automatic vacuum breaker, with 1/2 inch connections matching piping system. Complying with ASSE 1018.
- C. Expansion Joints: Cast-iron body with adjustable bronze sleeve, bronze bolts with wing nuts.
- D. Cleanout Plugs: Cast-bronze or brass, threads complying with ANSI B2.1, countersunk head.
- E. Floor Cleanouts: Cast-iron body and frame, with cleanout plug and adjustable round top as follows:

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

1. Nickel-Bronze Top: Manufacturer's standard cast unit with the following patterns:
 - a. Exposed rim type, with recess to receive 1/8 inch thick resilient floor finish.
 - b. Exposed rim type, with recess to receive 1 inch thick terrazzo floor finish.
 - c. Exposed finish type, standard mill finish.
 - d. Exposed flush type, standard non-slip scored or abrasive finish.
 2. Cast-iron Top: Manufacturer's standard cast unit with the following patterns:
 - a. Exposed flush type, standard mill finish.
 - b. Exposed flush type, standard non-slip scored or abrasive finish.
- F. Wall Cleanouts: Cast-iron body adaptable to pipe with cast-bronze or brass cleanout plug; stainless steel cover including screws.
- G. Flashing Flanges: Cast-iron watertight stack or wall sleeve with membrane flashing ring. Provide underdeck clamp and sleeve length as required.
- H. Vent Flashing Sleeves: Cast-iron calking type roof coupling for cast-iron stacks, cast-iron threaded type roof coupling for steel stacks, and cast-bronze stack flashing sleeve for copper tubing.
- I. Frost-Proof Vent Caps: Construct of galvanized iron, sized to provide 1 inch air space between outside of vent pipe and inside of flashing collar extension.
- J. Vandal-Proof Vent Caps: Cast-iron body full size of vent pipe, with calked base connection for cast-iron pipes, threaded base for steel pipes.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify existing grades, inverts, utilities, obstacles, and topographical conditions prior to installations.
- B. Examine rough-in requirements for plumbing fixtures and other equipment having drain connections to verify actual locations of piping connections prior to installation.
- C. Examine walls, floors, roof, and plumbing chases for suitable conditions where piping and specialties are to be installed.
- D. Do not proceed until unsatisfactory conditions have been corrected.

3.2 PIPE APPLICATIONS - ABOVE GROUND, WITHIN BUILDING

- A. Install copper tube with cast bronze fittings for 3 inch and smaller, drainage and vent pipe.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- B. Install hub-and-spigot, service weight, cast-iron soil pipe with lead and oakum calked joints for larger than 3 inch drainage and vent pipe.
- C. Install hub-and-spigot, service weight, cast-iron soil pipe with compression gasket joints for larger than 3 inch drainage and vent pipe.
- D. Install hubless, service weight, cast-iron soil pipe and fittings for larger than 3 inch drainage and vent pipe.

3.3 PIPE AND TUBE JOINT CONSTRUCTION

- A. Copper Tubing: Solder joints in accordance with the procedures specified in AWS "Soldering Manual."
- B. Cast-Iron Soil Pipe: Make lead and oakum calked joints, compression joints, and hubless joints in accordance with the recommendations in the CISPI Cast Iron Soil Pipe and Fittings Handbook, Chapter IV.

3.4 INSTALLATION

- A. General Locations and Arrangements: Drawings (plans, schematics, and diagrams) indicate the general location and arrangement of the piping systems. Location and arrangement of piping layout take into account many design considerations. So far as practical, install piping as required.
- B. Use fittings for all changes in direction and all branch connections.
- C. Install exposed piping at right angles or parallel to building walls. Diagonal runs are not permitted.
- D. Install piping free of sags or bends and with ample space between piping to permit proper insulation applications.
- E. Conceal all pipe installations in walls, pipe chases, utility spaces, above ceilings, below grade or floors.
- F. Install piping tight to slabs, beams, joists, columns, walls, and other permanent elements of the building. Allow sufficient space above removable ceiling panels to allow for panel removal.
- G. Exterior Wall Penetrations: Seal pipe penetrations through exterior walls using sleeves and mechanical sleeve seals. Pipe sleeves smaller than 6 inch shall be steel; pipe sleeves 6 inch and larger shall be sheet metal.
- H. Fire Barrier Penetrations: Where pipes pass through fire rated walls, partitions, ceilings and floors, maintain the fire rated integrity.
- I. Make changes in direction for drainage and vent piping using appropriate 45 degree wyes, half-wyes, or long sweep quarter, sixth, eighth, or sixteenth bends. Sanitary tees or short quarter bends may be used on vertical stacks of drainage lines where the change in direction of flow is from horizontal to vertical, except use long-turn tees where two fixtures are installed

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

back to back and have a common drain. Straight tees, elbows, and crosses may be used on vent lines. No change in direction of flow greater than 90 degrees shall be made. Where different sizes of drainage pipes and fittings are connected, use proper size, standard increasers and reducers. Reduction of the size of drainage piping in the direction of flow is prohibited.

- J. Install underground building drains to conform with the plumbing code, and in accordance with the Cast Iron Soil Pipe Institute Engineering Manual. Lay underground building drains beginning at low point of systems, true to grades and alignment required with unbroken continuity of invert. Place bell ends of piping facing upstream. Install required gaskets in accordance with manufacturer's recommendations for use of lubricants, cements, and other special installation requirements. Maintain swab or drag in line and pull past each joint as it is completed.
- K. Install building drain pitched down at minimum slope of 1/4 inch per foot (2 percent) for piping 3 inch and smaller, and 1/8 inch per foot (1 percent) for piping 4 inch and larger.
- L. Extend building drain to connect to sewer piping, of size and in location required for service entrance to building.
- M. Install sleeve and mechanical sleeve seal through foundation wall for watertight installation.
- N. Install 1 inch thick extruded polystyrene over underground building drain piping not under building. Width of insulation shall extend minimum of 12" beyond each side of pipe. Install directly over, and center on pipe center line.
- O. Insulate all waste stacks for their entire length, and continue over fittings etc.

3.5 HANGERS AND SUPPORTS

- A. General: Hanger, supports, and anchors devices are specified in Division 15 Section "Basic Mechanical Materials and Methods."
- B. Install hangers for horizontal piping with the following maximum spacing and minimum rod sizes as required by current International Plumbing Codes and requirements of Governing Authorities:

3.6 INSTALLATION OF PIPING SPECIALTIES

- A. Install backwater valves in sanitary building drain piping as required, and as required by the plumbing code. For interior installation, provide cleanout cover flush to floor centered over backwater valve cover and of adequate size to remove valve cover for service.
- B. Install expansion joints on vertical risers as required, and as required by the plumbing code.
- C. Above Ground Cleanouts: Install in above ground piping and building drain piping as required, and:
 - 1. as required by plumbing code;
 - 2. at each change in direction of piping greater than 45 degrees;

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

3. at minimum intervals of 50' for piping 4" and smaller and 100' for larger piping;
 4. at base of each vertical soil or waste stack.
- D. Cleanouts Covers: Install floor and wall cleanout covers for concealed piping, types as required.
- E. Flashing Flanges: Install flashing flange and clamping device with each stack and cleanout passing through waterproof membranes.
- F. Vent Flashing Sleeves: Install on stacks passing through roof, secure over stack flashing in accordance with manufacturer's instructions.
- G. Frost-Proof Vent Caps: Install frost-proof vent caps on each vent pipe passing through roof. Maintain 1 inch clearance between vent pipe and roof substrate.

3.7 CONNECTIONS

- A. Piping Runouts to Fixtures: Provide drainage and vent piping runouts to plumbing fixtures and drains, with approved trap, of sizes; but in no case smaller than required by the plumbing code.
- B. Locate piping runouts as close as possible to bottom of floor slab supporting fixtures or drains.

3.8 FIELD QUALITY CONTROL

- A. Inspections
1. Do not enclose, cover, or put into operation drainage and vent piping system until it has been inspected and approved by the authority having jurisdiction.
 2. During the progress of the installation, notify the plumbing official having jurisdiction, at least 24 hours prior to the time such inspection must be made. Perform tests specified below in the presence of the plumbing official.
 - a. Rough-in Inspection: Arrange for inspection of the piping system before concealed or closed-in after system is roughed-in, and prior to setting fixtures.
 - b. Final Inspection: Arrange for a final inspection by the plumbing official to observe the tests specified below and to insure compliance with the requirements of the plumbing code.
 3. Reinspections: Whenever the piping system fails to pass the test or inspection, make the required corrections, and arrange for reinspected by the plumbing official.
 4. Reports: Prepare inspection reports, signed by the plumbing official.
- B. Piping System Test Test drainage and vent system in accordance with the procedures of the authority having jurisdiction, or in the absence of a published procedure, as follows:

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

1. Test for leaks and defects all new drainage and vent piping systems and parts of existing systems, which have been altered, extended or repaired. If testing is performed in segments, submit a separate report for each test, complete with a diagram of the portion of the system tested.
2. Leave uncovered and unconcealed all new, altered, extended, or replaced drainage and vent piping until it has been tested and approved. Expose all such work for testing, that has been covered or concealed before it has been tested and approved.
3. Rough Plumbing Test Procedure: Except for outside leaders and perforated or open jointed drain tile, test the piping of plumbing drainage and venting systems upon completion of the rough piping installation. Tightly close all openings in the piping system, and fill with water to the point of overflow, but not less than 10 feet head of water. Water level shall not drop during the period from 15 minutes before the inspection starts, through completion of the inspection. Inspect all joints for leaks.
4. Finished Plumbing Test Procedure: After the plumbing fixtures have been set and their traps filled with water, their connections shall be tested and proved gas and water-tight. Plug the stack openings on the roof and building drain where it leaves the building, and introduce air into the system equal to a pressure of 1" water column. Use a "U" tube or manometer inserted in the trap of a water closet to measure this pressure. Air pressure shall remain constant without the introduction of additional air throughout the period of inspection. Inspect all plumbing fixture connections for gas and water leaks.
5. Repair all leaks and defects using new materials and retest system or portion thereof until satisfactory results are obtained.
6. Prepare reports for all tests and required corrective action.

3.9 ADJUSTING AND CLEANING

- A. Clean interior of piping system. Remove dirt and debris as work progresses.
- B. Clean drain strainers, domes, and traps. Remove dirt and debris.

3.10 PROTECTION

- A. Protect drains during remainder of construction period, to avoid clogging with dirt and debris, and to prevent damage from traffic and construction work.
- B. Place plugs in ends of uncompleted piping at end of day or whenever work stops

END OF SECTION 221316

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 224200 – PLUMBING FIXTURES

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes plumbing fixtures and trim, fittings, and accessories, appurtenances, and supports associated with plumbing fixtures.
- B. Related Sections: The following Sections contain requirements that relate to this Section:
 - 1. Division 22 Section "Drainage and Vent Systems".
 - 2. Division 22 Section "Valves" for valves used as supply stops.
 - 3. Division 22 Section "Water Distribution Piping".

1.2 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
- B. Product data for each type of plumbing fixture as scheduled on drawings, including fixture and trim, fittings, faucets, accessories, supports, construction details, dimensions of components, flow rates of fixtures, and finishes.

1.3 QUALITY ASSURANCE

- A. Design Concept: The drawings indicate types of plumbing fixtures and are based on the specific descriptions, manufacturers, models, and numbers indicated. Plumbing fixtures having equal performance characteristics by other manufacturers may be considered provided that deviations in dimensions, operation, color or finish, or other characteristics are minor and do not change the design concept or intended performance as judged by the Engineer. Burden of proof for equality of plumbing fixtures is on the proposer.
- B. Codes and Standards: As specified in Section 23 05 00.

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Deliver plumbing fixtures in manufacturer's protective packing, crating, and covering.
- B. Store plumbing fixtures on elevated platforms in a dry location.

1.5 EXTRA MATERIALS

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- A. Deliver extra materials to Owner. Furnish extra materials described below matching products installed, packaged with protective covering for storage, and identified with labels clearly describing contents.
 - 1. Faucet Washers and O-rings: Furnish quantity of identical units not less than 10 percent of amount of each installed.
 - 2. Faucet Cartridges and O-rings: Furnish quantity of identical units not less than 5 percent of amount of each installed.
 - 3. Water Closet Tank Repair Kits: Furnish quantity of identical flush valve units not less than 5 percent of amount of each type installed.
 - 4. Toilet Seats: Furnish quantity of identical units not less than 5 percent of amount of each type toilet seat installed.

PART 2 - PRODUCTS

2.1 PLUMBING FIXTURES, GENERAL

- A. Fixtures shall be in accordance with specifications and scheduled on the drawings.
- B. Flow rates shall comply with EPA WaterSense where applicable.
- C. Provide air chambers at all fixtures.

2.2 FAUCETS

- A. Faucets General: Unless otherwise specified, provide faucets that are cast brass with polished chrome-plated finish.

2.3 FITTINGS, EXCEPT FAUCETS

- A. Fittings General: Unless otherwise specified, provide fittings fabricated of brass, with a polished chrome plated finish.
- B. Sink Supplies and Stops: Handle angle stop, having 1/2-inch NPS inlet with wall flange and 1/2-inch by 12-inch flexible tubing riser outlet.
- C. Sink Traps: Cast brass, 1-1/2 inch NPS adjustable P-trap with cleanout, 17 gage tubular waste to wall, and wall flange.
- D. Sink Continuous Wastes: Polished chrome-plated, tubular brass, 1-1/2 inches, 17 gauge, with brass nuts on slip inlets, and of configurations indicated.
- E. Escutcheons: Polished chrome-plated, sheet steel wall flange with friction clips.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- F. Deep Pattern Escutcheons: Wall flange with set screw or sheet steel wall flange with friction clips, of depth adequate to conceal protruding roughing-in fittings.
- G. Provide fittings specified as part of a fixture description, in lieu of fitting requirements above.

2.4 PLUMBING FIXTURE SUPPORTS

- A. Supports: ASME A112.6.1M, categories and types as required for wall-hanging fixtures specified, and wall reinforcement.
- B. Support categories are:
 - 1. Chair Carriers, Heavy Duty: Supports with rectangular steel uprights for wall-hanging fixtures.
 - 2. Reinforcement: 2-inch by 4-inch wood blocking between studs or 1/4-inch by 6-inch steel plates attached to studs, in wall construction, to secure floor-mounted and special fixtures to wall.
- C. Support Types: Provide support of category specified, of type having features required to match fixture.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine roughing-in for potable cold water and hot water supplies and soil, waste, and vent piping systems to verify actual locations of piping connections prior to installing fixtures.
- B. Examine walls, floors, and cabinets for suitable conditions where fixtures are to be installed.
- C. Do not proceed until unsatisfactory conditions have been corrected.

3.2 APPLICATION

- A. Install plumbing fixtures and specified components, in accordance with designations and locations indicated on Drawings.
- B. Install supports for plumbing fixtures in accordance with categories indicated, and of type required:

3.3 INSTALLATION OF PLUMBING FIXTURES

- A. Install plumbing fixtures level and plumb, in accordance with fixture manufacturers' written installation instructions, roughing-in drawings, and referenced standards.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- B. Install floor-mounted, floor-outlet water closets with closet flanges and gasket seals.
- C. Fasten wall hanging plumbing fixtures securely to supports attached to building substrate.
- D. Secure supplies behind wall or within wall pipe space, providing rigid installation.
- E. Install stop valve in an accessible location in each water supply to each fixture.
- F. Install trap on fixture outlet except for fixtures having integral trap.
- G. Install escutcheons at each wall, floor, and ceiling penetration in exposed finished locations and within cabinets and millwork. Use deep pattern escutcheons where required to conceal protruding pipe fittings.
- H. Seal fixtures to walls, floors, and counters using a sanitary-type, one-part, mildew-resistant, silicone sealant.

3.4 CONNECTIONS

- A. Piping installation requirements are specified in other sections of Division 15. The Drawings indicate general arrangement of piping, fittings, and specialties. The following are specific connection requirements:
 - 1. Install piping connections between plumbing fixtures and piping systems and plumbing equipment specified in other sections of Division 15.

3.5 FIELD QUALITY CONTROL

- A. Inspect each installed fixture for damage. Replace damaged fixtures and components.
- B. Test fixtures to demonstrate proper operation upon completion of installation and after units are water pressurized. Replace malfunctioning fixtures and components, then retest. Repeat procedure until all units operate properly.

3.6 ADJUSTING AND CLEANING

- A. Operate and adjust faucets and controls. Replace damaged and malfunctioning fixtures, fittings, and controls.
- B. Adjust water pressure at faucets and flushometers having controls, to provide proper flow and stream.
- C. Replace washers of leaking and dripping faucets and stops.
- D. Clean fixtures, fittings, and spout and drain strainers with manufacturers' recommended cleaning methods and materials.
- E. Review the data in Operating and Maintenance Manuals.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

3.7 PROTECTION

- A. Provide protective covering for installed fixtures and fittings.
- B. Do not allow use of fixtures for temporary facilities, except when approved in writing by the Owner.

3.8 FIXTURE SCHEDULE

- A. Provide plumbing fixtures as scheduled on the drawings.

END OF SECTION 224200

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 230500 – COMMON WORK RESULTS FOR HVAC

PART 1 - GENERAL

1.1 DESCRIPTION

- A. General: Materials and methods for performance of all mechanical work.
- B. Provide complete and operational mechanical systems including, but not limited to, all required materials, parts, equipment, labor, tools, and accessories.

1.2 SUMMARY

- A. This Section includes general administrative and procedural requirements for mechanical installations.
 - 1. Codes & standards.
 - 2. Submittals.
 - 3. Quality control.
 - 4. Permits, fees, and inspections.
 - 5. Schedule and sequence.
 - 6. Project and site conditions.
 - 7. Delivery, storage, and handling.
 - 8. Record documents.
 - 9. Operation and Maintenance manuals.
 - 10. Warranties and guaranties.
 - 11. Rough-ins.
 - 12. Mechanical installations.
 - 13. Cutting, patching, and firestopping.
 - 14. Mechanical identification.

1.3 CODES AND STANDARDS

- A. Except as modified by governing codes, comply with applicable provisions and recommendations of the following:
 - 1. ANSI Standards.
 - 2. Owner's Insurance Company.
 - 3. Current Connecticut Laws and Statutes.

1.4 SUBMITTALS

- A. Increase, by the quantity listed below, the number of mechanical related shop drawings, product data, and samples submitted, to allow for required distribution.
 - 1. Shop Drawings: Initial Submittal: 1 additional blue- prints.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

2. Product Data: 1 additional copy of each item.
 3. Samples: 1 addition as set.
- B. Additional copies may be required by individual sections of these Specifications.
- C. Shop Drawings:
1. Submit for review, detailed shop drawings and product data of all the equipment and material required to complete the work. No material or equipment may be delivered to the jobsite or installed until accepted shop drawings for the particular material or equipment have been approved by the Owner or his authorized representative.
 2. Failure to submit shop drawings in ample time for checking will not entitle Contractor to claim extension of Contract time, or increase in contract cost.
 3. The proposed piping layout for the Boiler system is required.
 4. The proposed ductwork layout for the RTUs/AHUs is required.
- D. Tests & Certificates:
1. As specified in other sections.

1.5 QUALITY ASSURANCE

- A. Drawings:
1. Drawings are diagrammatic. They indicate the general arrangement of systems and work included in the contract. Drawings are not to be scaled. Site and Architectural drawings and details shall be examined for exact location of fixtures and equipment. Where they are not definitely located, this information shall be obtained from the Owner or authorized representative.
 2. Surveys and Measurements:
 - a. Before submitting bid, visit site, become familiar with conditions under which work will be installed. Contractor will be held responsible for assumptions, omissions, and errors made as a result of failure to become familiar with site and contract documents.
 - b. Base all measurements, both horizontal and vertical, from established bench marks. All work shall agree with established lines and levels. Verify all measurements at site and check the correctness of same.
 - c. Notify the Engineer promptly of discrepancies between actual measurements and those indicated, which prevents following good practice or intent of drawings and specifications. Do not proceed with work until Contractor has received instructions from Engineer.
- B. Labor:
1. Cooperation with Other Trades:

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- a. Give full cooperation to other trades; furnish in writing to General Contractor, with copies to the Engineer, information necessary to permit the work of all trades to be installed satisfactorily and with the least possible interference or delay.
 - b. Where work will be installed in close proximity to, or will interfere with work of other trades, assist in working out space conditions to make a satisfactory adjustment. If directed by the Engineer, prepare composite working drawings and sections at a suitable scale not less than $1/4" = 1'0"$, clearly showing how work is to be installed in relation to the work of other trades. If work under this division is installed before coordinating with other trades, or to cause any interference with work of other trades, make necessary changes to correct the condition without additional cost.
 - c. Furnish to other trades all necessary templates, patterns, setting plans, and shop details for the proper installation of work and for the purpose of coordinating adjacent work.
2. Materials & Workmanship:
- a. Materials and apparatus required for the work shall be new and of first class quality. Furnished, delivered, erected, connected and finished in every detail. Select and arrange to fit properly into the building spaces. Where no specific kind or quality of material is given, furnish first class standard article as accepted by Engineer.
 - b. Furnish the services of an experienced superintendent who shall be in constant charge of the work, together with skilled craftsmen and labor required to unload, transfer, erect, connect-up, adjust, start, operate, and test each system.
 - c. All equipment and materials to be installed with the acceptance of the Engineer in accordance with the recommendations of the manufacturer. This includes the performance of such test as the manufacturer recommends.
3. Protection of Materials:
- a. Multiple Units: When two or more units of materials or equipment of the same type or class are required, these units shall be products of one manufacturer.
 - b. Welding: Before any welding is performed, submit a copy of the Welding Procedure Specification (WPS) together with the Procedure Qualification Record as required by Section IX of the ASME Boiler and Pressure Vessel Code.
 - 1) Before any welder performs any welding, submit a copy of the Manufacturer's Record of Welder or Welding Operator Qualification Tests as required by Section IX of the ASME Boiler and Pressure Vessel Code. The letter or symbol (as shown on the qualification test form) shall be used to identify the work of that welder and shall be

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

affixed, in accordance with appropriate construction code, to each completed weld.

- 2) The types and extent of non-destructive examinations required for pipe welds are shown in Table 136.4 of the Code for Pressure Piping, ASNI/ASME B31.1.

- c. Manufacturer's Recommendations: Where installation procedures or any part thereof are required to be in accordance with the recommendations of the manufacturer of the material being installed, printed copies of these recommendations shall be furnished to the Engineer prior to the installation. Installation of the item will not be allowed to proceed until the recommendations are received. Failure to furnish these recommendations can be cause for rejection of the material.

1.6 PERMITS, FEES, & INSPECTIONS

- A. Give all necessary notices, obtain and pay for all permits, and pay all government sales taxes, fees, and other costs, including utility connections or extensions in connection with work. File necessary approvals of governmental departments having jurisdiction. Obtain required certificates of inspection for work and deliver a copy to the Owner or his authorized representative before requesting acceptance for final payment.

1.7 SCHEDULE & SEQUENCE

- A. Temporary Services:
 1. Refer to the General Conditions and Special Conditions for a full description of the temporary services to be provided.
- B. Temporary Openings:
 1. Ascertain from examination of the drawings any special temporary openings in the building required for the admission of apparatus provided under this Division. Notify the Owner accordingly. Contractor shall assume all costs of providing such openings thereafter.
- C. Sequencing:
 1. Contractor shall coordinate sequence of work with owner's representative.

1.8 PROJECT & SITE CONDITIONS

- A. Cutting, Patching, and Firestopping:
 1. Furnish all cutting, drilling and patching. Furnish sketches showing the locations and sizes of openings, chases, etc., required for the installation of

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

work. Furnish the Contractor with an approximation of the number and size of openings, chases, etc., required.

B. Waterproofing:

1. Where any work pierces existing waterproofing, re-waterproof. The method of installation to be reviewed by Owner or his authorized representative before work is done. Furnish all sleeves, caulking, and flashing required to make openings watertight.

C. Fireproofing:

1. Where any work penetrates a fire rated assembly, provide UL listed, firestopping with hourly rating equal to that of the penetrated assembly. Fireproofing shall be compatible with the pipe or equipment doing the penetration so that fire rating of the assembly is maintained.

1.9 DELIVERY, STORAGE, & HANDLING

A. Delivery & Receipt:

1. Contractor is responsible for the delivery and storage of all materials, parts, equipment, etc. required for this project.

B. Storage:

1. The Contractor shall store all material, parts, and equipment required for this project in accordance with supplier's and manufacturer's recommendations, and Owner's requirements.

C. Handling, Hoisting, Rigging, & Scaffolding:

1. Furnish all scaffolding, rigging, hoisting, and services necessary for erection and delivery into the premises of any equipment and apparatus furnished under this Division. Remove same from premises when no longer required.

1.10 RECORD DOCUMENTS

- A. Maintain at the job site a record set of drawings on which any changes in location of equipment, piping, ducts, valves, cleanouts, panels, and major conduits shall be recorded. These shall be clearly marked on a clean set of prints at the completion of work for record drawings and turned over to the Owner.

- B. Prepare record documents in accordance with the requirements below:

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

1. Mains and branches of piping systems, with valves and control devices located and numbered, concealed unions located, and with items requiring maintenance located (i.e., traps, strainers, tanks, etc.). Valve location diagrams, complete with valve tag chart.
2. Equipment locations (exposed and concealed), dimensioned from prominent building lines.
3. Approved substitutions, Contract Modifications, and actual equipment and materials installed.
4. Contract Modifications, actual equipment and materials installed.

1.11 OPERATION & MAINTENANCE MANUALS FOR MECHANICAL SYSTEMS

- A. Bind Operation & Maintenance Manual for Mechanical System in a hard-backed binder.
 1. Provide a master index at beginning of Manual showing items included. Use plastic tab indexes for sections of Manual.
 2. First section shall consist of name, address, and phone number of Architect, Mechanical & Electrical Engineers, General Contractor and Mechanical, Plumbing, Sheet Metal, Refrigeration, Temperature Control & Electrical Contractors. Also include a complete list of equipment installed with name, address, and phone number of vendor.
 3. Provide section for each type of item of equipment.
 4. Submit three copies of Operation & Maintenance Manual to Engineer for his approval. Use one of these approved copies during final inspection and leave with building maintenance personnel.
- B. Include descriptive literature (Manufacturer's catalog data) of each manufactured item. Literature shall show capacities and size of equipment used and be marked indicating each specific item with applicable data underlined.
- C. Operating instructions shall include:
 1. General description of each mechanical system.
 2. Step by step procedure to follow in putting each piece of mechanical equipment into operation.
 3. Provide schematic control diagrams for each separate fan system, refrigeration system, heating system, control panel, etc. Each diagram shall show locations of start-stop switches, insertion thermostats, room thermostats, thermometers, firestats, pressure gauges, automatic valves, and refrigeration accessories. Mark correct operating setting for each control instrument on these diagrams.
 4. Provide diagram for electrical control system showing wiring of related electrical control items such as firestats, fuses, interlock, electrical switches, and relays.
 5. Provide drawing of each temperature control panel system.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- D. Prepare maintenance manuals to include the following information for equipment items:
1. Manufacturer's maintenance equipment installed in Project. Instructions shall include name of vendor, installation instructions, parts numbers & lists, operation instructions of equipment and maintenance & lubrication instructions.
 2. Summary list of mechanical equipment requiring lubrication showing name of equipment, location and type, and frequency of lubrication.
 3. List of mechanical equipment used indicating name, model, serial number, and name plate data of each item together with number and name associated with each system item.
 4. List spare parts and quantities to be maintained in ready inventory at project site.
 5. Manufacturer's printed operating procedures to include start-up, break-in, and routine and normal operating instructions; regulation, control, stopping, shutdown, and emergency instructions; and summer and winter operating instructions.
 6. Maintenance procedures for routine preventative maintenance and troubleshooting; disassembly, repair, and reassembly; aligning and adjusting instructions.
 7. Servicing instructions and lubrication charts and schedules.
- E. Air Balance and Water Balance Test Run Reports

1.12 WARRANTIES AND GUARANTIES

- A. Guarantee all material and workmanship under this Division for a period of one year, from the date of final acceptance by the Owner.
- B. During guarantee period, all defects developing through materials and/or workmanship shall be replaced immediately without expense to the owner. Make such repairs or replacements to the satisfaction of the Owner.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. As specified under other related sections.
- B. As specified on drawings.

2.2 MATERIALS

- A. As specified under other related sections.
- B. As specified on drawings.

2.3 EQUIPMENT DEVIATIONS

- A. Where the Contractor proposed to use an item of equipment other than that specified or detailed on the drawings which requires the redesign of the structure, partitions, foundations, piping, wiring or any other part of the mechanical layout, all such redesign, and all new drawings and detailing required therefore, shall be prepared at the Contractor's expense and are subject to the review and approval of the Engineer. Owner reserves the right to have the Engineer prepare any redesign work.
- B. Where such accepted deviation requires a different quantity and arrangement of materials or equipment from that specified or indicated on the drawings, the Contractor will provide additional equipment and materials required at no additional cost to the Owner.
- C. When equipment or methods deviate from original plans or specifications, the Contractor must submit a written request to deviate to the Engineer. At a minimum the request will address the following:
- equipment which is different than specified
 - name and data related to the proposed deviation
 - reason for deviation
 - advantageous or disadvantageous to the Owner
 - credit or increase in cost to the Owner
 - guarantees or warranties offered (if any)
 - acceptance of liability for equivalent performance.

2.4 MANUFACTURER'S IDENTIFICATION

- A. Attach manufacturer's nameplate, name, trademark and address permanently to equipment and material furnished under this Division. Nameplate of a Contractor or Distributor is not acceptable.

2.5 ELECTRICAL REQUIREMENTS

- A. Motors:
1. Electric motors furnished as a component part of equipment furnished under this Division shall conform to the requirements of IEEE, NEMA, UL, ANSI C50, and ANSI CI. Motors to be suitable for required load, duty voltage, phase, frequency, service and location.
 2. Motors to be suitable for continuous duty at rated horsepower with temperature rise not to exceed 40oC for dripproof motors, 50oC for splashproof motors, and 55oC for totally enclosed motors. Motors to be capable of withstanding momentary overloads of 25 percent without injurious overheating.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

3. Motors to have nameplates giving Manufacturer's name, serial number, horsepower, speed and current characteristics.
4. Motor leads shall be permanently identified and supplied with connectors.
5. Each motor to be selected for quiet operation in accordance with NEMA standards.

B. Motor Starters:

1. Electric motor starters shall conform to requirements of IEEE, NEMA, UL, ANSI, CI and shall be suitable for the required load, duty, voltage, phase, frequency, service, and location.
2. When interlocking or automatic control of single phase motors is required, motors to be furnished with full voltage, across-the-line starters.

C. Connections:

1. All wiring to be furnished and installed under Division 16.
2. Power wiring to be furnished and installed complete from power source to motor or equipment junction box, including power wiring through the starters. Starters not factory mounted on equipment shall be furnished and installed under Division 16.

2.6 MECHANICAL REQUIREMENTS

A. Bases & Supports:

1. Provide necessary foundations, supports, pads, bases and piers required for equipment, tanks, and other equipment furnished under this Division. Submit drawings to Engineer for review before purchase, fabrication, or construction.
2. Construction of foundations, supports, pads, bases, and piers where mounted on the floor to be of the same materials and same quality of finish as the adjacent surrounding flooring material.

B. Lubrication:

1. Lubricate all equipment having moving parts and requiring lubrication according to manufacturer's recommendations prior to testing and operation. Equipment discovered to have been operated before lubrication is subject to rejection and replacement at no cost to the Owner.

C. Accessibility:

1. Be responsible for the sufficiency of the size of shafts and chases, adequate clearance in double partitions and hung ceilings for proper installation of work. Cooperate with the Contractor and other contractors whose work is in the same

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

space. Advise the Contractor of requirements. Such spaces and clearances shall be kept to the minimum size required.

2. Locate all equipment which requires servicing in fully accessible positions. Equipment shall include but not be limited to, valves, traps, clean-outs, motors, controllers, switchgear, and drain points. Any change shall be submitted to the Owner or his authorized representative for review.

D. Connection to Existing Structures:

1. Before cutting, drilling, attaching, or any work involving building elements, coordinate work with others and Owner to avoid damage to building elements.

2.7 FIRESTOPPING

- A. Firestopping shall be UL listed, and tested in accordance with ASTM E814, E119, and E84.
- B. Hourly rating shall be equal to that of the assembly being penetrated.
- C. Firestopping shall be compatible with pipe or equipment penetrating the assembly fire rating of the assembly must be maintained.

PART 3 - EXECUTION

3.1 ROUGH-IN

- A. Verify final locations for rough-ins with field measurements and with the requirements of the actual equipment to be connected.
- B. Refer to equipment specifications for rough-in requirements.

3.2 MECHANICAL INSTALLATIONS

- A. General: Sequence, coordinate, and integrate the various elements of mechanical systems, materials, and equipment. Comply with the following requirements:
 1. Coordinate mechanical systems, equipment, and materials installation with other building components.
 2. Verify all dimensions by field measurements.
 3. Arrange for chases, slots, and openings in other building components during progress of construction, to allow for mechanical installations.
 4. Coordinate the installation of required supporting devices and sleeves to be set in structural components, as they are constructed.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

5. Sequence, coordinate, and integrate installations of mechanical materials and equipment for efficient flow of the Work.
6. Where mounting heights are not detailed or dimensioned, install systems, materials, and equipment to provide the maximum headroom possible.
7. Coordinate connection of mechanical systems with exterior underground and overhead utilities and services. Comply with requirements of governing regulations, franchised service companies, and controlling agencies. Provide required connection for each service.
8. Install systems, materials, and equipment to conform with approved submittal data, to greatest extent possible. Conform to arrangements indicated by the Contract Documents, recognizing that portions of the Work are shown only in diagrammatic form. Where coordination requirements conflict with individual system requirements, refer conflict to the Engineer.
9. Install systems, materials, and equipment level and plumb, parallel and perpendicular to other building systems and components, where installed exposed in finished spaces.
10. Install mechanical equipment to facilitate servicing, maintenance, and repair or replacement of equipment components. As much as practical, connect equipment for ease of disconnecting, with minimum of interference with other installations.
11. Install systems, materials, and equipment giving right-of-way priority to systems required to be installed at a specified slope.

3.3 CUTTING, PATCHING, AND FIRESTOPPING

- A. General: Perform cutting and patching in accordance with the following requirements apply:
 1. Protection of Installed Work: During cutting and patching operations, protect adjacent installations.
- B. Perform cutting, fitting, and patching of mechanical equipment and materials required to:
 1. Remove and replace defective Work.
 2. Remove and replace Work not conforming to requirements of the Contract Documents.
 3. Remove samples of installed Work as specified for testing.
 4. Install equipment and materials in existing structures.
 5. Upon written instructions from the Engineer, uncover and restore Work to provide for Engineer observation of concealed Work.
- C. Cut, remove and legally dispose of selected mechanical equipment, components, and materials as indicated, including but not limited to removal of mechanical piping, heating units, plumbing fixtures and trim, and other mechanical items made obsolete by the Work.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- D. Protect the structure, furnishings, finishes, and adjacent materials not indicated or scheduled to be removed.
 - 1. Patch finished surfaces and building components using materials specified for the original installation and experienced Installers. Installers' qualifications refer to the materials and methods required for the surface and building components being patched.
- E. Firestop all pipe and equipment that penetrates fire rated assembly. Follow manufacturer's instructions to provide fire rating equal to that of the assembly.

3.4 FIELD QUALITY CONTROL

- A. Perform field tests as specified under other sections.
- B. Arrange for local inspection authorities to inspect work performed prior to burial, closing-in behind wall and above ceiling or encase in concrete. Also arrange for final inspection of work and obtain Final Inspection Certificate before final inspection by Owner or his representative.

3.5 PAINTING

- A. Materials shipped to the job site under this Division to have prime coat and standard manufacturer's finish.

3.6 TESTING & BALANCING: See Section 230593

3.7 EQUIPMENT IDENTIFICATION

- A. Valves charts and tags
 - 1. All valves shall be provided with valve tags secured to the valve stems or handles with brass chains or S hooks. Tags shall be based on Seton Nameplate Co. (Numbers and letter identification shall indicate service where valve is located. Tags shall be 1-3/8" diameter.
 - 2. Furnish two (2) valve charts, one framed under glass and one unframed copy for record files. Charts shall indicate system designation, valve number, service, and location of valve. Use actual room names on charts.

3.8 CLEANING

- A. Any part of a system stopped by foreign matter after being placed in operation, to be disconnected, cleaned, and reconnected to locate and remove obstructions. Work damaged in the course of removing obstructions will be repaired or replaced at no additional cost to the Owner.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- B. Cap all pipes to protect against entrance of foreign matter.
- C. Remove rubbish, debris, and excess materials. Remove oil and grease stains on floor areas.

END OF SECTION 230500

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 230529 – HANGERS AND SUPPORTS FOR HVAC PIPE AND EQUIPMENT

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawing and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
- B. Requirements of the following Division 23 Sections apply to this section:
 - 1. "Common Work Results for HVAC."

1.2 SUMMARY

- A. This section includes the following:
 - 1. Horizontal-piping hangers and supports.
 - 2. Vertical-piping clamps.
 - 3. Hanger-rod attachments.
 - 4. Building attachments.
 - 5. Saddles and shields.
 - 6. Spring hangers and supports.
 - 7. Miscellaneous materials.
 - 8. Equipment supports.
- B. Related sections: The following sections contain requirements that relate to this section:
 - 1. Division 23 Section "HVAC Piping Insulation"

1.3 DEFINITIONS

- A. Terminology used in this section is defined in MSS SP-90.

1.4 SUBMITTALS

- A. General: Submit the following in accordance with conditions of contract and Division specification sections.
 - 1. Product data, including installation instructions for each type of support and anchor. Submit pipe hanger and support schedule showing Manufacturer's figure number, size, location, and features for each required pipe hanger and support.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

2. Product certificates signed by the manufacturer of hangers and supports certifying that their products meet the specified requirements.
3. Assembly-type shop drawings for each type of support and anchor, indicating dimensions, weights, required clearances, and methods of assembly of components.

1.5 QUALITY ASSURANCE

- A. Qualify welding processes and welding operators in accordance with AWS D1.1 "Structural Welding Code - Steel."
 1. Certify that each welder has satisfactorily passed AWS qualification tests for welding processes involved and, if pertinent, has undergone recertification.
- B. Regulatory Requirements: Comply with applicable plumbing code pertaining to product materials and installation of supports and anchors.

PART 2 - PRODUCTS

2.1 MANUFACTURED UNITS

- A. Hangers and support components shall be factory fabricated of materials, design, and manufacturer complying with MSS SP-58 and MSS SP-69.
 1. Pipe attachments shall have nonmetallic coating for electrolytic protection where attachments are in direct contact with copper tubing.

2.2 MISCELLANEOUS MATERIALS

- A. Steel Plates, Shapes, and Bars: ASTM A 36.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substates and conditions under which supports and anchors are to be installed. Do not proceed with installing until unsatisfactory conditions have been corrected.

3.2 INSTALLATION OF HANGERS AND SUPPORTS

- A. General: Install hangers, supports, clamps and attachments to support piping properly from building structure; comply with MSS SP-69 and SP-89. Install supports with maximum spacings complying with International Plumbing and Mechanical Codes.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

Where piping of various sizes is supported together by trapeze hangers, space hangers for smallest pipe size or install intermediate supports for smaller diameter pipe as specified above for individual pipe hangers.

- B. Install building attachments within concrete or to structural steel. Space attachments within maximum piping span length indicated in MSS SP-69. Install additional attachments at concentrated loads, including valves, flanges, guides, strainers, expansion joints, and at changes in direction of piping.
- C. Install hangers and supports complete with necessary inserts, bolts, rods, nuts, washers, and other accessories.
- D. Install hangers and supports to allow controlled movement of piping systems, to permit freedom of movement between pipe anchors, and to facilitate action of expansion joints, expansion loops, expansion bends and similar units.
- E. Load Distribution: Install hangers and supports so that piping live and dead loading and stresses from movement will not be transmitted to connected equipment.
- F. Pipe Slopes: Install hangers and supports to provide indicated pipe slopes, and so that maximum pipe deflections allowed by ASME B31.9 Building Services Piping Code is not exceeded.
- G. Insulated Piping: Comply with the following installation requirements.
 - 1. Shields: Install protective shields MSS Type 40 on cold water piping that has vapor barrier. Shields shall span an arc of 180 degrees and shall have dimensions in inches not less than the following:

<u>NPS</u> _____	<u>LENGTH</u>	<u>THICKNESS</u>
1/4 THROUGH 3-1/2	12	0.048
4	12	0.060

- 2. Insert material shall be at least as long as the protective shield.
- 3. Thermal Hanger Shields: Install where indicated, with insulation of same thickness as piping.

3.3 METAL FABRICATION

- A. Cut, drill, and fit miscellaneous metal fabrications for pipe anchors and equipment supports. Install and align fabricated anchors in indicated locations.
- B. Fit exposed connections together to form hairline joints. Field weld connections that cannot be shop welded because of shipping size limitations.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- C. Field Welding: Comply with AWS D1.1 for procedures of manual shielded metal-arc welding, appearance and quality of welds made, methods used in correcting welding work, and the following:
1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
 2. Obtain fusion without undercut or overlap.
 3. Remove welding flux immediately.
 4. Finish welds at exposed connections so that no roughness shows after finishing, and so that contours welded surfaces to match adjacent contours.

3.4 ADJUSTING

- A. Hanger Adjustment: Adjust hangers to distribute loads equally on attachments and to achieve indicated slope of pipe.

END OF SECTION 230529

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 230553 – IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK:

- A. Identification devices specified in this section include the following:
 - 1. Painted Identification Materials.
 - 2. Plastic Pipe Markers.
 - 3. Plastic Tape.
 - 4. Underground-Type Plastic Line Marker.
 - 5. Plastic Duct Markers.
 - 6. Valve Tags.
 - 7. Valve Schedule Frames.
 - 8. Engraved Plastic-Laminate Signs.
 - 9. Plastic Equipment Markers.
 - 10. Plasticized Tags.
- B. Mechanical identification furnished as part of factory-fabricated equipment, is specified as part of equipment assembly in other Division-15 sections.
- C. Refer to other Division-23 sections for identification requirements at central-station mechanical control center; not work of this section.
- D. Refer to Division-26 sections for identification requirements of electrical work; not work of this section.

1.2 QUALITY ASSURANCE:

- A. Manufacturer's Qualifications: Firms regularly engaged in manufacturer of identification devices of types and sizes required, whose products have been in satisfactory use in similar service for not less than 5 years.
- B. Codes and Standards:
 - 1. ANSI Standards: Comply with ANSI A13.1 for lettering size, length of color field, colors, and viewing angles of identification devices.

1.3 SUBMITTALS:

- A. Product Data: Submit manufacturer's technical product data and installation instructions for each identification material and device required.
- B. Samples: Submit samples of each color, lettering style and other graphic representation required for each identification material or system.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- C. Schedules: Submit valve schedule for each piping system, typewritten and reproduced on 8-1/2" x 11" bond paper. Tabulate valve number, piping system, system abbreviation (as shown on tag), location of valve (room or space), and variations for identification (if any). Mark valves which are intended for emergency shut-off and similar special uses, by special "flags", in margin of schedule. In addition to mounted copies, furnish extra copies for Maintenance Manuals as specified in Division 1.
- D. Maintenance Data: Include product data and schedules in maintenance manuals; in accordance with requirements of Division 1.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS:

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering mechanical identification materials:
 - 1. Engineer approved equal.

2.2 MECHANICAL IDENTIFICATION MATERIALS:

- A. General: Provide manufacturer's standard products of categories and types required for each application as referenced in other Division-15 sections. Where more than single type is specified for application, selection is Installer's option, but provide single selection for each product category.

2.3 PAINTED IDENTIFICATION MATERIALS:

- A. Stencils: Standard fiberboard stencils, prepared for required applications with letter sizes generally complying with recommendations of ANSI A13.1 for piping and similar applications, but not less than 1-1/4" high letters for ductwork and not less than 3/4" high letters for access door signs and similar operational instructions.
- B. Stencil Paint: Standard exterior type stenciling enamel; black, except as otherwise indicated; either brushing grade or pressurized spray-can form and grade.
- C. Identification Paint: Standard identification enamel of colors indicated or, if not otherwise indicated for piping systems, comply with ANSI A13.1 for colors.

2.4 PLASTIC PIPE MARKERS:

- A. Snap-On Type: Provide manufacturer's standard pre-printed, semi-rigid snap-on, color-coded pipe markers, complying with ANSI A13.1

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- B. Pressure-Sensitive Type: Provide manufacturer's standard pre- printed, permanent adhesive, color-coded, pressure-sensitive vinyl pipe markers, complying with ANSI A13.1
- C. Insulation: Furnish 1" thick molded fiberglass insulation with jacket for each plastic pipe marker to be installed on uninsulated pipes subjected to fluid temperatures of 125 degrees F (52 degrees C) or greater. Cut length to extend 2" beyond each end of plastic pipe marker.
- D. Small Pipes: For external diameters less than 6" (including insulation if any), provide full-band pipe markers, extending 360 degrees around pipe at each location, fastened by one of the following methods:
 - 1. Snap-on application of pre-tensioned semi-rigid plastic pipe marker.
 - 2. Adhesive lap joint in pipe marker overlap.
 - 3. Laminated or bonded application of pipe marker to pipe (or insulation).
 - 4. Taped to pipe (or insulation) with color-coded plastic adhesive tape, not less than 3/4" wide; full circle at both ends of pipe marker, tape lapped 1-1/2".
- E. Large Pipes: For external diameters of 6" and larger (including insulation if any), provide either full-band or strip-type pipe markers, but not narrower than 3 times letter height (and of required length), fastened by one of the following methods:
 - 1. Laminated or bonded application of pipe marker to pipe (or insulation).
 - 2. Taped to pipe (or insulation) with color-coded plastic adhesive tape, not less than 1-1/2" wide; full circle at both ends of pipe marker, tape lapped 3".
 - 3. Strapped-to-pipe (or insulation) application of semi-rigid type, with manufacturer's standard stainless steel bands.
- F. Lettering: Manufacturer's standard pre-printed nomenclature which best describes piping system in each instance, as selected by Owner/Owner's Representative in cases of variance with names as shown or specified.
- G. Lettering: Comply with piping system nomenclature as specified, scheduled or shown, and abbreviate only as necessary for each application length.
 - 1. Arrows: Print each pipe marker with arrows indicating direction of flow, either integrally with piping system service lettering (to accommodate both directions), or as a separate unit of plastic.

2.5 PLASTIC TAPE:

- A. General: Provide manufacturer's standard color-coded pressure-sensitive (self-adhesive) vinyl tape, not less than 3 mils thick.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- B. Width: Provide 1-1/2" wide tape markers on pipes with outside diameters (including insulation, if any) of less than 6", 2-1/2" wide tape for larger pipes.
- C. Color: Comply with ANSI A13.1, except where another color selection is indicated.

2.6 UNDERGROUND-TYPE PLASTIC LINE MARKER:

- A. General: Manufacturer's standard permanent, bright-colored, continuous-printed plastic tape, intended for direct-burial service; not less than 6" wide x 4 mils thick. Provide tape with printing which most accurately indicates the type of service of buried pipe.
 - 1. Provide multi-ply tape consisting of solid aluminum foil core between 2-layers of plastic tape.

2.7 VALVE TAGS:

- A. Brass Valve Tags: Provide 19-gage polished brass valve tags with stamp-engraved piping system abbreviation in 1/4" high letters and sequenced valve numbers 1/2" high, and with 5/32" hole for fastener.
 - 1. Provide 1-1/2" diameter tags, except as otherwise indicated.
 - 2. Provide size and shape as specified or scheduled for each piping system.
 - 3. Fill tag engraving with black enamel.
- B. Plastic Laminate Valve Tags: Provide manufacturer's standard 3/32" thick engraved plastic laminate valve tags, with piping system abbreviation in 1/4" high letters and sequenced valve numbers 1/2" high, and with 5/32" hole for fastener.
 - 1. Provide 1-1/2" sq. black tags with white lettering, except as otherwise indicated.
 - 2. Provide size, shape and color combination as specified or scheduled for each piping system.
- C. Plastic Valve Tags: Provide manufacturer's standard solid plastic valve tags with printed enamel lettering, with piping system abbreviation in approximately 3/16" high letters and sequenced valve numbers approximately 3/8" high, and with 5/32" hole for fastener.
 - 1. Provide 1-1/8" sq. white tags with black lettering.
 - 2. Provide size, shape and color combination as specified or scheduled for each piping system.
- D. Valve Tag Fasteners: Provide manufacturer's standard solid brass chain (wire link or beaded type), or solid brass S-hooks of the sizes required for proper attachment of tags to valves, and manufactured specifically for that purpose.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- E. Access Panel Markers: Provide manufacturer's standard 1/16" thick engraved plastic laminate access panel markers, with abbreviations and numbers corresponding to concealed valve. Include 1/8" center hole to allow attachment.

2.8 VALVE SCHEDULE FRAMES:

- A. General: For each page of valve schedule, provide glazed display frame, with screws for removable mounting on masonry walls. Provide frames of finished hardwood or extruded aluminum, with SSB-grade sheet glass.

2.9 ENGRAVED PLASTIC-LAMINATE SIGNS:

- A. General: Provide engraving stock melamine plastic laminate, complying with FS L-P-387, in the sizes and thicknesses indicated, engraved with engraver's standard letter style of the sizes and wording indicated, black with white core (letter color) except as otherwise indicated, punched for mechanical fastening except where adhesive mounting is necessary because of substrate.
- B. Thickness: 1/16", except as otherwise indicated.
- C. Thickness: 1/8", except as otherwise indicated.
- D. Thickness: 1/16" for units up to 20 sq. in. or 8" length; 1/8" for larger units.
- E. Fasteners: Self-tapping stainless steel screws, except contact-type permanent adhesive where screws cannot or should not penetrate the substrate.

2.10 PLASTIC EQUIPMENT MARKERS:

- A. General: Provide manufacturer's standard laminated plastic, color coded equipment markers. Conform to the following color code:
 - 1. Yellow: Heating equipment and components.
 - 2. Blue: Equipment and components that do not meet any of the above criteria.
 - 3. For hazardous equipment, use colors and designs recommended by ANSI A13.1.
- B. Nomenclature: Include the following, matching terminology on schedules as closely as possible:
 - 1. Name and plan number.
 - 2. Equipment service.
 - 3. Design capacity.
 - 4. Other design parameters such as pressure drop, entering and leaving conditions, rpm, etc.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- C. Size: Provide approximate 2-1/2" x 4" markers for control devices, dampers, and valves; and 4-1/2" x 6" for equipment.

2.11 PLASTICIZED TAGS:

- A. General: Manufacturer's standard pre-printed or partially pre-printed accident-prevention tags, of plasticized card stock with matt finish suitable for writing, approximately 3-1/4" x 5-5/8", with brass grommets and wire fasteners, and with appropriate pre-printed wording including large-size primary wording (as examples; DANGER, CAUTION, DO NOT OPERATE).

2.12 LETTERING AND GRAPHICS:

- A. General: Coordinate names, abbreviations and other designations used in mechanical identification work, with corresponding designations shown, specified or scheduled. Provide numbers, lettering and wording as indicated or, if not otherwise indicated, as recommended by manufacturers or as required for proper identification and operation/maintenance of mechanical systems and equipment.
 - 1. Multiple Systems: Where multiple systems of same generic name are shown and specified, provide identification which indicates individual system number as well as service (as examples; Boiler No. 3, Air Supply No. 1H, Standpipe F12).

PART 3 - EXECUTION

3.1 GENERAL INSTALLATION REQUIREMENTS:

- A. Coordination: Where identification is to be applied to surfaces which require insulation, painting or other covering or finish, including valve tags in finished mechanical spaces, install identification after completion of covering and painting. Install identification prior to installation of acoustical ceilings and similar removable concealment.

3.2 DUCTWORK IDENTIFICATION:

- A. General: Identify air supply, return, exhaust, intake and relief ductwork with duct markers; or provide stenciled signs and arrows, showing ductwork service and direction of flow, in black or white (whichever provides most contrast with ductwork color).
- B. Location: In each space where ductwork is exposed, or concealed only by removable ceiling system, locate signs near points where ductwork originates or continues into

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

concealed enclosures (shaft, underground or similar concealment), and at 50' spacings along exposed runs.

- C. Access Doors: Provide duct markers or stenciled signs on each access door in ductwork and housings, indicating purpose of access (to what equipment) and other maintenance and operating instructions, and appropriate safety and procedural information.
- D. Concealed Doors: Where access doors are concealed above acoustical ceilings or similar concealment, plasticized tags may be installed for identification in lieu of specified signs, at Installer's option.

3.3 PIPING SYSTEM IDENTIFICATION:

- A. General: Install pipe markers of one of the following types on each system indicated to receive identification, and include arrows to show normal direction of flow:
 - 1. Stenciled markers, including color-coded background band or rectangle, and contrasting lettering of black or white. Extend color band or rectangle 2" beyond ends of lettering.
 - 2. Stenciled markers, with lettering color complying with ANSI A13.1.
 - 3. Plastic pipe markers, with application system as indicated under "Materials" in this section. Install on pipe insulation segment where required for hot non-insulated pipes.
 - 4. Stenciled markers, black or white for best contrast, wherever continuous color-coded painting of piping is provided.
- B. Locate pipe markers and color bands as follows wherever piping is exposed to view in occupied spaces, machine rooms, accessible maintenance spaces (shafts, tunnels, plenums) and exterior non-concealed locations.
 - 1. Near each valve and control device.
 - 2. Near each branch, excluding short take-offs for fixtures and terminal units; mark each pipe at branch, where there could be question of flow pattern.
 - 3. Near locations where pipes pass through walls or floors/ ceilings, or enter non-accessible enclosures.
 - 4. At access doors, manholes and similar access points which permit view of concealed piping.
 - 5. Near major equipment items and other points of origination and termination.
 - 6. Spaced intermediately at maximum spacing of 50' along each piping run, except reduce spacing to 25' in congested areas of piping and equipment.
 - 7. On piping above removable acoustical ceilings, except omit intermediately spaced markers.

3.4 VALVE IDENTIFICATION:

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- B. General: Provide valve tag on every valve, cock and control device in each piping system; exclude check valves, valves within factory-fabricated equipment units, plumbing fixture faucets, convenience and lawn-watering hose bibs, and shut-off valves at plumbing fixtures, HVAC terminal devices and similar rough-in connections of end-use fixtures and units. List each tagged valve in valve schedule for each piping system.
 - 1. Tagging Schedule: Comply with requirements of "Valve Tagging Schedule" at end of this section.
- C. Mount valve schedule frames and schedules in machine rooms where indicated or, if not otherwise indicated, where directed by Architect/Engineer.
 - 1. Where more than one major machine room is shown for project, install mounted valve schedule in each major machine room, and repeat only main valves which are to be operated in conjunction with operations of more than single machine room.

3.5 MECHANICAL EQUIPMENT IDENTIFICATION:

- A. General: Install engraved plastic laminate sign or plastic equipment marker on or near each major item of mechanical equipment and each operational device, as specified herein if not otherwise specified for each item or device. Provide signs for the following general categories of equipment and operational devices:
 - 1. Main control and operating valves, including safety devices and hazardous units such as gas outlets.
 - 2. Meters, gages, thermometers and similar units.
 - 3. Fans, blowers, primary balancing dampers.
 - 4. trainers, filters and similar equipment.
- B. Optional Sign Types: Where lettering larger than 1" height is needed for proper identification, because of distance from normal location of required identification, stenciled signs may be provided in lieu of engraved plastic, at Installer's option.
- C. Lettering Size: Minimum 1/4" high lettering for name of unit where viewing distance is less than 2'-0", 1/2" high for distances up to 6'-0", and proportionately larger lettering for greater distances. Provide secondary lettering of 2/3 to 3/4 of size of the principal lettering.
- D. Text of Signs: In addition to name of identified unit, provide lettering to distinguish between multiple units, inform operator of operational requirements, indicate safety and emergency precautions, and warn of hazards and improper operations.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- E. Optional Use of Plasticized Tags: At Installer's option, where equipment to be identified is concealed above acoustical ceilings or similar concealment, plasticized tags may be installed within concealed space to reduce amount of text in exposed sign (outside concealment).
 - 1. Operational valves and similar minor equipment items located in non-occupied spaces (including machine rooms) may, at Installer's option, be identified by installation of plasticized tags in lieu of engraved plastic signs.

3.4 ADJUSTING AND CLEANING:

- A. Adjusting: Relocate any mechanical identification device which has become visually blocked by work of this division or other divisions.
- B. Cleaning: Clean face of identification devices, and glass frames of valve charts.

3.5 EXTRA STOCK:

- A. Furnish minimum of 5% extra stock of each mechanical identification material required, including additional numbered valve tags (not less than 3) for each piping system, additional piping system identification markers, and additional plastic laminate engraving blanks of assorted sizes.
 - 1. Where stenciled markers are provided, clean and retain stencils after completion of stenciling and include used stencils in extra stock, along with required stock of stenciling paints and applicators.

END OF SECTION 230553

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 230593 – TESTING, ADJUSTING AND BALANCING FOR HVAC

PART 1 – GENERAL

1.1 RELATED DOCUMENTS:

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions apply to work of this section.

1.2 SUMMARY:

- A. This Section specifies the requirements and procedures total mechanical systems testing, adjusting, and balancing. Requirements include measurement and establishment of the fluid quantities of the mechanical systems as required to meet design specifications, and recording and reporting the results.
- B. Test, adjust, and balance the following mechanical systems:
 - 1. Supply, return and outside air systems;
 - 2. Exhaust air systems;
 - 3. Verify temperature control system operation.

1.3 DEFINITIONS:

- A. Systems testing, adjusting, and balancing is the process of checking and adjusting all the building environmental systems to produce the design objectives. It includes:
 - 1. the balance of water/air distribution;
 - 2. adjustment of total system to provide design quantities;
 - 3. electrical measurement;
 - 4. verification of performance of all equipment and automatic controls;
 - 5. sound and vibration measurement.
- B. Test: To determine quantitative performance of equipment.
- C. Adjust: To regulate the specified fluid flow rate and air patterns at the terminal equipment (e.g., reduce fan speed, throttling).
- D. Balance: To proportion flows within the distribution system (submains, branches, and terminals) according to specified design quantities.
- E. Procedure: Standardized approach and execution of sequence of work operations to yield reproducible results.
- F. Report forms: Test data sheets arranged for collecting test data in logical order for submission and review. These data should also form the permanent record to be used as the basis for required future testing, adjusting, and balancing.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- G. Terminal: The point where the controlled fluid enters or leaves the distribution system. These are supply inlets on water terminals, supply outlets on air terminals, return outlets on water terminals, and exhaust or return inlets on air terminals such as registers, grilles, diffusers, louvers, and hoods.
- H. Main: pipe containing the system's major or entire fluid flow.
- I. Submain: pipe containing part of the systems' capacity and serving two or more branch mains.
- J. Branch main: pipe serving two or more terminals.
- K. Branch: pipe serving a single terminal.

1.4 SUBMITTALS:

- A. Agency Data:
 - 1. Submit proof that the proposed testing, adjusting, and balancing agency meets the qualifications specified below.
- B. Engineer and Technicians Data:
 - 1. Submit proof that the Test and Balance Engineer assigned to supervise the procedures, and the technicians proposed to perform the procedures meet the qualifications specified below.
- C. Procedures and Agenda: Submit a synopsis of the testing, adjusting, and balancing procedures and agenda proposed to be used for this project.
- D. Maintenance Data: Submit maintenance and operating data that include how to test, adjust, and balance the building systems. Include this information in maintenance data specified in Section 230500.
- E. Sample Forms: Submit sample forms, if other than those standard forms prepared by the NEBB are proposed.
- F. Certified Reports: Submit testing, adjusting, and balancing reports bearing the seal and signature of the Test and Balance Engineer. The reports shall be certified proof that the systems have been tested, adjusted, and balanced in accordance with the referenced standards; are an accurate representation of how the systems have been installed; are a true representation of how the systems are operating at the completion of the testing, adjusting, and balancing procedures; and are an accurate record of all final quantities measured, to establish normal operating values of the systems. Follow the procedures and format specified below:

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

1. Draft reports: Upon completion of testing, adjusting, and balancing procedures, prepare draft reports on the approved forms. Draft reports may be hand written, but must be complete, factual, accurate, and legible. Organize and format draft reports in the same manner specified for the final reports. Submit 2 complete sets of draft reports. Only 1 complete set of draft reports will be returned.
 2. Final Report: Upon verification and approval of draft reports, prepare final reports, type written, and organized and formatted as specified below. Submit 2 complete sets of final reports.
 3. Report Format: Report forms shall be those standard forms prepared by the referenced standard for each respective item and system to be tested, adjusted, and balanced. Bind report forms complete with schematic systems diagrams and other data in reinforced, vinyl, three-ring binders. Provide binding edge labels with the project identification and a title descriptive of the contents. Divide the contents of the binder into the below listed divisions, separated by divider tabs:
 - a. General Information and Summary
 - b. Air Systems
 - c. Temperature Control Systems
 4. Report Contents: Provide the following minimum information, forms and data:
 - a. General Information and Summary: Inside cover sheet to identify testing, adjusting, and balancing agency, Contractor, Owner, Architect, Engineer, and Project. Include addresses, and contact names and telephone numbers. Also include a certification sheet containing the seal and name address, telephone number, and signature of the Certified Test and Balance Engineer. Include in this division a listing of the instrumentations used for the procedures along with the proof of calibration.
 - b. The remainder of the report shall contain the appropriate forms containing as a minimum, the information indicated on the standard report forms prepared by the AABC and NEBB, for each respective item and system. Prepare a schematic diagram for each item of equipment and system to accompany each respective report form.
- G. Calibration Reports: Submit proof that all required instrumentation has been calibrated to tolerances specified in the referenced standards, within a period of six months prior to starting the project.

1.5 QUALITY ASSURANCE:

A. Agency Qualifications:

1. Employ the services of an independent testing, adjusting, and balancing agency meeting the qualifications specified below, to be the single source of responsibility to test, adjust, and balance the building mechanical systems identified above, to produce the design objectives. Services shall include checking installations for conformity to design, measurement and establishment

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

of the fluid quantities of the mechanical systems as required to meet design specifications, and recording and reporting the results.

2. The independent testing, adjusting, and balancing agency certified by National Environmental Balancing Bureau (NEBB) in those testing and balancing disciplines required for this project, and having at least one Professional Engineer registered in the State in which the services are to be performed, certified by NEBB as a Test and Balance Engineer.

B. Codes and Standards:

1. NEBB: "Procedural Standards for Testing, Adjusting, and Balancing of Environmental Systems."
2. ASHRAE: ASHRAE Handbook, 1984 Systems Volume, Chapter 37, Testing, Adjusting, and Balancing.

1.6 PROJECT CONDITIONS:

- A. Systems Operation: Systems shall be fully operational prior to beginning procedures. Verify with engineer prior to commencing of testing.

1.7 SEQUENCING AND SCHEDULING:

- A. Test, adjust and balance hydronic systems at least a period of operation at outside conditions within 5 deg. F wet bulb temperature of maximum summer design condition, and within 10 deg. F dry bulb temperature of minimum winter design condition. Take final temperature readings during seasonal operation.

PART 2 - PRODUCTS (Not Used)

PART 3 – EXECUTION

3.1 PRELIMINARY PROCEDURES FOR AIR SYSTEM BALANCING:

- A. Before operating the system, perform these steps:
 1. Obtain design drawings and specifications and become thoroughly acquainted with the design intent.
 2. Obtain copies of approved shop drawings of hydronic system layout, outlets (supply and return) and temperature control diagrams.
 3. Compare design to installed equipment and field installations.
 4. Prepare schematic diagrams of system "as-built" piping layouts to facilitate reporting.

3.2 MEASUREMENTS:

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- A. Provide all required instrumentation to obtain proper measurements, calibrated to the tolerances specified in the referenced standards. Instruments shall be properly maintained and protected against damage.
- B. Provide instruments meeting the specifications of the referenced standards.
- C. Use only those instruments which have the maximum field measuring accuracy and are best suited to the function being measured.
- D. Apply instrument as recommended by the manufacturer.
- E. Use instruments with minimum scale and maximum subdivisions and with scale ranges proper for the value being measured.
- F. When averaging values, take a sufficient quantity of readings which will result in a repeatability error of less than 5 percent. When measuring a single point, repeat readings until 2 consecutive identical values are obtained.
- G. Take all reading with the eye at the level of the indicated value to prevent parallax.
- H. Use pulsation dampeners where necessary to eliminate error involved in estimating average of rapidly fluctuation readings.
- I. Take measurements in the system where best suited to the task.

3.3 PERFORMING TESTING, ADJUSTING, AND BALANCING:

- A. Perform testing and balancing procedures on each system identified, in accordance with the detailed procedures outlined in the referenced standards.
- B. Cut insulation and piping for installation of test probes to the minimum extent necessary to allow adequate performance of procedures.
- C. Patch insulation and housings, using materials identical to those removed.
- D. Seal piping, and test for and repair leaks.
- E. Seal insulation to re-establish integrity of the vapor barrier.
- F. Mark equipment settings, including damper control positions, valve indicators, fan speed control levers, and similar controls and devices, to show final settings. Mark with paint or other suitable, permanent identification materials.
- G. Retest, adjust, and balance systems subsequent to significant system modifications, and resubmit test results.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

3.4 RECORD AND REPORT DATA:

- A. Record all data obtained during testing, adjusting, and balancing in accordance with, and on the forms recommended by the referenced standards, and as approved on the sample report forms.
- B. Prepare report of recommendations for correcting unsatisfactory mechanical performances when system cannot be successfully balanced.

3.5 DEMONSTRATION:

- A. Training:
 - 1. Train the Owner's maintenance personnel on troubleshooting procedures and testing, adjusting, and balancing procedures. Review with the Owner's personnel, the information contained in the Operating and Maintenance Data specified in Section 230500.
 - 2. Schedule training with Owner through the Architect/Engineer with at least 7 days prior notice.

END OF SECTION 230593

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 230700 – DUCT INSULATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.
- B. Division-23 sections, apply to work of this section..

1.2 DESCRIPTION OF WORK

- A. Extent of mechanical insulation required by this section is indicated by requirements of this section.
- B. Types of mechanical insulation specified in this section include the following:
 - 1. HVAC Duct Systems Insulation:
 - a. Fiberglass.
- C. Refer to Division-23 section "Supports and Anchors" for protection saddles, protection shields, and thermal hanger shields; not work of this section.

1.3 QUALITY ASSURANCE

- A. Manufacturer's Qualifications: Firms regularly engaged in manufacture of mechanical insulation products, of types and sizes required, whose products have been in satisfactory use in similar services for not less than 3 years.
- B. Installer's Qualifications: Firm with at least 5 years successful installation experience on projects with mechanical insulations similar to that required for this project.
- C. Flame/Smoke Ratings: Provide composite mechanical insulation (insulation, jackets, coverings, sealers, mastics and adhesives) with flame-spread index of 25 or less, and smoke-developed index of 50 or less, as tested by ASTM E 84 (NFPA 255) method.

1.4 SUBMITTALS

- A. Product Data: Submit manufacturer's technical product data and installation instructions for each type of mechanical insulation. Submit schedule showing manufacturer's product number, k-value, thickness, and furnished accessories for each mechanical system requiring insulation.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- B. Maintenance Data: Submit maintenance data and replacement material lists for each type of mechanical insulation. Include this data and product data in maintenance manual.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Deliver insulation, coverings, cements, adhesives, and coatings to site in containers with manufacturer's stamp or label, affixed showing fire hazard indexes of products.
- B. Protect insulation against dirt, water, and chemical and mechanical damage. Do not install damaged or wet insulation; remove from project site.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products which may be incorporated in the work include, but are not limited to, the following:
- B. Manufacturer: Subject to compliance with requirements, provide products of one of the following:
 - 1. Owens Corning
 - 2. Johns Manville
 - 3. Knauf

2.2 DUCTWORK INSULATION MATERIALS:

- A. Rigid Fiberglass Ductwork Insulation: ASTM C 612, Class 1.
- B. Flexible Fiberglass Ductwork Insulation: ASTM C 553, Type I, Class B-4.
- C. Jackets for Ductwork Insulation: ASTM C 921, Type I.
- D. Ductwork Insulation Accessories: Provide staples, bands, wires, tape, anchors, corner angles and similar accessories as recommended by insulation manufacturer for applications indicated.
- E. Ductwork Insulation Compounds: Provide cements, adhesives, coatings, sealers, protective finishes and similar compounds as recommended by insulation manufacturer for applications indicated.
- F. Provide thickness as required per most current IECC standards.

PART 3 - EXECUTION

3.1 INSPECTION

- A. Examine areas and conditions under which mechanical insulation is to be installed. Do not proceed with work until unsatisfactory conditions have been corrected in manner acceptable to Installer.

3.2 INSTALLATION OF HVAC DUCT INSULATION

- A. General: Install insulation products in accordance with manufacturer's written instructions, and in accordance with recognized industry practices to ensure that insulation serves its intended purpose. All proposed ductwork shall be insulated.
- B. Install insulation materials with smooth and even surfaces. Insulate each continuous run of piping with full-length units of insulation, with a single cut piece to complete run. Do not use cut pieces or scraps abutting each other.
- C. Clean and dry duct surfaces prior to insulating. Butt insulation joints firmly together to ensure a complete and tight fit over surfaces to be covered.
- D. Maintain integrity of vapor-barrier jackets on duct insulation, and protect to prevent puncture or other damage.
- E. Extend duct insulation without interruption through walls, floors and similar piping penetrations, except where otherwise indicated.

3.3 PROTECTION AND REPLACEMENT

- A. Replace damaged insulation which cannot be repaired satisfactorily, including units with vapor barrier damage and moisture saturated units.
- B. Protection: Insulation Installer shall advise Contractor of required protection for insulation work during remainder of construction period, to avoid damage and deterioration.

END OF SECTION 230700

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 233100 – HVAC DUCTS AND CASINGS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions apply to this Section.

1.2 SUMMARY

- A. This Section includes rectangular and round ducts.

1.3 QUALITY ASSURANCE

- A. NFPA Compliance: Comply with the following NFPA Standards:
 - 1. NFPA 90A, "Standard for the Installation of Air Conditioning and Ventilating Systems," except as indicated otherwise.

PART 2 - PRODUCTS

2.1 SHEET METAL MATERIALS

- A. Galvanized Sheet Steel: Lock-forming quality, ASTM A 527, Coating Designation G 90. Provide mill phosphatized finish for exposed surfaces of ducts exposed to view.

2.2 FIRE-STOPPING

- A. Refer to Division 7 Section "Firestopping" for fire-stopping.

2.3 HANGERS AND SUPPORTS

- A. Building Attachments: Concrete inserts, powder actuated fasteners, or structural steel fasteners appropriate for building materials. Do not use powder actuated concrete fasteners for lightweight aggregate concretes or for slabs less than 4 inches thick.
- B. Hangers: Galvanized sheet steel, or round, uncoated steel, threaded rod.
 - 1. Straps and Rod Sizes: Conform with Table 4-1 in SMACNA HVAC Duct Construction Standards, 1985 Edition, for sheet steel width and gage and steel rod diameters.
- C. Duct Attachments: Sheet metal screws, blind rivets, or self-tapping metal screws; compatible with duct materials.

2.4 RECTANGULAR DUCT FABRICATION

- A. General: Except as otherwise indicated, fabricate rectangular ducts with galvanized sheet steel, in accordance with SMACNA "HVAC Duct Construction Standards," Tables 1-3 through 1-19, including their associated details. Conform to the requirements in the referenced standard for metal thickness, reinforcing types and intervals, tie rod applications, and joint types and intervals.
 - 1. Provide materials that are free from visual imperfections such as pitting, seam marks, roller marks, stains, and discolorations.

2.5 RECTANGULAR DUCT FITTINGS

- A. Fabricate elbows, transitions, offsets, branch connections, and other duct construction in accordance with SMACNA "HVAC Metal Duct Construction Standard," 1985 Edition, Figures 2-1 through 2-10.

2.6 ROUND DUCT FABRICATION

- A. General: "Basic Round Diameter" as used in this article is the diameter of the size of round duct that has a circumference equal to the perimeter of a given sized of flat oval duct.
- B. Round Ducts: Fabricate round supply ducts with spiral lockseam construction to elbows being pleated. Comply with SMACNA "HVAC Duct Construction Standards," Table 3-2 for galvanized steel gages.

PART 3 - EXECUTION

3.1 DUCT INSTALLATION, GENERAL

- A. Install ducts with the fewest possible joints.
- B. Use fabricated fittings for all changes in directions, changes in size and shape, and connections.
- C. Install couplings tight to duct wall surface with projections into duct at connections kept to a minimum.
- D. Locate ducts, except as otherwise indicated, vertically and horizontally, parallel and perpendicular to building lines; avoid diagonal runs. Install duct systems in shortest route that does not obstruct useable space or block access for servicing building and its equipment.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- E. Install ducts close to walls, overhead construction, columns, and other structural and permanent enclosure elements of building.
- F. Conceal ducts from view in finished and occupied spaces by locating in mechanical shafts, hollow wall construction, or in soffits.

3.2 HANGING AND SUPPORTING

- A. Install rigid round, and rectangular metal duct with support systems indicated in SMACNA "HVAC Duct Construction Standards," Tables 4-1 through 4-3 and Figures 4-1 through 4-8.
- B. Support horizontal ducts within 2 feet of each elbow.
- C. Support vertical ducts at each floor.
- D. Upper attachments to structures shall have an allowable load not exceeding 1/4 of the failure (proof test) load but are not limited to the specific methods indicated.
- E. Install powder actuated concrete fasteners after concrete is placed and completely cured.

3.3 CONNECTIONS

- A. Equipment Connections: Connect equipment with flexible connectors.
- B. Clean ducts systems prior to final acceptance to remove dust and debris.

END OF SECTION 233100

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 233300 – DUCTWORK ACCESSORIES

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK:

- A. Types of ductwork accessories required for project include the following:
 - 1. Dampers.
 - a. Low pressure manual dampers.
 - b. Control dampers.
 - c. Counterbalanced relief dampers.
 - 2. Fire and smoke dampers.
 - 3. Turning vanes.
 - 4. Duct hardware.
 - 5. Duct access doors.
 - 6. Flexible connections.
- B. Refer to other Division-23 sections for testing, adjusting, and balancing of ductwork accessories; not work of this section.

1.2 QUALITY ASSURANCE:

- A. Manufacturer's Qualifications: Firms regularly engaged in manufacture of ductwork accessories, of types and sizes required, whose products have been in satisfactory use in similar service for not less than 3 years.
- B. Codes and Standards:
 - 1. SMACNA Compliance: Comply with applicable portions of SMACNA "HVAC Duct Construction Standards, Metal and Flexible".
 - 2. Industry Standards: Comply with ASHRAE recommendations pertaining to construction of ductwork accessories, except as otherwise indicated.
 - 3. UL Compliance: Construct, test, and label fire dampers in accordance with UL Standard 555 "Fire Dampers and Ceiling Dampers".
 - 4. NFPA Compliance: Comply with applicable provisions of NFPA 90A "Air Conditioning and Ventilating Systems", pertaining to installation of ductwork accessories.

1.3 SUBMITTALS:

- A. Product Data: Submit manufacturer's technical product data for each type of ductwork accessory, including dimensions, capacities, and materials of construction; and installation instructions.
- B. Shop Drawings: Submit manufacturer's assembly-type shop drawings for each type of

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

ductwork accessory showing interfacing requirements with ductwork, method of fastening or support, and methods of assembly of components.

- C. Maintenance Data: Submit manufacturer's maintenance data including parts lists for each type of duct accessory. Include this data, product data, and shop drawings in maintenance manual; in accordance with requirements of Division 1.

PART 2 - PRODUCTS

2.1 DAMPERS:

- A. Low Pressure Manual Dampers: Provide dampers of single blade type or multiblade type, constructed in accordance with SMACNA "HVAC Duct Construction Standards".
- B. Control Dampers: Provide dampers with parallel blades for 2- position control, or opposed blades for modulating control. Construct blades of 16-ga steel, provide heavy-duty molded self-lubricating nylon bearings, 1/2" diameter steel axles spaced on 9" centers. Construct frame of 2" x 1/2" x 1/8" steel channel for face areas 25 sq. ft. and under; 4" x 1-1/4" x 16-ga channel for face areas over 25 sq. ft. Provide galvanized steel finish with aluminum touch-up.
- C. Control Dampers: Refer to Division-15 section "Control Systems" for control dampers; not work of this section.
- D. Counterbalanced Relief Dampers: Provide dampers with parallel blades, counterbalanced and factory-set to relieve at indicated static pressure. Construct blades of 16-ga aluminum, provide 1/2" diameter ball bearings, 1/2" diameter steel axles spaced on 9" centers. Construct frame of 2" x 1/2" x 1/8" steel channel for face areas 25 sq. ft. and under; 4" x 1-1/4" x 16-ga channel for face areas over 25 sq. ft. Provide galvanized steel finish on frame with aluminum touch-up.
- E. Available Manufacturers: Subject to compliance with requirements, manufacturers offering dampers which may be incorporated in the work include, but are not limited to, the following:
 - 1. Air Balance, Inc.
 - 2. Airguide Corp.
 - 3. American Warming & Ventilating, Inc.
 - 4. Arrow Louver and Damper; Div. of Arrow United Industries, Inc. Louvers & Dampers, Inc.
 - 5. Penn Ventilator Co.
 - 6. Ruskin Mfg. Co.

2.2 FIRE AND SMOKE DAMPERS:

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- A. Fabricated Fire Dampers: Provide dampers constructed in accordance with SMACNA "Fire Dampers and Heat Stop Guide". Provide fire and smoke dampers at all rated assemblies.

- B. Fire Dampers: Provide fire dampers, of types and sizes indicated. Construct casings of 11-ga galvanized steel with bonded red acrylic enamel finish. Provide fusible link rated at 160 to 165 degrees F (71 to 74 degrees C) unless otherwise indicated. Provide damper with positive lock in closed position, and with the following additional features:
 - 1. Damper Blade Assembly: Single-blade type.
 - 2. Damper Blade Assembly: Multi-blade type.
 - 3. Damper Blade Assembly: Curtain type.
 - 4. Blade Material: Steel, match casing.
 - 5. Blade Material: Stainless steel.

- C. Fire/Smoke Dampers: Provide fire/smoke dampers, of types and sizes indicated. Construct casings of 11-ga galvanized steel with bonded red acrylic enamel finish. Provide fusible link rated at 160 to 165 degrees F (71 to 74 degrees C) unless otherwise indicated. Provide additional frangible link containing explosive charge, connected in series with fusible link. Provide stainless steel spring loaded leakage seals in sides of casing, and 36" long wire leads for connecting smoke link to smoke detector, and the following additional features:
 - 1. Damper Blade Assembly: Single-blade type.
 - 2. Damper Blade Assembly: Multi-blade type.
 - 3. Damper Blade Assembly: Curtain type.
 - 4. Blade Material: Steel, matching casing.
 - 5. Blade Material: Stainless steel.

- D. Motor-Driven Fire/Smoke Dampers: Provide motor-driven fire/smoke dampers in types and sizes indicated, with casing constructed of 11-ga galvanized steel with bonded red acrylic enamel finish, fusible link 160 to 165 degrees F (71 to 74 degrees C), unless otherwise indicated, and curtain type stainless steel interlocking blades, with electric motor equipped with instant closure clutch, stainless steel cable damper blade linkage, motor mounting bracket, and 32" long wire leads for connecting to smoke detector, and with the following construction features:
 - 1. Unit Assembly: Motor mounted outside air stream.
 - 2. Unit Assembly: Motor mounted inside air stream.

- E. Available Manufacturers: Subject to compliance with requirements, manufacturers offering fire and smoke dampers which may be incorporated in the work include, but are not limited to, the following:
 - 1. Air Balance, Inc.
 - 2. American Warming & Ventilating, Inc.
 - 3. Arrow Louver and Damper; Div. of Arrow United Industries Inc.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

4. Louvers and Dampers, Inc.
5. Penn Ventilator Co.
6. Phillips-Aire
7. Ruskin Mfg. Co.

2.3 TURNING VANES:

- A. Fabricated Turning Vanes: Provide fabricated turning vanes and vane runners, constructed in accordance with SMACNA "HVAC Duct Construction Standards".
- B. Manufactured Turning Vanes: Provide turning vanes constructed of 1-1/2" wide curved blades set at 3/4" o.c., supported with bars perpendicular to blades set at 2" o.c., and set into side strips suitable for mounting in ductwork.
- C. Acoustic Turning Vanes: Provide acoustic turning vanes constructed of airfoil shaped aluminum extrusion with perforated faces and fiberglass fill.
- D. Available Manufacturers: Subject to compliance with requirements, manufacturers offering turning vanes which may be incorporated in the work include, but are not limited to, the following:
 1. Aero Dyne Co.
 2. Airsan Corp.
 3. Anemostat Products Div.; Dynamics Corp. of America.
 4. Barber-Colman Co.
 5. Duro Dyne Corp.
 6. Environmental Elements Corp.; Subs, Koppers Co., Inc.
 7. Hart & Cooley Mfg. Co.
 8. Register & Grille Mfg. Co., Inc.
 9. Souther, Inc.

2.4 DUCT HARDWARE:

- A. General: Provide duct hardware, manufactured by one manufacturer for all items on project, for the following:
 1. Test Holes: Provide in ductwork at fan inlet and outlet, and elsewhere as indicated, duct test holes, consisting of slot and cover, for instrument tests.
 2. Quadrant Locks: Provide for each damper, quadrant lock device on one end of shaft; and end bearing plate on other end for damper lengths over 12". Provide extended quadrant locks and end extended bearing plates for externally insulated ductwork.
- B. Available Manufacturers: Subject to compliance with requirements, manufacturers offering duct hardware which may be incorporated in the work include, but are not limited to, the following:

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

1. Ventfabrics, Inc.
2. Young Regulator Co.

2.5 DUCT ACCESS DOORS:

- A. General: Provide where indicated, duct access doors of size indicated.
- B. Construction: Construct of same or greater gage as ductwork served, provide insulated doors for insulated ductwork. Provide flush frames for uninsulated ductwork, extended frames for externally insulated duct. Provide one size hinged, other side with one handle-type latch for doors 12" high and smaller, 2 handle-type latches for larger doors.
- C. Available Manufacturers: Subject to compliance with requirements, manufacturers offering duct access doors which may be incorporated in the work include, limited to the following:
 1. Air Balance Inc.
 2. Ruskin Mfg. Co.
 3. Ventifabrics, Inc.
 4. Zurn Industries, Inc.; Air Systems Div.

2.6 FLEXIBLE CONNECTORS:

- A. General: Provide flexible duct connections wherever ductwork connects to vibration isolated equipment. Construct flexible connections of neoprene-coated flameproof fabric crimped into duct flanges for attachment to duct and equipment. Make airtight joint. Provide adequate joint flexibility to allow for thermal, axial, transverse, and torsional movement, and also capable of absorbing vibration of connected equipment.
- B. Available Manufacturers: Subject to compliance with requirements, manufacturers offering flexible connections which may be incorporated in the work include, limited to the following:
 1. American/Elgen Co.; Energy Div.
 2. Flexaust (The) Co.
 3. Ventfabrics, Inc.

PART 3 - EXECUTION

3.1 INSPECTION:

- A. Examine areas and conditions under which ductwork accessories will be installed. Do not proceed with work until unsatisfactory conditions have been corrected in manner acceptable to Installer.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

3.2 INSTALLATION OF DUCTWORK ACCESSORIES:

- A. Install ductwork accessories in accordance with manufacturer's installation instructions, with applicable portions of details of construction as shown in SMACNA standards, and in accordance with recognized industry practices to ensure that products serve intended function.
- B. Install turning vanes in square or rectangular 90 degree elbows in supply and exhaust air systems, and elsewhere as indicated.
- C. Install access doors to open against system air pressure, with latches operable from either side, except outside only where duct is too small for person to enter.
- D. Coordinate with other work, including ductwork, as necessary to interface installation of ductwork accessories properly with other work.

3.3 FIELD QUALITY CONTROL:

- A. Operate installed ductwork accessories to demonstrate compliance with requirements. Test for air leakage while system is operating. Repair or replace faulty accessories, as required to obtain proper operation and leakproof performance.

3.4 ADJUSTING AND CLEANING:

- A. Adjusting: Adjust ductwork accessories for proper settings, install fusible links in fire dampers and adjust for proper action.
 - 1. Label access doors in accordance with Division-23 section "Mechanical Identification". Final positioning of manual dampers is specified in Division-23 section "Testing, Adjusting, and Balancing".
- B. Cleaning: Clean factory-finished surfaces. Repair any marred or scratched surfaces with manufacturer's touch-up paint.

3.5 EXTRA STOCK:

- A. Furnish extra fusible links to Owner, one link for every 10 installed of each temperature range; obtain receipt.

END OF SECTION 233300

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 233700 – AIR OUTLETS AND INLETS

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK:

- A. Types of outlets and inlets required for project include the following:
1. Ceiling air diffusers.
 2. Wall registers and grilles.

1.2 QUALITY ASSURANCE:

- A. Manufacturer's Qualifications: Firms regularly engaged in manufacture of air outlets and inlets of types and capacities required, whose products have been in satisfactory use in similar service for not less than 5 years.
- B. Codes and Standards:
1. ARI Compliance: Test and rate air outlets and inlets in accordance with ARI 650 "Standard for Air Outlets and Inlets".
 2. ASHRAE Compliance: Test and rate air outlets and inlets in accordance with ASHRAE 70 "Method of Testing for Rating the Air Flow Performance of Outlets and Inlets".
 3. ADC Compliance: Test and rate air outlets and inlets in certified laboratories under requirements of ADC 1062 "Certification, Rating and Test Manual".
 4. ADC Seal: Provide air outlets and inlets bearing ADC Certified Rating Seal.
 5. AMCA Compliance: Test and rate louvers in accordance with AMCA 500 "Test Method for Louvers, Dampers and Shutters".
 6. AMCA Seal: Provide louvers bearing AMCA Certified Rating Seal.
 7. NFPA Compliance: Install air outlets and inlets in accordance with NFPA 90A "Standard for the Installation of Air Conditioning and Ventilating Systems".

1.3 SUBMITTALS:

- A. Product Data: Submit manufacturer's technical product data for air outlets and inlets including the following:
1. Schedule of air outlets and inlets indicating drawing designation, room location, number furnished, model number, size, and accessories furnished.
 2. Data sheet for each type of air outlet and inlet, and accessory furnished; indicating construction, finish, and mounting details.
 3. Performance data for each type of air outlet and inlet furnished, including aspiration ability, temperature and velocity traverses; throw and drop; and noise criteria ratings. Indicate selections on data.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- B. Shop Drawings: Submit manufacturer's assembly-type shop drawing for each type of air outlet and inlet, indicating materials and methods of assembly of components.
- C. Maintenance Data: Submit maintenance data, including cleaning instructions for finishes, and spare parts lists. Include this data, product data, and shop drawings in maintenance manuals; in accordance with requirements of Division 1.

1.4 PRODUCT DELIVERY, STORAGE AND HANDLING:

- A. Deliver air outlets and inlets wrapped in factory-fabricated fiber-board type containers. Identify on outside of container type of outlet or inlet and location to be installed. Avoid crushing or bending and prevent dirt and debris from entering and settling in devices.
- B. Store air outlets and inlets in original cartons and protect from weather and construction work traffic. Where possible, store indoors; when necessary to store outdoors, store above grade and enclose with waterproof wrapping.

PART 2 - PRODUCTS

2.1 CEILING AIR DIFFUSERS: (See schedule for additional requirements)

- A. Materials: Aluminum Construction, diffusers shall be constructed entirely on extruded aluminum.
- B. Performance: Provide ceiling air diffusers that have, as minimum, temperature and velocity traverses, throw and drop, and noise criteria ratings for each size device as listed in manufacturer's current data.
- C. Ceiling Compatibility: Provide diffusers with border styles that are compatible with adjacent ceiling systems, and that are specifically manufactured to fit into ceiling module with accurate fit and adequate support. Refer to general construction drawings and specifications for types of ceiling systems which will contain each type of ceiling air diffuser.
- D. Types: Provide ceiling diffusers of type, capacity, and with accessories and finishes as listed on diffuser schedule. The following requirements shall apply to nomenclature indicated on schedule.
 - 1. Diffuser Faces:
 - a. Round: Round housing, core of concentric rings, round duct connection.
 - b. Half-Round: Semi-circular housing, core of concentric half-rings, rectangular duct connection.
 - c. Square: Square housing, core of square concentric louvers, square or round duct connection.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- d. Rectangular: Rectangular housing, core of rectangular concentric louvers, square or round duct connection.
 - e. Panel: Square or rectangular housing extended to form a panel to fit in ceiling system module, core of square or rectangular concentric louvers, square or round duct connection.
 - f. Perforated: Round, square, or rectangular housing covered with removable perforated panel in frame. Conceal air pattern devices above panel.
 - g. Linear: Extruded aluminum continuous slot, single or multiple.
2. Diffuser Mountings: AS REQUIRED
- a. Stepped-Down: Diffuser housing below ceiling with perimeter flange and gasket to seal against ceiling construction.
 - b. Flush: Diffuser housing above ceiling surface with flush perimeter flange and gasket to seal against ceiling.
 - c. Lay-In : Diffuser housing sized to fit between ceiling exposed suspension tee bars and rest on top surface of tee bar.
 - d. Snap-In: Diffuser housing sized to fit between ceiling concealed suspension runners, and snap into runners.
3. Diffuser Patterns: AS REQUIRED
- a. Fixed: Fixed position core with concentric rings or louvers for radial air flow around entire perimeter of diffuser.
 - b. 2 Position: Manual 2-position core with concentric rings or louvers, upper position for horizontal air flow, lower position for vertical air flow.
 - c. Adjustable: Manual adjustable core with concentric rings or louvers, fully adjustable for horizontal to vertical air flow.
 - d. Supply and Return: 2-section core, center position for return, perimeter for supply.
 - e. 1 Way: Fixed louver face for 1-direction air flow, direction indicated on drawings.
 - f. 2 Way: Fixed louver face for 2-direction air flow, directions indicated on drawings.
 - g. 3 Way: Fixed louver face for 3-direction air flow, directions indicated on drawings.
 - h. 4 Way: Fixed louver face for 4-direction air flow, directions indicated on drawings.
 - i. Induction: Internal aspirator designed to mix air drawn into center core with conditioned air.
 - j. Rearrangeable Core: Modular directional core which can be rearranged for selected air pattern.
4. Diffuser Dampers:
- a. Opposed Blade: Adjustable opposed blade damper assembly, key operated from face of diffuser.
 - b. Butterfly: Two semicircular flaps connected to linkage adjustable from face of diffuser with key, and with straightening grid.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- c. Supply and Return: For supply and return diffusers, butterfly type damper in return neck, annular adjustable dampers in supply duct.
 - d. Integral: Combination volume control and pattern adjustment for linear diffusers.
 - e. Fire Damper: Combination adjustable opposed blade damper and fusible link fire damper with UL approved link and assembly designed to meet requirements of NFPA 90A.
5. Diffuser Accessories:
- a. Equalizing Deflectors: Adjustable parallel blades in frame for straightening air flow.
 - b. Smudge Ring: Extension perimeter frame around diffuser, sized so induced air impinges on frame and not on ceiling.
 - c. Plaster Ring: Perimeter ring designed to act as a plaster stop and diffuser anchor.
 - d. Extractor: Curved blades mounted on adjustable frame to produce air scooping action in duct at diffuser take-off.
 - e. Blank-Off Baffles: Arc segments designed to fit into diffuser housing to divert air flow from impinging on obstruction.
 - f. Operating Keys: Tools designed to fit through diffuser face and operate volume control device and/or pattern adjustment.
6. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated in the Work limited to the following:
- 1. Krueger
 - 2. Price
 - 3. Titus Products Div.; Philips Industries, Inc.

2.2 WALL REGISTERS AND GRILLES:

- A. General: Except as otherwise indicated, provide manufacturer's standard wall registers and grilles where shown; of size, shape, capacity and type indicated; constructed of materials and components as indicated, and as required for complete installation.
- B. Performance: Provide wall registers and grilles that have, as minimum, temperature and velocity traverses, throw and drop, and noise criteria ratings for each size device and listed in manufacturer's current data.
- C. Wall Compatibility: Provide registers and grilles with border styles that are compatible with adjacent wall systems, and that are specifically manufactured to fit into wall construction with accurate fit and adequate support. Refer to general construction drawings and specifications for types of wall construction which will contain each type of wall register and grille.
- D. Types: Provide wall registers and grilles of type, capacity, and with accessories and

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

finishes.

1. Register and Grille Materials:
 - a. Aluminum Construction: Manufacturer's standard extruded aluminum frame and adjustable blades.
2. Register and Grille Faces: AS REQUIRED
 - a. Horizontal Straight Blades: Horizontal blades, individually adjustable, at manufacturer's standard spacing.
 - b. Vertically Straight Blades: Vertical blades, individually adjustable, at manufacturer's standard spacing.
 - c. Horizontal 45 Degree Fixed Blades: Horizontal blades, fixed at 45 degrees, at manufacturer's standard spacing.
3. Register and Grille Patterns:
 - a. Single Deflection: 1-set of blades in face.
 - b. Double Deflection: 2-sets of blades in face, rear set at 90 degrees to face set.
4. Register and Grille Dampers:
 - a. Opposed Blade: Adjustable opposed blade damper assembly, key operated from face of register
 - b. Opposed Blade Fusible Link: Opposed blade damper with spring closing and UL-listed fusible link for 160 degrees F (71 degrees C).
5. Register and Grille Accessories:
 - a. Extractor: Curved blades mounted on adjustable frame to produce air scooping action in duct at register or grille take-off.
 - b. Plaster Frame: Perimeter frame designed to act as plaster stop and register or grille anchor.
 - c. Operating Keys: Tools designed to fit through register or grille face and operate volume control device and/or pattern adjustable.

2.3 LINEAR DIFFUSERS

- A. Type: Supply Registers shall be adjustable double-deflection type extruded aluminum.
- B. Bars: Provide vertical adjustable face bars and horizontal adjustable rear bars spaces $\frac{3}{4}$ inch on centers.
- C. Fins: In lieu of rear bars, fixed horizontal fins, removable as a unit from the register face, and providing three position up-down adjustment may be furnished.
- D. Frames: Provide extruded frames fitted with felt, neoprene or plastic gaskets.
- E. Dampers: Provide register dampers of formed steel, cadmium plated, gang key operated, opposed blade type and arranged so that the operating mechanism shall not project

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

through any part of the register face.

- F. Mounting hardware: Provide round or countersunk head Phillips screws.

PART 3 - EXECUTION

3.1 INSPECTION:

- A. Examine areas and conditions under which air outlets and inlets are to be installed. Do not proceed with work until unsatisfactory conditions have been corrected.

3.2 INSTALLATION:

- A. General: Install air outlets and inlets in accordance with manufacturer's written instructions and in accordance with recognized industry practices to insure that products serve intended function.
- B. Coordinate with other work, including ductwork and duct accessories, as necessary to interface installation of air outlets and inlets with other work.
- C. Locate ceiling air diffusers, registers, and grilles, as indicated on general construction "Reflected Ceiling Plans". Unless otherwise indicated, locate units in center of acoustical ceiling module.

3.3 SPARE PARTS:

- A. Furnish to Owner, with receipt, 3 operating keys for each type of air outlet and inlet that require them.

END OF SECTION 233700

SECTION 23 38 13 - COMMERCIAL-KITCHEN HOODS

PART 1 - GENERAL

1.1 DESCRIPTION

This section specifies food service, grease-extracting, energy saving, exhaust ventilators.

1.2 DEFINITIONS

- A. Ventilator, kitchen hood, hood and canopy; for purposes of this specification section, these terms all have the same definition.
- B. UL Listed grease extractor: a slotted (not mesh) type grease extractor that has been tested and rated by Underwriters Laboratories.
- C. Eyebrow, compensating, short circuit, short cycle types are not allowed.

1.3 RELATED WORK

- A. Section 238224 Power Ventilators

1.4 QUALITY CONTROL

- A. Installer Qualifications: Experienced in food service equipment installation or supervised by an experienced food service equipment installer.
 - 1. Where required to complete equipment installation, electrician and plumber shall be licensed in jurisdiction where project is located.
- B. NSF Compliance: Equipment bears NSF Certification Mark or UL Classification Mark indicating compliance with applicable NSF standards, including NSF/ANSI 2, NSF 2-Supplement, and NSF/ANSI 4.
- C. UL Listing: Equipment has been evaluated according to UL 710, is listed in UL "Heating, Cooling, Ventilating and Cooking Equipment Directory," and is labeled for intended use.
- D. Fire-Protection Systems: Comply with NFPA 96 and NFPA 17A.
- E. Welding: Perform welding according to AWS D9.1M/D9.1.
- F. Seismic Restraint:
 - 1. Comply with requirements in Section 13 05 41, SEISMIC RESTRAINT REQUIREMENTS FOR NON-STRUCTURAL COMPONENTS.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

2. Comply with applicable guidelines for seismic restraint of kitchen equipment contained in SMACNA's "Kitchen Ventilation Systems and Food Service Equipment Guidelines," Appendix A.
- G. In-Use Service: At least one factory-authorized service agency for equipment shall be located in the geographical area of the installation and shall have the ability to provide service within 24 hours after receiving a service call.

1.5 SUBMITTALS

- A. Submit in accordance with Section 01 33 23, SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES.
- B. Manufacturer's Literature and Data:
 1. Include manufacturer's address and telephone number.
 2. Include catalog or model numbers, and illustrations and descriptions of ventilators and accessories.
- C. Installation Drawings: Show dimensions; method of assembly; and details of installation, adjoining construction, coordination with service utilities, and other work required for a complete installation.
- D. Field Test Reports: Indicate dates and times of tests and certify test results.
- E. Operating Instructions: Include operating instructions covering operation of all components and maintenance procedures covering proper cleaning and necessary lubrication or adjustments to controls.
- F. LEED Information:
 1. LEED (v 3.0) MR Credit 4, Recycled Content: Product data indicating percentages, by weight of post-consumer and post-industrial recycled content for products having recycled content:
 - a. Include statement indicating costs for each product having recycled content.
 2. LEED (v 3.0) MR Credit 5, Regional Materials: Manufacturer's data identifying point of origin for products procured within 500 mile radius of the project:
 - a. Include statement indicating costs for each product submitted.

1.6 WARRANTY

- A. Warrant food service equipment to be free from defects in materials and workmanship in accordance with requirements of "Warranty of Construction" article in FAR clause 52.246-21.

1.7 APPLICABLE PUBLICATIONS

- A. The publications listed below form a part of this specification to the extent referenced. The publications are referenced in the text by the basic designation only.
- B. American Welding Society (AWS):
D9.1M/D9.1-2006 Sheet Metal Welding Code
- C. ASTM International (ASTM):
A666-03 Standard Specification for Annealed or Cold-Worked Austenitic Stainless Steel Sheet, Strip, Plate, and Flat Bar
- D. National Association of Architectural Metal Manufacturers (NAAMM):
AMP500-06 Metal Finishes Manual for Architectural and Metal Products, 2006
- E. NFPA International (NFPA):
#96-2008 Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations
- F. NSF International/American National Standards Institute (NSF/ANSI):
Standard #2-2009 Food Service Equipment
Standard #4-2009 Commercial Cooking, Rethermalization, and Powered Hot Food Holding and Transport Equipment
- G. Sheet Metal and Air Conditioning Contractors' National Association (SMACNA):
1767-2001 Kitchen Ventilation Systems and Food Service Equipment Fabrication and Installation Guidelines
- H. Underwriters Laboratories Inc. (UL):
#710-06 Exhaust Hoods for Commercial Cooking Equipment

PART 2 – PRODUCTS

2.1 EXHAUST HOODS

- A. Kitchen Ventilation hood(s) shall be of the Type I, exhaust only wall canopy suitable for all types of cooking applications. The hood shall be U.L. 710 listed without a fire damper (with optional) for 400°F, 600°F, or 700°F rated cooking appliances. Please visit www.ul.com for U.L. 710 listing for performance and size options. Make-up air shall be independently provided.
- B. The hood shall be constructed of a minimum of 18 gauge, (type 304) stainless steel with a #3 finish. Hood shall be constructed using the standing seam method for optimum strength and with a Performance Enhancing Lip (PEL) to improve capture efficiency by turning air back into the hood. An integral 3 inch air space is provided to meet NFPA[®] 96 clearance requirements against limited combustible walls. Integral 3 inch airspace may be omitted for non-combustible construction. The seams on the canopy shall be welded liquidtight, and all exposed external welds shall be ground and polished to match the original finish of the metal. Lighter material gauges, alternate material types and finishes (400 series stainless steel, cold rolled steel, etc.) and non-liquidtight welding (tack weld, spot weld, etc.) is not acceptable. Construction shall include corrosion-resistant steel framing members for strength. Short circuit style hoods are not allowed. Hood shall be of a design to lower the CFM requirements by at least 20 to 30 percent. This can be accomplished by various internal configurations or air deflectors.
- C. Hood shall include UL listed and NSF certified grease extractor type, high efficiency cartridge style baffle filters of adequate number and sizes to ensure optimum performance in accordance with manufacturer's published information. The filter housing shall terminate in a pitched, full length grease trough, which shall drain into a removable grease container. Hood shall be provided with one (1) filter removal tool.
- D. Vapor proof, UL Listed, recessed // Incandescent // Fluorescent// light fixtures shall be prewired to a junction box situated at the top of the hood for field connection. Wiring shall conform to the requirements of the National Electrical Code (NEC #70).
- E. Demand ventilator control system shall be installed in the hood. The demand system shall sense the heat/smoke/vapor and shall vary the speed of the exhaust fan according to the need. The demand system shall utilize various types of sensors to accomplish this,

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

such as exhaust temperature sensor, optic sensor, carbon dioxide sensor and other state of the art sensing devices.

F. Fire protection systems: Wet chemical with wall-mounted stainless-steel cabinet.

1. Fire-protection system to provide duct, plenum, and surface protection for ventilator and equipment located below ventilator.
2. System interwired with shunt trip breaker and gas solenoid valve of equipment located below ventilator for power and fuel shutoff during system actuation.

G. Options

1. Enclosure Panels: 1.3 mm (0.05 inch) thick stainless steel shall be installed; locate between ventilator top and ceiling on all exposed sides.
2. Back shall be finished. (ALL EXPOSED AREAS OF HOOD TO BE FINISHED)
3. Stainless-steel wall flashing shall be installed on wall behind // and on the side(s) // of ventilator from wall curb to bottom of ventilator.
4. Remote monitoring of the demand ventilation control showing what is transpiring during the course of a day. //Provide remote monitoring of the kitchen ventilation system via the DDC control system. Coordinate interface with Section 23 09 23, DIRECT-DIGITAL CONTROL SYSTEM FOR HVAC.
5. Fresh air make-up plenum incorporated into the front face of the hood or provided at ceiling line immediately in front of the hood.

H. Exhaust Ventilator System Requirements:

SYMBOL	Description	Type
K1301	Ventilator	Single sided-Wall
K1302	Ventilator	Single sided-Island
K1303	Ventilator	Dual sided
K1304	Fire-protection system with remote, wall-mounted pull station(s) located near door(s)	-

PART 3 – EXECUTION

3.1 INSTALLATION

- A. Install ventilators level and plumb with access clearances required for operation, maintenance and cleaning and in accordance with the manufacturer's published documentation.
- B. Coordinate installation of ventilators with overhead supports; see Section 05 50 00, METAL FABRICATIONS.
- C. Interconnect ventilators to service utilities.
- D. Install seismic restraints for equipment.

3.2 FIELD TESTING

- A. Field Testing, General: Following installation, test ventilators for compliance with specified requirements and those of authorities having jurisdiction. Perform testing after air-handling systems have been balanced and adjusted.
- B. Smoke Test:
 - 1. Test Conditions:
 - a. Perform tests with cooking equipment served by ventilator turned off.
 - b. Perform tests with supply and exhaust fans serving the food service kitchen area turned on.
 - 2. Test Procedure: Move a smoke bomb around the perimeter of cooking equipment at the top surface.
 - 3. Test-Performance Requirements: No visible smoke shall escape from the ventilator canopy into the room.
- C. Demand Ventilator Control Test:
 - 1. Test Conditions:
 - a. Perform tests with cooking equipment served by exhaust ventilator turned off.
 - b. Perform tests with air-handling units serving food service kitchen turned on.
 - 2. Test Procedure: Turn on equipment and measure speed of exhaust fan(s) as equipment heats up. Move a smoke bomb around the perimeter of the cooking equipment at the top surface and continue to measure speed of exhaust fan(s).

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

3. Test-Performance Requirements: Speed of fan(s) should increase/decrease with the severity of the heat or smoke.
- D. Wet Fire Extinguishing System: Test system to verify that equipment operation complies with NFPA 96 and NFPA 17A.

3.3 CLEAN-UP

- A. At completion of the installation, clean and adjust equipment as required to produce ready-for-use condition.
- B. Where stainless-steel surfaces are damaged during installation procedures, repair finishes to match adjoining undamaged surfaces.

3.4 INSTRUCTIONS

- A. Instruct personnel and transmit operating instructions in accordance with requirements.

END OF SECTION 233813

SECTION 237423 – PACKAGED OUTDOOR HEATING AND COOLING MAKE-UP AIR UNIT

PART 1 – GENERAL

1.1.SUMMARY

A. This section includes Packaged Make-Up Air Units with integral Indirect Gas-Fired heating with cooling for outdoor installation. Integral cooling source shall be Packaged DX Coil. Airflow arrangement shall be Outdoor Air with Variable Volume. Each unit shall be constructed in a horizontal configuration and shall incorporate additional product requirements as listed in Section 2 of this specification.

B. Related sections include the following:

1. Section 22 0000: Scope of Work
2. Section 22 0100: General Provisions
3. Section 22 0700: Insulation
4. Section 22 1000: Plumbing
5. Section 23 0900: Controls and Instrumentation
6. Section 23 0000: Electrical

1.2.SUBMITTALS

A. Product Data: For each type or model, include the following:

1. Complete fan performance curves for Supply Air, with system operating conditions indicated, as tested in an AMCA Certified Chamber.
2. Sound performance data for Supply Air, as tested in an AMCA Certified chamber.
3. Motor ratings, electrical characteristics and motor and fan accessories.
4. Performance ratings for all cooling coils.
5. Dimensioned drawings for each type of installation, showing isometric and plan views, to include location of attached ductwork and service clearance requirements.
6. Estimated gross weight of each installed unit.
7. Installation, Operating and Maintenance manual (IOM) for each model.

1.3.QUALITY ASSURANCE

A. Source Limitations: Obtain Packaged Make-Up Air Unit with Integral Heating and Cooling with all appurtenant components or accessories from a single manufacturer.

B. Product Options: Drawings must indicate size, profiles and dimensional requirements of Make-Up Air Units and are to be based on the specific system indicated. Refer to Division 1 Section "Product Requirements".

C. Certifications

1. Entire unit shall be ETL Certified per U.L. 1995 and bear an ETL mark.
2. Coils shall be Recognized Components for ANSI/UL 1995, CAN / CSA C22.2 No 236.05. Cooling coils shall be AHRI Certified per standard 410-2001.
3. Indirect gas-fired heaters shall be ETL certified as a component of the unit.

1.4.COORDINATION

- A. Coordinate size and location of all building penetrations required for installation of each Make-Up Air Unit and associated ducting, plumbing and electrical systems.
- B. Coordinate sequencing of construction of associated plumbing, HVAC, and electrical supply.

PART 2 – PRODUCTS

2.1.MANUFACTURERS

A. Available Manufacturers: Subject to compliance with specifications contained within this document, manufacturers offering products that may be incorporated into the work include, but are not limited to:

1. Accurex, LLC
2. Trane
3. Reznor

2.2.MANUFACTURED UNITS

A. Unit with Integral Indirect gas-fired Heating and Packaged DX Cooling shall be fully assembled at the factory and consist of an insulated metal cabinet, outdoor air intake with aluminum bird screen, filter assembly for intake air, packaged DX cooling system, condensate drain pan, P trap, sensors, supply air blower assembly, and electrical control unit with all specified components and internal accessories factory installed and tested and prepared for single-point high voltage connection.

2.3.CABINET

A. Materials: Formed, double wall insulated metal cabinet, fabricated to permit access to internal components for maintenance.

1. Outside casing: 18 gauge, galvanized (G90) steel meeting ASTM A653 for components that do not receive a painted finish. Pre-painted components as

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

supplied by the factory shall have polyester urethane paint on 18 gauge G60 galvanized steel. Base rail is 12 gauge, galvanized (G90) steel.

2. Internal Assemblies: 24 gauge galvanized (G90) steel except for motor supports which shall be minimum 14 gauge galvanized (G90) steel.

B. Comply with NFPA 90A and NFPA 90B and erosion requirements of UL 181.

1. Materials: Fiberglass insulation. If insulation other than fiberglass is used, it must also meet the Fire Hazard Classification shown below.

- a. Thickness: 1 inch (25 mm)
- b. Fire Hazard Classification: Maximum flame spread of 25 and smoke developed of 50, when tested in accordance with ASTM C 411.
- c. Location and application: Floor of each unit shall be insulated with either one half inch thick or 1 inch thick rigid fiberglass insulation, covered on one surface with integral aluminum foil.

C. Access panels: Unit shall be equipped with removable access panels to provide easy access to all major components. Access panels shall be fabricated of 18 gauge steel. Removable access panels shall incorporate a formed drip edge.

D. Supply Air blower assembly: Blower assembly consists of an electric motor and a belt driven, double width, double inlet forward curve blower. Assembly shall be mounted on heavy gauge galvanized rails and further mounted on minimum 1.125 inch thick neoprene vibration isolators.

E. Control panel / connections: Unit shall have an electrical control center where all high and low voltage connections are made. Control center shall be constructed to permit single-point high voltage power supply connections.

F. Indirect Gas-Fired Furnace (LP):

1. Shall be ETL Certified as a component of the unit.
2. Shall have an integral combustion gas blower.
3. Shall be ETL Certified for installation downstream of a cooling coil.
4. Shall have fault sensors to provide fault conditions to optional digital controller or building controls.
5. Shall have 4-pass tubular heat exchangers, constructed of type 409 stainless steel. Heat exchanger tubes shall be installed on the vest plate by means of swaged assembly, welded connections are not acceptable. Heat exchanger tubes shall be supported by a minimum of two fabricated assemblies that support the tubes and also permit expansion and contraction of the tubes.
6. Heat exchanger shall have a one year warranty.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE – HAMPTON, CONNECTICUT

7. Shall be encased in a weather-tight metal housing with intake air vents. Large, metal lift-off or hinged door shall provide easy access to the enclosed vest plate, control circuitry, gas train, burner assembly and exhaust blower.
 8. Shall include a kit for Outdoor mounting with Standard venting.
- G. Condensate drain pan: Drain Pan shall be an integral part of the MAU whenever a cooling option is included. Pan shall be formed of welded austenitic stainless steel sheet material and provided with a welded stainless steel drain connection at the front for connection to a P trap. Drain pan shall be sloped in two directions to provide positive draining and drain connector shall be sealed at penetration through cabinet wall.
- H. P trap: If the unit is equipped with a condensate drain pan, contractor shall provide, or fabricate, and install an appropriate P trap, in accordance with all local and area codes and Best Practices.
- I. Packaged DX: Unit shall be equipped with a Packaged DX system to include compressor(s), evaporator and condenser coil(s), condenser fans and all appurtenant controls as specified elsewhere in this section. The Packaged DX system is to be an integral module, incorporated into the unit. Stand-alone Packaged DX systems that are connected to the MAU, or systems that require hardware or equipment that is not integral to the MAU are not acceptable.
- J. Dampers: Motorized Intake Air dampers of low leakage type shall be factory installed.
- K. Sensors are considered to be part of various optional operational modes or device controllers and are to be factory supplied and installed as specified by the A/E.

2.4.BLOWER

- A. Blower section construction, Supply Air: Belt drive motor and blower shall be assembled onto a minimum 14 gauge galvanized steel platform and must have neoprene vibration isolation devices, minimum of 1 - 1/8 inches thick.
- B. Blower assemblies: Shall be statically and dynamically balanced and designed for continuous operation at maximum rated fan speed and horsepower.
- C. Centrifugal blower housing: Formed and reinforced steel panels to make curved scroll housing with shaped cutoff.
- D. Forward curved blower (fan) wheels: Galvanized or aluminum construction with inlet flange and shallow blades curved forward in direction of airflow. Mechanically attached to shaft with set screws.
- E. Blower section motor source quality control: Blower performance shall be factory tested for flow rate, pressure, power, air density, rotation speed and efficiency. Ratings are to be established in accordance with AMCA 210, "Laboratory Methods of Testing Fans for Rating".

2.5.MOTORS

- A. General: Blower motors greater than .75 horsepower shall be "NEMA Premium" unless otherwise indicated. Compliance with EPA minimum energy-efficiency standards for single speed ODP and TE enclosures is not acceptable. Motors shall be heavy-duty, permanently lubricated type to match the fan load and furnished at the specified voltage, phase and enclosure. Drives shall be sized for a minimum of 150% of driven horsepower and pulleys shall be fully machined cast-type, keyed and fully secured to the fan wheel and motor shafts. Electric motors of ten horsepower or less shall be supplied with an adjustable drive pulley. Comply with requirements in Division 23 05 13, matched with fan load.
- B. Motors shall be 60 cycle, 3 phase, 208 volt.

2.6.UNIT CONTROLS

- A. The unit shall be constructed so that it can function as a stand-alone heating and cooling system controlled by factory-supplied controllers, thermostats and sensors or it can be operated as a heating and cooling system controlled by a Building Management System (BMS).
- B. Variable Frequency Drive (VFD): Unit shall have factory installed variable frequency drive for modulation of the supply air blower assembly. The VFD shall be factory-programmed for unit-specific requirements and shall not require additional field programming to operate.
- C. Sensors to be provided with the unit include:
 - 1. Heating Inlet Air Sensor
 - 2. Cooling Inlet Air Sensor
 - 3. 120V/24V Smoke Detector

2.7.FILTERS

- A. Unit shall have 2" thick MERV 8 disposable pleated filters located in the outdoor air intake and shall be accessible from the exterior of the unit.

PART 3 - EXECUTION

3.1.EXAMINATION

- A. Prior to start of installation, examine area and conditions to verify correct location for compliance with installation tolerances and other conditions affecting unit performance. See unit IOM.
- B. Proceed with installation only after all unsatisfactory conditions have been corrected.

3.2.INSTALLATION

- A. Installation shall be accomplished in accordance with these written specifications, project drawings, manufacturer's installation instructions as documented in manufacturer's IOM, Best Practices and all applicable building codes.

3.3.CONNECTIONS

- A. In all cases, industry Best Practices shall be incorporated. Connections are to be made subject to the installation requirements shown above.
 - 1. Piping installation requirements are specified in Division 22 (Plumbing). Drawings indicate general arrangement of piping, fittings and specialties.
 - 2. Duct installation and connection requirements are specified in Division 23 of this document.
 - 3. Electrical installation requirements are specified in Division 26 of this document.

3.4.FIELD QUALITY CONTROL

- A. Manufacturer's Field Service: Engage a factory authorized service representative to inspect field assembled components and equipment installation, to include electrical and piping connections. Report results to A/E in writing. Inspection must include a complete startup checklist to include (as a minimum) the following: Completed Start-Up Checklists as found in manufacturer's IOM.

3.5.START-UP SERVICE

- A. Engage a factory authorized service representative to perform startup service. Clean entire unit, comb coil fins as necessary, and install clean filters. Verify water source for compliance with manufacturer's requirements for flow and temperature. Measure and record electrical values for voltage and amperage. Refer to Division 23 "Testing, Adjusting and Balancing" and comply with provisions therein.

3.6.DEMONSTRATION AND TRAINING

- A. Engage a factory authorized service representative to train owner's maintenance personnel to adjust, operate and maintain the entire Make-Up Air unit. Refer to Division 01 Section Closeout Procedures and Demonstration and Training.

END OF SECTION 233813

SECTION 238224 – POWER VENTILATORS

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes the following types of power ventilators:
1. Ceiling-mounted ventilators.
 2. Roof-mounted exhausters, Grease and dishwasher

1.2 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections:
1. Product data for selected models, including specialties, accessories, and the following:
 - a. Certified fan performance curves with system operating conditions indicated.
 - b. Certified fan sound power ratings.
 - c. Motor ratings and electrical characteristics plus motor and fan accessories.
 - d. Materials gages and finishes, including color charts.
 - e. Dampers, including housings, linkages, and operators.
 2. Shop drawings from manufacturer detailing equipment assemblies and indicating dimensions, weights, required clearances, components, and location and size of field connections.
 3. Coordination drawings, in accordance with Division 23 Section "Basic Mechanical Requirements," for roof penetration requirements and for reflected ceiling plans drawn accurately to scale and coordinating penetrations and units mounted above ceiling. Show the following:
 - a. Ceiling suspension members.
 - b. Method of attaching hangers to building structure.
 - c. Size and location of initial access modules for acoustical tile.
 - d. Ceiling-mounted items including light fixtures, diffusers, grilles, speakers, sprinkler heads, access panels, and special moldings.
 4. Wiring diagrams that detail power, signal, and control wiring. Differentiate between manufacturer-installed wiring and field- installed wiring.
 5. Product certificates, signed by manufacturers of air-handling units, certifying that their products comply with specified requirements.
 6. Maintenance data for air-handling units, for inclusion in Operating and Maintenance Manual specified in Division 1 and Division 23 Section "Basic Mechanical Requirements."

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

1.3 QUALITY ASSURANCE

- A. UL Compliance: Fans shall be designed, manufactured, and tested in accordance with UL 705 "Power Ventilators."
- B. UL Compliance: Fans and components shall be UL listed and labeled.
- C. Nationally Recognized Testing Laboratory and NEMA Compliance (NRTL): Fans and components shall be NRTL listed and labeled. The term "NRTL" shall be as defined in OSHA Regulation 1910.7.
- D. NEMA Compliance: Motors and electrical accessories shall comply with NEMA standards.
- E. Electrical Component Standard: Components and installation shall comply with NFPA 70 "National Electrical Code."

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Lift and support units with the manufacturer's designated lifting or supporting points.
- B. Disassemble and reassemble units as required for movement into the final location following manufacturer's written instructions.
- C. Deliver fan units as a factory-assembled unit to the extent allowable by shipping limitations, with protective crating and covering.

1.5 SEQUENCING AND SCHEDULING

- A. Coordinate the installation of roof curbs, equipment supports, and roof penetrations specified in Division 7.
- B. Coordinate the size and location of structural steel support members.

1.6 EXTRA MATERIALS

- A. Furnish one additional complete set of belts for each belt-driven fan.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

offering products that may be incorporated in the Work include but are not limited to, the following:

- a. Greenheck Fan Corp. (Accurex)
- b. Cook (Loren) Co.
- c. Carnes Company, Inc.

2.2 SOURCE QUALITY CONTROL

- A. Testing Requirements: The following factory tests are required:
 - 1 Sound Power Level Ratings: Comply with AMCA Standard 301 "Method for Calculating Fan Sound Ratings From Laboratory Test Data." Test fans in accordance with AMCA Standard 300 "Test Code for Sound Rating." Fans shall be licensed to bear the AMCA Certified Sound Ratings Seal.
 - 2 Fan Performance Ratings: Establish flow rate, pressure, power, air density, speed of rotation, and efficiency by factory tests and ratings in accordance with AMCA Standard 210/ASHRAE Standard 51 - Laboratory Methods of Testing Fans for Rating.

2.3 CEILING-MOUNTED VENTILATORS

- A. General Description: Centrifugal fan designed for installation in ceiling, wall, or concealed inline applications.
- B. Housing: Galvanized steel lined with acoustical insulation.
- C. Fan Wheel: Centrifugal wheels directly mounted on motor shaft Fan shrouds, motor, and fan wheel shall be removable for service.
- D. Grille: Stainless steel, louvered grille with flange on intake and thumbscrew attachment to fan housing.
- E. Electrical Requirements: Junction box for electrical connection on housing and receptacle for motor plug-in.
- F. Remote Fan Speed Control: Solid state, capable of controlling fan speed from full speed to approximately half speed.
- G. Accessories: Manufacturer's standard roof jack, wall cap, and transition fittings as required.

2.4 CENTRIFUGAL ROOF VENTILATORS GREASE FAN

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

A. General Description:

1. Discharge air directly away from the mounting surface.
2. Upblast fan shall be for roof mounted applications
3. Performance capabilities up to 30,000 cubic feet per minute (cfm) and static pressure to 5 inches of water gauge.
4. Fans are available in fourteen sizes with nominal wheel diameters ranging from 9 inches through 48 inches (098 - 480 unit sizes).
5. Maximum continuous operating temperature is 400 Fahrenheit (204.4 Celsius)
6. Each fan shall bear a permanently affixed manufacture's engraved metal nameplate containing the model number and individual serial number

B. Wheel:

1. Material Type: Aluminum
2. Non-overloading, backward inclined centrifugal wheel
3. Statically and dynamically balanced in accordance to AMCA Standard 204-05
4. The wheel cone and fan inlet will be matched and shall have precise running tolerances for maximum performance and operating efficiency

C. Motors:

1. AC Induction Motor
 - a. Motor Enclosure: Open drip proof (ODP) - opening in the frame body and or end brackets
 - b. Motors are permanently lubricated, heavy duty ball bearing type to match with the fan load and pre-wired to the specific voltage and phase
 - c. Mounted on vibration isolators, out of the airstream
 - d. For motor cooling there shall be fresh air drawn into the motor compartment through an area free of discharge contaminants
 - e. Accessible for maintenance

D. Shaft and Bearings:

1. Fan Shaft shall be ground and polished solid steel with an anti-corrosive coating
2. Permanently sealed bearings or pillow block ball bearings
3. Bearing shall be selected for a minimum L10 life in excess of 100,000 hours (equivalent to L50 average life of 500,000 hours), at maximum cataloged operating speed
4. Bearings are 100 percent factory tested
5. Fan Shaft first critical speed is at least 25 percent over maximum operating speed

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

E. Housing:

1. Constructed of heavy gauge aluminum includes exterior housing, curb cap, windband, and motor compartment housing. Galvanized material is not acceptable
2. Housing shall have a rigid internal support structure
3. Windband to be one piece uniquely spun aluminum construction and maintain original material thickness throughout the housing
4. Windband to include an integral rolled bead for strength
5. Curb cap base to be fully welded to windband to ensure a leak proof construction. Tack welding, bolting, and caulking are not acceptable
6. Curb cap to have integral deep spun inlet venturi and pre-punched mounting holes to ensure correct attachment to curb
7. Drive frame assemblies shall be constructed of heavy gauge steel and mounted on vibration isolators
8. Breather tube shall be 10 square inches in size for fresh air motor cooling, and designed to allow wiring to be run through it

F. Vibration Isolation:

1. Double studded or pedestal style true isolators
2. No metal to metal contact
3. Sized to match the weight of each fan

G. Disconnect Switches:

1. NEMA rated: NEMA 3R: outdoor application falling rain water.
2. Positive electrical shut-off
3. Wired from fan motor to junction box installed within motor compartment

H. Drive Assembly:

1. Belts, pulleys, and keys oversized for a minimum of 150 percent of driven horsepower
2. Belt: Static free and oil resistant
3. Fully machined cast iron type, keyed and securely attached to the wheel and motor shafts
4. Motor pulleys are adjustable for final system balancing
5. Readily accessible for maintenance

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

I. Drain Trough:

1. Allows for one-point drainage of water, grease, and other residues

J. Options/Accessories:

1. Auto Belt Tensioner:
 - a. Automatic tensioning device that adjusts for the correct belt tension, only for single drives
2. Birdscreen:
 - a. Material Type: Galvanized
 - b. Protects fan discharge
3. Clean Out Port:
 - a. Removable grease repellent compression rubber plug allows access for cleaning wheel through windband
4. Curb Seal:
 - a. High Temp Seal - Amorphous silica fiber tape seal, rated for continuous duty at 2000 degrees Fahrenheit
5. Hinged Base:
 - a. Aluminum Hinges
 - b. Hinges and restraint cables are mounted to a base (sleeve)
 - c. Allows the fan to tilt away for access to wheel and ductwork for inspection and cleaning
6. Heat Baffle:
 - a. 1 inch thick insulation shield that prevents heat from radiating into the motor compartment

2.5 CENTRIFUGAL ROOF VENTILATOR - DISHWASHER

A. General Description:

1. Discharge air directly away from the mounting surface.
2. Upblast fan shall be for roof mounted applications for fan sizes 060-300 or wall mounted applications for fan sizes 060-200.
3. Performance capabilities up to 14,700 cubic feet per minute (cfm) and static pressure to 3 inches of water gauge.
4. Fans are available in twenty-two sizes with nominal wheel diameters ranging from 9 inches through 30 inches (060 - 300 unit sizes).

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

5. Maximum continuous operating temperature for fan sizes 098-300 is 400 Fahrenheit (204.4 Celsius) and for fan sizes 060-095 is 160 Fahrenheit (71.1 Celsius)
6. Each fan shall bear a permanently affixed manufacture's engraved metal nameplate containing the model number and individual serial number

B. Wheel:

1. Material Type: Aluminum
2. Non-overloading, backward inclined centrifugal wheel
3. Statically and dynamically balanced in accordance to AMCA Standard 204-05
4. The wheel cone and fan inlet will be matched and shall have precise running tolerances for maximum performance and operating efficiency

C. Motors:

1. Electronically Commutated Motor
 - a. Motor enclosure: Open drip proof
 - b. Motor to be a DC electronic commutation type motor (ECM) specifically designed for fan applications. AC induction type motors are not acceptable. Examples of unacceptable motors are: Shaded Pole, Permanent Split Capacitor (PSC), Split Phase, Capacitor Start and 3 phase induction type motors
 - c. Motors are permanently lubricated, heavy duty ball bearing type to match with the fan load and pre-wired to the specific voltage and phase
 - d. Internal motor circuitry to convert AC power supplied to the fan to DC power to operate the motor
 - e. Motor shall be speed controllable down to 20% of full speed (80% turndown). Speed shall be controlled by either a potentiometer dial mounted at the motor or by a 0-10 VDC signal
 - f. Motor shall be a minimum of 85% efficient at all speeds

D. Housing:

1. Constructed of heavy gauge aluminum includes exterior housing, curb cap, windband, and motor compartment housing. Galvanized material is not acceptable
2. Housing shall have a rigid internal support structure
3. Windband to be one piece uniquely spun aluminum construction and maintain original material thickness throughout the housing
4. Windband to include an integral rolled bead for strength
5. Curb cap base to be fully welded to windband to ensure a leak proof construction. Tack welding, bolting, and caulking are not acceptable

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

6. Curb cap to have integral deep spun inlet venturi and pre-punched mounting holes to ensure correct attachment to curb
7. Drive frame assemblies shall be constructed of heavy gauge steel and mounted on vibration isolators
8. Breather tube shall be 10 square inches in size for fresh air motor cooling, and designed to allow wiring to be run through it

E. Motor Cover:

1. Constructed of aluminum

F. Vibration Isolation:

1. Double studded or pedestal style true isolators
2. No metal to metal contact
3. Sized to match the weight of each fan

G. Disconnect Switches:

1. NEMA rated: NEMA 3R: outdoor application falling rain water.
2. Positive electrical shut-off
3. Wired from fan motor to junction box installed within motor compartment

H. Drain Trough:

1. Allows for one-point drainage of water, grease, and other residues

I. Options/Accessories:

1. Roof Curbs:

- a. Type: GPI Welded, straight sided curb with 2 inches of flashing flange and wood nailer
- b. Mounted onto roof with fan
- c. Material: N/A
- d. Insulation thickness: N/A inches

2. Dampers:

- a. Type: BD-100, Gravity
- b. Prevents outside air from entering back into the building when fan is off
- c. Balanced for minimal resistance to flow
- d. Galvanized frames with prepunched mounting holes

3. Curb Seal:

- a. Foam Seal - dense foam tape seal

4. Hinged Base:

- a. Aluminum Hinges
- b. Hinges and restraint cables are mounted to a base (sleeve)
- c. Allows the fan to tilt away for access to wheel and ductwork for inspection and cleaning

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas and conditions, with Installer present, for compliance with requirements for installation tolerances, roof curbs, equipment supports, and other conditions affecting performance of fans.
- B. Do not proceed until unsatisfactory conditions have been corrected.

3.2 INSTALLATION, GENERAL

- A. Install fans level and plumb, in accordance with manufacturer's written instructions. Support units as described below, using the vibration control devices indicated. Vibration control devices are specified in Division 23 Section "Vibration Controls."
 - 1. Suspended Units: Suspend units from structural steel support frame using threaded steel rods and vibration isolation springs.

3.3 CONNECTIONS

- A. Duct installations and connections are specified in other Division 23 sections. Make final duct connections with flexible connections.
- B. Electrical Connections: The following requirements apply:
 - 1. Electrical power wiring is specified in Division 26.
 - 2. Temperature control wiring and interlock wiring are specified in Division 23 Section "Electrical Control Systems."
 - 3. Grounding: Connect unit components to ground in accordance with the National Electrical Code.

3.4 FIELD QUALITY CONTROL

- A. Manufacturer's Field Inspection: Arrange and pay for a factory- authorized service representative to perform the following:
 - 1. Inspect the field assembly of components and installation of fans including ductwork and electrical connections.
 - 2. Prepare a written report on findings and recommended corrective actions.

3.5 ADJUSTING, CLEANING, AND PROTECTING

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- A. Adjust damper linkages for proper damper operation.
- B. Clean unit cabinet interiors to remove foreign material and construction dirt and dust. Vacuum clean fan wheel and cabinet.

3.6 COMMISSIONING

- A. Final Checks Before Start-Up: Perform the following operations and checks before start-up:
 - 1. Remove shipping blocking and bracing.
 - 2. Verify unit is secure on mountings and supporting devices and that connections for piping, ductwork, and electrical are complete. Verify proper thermal overload protection is installed in motors, starters, and disconnects.
 - 3. Perform cleaning and adjusting specified in this Section.
 - 4. Disconnect fan drive from motor, verify proper motor rotation direction, and verify fan wheel free rotation and smooth bearings operations. Reconnect fan drive system, align belts, and install belt guards.
 - 5. Lubricate bearings, pulleys, belts, and other moving parts with factory-recommended lubricants.
 - 6. Verify manual and automatic volume control and that fire and smoke dampers in connected ductwork systems are in the full-open position.
 - 7. Disable automatic temperature control operators.
- B. Starting procedures for fans:
 - 1. Energize motor; verify proper operation of motor, drive system, and fan wheel. Adjust fan to indicated RPM.
 - 2. Measure and record motor electrical values for voltage and amperage.
 - a. Replace fan and motor pulleys as required to achieve design conditions.
- C. Shut unit down and reconnect automatic temperature control operators.
- D. Refer to Division 23 Section "Testing, Adjusting, and Balancing" for procedures for air-handling-system testing, adjusting, and balancing.

3.7 DEMONSTRATION

- A. Demonstration Services: Arrange and pay for a factory-authorized service representative to train Owner's maintenance personnel on the following:
 - 1. Procedures and schedules related to start-up and shutdown, troubleshooting, servicing, preventative maintenance, and how to obtain replacement parts.
 - 2. Familiarization with contents of Operating and Maintenance Manuals specified in Division 1 Section "Project Closeout" and Division 23 Section "Basic Mechanical Requirements."

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- B. Schedule training with at least 7 days' advance notice.

END OF SECTION 238224

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 260500 – COMMON WORK RESULTS FOR ELECTRICAL

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this and the other sections of Division 26.

1.2 SUMMARY

- A. This Section includes general administrative, procedural, and other requirements for electrical installations. The following requirements are included in this Section to expand the requirements specified in Divisions 1 through 26:
 - 1. Submittals.
 - 2. Quality control.
 - 3. Definitions and abbreviations.
 - 4. Scheduling.
 - 5. Coordination drawings.
 - 6. Record documents.
 - 7. Maintenance manuals.
 - 8. Delivery, storage, and handling.
 - 9. Products.
 - 10. Rough-ins.
 - 11. Electrical installations.
 - 12. Permits and instructions.
 - 13. Field quality control.
 - 14. Protection.
 - 15. Additional work.
 - 16. Electrical schedules.
 - 17. Cutting and patching.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

1.3 SUBMITTALS

- A. General: Follow the procedures specified in Division 1.
- B. Increase, by the quantity listed below, the number of electrical related shop drawings, product data, and samples submitted, to allow for required distribution plus two copies of each submittal required, which will be retained by the Electrical Consulting Engineer.
 - 1. Shop Drawings - Initial Submittal: 1 additional blue- or black-line prints.
 - 2. Shop Drawings - Final Submittal: 1 additional blue- or black-line prints.
 - 3. Product Data: 1 additional copy of each item.
 - 4. Samples: 1 addition as set.
- C. Additional copies may be required by individual sections of these Specifications.

1.4 QUALITY CONTROL

- A. Functional and Operational Test Procedure:
 - 1. Test procedure to completely test all systems as to their functional and sequential operation.
 - 2. Submit two (2) draft copies for review before conducting test.
 - 3. Certify that the test procedure was used and testing completed, and that all systems are operational and functioning properly.
 - 4. Submit certified Test Procedure for review prior to the date of final inspection.
 - 5. Systems to be covered by test procedure:
 - a. Power Distribution
 - b. Lighting Systems including General Lighting
 - c. Emergency Lighting Systems
 - d. Fire Alarm Systems
 - e. Elevator Recall Systems
 - f. Area of Refuge Systems
 - g. Call-For-Assistance Systems
 - h. Video Surveillance Systems
 - i. Intrusion Detection Systems
- B. Other Tests and Certifications for:
 - 1. Grounding System: As specified under Section 26 05 26.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

1.5 DEFINITIONS AND ABBREVIATIONS

- A. Electrical Definitions: As defined by NEC, Article 100.
- B. The term "indicated" shall mean "as shown on contract documents (specifications, drawings, and related attachments)".
- C. The term "provide" shall mean "to furnish, install and connect completely".
- D. The term "size" shall mean one or more of the following: "length, current and voltage rating, number of poles, NEMA size, and other similar electrical characteristics".
- E. The term "space" on panelboard and switchboard schedules shall mean "provide space to install the number of poles and size of the protective device indicated with all the necessary buss and fittings to install the device at some future date".

1.6 SCHEDULING

- A. Coordinate electrical work with other divisions of this project.
- B. Coordinate electrical work with Owner.
- C. Written requests for approval for planned shutdowns or interruption of Owner's operation or equipment shall be made 72 hours prior to the start of the requested periods.
- D. Written notification for on site training of Owner's personnel shall be made 1 week prior to the start of the requested training period.

1.7 COORDINATION DRAWINGS

- A. Prepare coordination drawings in accordance with Division 1 to a scale of 1/4"=1'-0" or larger; detailing major elements, components, and systems of electrical equipment and materials in relationship with other systems, installations, and building components. Indicate locations where space is limited for installation and access and where sequencing and coordination of installations are of importance to the efficient flow of the Work, including (but not necessarily limited to) the following:
 - 1. Indicate the proposed locations of major raceway systems, equipment, and materials. Include the following:
 - a. Clearances for servicing equipment, including space for equipment disassembly required for periodic maintenance.
 - b. Fire-rated wall and floor penetrations.
 - c. Equipment connections and support details.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

2. Indicate scheduling, sequencing, movement, and positioning of large equipment into the building during construction.
3. Prepare floor plans, elevations, and details to indicate penetrations in floors, walls, and ceilings and their relationship to other penetrations and installations.
4. Prepare reflected ceiling plans to coordinate and integrate installations, air outlets and inlets, light fixtures, raceway systems components, Exhaust/Kitchen hoods, and other ceiling-mounted devices.

1.8 RECORD DOCUMENTS

- A. Prepare record documents in accordance with the requirements in Division 1. In addition to the requirements specified in Division 1, indicate installed conditions for:
 1. Major raceway systems, size and location, for both exterior and interior; locations of control devices; distribution and branch electrical circuitry; and fuse and circuit breaker size and arrangements.
 2. Equipment locations (exposed and concealed), dimensioned from prominent building lines.
 3. Approved substitutions, Contract Modifications, and actual equipment and materials installed.

1.9 MAINTENANCE MANUALS

- A. Prepare maintenance manuals in accordance with Division 1. In addition to the requirements specified in Division 1, include the following information for equipment items:
 1. Description of function, normal operating characteristics and limitations, performance curves, engineering data and tests, and complete nomenclature and commercial numbers of replacement parts.
 2. Manufacturer's printed operating procedures to include start-up, break-in, and routine and normal operating instructions; regulation, control, stopping, shutdown, and emergency instructions; and summer and winter operating instructions.
 3. Maintenance procedures for routine preventative maintenance and troubleshooting; disassembly, repair, and reassembly; aligning and adjusting instructions.
 4. Servicing instructions and lubrication charts and schedules.

1.10 DELIVERY, STORAGE, AND HANDLING

- A. Deliver products to the project properly identified with names, model numbers, types, grades, compliance labels, and other information needed for identification.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. As specified under other RELATED SECTIONS.
- B. As specified on Drawings.

2.2 MATERIAL

- A. General:
 - 1. Unless otherwise indicated, all raceways for service, feeders, branch and control wiring are RSC or IMC. See Section 26 05 33.
 - 2. Unless otherwise indicated, wiring to equipment and motors shall be installed in liquid tight flexible conduit, or in interior dry locations in flexible metal conduit, with a maximum length of six (6) feet.
 - 3. Unless otherwise indicated, all conductors to be copper THHN/THWN-2.
 - 4. Unless otherwise indicated, all outlet and switch boxes to be cast iron with threaded hubs.
 - 5. In interior protected locations, where recessed in ceiling and walls, outlet and switch boxes may be stamped steel.
 - 6. Unless otherwise indicated, provide heavy duty grade, 20 ampere, receptacles and switches. Plates shall be 302 stainless steel, satin finish. Plates for surface mounted interior boxes may be stamped steel. Plates exposed to weather or water to be metal, weatherproof type. Receptacles, switches and associated cover plates color by Architect/Owner.
- B. As specified under RELATED SECTIONS.
- C. As specified on Drawings.

2.3 EQUIPMENT

- A. General:
 - 1. Unless otherwise indicated, externally operated safety switches are unfused, solid neutral, heavy duty, and selected to meet the load requirements.
- B. As specified under RELATED SECTIONS.
- C. As specified on Drawings.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

2.4 FABRICATION

- A. General:
 - 1. Unless otherwise indicated, all enclosures are NEMA Type 1. NEMA Type 3R shall be used for wet/damp locations.
- B. As specified under RELATED SECTIONS.
- C. As specified on Drawings.

PART 3 - EXECUTION

3.1 ROUGH-IN

- A. Verify final locations for rough-ins with field measurements and with the requirements of the actual equipment to be connected.
- B. Refer to equipment specifications in Divisions 2 through 26 for rough-in requirements.
- C. Contractor is to provide connections, both power and control as noted, for HVAC equipment. Division 26 shall coordinate the respective installations with other project disciplines.

3.2 ELECTRICAL INSTALLATIONS

- A. General: Sequence, coordinate, and integrate the various elements of electrical systems, materials, and equipment. Comply with the following requirements:
 - 1. Coordinate electrical systems, equipment, and materials installation with other building components. Electrical plans and details do not show all interferences and conditions, visible and/or hidden, that may exist. Before selecting material and equipment, and proceeding with work, inspect areas where material and equipment are to be installed to insure suitability, and check needed space for placements, clearances and interconnections. Before cutting or drilling into building elements inspect and layout work to avoid damaging structural elements or building utilities.
 - 2. Electrical plans, details, and diagrams show the general location and arrangement of electrical systems. They are diagrammatic and do not show all conduit bodies, connectors, bends, fittings, hangers, and additional pull and junction boxes which the Contractor must provide to complete the electrical system.
 - 3. Verify all dimensions by field measurements.
 - 4. Arrange for chases, slots, and openings in other building components during progress of construction, to allow for electrical installations.
 - 5. Coordinate the installation of required supporting devices and sleeves to be set in poured-in-place concrete and other structural components, as they are constructed.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

6. Sequence, coordinate, and integrate installations of electrical materials and equipment for efficient flow of the Work. Give particular attention to large equipment requiring positioning prior to closing in the building. Verify dimensional constraints of building door openings and passageways, and the maximum floor loadings, for the movement of selected material and equipment. Order equipment and material, broken down as may be required, to meet these constraints.
7. Measurement from above finished floor (AFF) shall be taken from the finished floor surface to the top of wall receptacles and switch boxes, to the centerline of wall lighting outlet boxes, to the top of wall mounted equipment enclosures, to the centerline of top most switch handle, or to the lowest surface of ceiling lighting fixtures and other ceiling mounted equipment.
 - a. Unless otherwise indicated, wall switch boxes shall be 48 inches AFF. Refer to Architectural Drawings.
 - b. Unless otherwise indicated, receptacle boxes shall be 18 inches AFF. Receptacle mounted above counter and at furniture locations shall be coordinated with architectural elements. Refer to Architectural Drawings. Coordinate with Architect.
8. Where mounting heights are not detailed or dimensioned, install systems, materials, and equipment to provide the maximum headroom possible. Switch and receptacle heights shall meet handicap accessible code requirements.
9. Coordinate connection of electrical systems with incoming utilities and services. Comply with requirements of governing regulations, power, telephone, and data service companies, and controlling agencies. Provide required connection for each service. Provide power connection to equipment. Coordinate with other Divisions.
10. Install systems, materials, and equipment to conform with approved submittal data, including coordination drawings, to greatest extent possible. Conform to arrangements indicated by the Contract Documents, recognizing that portions of the Work are shown only in diagrammatic form. Where coordination requirements conflict with individual system requirements, refer conflict to the Engineer.
11. Install systems, materials, and equipment level and plumb, parallel and perpendicular to other building systems and components, where installed exposed in finished spaces.
12. Conduit Sizing:
 - a. Unless otherwise indicated, conduit size for indicated conductor shall be based on Chapter 9 of NEC.
 - b. Conduit: 1/2 inch minimum size.
13. Install electrical equipment to facilitate servicing, maintenance, and repair or replacement of equipment components. As much as practical, connect equipment for ease of disconnecting, with minimum of interference with other installations. Measure

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

and locate placement of equipment and materials in relation to building structure and surfaces, and between equipment to be installed and wired. Maintain required minimum access spacing for equipment and enclosures.

14. Install access panel or doors where units are concealed behind finished surfaces. Access panels and doors are specified elsewhere.
15. Install systems, materials, and equipment giving right-of-way priority to systems required to be installed at a specified slope.
16. Unless otherwise noted, individual raceway runs are required for each kitchen equipment component. Connection shall be routed down existing walls exposed, concealed in new walls, and/or under slab to the respective area as noted.

3.3 PERMITS AND INSPECTIONS

- A. Obtain and pay for all required permits and arrange for all required inspections in accordance with state and local governing authorities.
- B. Final Electrical Inspection Certificate from inspection agency or governing authority.

3.4 FIELD QUALITY CONTROL

- A. Perform field tests as specified under other electrical sections.
- B. Arrange for local Inspection Authorities to inspect work performed prior to burial, closing-in behind wall and above ceiling, or encased in concrete. Also arrange for final inspection of work and obtain Final Inspection Certificate before final inspection of work by Owner or his representative.

3.5 PROTECTION

- A. Protect personnel from coming in contact with live parts.
- B. During remodeling or alteration work, maintain fire ratings of walls, floors and ceilings when work is left unattended.
- C. Protect from damage and theft equipment and materials provided or supplied by others in accordance with manufacturer's recommendation and warranties, and with electrical standards and practices.

3.6 ADDITIONAL WORK

- A. Provide temporary electric service power outlets and lighting during construction.
- B. Provide connections for power and controls to mechanical equipment being supplied under other divisions.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- C. Provide power and control wiring to HVAC equipment.
- D. Provide fire alarm, elevator recall, call-for-aid, area of refuge, security and surveillance systems.

3.7 ELECTRICAL SCHEDULES

- A. As specified in related sections or shown on drawings.

3.8 CUTTING AND PATCHING

- A. General: Perform cutting and patching in accordance with Division 1. In addition to the requirements specified in Division 1, the following requirements apply:
 - 1. Perform cutting, fitting, and patching of electrical equipment and materials required to:
 - a. Uncover Work to provide for installation of ill-timed Work.
 - b. Remove and replace defective Work.
 - c. Remove and replace Work not conforming to requirements of the Contract Documents.
 - d. Remove samples of installed Work as specified for testing.
 - e. Install equipment and materials in existing structures.
 - f. Upon written instructions from the Engineer, uncover and restore Work to provide for Engineer observation of concealed Work.
 - 2. Cut, remove, and legally dispose of selected electrical equipment, components, and materials as indicated, including but not limited to removal of electrical items indicated to be removed and items made obsolete by the new Work.
 - 3. Protect the structure, furnishings, finishes, and adjacent materials not indicated or scheduled to be removed.
 - 4. Provide and maintain temporary partitions or dust barriers adequate to prevent the spread of dust and dirt to adjacent areas.
 - 5. Protection of Installed Work: During cutting and patching operations, protect adjacent installations.
 - 6. Patch existing finished surfaces and building components using new materials matching existing materials and experienced Installers. Installers' qualifications refer to the materials and methods required for the surface and building components being patched.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

7. Patch finished surfaces and building components using new materials specified for the original installation and experienced Installers. Installers' qualifications refer to the materials and methods required for the surface and building components being patched.

END OF SECTION 260500

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 260501 – COMMON WORK RESULTS FOR ELECTRICAL MATERIALS AND
METHODS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
- B. Requirements specified in other Division 26 Sections apply to this section.

1.2 SUMMARY

- A. This Section includes limited scope general construction materials and methods for application with electrical installations as follows:
 - 1. Miscellaneous metals for support of electrical materials and equipment.
 - 2. Fire rated wood grounds, nailers, blocking, fasteners, and anchorage for support of electrical materials and equipment.
 - 3. Joint sealers for sealing around electrical materials and equipment; and for sealing penetrations in fire and smoke barriers, floors, and foundation walls.
 - 4. Access panels and doors in walls, ceilings, and floors for access to electrical materials and equipment.

1.3 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
- B. Product data for the following products:
 - 1. Access panels and doors.
 - 2. Joint sealers.
- C. Shop drawings detailing fabrication and installation for metal fabrications, and wood supports and anchorage for electrical materials and equipment.
- D. Coordination drawings for access panel and door locations in accordance with Division 26 Section "Common Work Results for Electrical."
- E. Samples of joint sealer, consisting of strips of actual products showing full range of colors available for each product.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- F. Welder certificates, signed by Contractor, certifying that welders comply with requirements specified under "Quality Assurance" article of this Section.
- G. Schedules indicating proposed methods and sequence of operations for selective demolition prior to commencement of Work. Include coordination for shut off of electrical service, and details for dust and noise control.
 - 1. Coordinate sequencing with construction phasing and Owner occupancy as specified in other Divisions.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications: Engage an experienced Installer for the installation and application of joint sealers, access panels, and doors.
- B. Qualify welding processes and welding operators in accordance with AWS D1.1 "Structural Welding Code Steel."
 - 1. Certify that each welder has satisfactorily passed AWS qualification tests for welding processes involved and, if pertinent, has undergone recertification.
- C. Fire Resistance Ratings: Where a fire resistance classification is indicated, provide access door assembly with panel door, frame, hinge, and latch from manufacturer listed in the UL "Building Materials Directory" for rating shown.
 - 1. Provide UL Label on each fire rated access door.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Deliver joint sealer materials in original unopened containers or bundles with labels informing about manufacturer, product name and designation, color, expiration period for use, pot life, curing time, and mixing instructions for multi component materials.
- B. Store and handle joint sealer materials in compliance with the manufacturers' recommendations to prevent their deterioration and damage.

1.6 PROJECT CONDITIONS

- A. Conditions Affecting Selective Demolition: The following project conditions apply:
 - 1. Protect adjacent materials indicated to remain or in the other phases of the proposed construction. Install and maintain dust and noise barriers to keep dirt, dust, and noise from being transmitted to adjacent areas. Remove protection and barriers after demolition operations are complete.
 - 2. Locate, identify, and protect electrical services passing through demolition area and serving other areas outside the demolition limits. Maintain services to areas outside

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

demolition limits. When services must be interrupted, install temporary services for affected areas.

3. Arrange for electric service change-overs during periods when the building is not occupied. This may include week-ends and evening hours. Coordinate with Owner's representatives.
- B. Environmental Conditions: Apply joint sealers under temperature and humidity conditions within the limits permitted by the joint sealer manufacturer. Do not apply joint sealers to wet substrates.

1.7 SEQUENCE AND SCHEDULING

- A. Coordinate the shut off and disconnection of electrical power with the Owner.
- B. Notify the Engineer at least 5 days prior to commencing demolition operations.
- C. Perform demolition in sequencing/phases as noted and as required.

PART 2 - PRODUCTS

2.1 MISCELLANEOUS METALS

- A. Steel plates, shapes, bars, and bar grating: ASTM A 36.
- B. Cold Formed Steel Tubing: ASTM A 500.
- C. Hot Rolled Steel Tubing: ASTM A 501.
- D. Steel Pipe: ASTM A 53, Schedule 40, welded.
- E. Nonshrink, Nonmetallic Grout: Premixed, factory packaged, nonstaining, noncorrosive, nongaseous grout, recommended for interior and exterior applications.
- F. Fasteners: Zinc coated, type, grade, and class as required.

2.2 MISCELLANEOUS LUMBER

- A. Framing Materials: Standard Grade, light framing size lumber of any species. Number 3 Common or Standard Grade boards complying with WCLIB or AWPA rules, or Number 3 boards complying with SPIB rules. Lumber shall be preservative treated in accordance with AWPB LP 2, and kiln dried to a moisture content of not more than 19 percent.
- B. Construction Panels: Plywood panels; APA C D PLUGGED INT, with exterior glue; thickness as indicated, or if not indicated, not less than 3/4 inches.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

2.3 JOINT SEALER

- A. General: Joint sealers, joint fillers, and other related materials compatible with each other and with joint substrates under conditions of service and application.
- B. Colors: As selected by the Architect from manufacturer's standard colors.
- C. Elastomeric Joint Sealers: Provide the following types:
 - 1. One part, nonacid curing, silicone sealant complying with ASTM C 920, Type S, Grade NS, Class 25, for uses in non traffic areas for masonry, glass, aluminum, and other substrates recommended by the sealant manufacturer.
 - 2. One part, mildew resistant, silicone sealant complying with ASTM C 920, Type S, Grade NS, Class 25, for uses in non traffic areas for glass, aluminum, and nonporous joint substrates; formulated with fungicide; intended for sealing interior joints with nonporous substrates; and subject to in service exposure to conditions of high humidity and temperature extremes.
 - 3. Available Products: Subject to compliance with requirements, products which may be incorporated in the Work include, but are not limited to, the following:
 - a. One Part, Nonacid Curing, Silicone Sealant:
 - 1) Bostik - "Chem Caulk 2000"
 - 2) Dow Corning - "Dow Corning 790"
 - 3) Pecora Corp – “864NST”
 - b. One Part, Mildew Resistant, Silicone Sealant:
 - 1) Dow Corning - "Dow Corning 786"
 - 2) GE - "SCS 1702”
 - 3) Pecora Corp. - "898”
- D. Acrylic Emulsion Sealants: One part, nonsag, mildew resistant, paintable complying with ASTM C 834 recommended for exposed applications on interior and protected exterior locations involving joint movement of not more than plus or minus 5 percent.
 - 1. Available Products: Subject to compliance with requirements, products which may be incorporated in the Work include, but are not limited to, the following:
 - a. Bostik - "Chem Caulk 600"
 - b. Pecora Corp. - "AC 20"
 - c. Tremco – “Tremflex 834”

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- E. Fire Resistant Joint Sealers: Two part, foamed in place, silicone sealant formulated for use in through penetration fire stopping around cables, conduit, pipes, and duct penetrations through fire rated walls and floors. Sealants and accessories shall have fire resistance ratings indicated, as established by testing identical assemblies in accordance with ASTM E 814, by Underwriters' Laboratories, Inc., or other testing and inspection agency acceptable to authorities having jurisdiction.
1. Available Products: Subject to compliance with requirements, products which may be incorporated in the Work include, but are not limited to, the following:
 - a. Dow Corning - "Dow Corning Fire Stop Foam"
 - b. GE - "Pensil 851"
 - c. Hilti – “CP-620 Fire Stop Foam”

2.4 ACCESS DOORS

- A. Steel Access Doors and Frames: Factory fabricated and assembled units, complete with attachment devices and fasteners ready for installation. Joints and seams shall be continuously welded steel, with welds ground smooth and flush with adjacent surfaces.
- B. Frames: 16 gage steel, with a 1 inch wide exposed perimeter flange for units installed in unit masonry, pre cast, or cast in place concrete, ceramic tile, or wood paneling.
1. For installation in masonry, concrete, ceramic tile, or wood paneling: 1 inch wide exposed perimeter flange and adjustable metal masonry anchors.
 2. For gypsum wallboard or plaster: perforated flanges with wallboard bead.
 3. For full bed plaster applications: galvanized expanded metal lath and exposed casing bead, welded to perimeter of frame.
- C. Flush Panel Doors: 14 gage sheet steel, with concealed spring hinges or concealed continuous piano hinge set to open 175 degrees; factory applied prime paint.
1. Fire Rated Units: Insulated flush panel doors, with continuous piano hinge and self closing mechanism.
- D. Locking Devices: Flush, screwdriver operated cam locks.
- E. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products which may be incorporated in the Work include, but are not limited to, the following:
1. Bar Co., Inc.
 2. J.L. Industries.
 3. Karp Associates, Inc.
 4. Milcor Div. Inryco, Inc.
 5. Nystrom, Inc.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting installation and application of joint sealers and access panels. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.2 PREPARATION FOR JOINT SEALER

- A. Surface Cleaning for Joint Sealers: Clean surfaces of joints immediately before applying joint sealers to comply with recommendations of joint sealer manufacturer.
- B. Apply joint sealer primer to substrates as recommended by joint sealer manufacturer. Protect adjacent areas from spillage and migration of primers, using masking tape. Remove tape immediately after tooling without disturbing joint seal.

3.3 ERECTION OF METAL SUPPORTS AND ANCHORAGE

- A. Cut, fit, and place miscellaneous metal fabrications accurately in location, alignment, and elevation to support and anchor electrical materials and equipment.
- B. Field Welding: Comply with AWS "Structural Welding Code."

3.4 ERECTION OF WOOD SUPPORTS AND ANCHORAGE

- A. Cut, fit, and place wood grounds, nailers, blocking, and anchorage accurately in location, alignment, and elevation to support and anchor electrical materials and equipment.
- B. Select fastener sizes that will not penetrate members where opposite side will be exposed to view or will receive finish materials. Make tight connections between members. Install fasteners without splitting wood members.
- C. Attach to substrates as required to support applied loads.
- D. Do not install wood materials in areas being utilized as air plenum or other spaces where a potential combustible hazard exists.

3.5 APPLICATION OF JOINT SEALERS

- A. General: Comply with joint sealer manufacturers' printed application instructions applicable to products and applications indicated, except where more stringent requirements apply.
 - 1. Comply with recommendations of ASTM C 962 for use of elastomeric joint sealants.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

2. Comply with recommendations of ASTM C 790 for use of acrylic emulsion joint sealants.
 - B. Tooling: Immediately after sealant application and prior to time shinning or curing begins, tool sealants to form smooth, uniform beads; to eliminate air pockets; and to ensure contact and adhesion of sealant with sides of joint. Remove excess sealants from surfaces adjacent to joint. Do not use tooling agents that discolor sealants or adjacent surfaces or are not approved by sealant manufacturer.
 - C. Installation of Fire Stopping Sealant: Install sealant, including forming, packing, and other accessory materials, to fill openings around electrical services penetrating floors and walls, to provide fire stops with fire resistance ratings indicated for floor or wall assembly in which penetration occurs. Comply with installation requirements established by testing and inspecting agency.

3.6 INSTALLATION OF ACCESS DOORS

- A. Set frames accurately in position and securely attached to supports, with face panels plumb and level in relation to adjacent finish surfaces.
- B. Adjust hardware and panels after installation for proper operation.

END OF SECTION 260501

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 260519 – LOW VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
- B. Requirements of other specified Division 26 Sections apply to this section.

1.2 SUMMARY

- A. This Section includes wires, cables, and connectors for power, lighting, signal, control and related systems rated 600 volts and less.

1.3 SUBMITTALS

- A. Product Data for electrical wires, cables and connectors.

1.4 QUALITY ASSURANCE

- A. Regulatory Requirements: Comply with provisions of the following code:
- B. NFPA 70 "National Electrical Code."
 - 1. Conform to applicable codes and regulations regarding toxicity of combustion products of insulating materials.
- C. UL Compliance: Provide components which are listed and labeled by UL under the following standards.
 - 1. UL Std. 83 Thermoplastic-Insulated Wires and Cables.
 - 2. UL Std. 486A Wire Connectors and Soldering Lugs for Use with Copper Conductors.
 - 3. UL Std. 1569 Metal Clad Cable.
- D. NEMA/ICEA Compliance: Provide components which comply with the following standards:
 - 1. WC-5 Thermoplastic-Insulated Wire and Cable for the Transmission and Distribution of Electrical Energy.
- E. IEEE Compliance: Provide components which comply with the following standard.
 - 1. Std. 82 Test procedures for Impulse Voltage Tests on Insulated Conductors.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products which may be incorporated in the work include, but are not limited to, the following:
1. Wire and Cable:
 - a. American Insulated Wire Corp.
 - b. Republic Wire Inc.
 - c. Southwire Company.
 2. Connectors for Wires and Cable Conductors:
 - a. AMP
 - b. 3M Company
 - c. O-Z/Gedney Co.
 - d. Square D Company.

2.2 WIRES AND CABLES

- A. General: Provide wire and cable suitable for the temperature, conditions and location where installed.
- B. Conductors: Provide stranded conductors for power and lighting circuits no. 10 AWG and smaller. Provide stranded conductors for sizes no. 8 AWG and larger.
- C. Conductor Material: copper for all wires and cables.
- D. Conductor sizes indicated are based on copper.
- E. Insulation: Provide THHN/THWN-2 insulation for all conductors size 500MCM and larger, and no. 8 AWG and smaller. For all other sizes provide, THHN/THWN-2 or XHHW insulation as appropriate for the locations where installed.
- F. Color Coding for phase identification in accordance with Table 1 in Part 3 below.
- G. Jackets: Factory-applied nylon or PVC external jacketed wires and cables for pulls in raceways over 100-feet in length, for pulls in raceways with more than three equivalent 90 deg. bends, for pulls in conduits underground or under slabs on grade, and where indicated.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- H. Cables: Provide the following type(s) of cables in NEC approved locations and applications where indicated. Provide cable UL listed for particular application:
1. Metal-Clad Cable: Type MC - limited to the following:
 - a. Lighting fixtures and outlets concealed in gypsum wallboard partitions.

2.3 CONNECTORS FOR CONDUCTORS

- A. Provide UL-listed factory-fabricated, solderless metal connectors of sizes, ampacity ratings, materials, types and classes for applications and for services indicated. Use connectors with temperature ratings equal to or greater than those of the wires upon which used.

PART 3 - EXECUTION

3.1 WIRING METHOD

- A. Use the following wiring methods as indicated:
1. Wire: install all wire in raceway.
 2. Metal Clad Cable, Type MC: where wiring concealed in gypsum wall partitions, ceilings, for connections from raceway outlet boxes to lighting fixtures, unless otherwise noted.

3.2 INSTALLATION OF WIRES AND CABLES

- A. General: Install electrical cables, wires, and connectors in compliance with NEC.
- B. Coordinate cable installation with other Work.
- C. Pull conductors simultaneously where more than one is being installed in same raceway. Use UL listed pulling compound or lubricant, where necessary.
- D. Use pulling means including, fish tape, cable, rope, and basket weave wire/cable grips which will not damage cables or raceways. Do not use rope hitches for pulling attachment to wire or cable.
- E. Conceal all cable in finished spaces.
- F. Keep conductor splices to minimum.
- G. Install splice and tap connectors which possess equivalent or better mechanical strength and insulation rating than conductors being spliced.
- H. Use splice and tap connectors which are compatible with conductor material.
- I. Provide adequate length of conductors within electrical enclosures and train the conductors to terminal points with no excess. Bundle multiple conductors, with conductors larger than no

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

10 AWG cabled in individual circuits. Make terminations so there is no bare conductor at the terminal.

- J. Tighten electrical connectors and terminals, including screws and bolts, in accordance with manufacturer's published torque tightening values. Where manufacturer's torquing requirements are not indicated, tighten connectors and terminals to comply with tightening torques specified in UL 486A and UL 486B.

3.3 FIELD QUALITY CONTROL

- A. Prior to energizing, check installed wires and cables with megohm meter to determine insulation resistance levels to assure requirements are fulfilled.
- B. Prior to energizing, test wires and cables for electrical continuity and for short-circuits.
- C. Subsequent to wire and cable hook-ups, energize circuits and demonstrate proper functioning. Correct malfunctioning units, and retest to demonstrate compliance.
- D. TABLE 1: Color Coding for Phase Identification:
1. Color code secondary service, feeder, and branch circuit conductors with factory applied color as follows:

<u>208Y/120Volts</u>	<u>Phase</u>	<u>120/240Volts</u>
Black	A	Black
Red	B	Red
Blue	C	-
White	Neutral	White
Green	Ground	Green

END OF SECTION 260519

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 260526 – GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes solid grounding of electrical systems and equipment. It includes basic requirements for grounding for protection of life, equipment, circuits, and systems. Grounding requirements specified in this Section may be supplemented in other sections of these Specifications.
- B. Related Sections: The following sections contain requirements that relate to this Section:
 - 1. Division 26 Section "Low voltage electrical power conductors and cables."

1.2 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
- B. Product data for ground rods, connectors and connection materials, and grounding fittings.
- C. Field-testing organization certificate, signed by the Contractor, certifying that the organization performing field tests complies with the requirements specified in Quality Assurance below.
- D. Report of field tests and observations certified by the testing organization.

1.3 QUALITY ASSURANCE

- A. Listing and Labeling: Provide products specified in this Section that are listed and labeled. The terms "listed" and "labeled" shall be defined as they are in the National Electrical Code, Article 100.
 - 1. Listing and Labeling Agency Qualifications: A "Nationally Recognized Testing Laboratory" (NRTL) as defined in OSHA Regulation 1910.7.
- B. Field-Testing Organization Qualifications: To qualify for acceptance, the independent testing organization must demonstrate, based on evaluation of organization-submitted criteria conforming to ASTM E 699, that it has the experience and capability to conduct satisfactorily the testing indicated.
- C. Electrical Component Standard: Components and installation shall comply with NFPA 70, "National Electrical Code" (NEC).
- D. UL Standard: Comply with UL 467, "Grounding and Bonding Equipment."

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated in the Work include, but are not limited to, the following:
1. Anixter Bros., Inc.
 2. Bashlin Industries, Inc.
 3. Buckingham Mfg. Co.
 4. Erico Products, Inc.
 5. GB Electrical, Inc.
 6. Ideal Industries, Inc.
 7. O-Z/Gedney Co.
 8. Racco, Inc.
 9. Thomas & Betts Corp.

2.2 GROUNDING AND BONDING PRODUCTS

- A. Products: Of types indicated and of sizes and ratings to comply with NEC. Where types, sizes, ratings, and quantities indicated are in excess of NEC requirements, the more stringent requirements and the greater size, rating, and quantity indications govern.
- B. Conductor Materials: Copper.

2.3 WIRE AND CABLE CONDUCTORS

- A. General: Comply with Division 26 Section "low voltage electrical power conductors and cables." Conform to NEC Table 8, except as otherwise indicated, for conductor properties, including stranding.
- B. Equipment Grounding Conductor: Green insulated.
- C. Grounding Electrode Conductor: Stranded cable.
- D. Bare Copper Conductors: Conform to the following:
1. Assembly of Stranded Conductors: ASTM B-8.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

2.4 MISCELLANEOUS CONDUCTORS

- A. Ground Bus: Bare annealed copper bars of rectangular cross section.
- B. Braided Bonding Jumpers: Copper tape, braided No. 30 gage bare copper wire, terminated with copper ferrules.
- C. Bonding Strap Conductor/Connectors: Soft copper, 0.05 inch thick and 2 inches wide, except as indicated.

2.5 CONNECTOR PRODUCTS

- A. General: Listed and labeled as grounding connectors for the materials used.
- B. Pressure Connectors: High-conductivity-plated units.
- C. Bolted Clamps: Heavy-duty units listed for the application.
- D. Exothermic Welded Connections: Provided in kit form and selected for the specific types, sizes, and combinations of conductors and other items to be connected.
- E. Aluminum-To-Copper Connections: Bimetallic type, conforming to UL 96, "Lighting Protection Components," or UL 467.

2.6 GROUNDING ELECTRODES

- A. Ground Rods: Copper-clad steel with high-strength steel core and electrolytic-grade copper outer sheath, molten welded to core.
 - 1. Size: 3/4 inch by 10 feet.
 - 2. Size: 5/8 inch by 8 feet.
- B. Plate Electrodes: Copper plates, minimum 0.10 inch thick, size as required per N.E.C. indicated.

PART 3 - EXECUTION

3.1 APPLICATIONS

- A. Equipment Grounding Conductor Application: Comply with NEC Article 250 for sizes and quantities of equipment grounding conductors, except where larger sizes or more conductors are indicated.
 - 1. Install separate insulated equipment grounding conductors with circuit conductors for the following in addition to those locations where required by Code:
 - a. Lighting circuits.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- b. Feeders and branch circuits.
 - c. Receptacle Circuits.
 - d. Single-phase motor or appliance circuits.
 - e. Three-phase motor or appliance branch circuits.
2. Busway Circuits: Install separate insulated equipment ground conductor from the ground bus in the switchgear, switchboard, or distribution panel to the equipment ground terminal on the busway.
 3. Elevator Equipment Circuits: Install an insulated equipment grounding conductor to electrical devices operating at 120-V and above including hard-wired and plug-cord assemblies. Bond the conductor to each such unit and in accordance with manufacturer's requirements.
 4. Special systems: Provide isolated ground feeder back through each IDF & MDF room. Bond conductor back to building ground.

3.2 INSTALLATION

- A. General: Ground electrical systems and equipment in accordance with NEC requirements except where the Drawings or Specifications exceed NEC requirements.
- B. Braided-Type Bonding Jumpers: Install to connect ground clamps on water meter piping to bypass water meters electrically. Use elsewhere for flexible bonding and grounding connections.
- C. Route grounding conductors along the shortest and straightest paths possible without obstructing access or placing conductors where they may be subjected to strain, impact, or damage, except as indicated.
- D. Bond interior metal piping systems and metal air ducts to equipment ground conductors of pumps, fans, electric heaters, and air cleaners serving individual systems.

3.3 CONNECTIONS

- A. General: Make connections in such a manner as to minimize possibility of galvanic action or electrolysis. Select connectors, connection hardware, conductors, and connection methods so metals in direct contact will be galvanically compatible.
 1. Use electroplated or hot-tin-coated materials to assure high conductivity and make contact points closer in order of galvanic series.
 2. Make connections with clean bare metal at points of contact.
 3. Aluminum to steel connections shall be with stainless steel separators and mechanical clamps.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

4. Aluminum to galvanized steel connections shall be with tin-plated copper jumpers and mechanical clamps.
 5. Coat and seal connections involving dissimilar metals with inert material such as red lead paint to prevent future penetration of moisture to contact surfaces.
- B. Terminate insulated equipment grounding conductors for feeders and branch circuits with pressure-type grounding lugs. Where metallic raceways terminate at metallic housings without mechanical and electrical connection to the housing, terminate each conduit with a grounding bushing. Connect grounding bushings with a bare grounding conductor to the ground bus in the housing. Bond electrically noncontinuous conduits at both entrances and exits with grounding bushings and bare grounding conductors.
- C. Tighten grounding and bonding connectors and terminals, including screws and bolts, in accordance with manufacturer's published torque tightening values for connectors and bolts. Where manufacturer's torquing requirements are not indicated, tighten connections to comply with torque tightening values specified in UL 486A and UL 486B.
- D. Compression-Type Connections: Use hydraulic compression tools to provide the correct circumferential pressure for compression connectors. Use tools and dies recommended by the manufacturer of the connectors. Provide embossing die code or other standard method to make a visible indication that a connector has been adequately compressed on the ground conductor.
- E. Moisture Protection: Where insulated ground conductors are connected to ground rods or ground buses, insulate the entire area of the connection and seal against moisture penetration of the insulation and cable.

3.4 FIELD QUALITY CONTROL

- A. Independent Testing Organization: Arrange and pay for the services of a qualified independent electrical testing organization to perform tests described below.
- B. Tests: Subject the completed grounding system to a megger test at each location where a maximum ground resistance level is specified, at service disconnect enclosure ground terminal, and at ground test wells. Measure ground resistance without the soil being moistened by any means other than natural precipitation or natural drainage or seepage and without chemical treatment or other artificial means of reducing natural ground resistance. Perform tests by the 2-point method in accordance with Section 9.03 of IEEE 81, "Guide for Measuring Earth Resistivity, Ground Impedance and Earth Surface Potentials of a Grounding System."
- C. Ground/resistance maximum values shall be as follows:
1. Equipment rated 500 kVA and less: 5 Ohms
 2. Equipment rated 500 kVA to 1000 kVA: 5 Ohms
 3. Equipment rated over 1000 kVA: 3 Ohms
 4. Pad Mounted equipment: 5 ohms.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- D. Deficiencies: Where ground resistances exceed specified values, and if directed, modify the grounding system to reduce resistance values. Where measures are directed that exceed those indicated the provisions of the Contract, covering changes will apply.
- E. Report: Prepare test reports, certified by the testing organization, of the ground resistance at each test location. Include observations of weather and other phenomena that may affect test results. Describe measures taken to improve test results.

END OF SECTION 260526

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 260529 – HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

PART 1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
- B. Requirements specified in other Division 26 Sections apply to this section.

1.2 SUMMARY

- A. This Section includes secure support from the building structure for electrical items by means of hangers, supports, anchors, sleeves, inserts, seals, and associated fastenings.

1.3 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
- B. Product data for each type of product specified.
 - 1. Hanger and support schedule showing manufacturer's figure number, size, spacing, features, and application for each required type of hanger, support, sleeve, seal, and fastener to be used.
- C. Shop drawings indicating details of fabricated products and materials.
- D. Engineered Design consisting of details and engineering analysis for supports for the following items:
 - 1. Fastener supporting systems.

1.4 QUALITY ASSURANCE

- A. Electrical Component Standard: Components and installation shall comply with NFPA 70 "National Electrical Code."
- B. Electrical components shall be listed and labeled by UL, ETL, CSA, or other approved, nationally recognized testing and listing agency that provides third-party certification follow-up services.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated in the Work include, but are not limited to, the following:
1. Slotted Metal Angle and U-Channel Systems:
 - a. Allied Tube & Conduit
 - b. B-Line Systems, Inc.
 - c. GS Metals Corp.
 - d. Unistrut Diversified Products
 2. Conduit Sealing Bushings:
 - a. Bridgeport Fittings, Inc.
 - b. Cooper Industries, Inc.
 - c. O-Z/Gedney
 - d. Producto Electric Corp.
 - e. Raco, Inc.
 - f. Spring City Electrical Mgf. Co.
 - g. Thomas & Betts Corp.

2.2 COATINGS

- A. Coating: Supports, support hardware, and fasteners shall be protected with zinc coating or with treatment of equivalent corrosion resistance using approved alternative treatment, finish, or inherent material characteristic. Products for use outdoors shall be hot-dip galvanized.

2.3 MANUFACTURED SUPPORTING DEVICES

- A. Raceway Supports: Clevis hangers, riser clamps, conduit straps, threaded C-clamps with retainers, ceiling trapeze hangers, wall brackets, and spring steel clamps.
- B. Fasteners: Types, materials, and construction features as follows:
1. Expansion Anchors: Carbon steel wedge or sleeve type.
 2. Toggle Bolts: All steel springhead type.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- C. Conduit Sealing Bushings: Factory-fabricated watertight conduit sealing bushing assemblies suitable for sealing around conduit, or tubing passing through concrete floors and walls. Construct seals with steel sleeve, malleable iron body, neoprene sealing grommets or rings, metal pressure rings, pressure clamps, and cap screws.
- D. Cable Supports for Vertical Conduit: Factory-fabricated assembly consisting of threaded body and insulating wedging plug for nonarmored electrical cables in riser conduits. Provide plugs with number and size of conductor gripping holes as required to suit individual risers. Construct body of malleable-iron casting with hot-dip galvanized finish.
- E. U-Channel Systems: 16-gage steel channels, with 9/16-inch-diameter holes, at a minimum of 8 inches on center, in top surface. Provide fittings and accessories that mate and match with U-channel and are of the same manufacture.

2.4 FABRICATED SUPPORTING DEVICES

- A. General: Shop- or field-fabricated supports or manufactured supports assembled from U-channel components.
- B. Steel Brackets: Fabricated of angles, channels, and other standard structural shapes. Connect with welds and machine bolts to form rigid supports.
- C. Pipe Sleeves: Provide pipe sleeves of one of the following:
 - 1. Sheet Metal: Fabricate from galvanized sheet metal; round tube closed with snaplock joint, welded spiral seams, or welded longitudinal joint. Fabricate sleeves from the following gage metal for sleeve diameter noted:
 - a. 3-inch and smaller: 20-gage.
 - b. 4-inch to 6-inch: 16-gage.
 - c. over 6-inch: 14-gage.
 - 2. Steel Pipe: Fabricate from Schedule 40 galvanized steel pipe.

PART 3 EXECUTION

3.1 INSTALLATION

- A. Install supporting devices to fasten electrical components securely and permanently in accordance with NEC requirements.
- B. Coordinate with the building structural system and with other electrical installation.
- C. Raceway Supports: Comply with the NEC and the following requirements:
 - 1. Conform to manufacturer's recommendations for selection and installation of supports.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

2. Strength of each support shall be adequate to carry present and future load multiplied by a safety factor of at least four. Where this determination results in a safety allowance of less than 200 lbs, provide additional strength until there is a minimum of 200 lbs safety allowance in the strength of each support.
 3. Install individual and multiple (trapeze) raceway hangers and riser clamps as necessary to support raceways. Provide U-bolts, clamps, attachments, and other hardware necessary for hanger assembly and for securing hanger rods and conduits.
 4. Support parallel runs of horizontal raceways together on trapeze-type hangers.
 5. Support individual horizontal raceways by separate pipe hangers. Spring steel fasteners may be used in lieu of hangers only for 1-1/2-inch and smaller raceways serving lighting and receptacle branch circuits above suspended ceilings only. For hanger rods with spring steel fasteners, use 1/4-inch-diameter or larger threaded steel. Use spring steel fasteners that are specifically designed for supporting single conduits or tubing.
 6. Space supports for raceways in accordance with Table I of this section. Space supports for raceway types not covered by the above in accordance with NEC.
 7. Support exposed and concealed raceway within 1 foot of an unsupported box and access fittings. In horizontal runs, support at the box and access fittings may be omitted where box or access fittings are independently supported and raceway terminals are not made with chase nipples or threadless box connectors.
 8. In vertical runs, arrange support so the load produced by the weight of the raceway and the enclosed conductors is carried entirely by the conduit supports with no weight load on raceway terminals.
- D. Vertical Conductor Supports: Install simultaneously with installation of conductors.
- E. Miscellaneous Supports: Support miscellaneous electrical components as required to produce the same structural safety factors as specified for raceway supports. Install metal channel racks for mounting cabinets, panelboards, disconnects, control enclosures, pull boxes, junction boxes, transformers, and other devices.
- F. In open overhead spaces, cast boxes threaded to raceways need not be supported separately except where used for fixture support; support sheet metal boxes directly from the building structure or by bar hangers. Where bar hangers are used, attach the bar to raceways on opposite sides of the box and support the raceway with an approved type of fastener not more than 24 inches from the box.
- G. Sleeves: Install in concrete slabs and walls and all other fire-rated floors and walls for raceways and cable installations. For sleeves through fire rated-wall or floor construction, apply UL- listed firestopping sealant in gaps between sleeves and enclosed conduits and cables in accordance with requirements specified elsewhere.
- H. Conduit Seals: Install seals for conduit penetrations of slabs on grade and exterior walls below grade and where indicated. Tighten sleeve seal screws until sealing grommets have expanded to form watertight seal.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- I. Fastening: Unless otherwise indicated, fasten electrical items and their supporting hardware securely to the building structure, including but not limited to conduits, raceways, cables, cable trays, busways, cabinets, panelboards, transformers, boxes, disconnect switches, and control components in accordance with the following:
 - 1. Fasten by means of wood screws or screw-type nails on wood, toggle bolts on hollow masonry units, concrete inserts or expansion bolts on concrete or solid masonry, and machine screws, welded threaded studs, or spring-tension clamps on steel. Do not weld conduit, pipe straps, or items other than threaded studs to steel structures. In partitions of light steel construction, use sheet metal screws.
 - 2. Holes cut to depth of more than 1-1/2 inches in reinforced concrete beams or to depth of more than 3/4 inch in concrete shall not cut the main reinforcing bars. Fill holes that are not used.
 - 3. Ensure that the load applied to any fastener does not exceed 25 percent of the proof test load. Use vibration- and shock- resistant fasteners for attachments to concrete slabs.

- J. TESTS: Test pull-out resistance of one of each type, size, and anchorage material for the following fastener types:
 - 1. Expansion anchors.
 - 2. Toggle bolts.

- K. Provide all jacks, jigs, fixtures, and calibrated indicating scales required for reliable testing. Obtain the structural Engineer's approval before transmitting loads to the structure. Test to 90 percent of rated proof load for fastener. If fastening fails test, revise all similar fastener installations and retest until satisfactory results are achieved.

- L. Conduit seals at walk-in cooler& freezer location: Install seals for conduit penetrations into cooler or freezer equipment where conduit enters the respective conditional areas, and at slab locations.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

3.2 TABLE I: SPACING FOR RACEWAY SUPPORTS

HORIZONTAL RUNS

Raceway Size <u>(Inches)</u>	EMT	No. of Conductors <u>in Run</u>	RMC & IMC <u>Location (1) (1)</u>	
			1/2,3/4	5
1/2,3/4	7	1 or 2 7	Where it is difficult to provide supports except at intervals fixed by the building construction.	
1/2,3/4	7	3 or more	Any location. 7	
1/2-1		3 or more	Any location.	
1 & larger	1 or 2	Flat ceiling or wall.	6	6
1 & larger	1 or 2	Where it is difficult to provide supports except at intervals fixed by the building construction.	10	10
1 & larger	3 or more	Any location.	10	10
Any	Concealed.	10	10

VERTICAL RUNS

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

Raceway Size <u>(Inches)</u>	No. of Conductors <u>in Run</u>	<u>Location</u>	RMC &	
			IMC <u>(1,2)</u>	EMT <u>(1)</u>
1/2,3/4	Exposed.	7	7 1,1-1/4
....	Exposed.		8	1-1/2 and
larger	Exposed.		10	Up to 2
....	Shaftway.		14	2-1/2
....	Shaftway.		16	3 & larger
....	Shaftway.		20	Any
....	Concealed.		10	

NOTES:

(1) Maximum spacing of supports (feet).

(2) Maximum spacings for IMC above apply to straight runs only. Otherwise the maximums for EMT apply.

Abbreviations:

EMT Electrical metallic tubing.

IMC Intermediate metallic conduit.

RMC Rigid metallic conduit.

END OF SECTION 260529

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 260533 – RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
- B. Requirements specified in other Division 26 Sections apply to this section.

1.2 SUMMARY

- A. This Section includes raceways for electrical wiring. Types of raceways in this section include the following:
 - 1. Rigid metal conduit.
 - 2. Intermediate metal conduit.
 - 3. Liquidtight flexible conduit.
 - 4. Flexible metal conduit.
 - 5. Electrical Metallic Tubing (EMT).
 - 6. Rigid nonmetallic conduit.
 - 7. Wireways.
- B. This section includes cabinets, boxes, and fittings for electrical installations and certain types of electrical fittings not covered in other sections. Types of products specified in this Section include:
 - 1. Outlet and device boxes.
 - 2. Pull and junction boxes.
 - 3. Cabinets.
 - 4. Hinged door enclosures.
- C. Related Sections: The following Division 26 Sections contain requirements that relate to this Section:
 - 1. "Low voltage electrical power conductors and cables" for other wiring methods.
 - 2. "Supporting Devices" for raceway supports.

1.3 DEFINITIONS

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- A. Cabinets: An enclosure designed either for surface or for flush mounting and having a frame, or trim in which a door or doors may be mounted.
- B. Device Box: An outlet box designed to house a receptacle device or a wiring box designed to house a switch.
- C. Enclosure: A box, case, cabinet, or housing for electrical wiring or components.
- D. Outlet Box: A wiring enclosure where current is taken from a wiring system to supply utilization equipment.
- E. Wiring Box: An enclosure designed to provide access to wiring systems or for the mounting of indicating devices or of switches for controlling electrical circuits.

1.4 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections:
 - 1. Product data for Raceway systems.
 - 2. Product data for cabinets and enclosures with classification higher than NEMA 1.
 - 3. Shop drawings for boxes, enclosures and cabinets that are to be shop fabricated, (nonstock items). For shop fabricated junction and pull boxes, show accurately scaled views and spatial relationships to adjacent equipment. Show box types, dimensions, and finishes.

1.5 QUALITY ASSURANCE

- A. UL Listing and Labeling: Items provided under this section shall be listed and labeled by UL.
- B. Nationally Recognized Testing Laboratory Listing and Labeling (NRTL): Items provided under this section shall be listed and labeled by a NRTL. The term "NRTL" shall be as defined in OSHA Regulation 1910.7.
- C. National Electrical Code Compliance: Components and installation shall comply with NFPA 70 "National Electrical Code."
- D. NEMA Compliance: Comply with NEMA Standard 250, "Enclosures for Electrical Equipment (1000 Volts Maximum)."
- E. NEMA Compliance: Comply with applicable requirements of NEMA standards pertaining to raceways.
- F. Provide raceway products and components listed and labeled by UL, ETL, or CSA.

1.6 SEQUENCING AND SCHEDULING

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- A. Coordinate with other Work, including metal and concrete deck installation, as necessary to interface installation of electrical raceways and components with other Work.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated in the Work include, but are not limited to, the following:
- B. Conduit Bodies:
 - 1. Appleton Electric Co.
 - 2. Carlon
 - 3. Killark Electric Mfg. Co.
 - 4. O Z/Gedney
 - 5. Spring City Electrical Mfg. Co.
- C. Wireways:
 - 1. Erickson Electric Equipment Co.
 - 2. GS Metals Corp.
 - 3. Hoffman Engineering Co.
- D. Cabinets:
 - 1. Erickson Electrical Equipment Co.
 - 2. Hoffman Engineering Co.
 - 3. Spring City Electrical Mfg. Co.
 - 4. Square D Co.

2.2 METAL CONDUIT AND TUBING

- A. Rigid Steel Conduit: ANSI C80.1.
- B. Intermediate Steel Conduit: UL 1242.
- C. Electrical Metallic Tubing and Fittings: ANSI C80.3
- D. Flexible Metal Conduit: UL 1, zinc coated steel.
- E. Liquid-tight Flexible Metal Conduit and Fittings: UL 360. Fittings shall be specifically approved for use with this raceway.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

2.3 NONMETALLIC CONDUIT AND DUCTS

- A. Rigid Nonmetallic Conduit: NEMA TC 2 and UL 651, Schedule 40 or 80 PVC.
- B. PVC Conduit and Tube Fittings: TC 3; match to conduit or conduit/tube type and material.
- C. Conduit, Tubing and Duct Accessories: Types, sizes and materials complying with manufacturer's published product information. Mate and ,atch to raceway.

2.4 CONDUIT BODIES

- A. General: Types, shapes, and sizes as required to suit individual applications and NEC requirements. Provide matching gasketed covers secured with corrosion resistant screws.
- B. Metallic Conduit and Tubing: Use metallic conduit bodies. Use bodies with threaded hubs for threaded raceways.
- C. Conduit Bodies 1 Inch and Smaller: Use bodies with compression type threaded connectors.
- D. Nonmetallic Conduit and Tubing: Use nonmetallic conduit bodies conforming to UL 514B

2.5 WIREWAYS

- A. General: Electrical wireways shall be of types, sizes, and number of channels indicated. Fittings and accessories including but not limited to couplings, offsets, elbows, expansion joints, adapters, hold-down straps, and end caps shall match and mate with wireway as required for completed system. Where features are not indicated, select to fulfill wiring requirements and comply with applicable provisions of NEC.
- B. Wireway covers to be hinged type.

2.6 CABINETS, BOXES, AND FITTINGS, GENERAL

- A. Electrical Cabinets, Boxes, and Fittings: Of indicated types, sizes, and NEMA enclosure classes. Where not indicated, provide units of types, sizes, and classes appropriate for the use and location. Provide all items complete with covers and accessories required for the intended use. Provide gaskets for units in damp or wet locations. This applies to kitchen areas.
- B. Materials and finish
 - 1. Sheet Steel: Flat rolled, code gage, galvanized steel.
 - 2. Fasteners for General Use: Corrosion resistant screws and hardware including cadmium and zinc plated items.
 - 3. Fasteners for Damp or Wet Locations: Stainless steel screws and hardware.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

4. Cast Metal for Boxes, Enclosures, and Covers; Copper free aluminum except as otherwise specified.
5. Exterior Finish: Gray baked enamel for items exposed in finished locations except as otherwise indicated.
6. Painted Interior Finish: Where indicated, white baked enamel.
7. Fittings for Boxes, Cabinets, and Enclosures: Conform to UL 514B. Malleable iron or zinc plated steel for conduit hubs, bushings and box connectors.

2.7 METAL OUTLET, DEVICE, AND SMALL WIRING BOXES

- A. General: Conform to UL 514A, "Metallic Outlet Boxes, Electrical," and UL 514B, "Fittings for Conduit and Outlet Boxes." Boxes shall be of type, shape, size, and depth to suit each location and application.
- B. Steel Boxes: Conform to NEMA OS 1, "Sheet Steel Outlet Boxes, Device Boxes, Covers, and Box Supports." Boxes shall be sheet steel with stamped knockouts, threaded screw holes and accessories suitable for each location including mounting brackets and straps, cable clamps, exterior rings and fixture studs.
- C. Cast Iron Boxes: Iron alloy, waterproof, with threaded raceway entries and features and accessories suitable for each location, including mounting ears, threaded screw holes for devices and closure plugs.

2.8 PULL OR JUNCTION BOXES

- A. General: Comply with UL 50, "Electrical Cabinets and Boxes", for boxes over 100 cubic inches volume. Boxes shall have screwed or bolted on covers of material same as box and shall be of size and shape to suit application.
- B. Steel Boxes: Sheet steel with welded seams. Where necessary to provide a rigid assembly, construct with internal structural steel bracing.
- C. Hot Dipped Galvanized Steel Boxes: Sheet steel with welded seams. Where necessary to provide a rigid assembly, construct with internal structural steel bracing. Hot dip galvanized after fabrication. Cover shall be gasketed.
- D. Stainless Steel Boxes: Fabricate of stainless steel conforming to Type 302 of ASTM A 167, "Specification for Stainless and Heat Resisting Chromium Nickel Steel Plate, Sheet, and Strip." Where necessary to provide a rigid assembly, construct with internal structural stainless steel bracing. Cover shall be gasketed.
- E. Cast Iron Boxes: Molded of cast iron alloy with gasketed cover and integral threaded conduit entrances.

2.9 CABINETS

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- A. Comply with UL 50, "Electrical Cabinets and Boxes."
- B. Construction: Sheet steel, NEMA 4 class except as otherwise indicated. Cabinet shall consist of a box and a front consisting of a one piece frame and a hinged door. Arrange door to close against a rabbet placed all around the inside edge of the frame, with a uniformly close fit between door and frame. Provide concealed fasteners, not over 24 inches apart, to hold fronts to cabinet boxes and provide for adjustment. Provide flush or concealed door hinges not over 24 inches apart and not over 6 inches from top and bottom of door. For flush cabinets, make the front approximately 3/4 inch larger than the box all around. For surface mounted cabinets make front same height and width as box.
- C. Doors: Double doors for cabinets wider than 24 inches.
- D. Locks: Combination spring catch and key lock, with all locks for cabinets of the same system keyed alike. Locks may be omitted on signal, power, and lighting cabinets located within wire closets and mechanical electrical rooms. Locks shall be of a type to permit doors to latch closed without locking.

2.10 STEEL ENCLOSURES WITH HINGED DOORS

- A. Comply with UL 50, "Cabinets and Enclosures" and NEMA ICS 6,
- B. "Enclosures for Industrial Controls and Systems."
- C. Construction: Sheet steel, 16 gage, minimum, with continuous welded seams. NEMA class as indicated; arranged for surface mounting.
- D. Doors: Hinged directly to cabinet and removable, with approximately 3/4 inch flange around all edges, shaped to cover edge of box. Provide handle operated, key locking latch. Individual door width shall be no greater than 24 inches. Provide multiple doors where required.
- E. Mounting Panel: Provide painted removable internal mounting panel for component installation.
- F. Enclosure: NEMA 4 except as indicated. Where door gasketing is required, provide neoprene gasket attached with oil resistant adhesive, and held in place with steel retaining strips. For all enclosures of class higher than NEMA 1, use hubbed raceway entrances.

PART 3 - EXECUTION

3.1 RACEWAY WIRING METHOD

- A. Outdoors: Use the following wiring methods:
 - 1. Exposed / Concealed: Rigid metal conduit, Intermediate metal conduit.
 - 2. Underground: Rigid metal conduit, Rigid nonmetallic conduit.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

3. Connection to Vibrating Equipment: Including transformers and hydraulic, pneumatic, or electric solenoid or motor driven equipment: liquidtight flexible metal conduit. Maximum length six (6) feet.
- B. Indoors: Use the following wiring methods:
1. Connection to Vibrating Equipment: Including transformers and hydraulic, pneumatic or electric solenoid or motor operated equipment: Flexible metal conduit. Maximum length six (6) feet.
 2. Exposed/Concealed branch circuits: EMT.
 3. Exposed/Concealed panelboard feeders: Intermediate metal conduit, Rigid metal conduit.
 4. Connection to vibrating equipment and hydraulic, pneumatic, or electric solenoid or motor driven equipment in moist or humid location or corrosive atmosphere, or where subject to water spray or dripping oil, grease, or water: Liquidtight flexible metal conduit. Maximum length six (6) feet.
 5. All conduits within finished areas shall be concealed.

3.2 RACEWAY INSTALLATION

- A. General: Install electrical raceways in accordance with manufacturer's written installation instructions, applicable requirements of NEC, and as follows:
- B. Conceal Conduit, unless indicated otherwise, within finished walls, ceilings, and floors. Keep raceways at least 6 inches away from parallel runs of flues and hot water pipes. Install raceways level and square and at proper elevations.
- C. Elevation of Raceway: Where possible, install horizontal raceway runs above water and sanitary piping.
- D. Complete installation of electrical raceways before starting installation of conductors within raceways.
- E. Provide supports for raceways as specified elsewhere in Division 26.
- F. Prevent foreign matter from entering raceways by using temporary closure protection.
- G. Protect stub ups from damage where conduits rise from floor slabs. Arrange so curved portion of bends is not visible above the finished slab.
- H. Make bends and offsets so the inside diameter is not effectively reduced. Unless otherwise indicated, keep the legs of a bend in the same plane and the straight legs of offsets parallel.
- I. Use raceway fittings that are of types compatible with the associated raceway and suitable for the use and location. For intermediate steel conduit, use threaded rigid steel conduit fittings except as otherwise indicated.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- J. Run concealed raceways with a minimum of bends in the shortest practical distance considering the type of building construction and obstructions except as otherwise indicated.
- K. Install exposed raceways parallel and perpendicular to nearby surfaces or structural members and follow the surface contours as much as practical.
- L. Run exposed, parallel, or banked raceways together. Make bends in parallel or banked runs from the same center line so that the bends are parallel. Factory elbows may be used in banked runs only where they can be installed parallel. This requires that there be a change in the plane of the run such as from wall to ceiling and that the raceways be of the same size. In other cases provide field bends for parallel raceways.
- M. Join raceways with fittings designed and approved for the purpose and make joints tight. Where joints cannot be made tight, use bonding jumpers to provide electrical continuity of the raceway system. Make raceway terminations tight. Where terminations are subject to vibration, use bonding bushings or wedges to assure electrical continuity. Where subject to vibration or dampness, use insulating bushings to protect conductors.
- N. Tighten set screws of threadless fittings with suitable tool.
- O. Terminations: Where raceways are terminated with locknuts and bushings, align the raceway to enter squarely and install the locknuts with dished part against the box. Where terminations cannot be made secure with one locknut, use two locknuts, one inside and one outside the box.
- P. Where terminating in threaded hubs, screw the raceway or fitting tight into the hub so the end bears against the wire protection shoulder. Where chase nipples are used, align the raceway so the coupling is square to the box, and tighten the chase nipple so no threads are exposed.
- Q. Install pull wires in empty raceways. Use no. 14 AWG zinc coated steel or monofilament plastic line having not less than 200 lb tensile strength. Leave not less than 12 inches of slack at each end of the pull wire.
- R. Install raceway sealing fittings in accordance with the manufacturer's written instructions. Locate fittings at suitable, approved, accessible locations and fill them with UL listed sealing compound. For concealed raceways, install each fitting in a flush steel box with a blank cover plate having a finish similar to that of adjacent plates or surfaces. Install raceway sealing fittings at the following points and elsewhere as indicated:
 - 1. Where conduits pass from warm locations to cold locations, such as the boundaries of conditioned spaces and mechanical spaces.
 - 2. Where required by the NEC.
- S. Stub up Connections: Extend conduits through concrete floor for connection to freestanding equipment with an adjustable top or coupling threaded inside for plugs and set flush with the finished floor. Extend conductors to equipment with rigid steel conduit; flexible metal conduit may be used 6 inches above the floor.
- T. Flexible Connections: Use short length (maximum of 6 ft.) of flexible conduit for recessed and semirecessed lighting fixtures, for equipment subject to vibration, noise transmission, or movement; and for all motors. Use liquidtight flexible conduit in wet locations. Install

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

separate ground conductor across flexible connections. Light fixture flexible connections shall not exceed 15 ft.

3.3 CABINETS AND BOXES INSTALLATION, GENERAL

- A. Locations: Install items where indicated and where required to suit code requirements and installation conditions.
- B. Cap unused knockout holes where blanks have been removed and plug unused conduit hubs.
- C. Support and fasten items securely in accordance with Division 26 Section "Supporting Devices."
- D. Sizes shall be adequate to meet NEC volume requirements, but in no case smaller than sizes indicated.
- E. Remove sharp edges where they may come in contact with wiring or personnel.

3.4 APPLICATIONS

- A. Cabinets: Flush mounted, NEMA enclosure Type 1 except as otherwise indicated.
- B. Hinged Door Enclosures: NEMA Type 1 enclosure except as indicated.
- C. Hinged Door Enclosures Outdoors: Install drip hood, factory tailored to individual units.
- D. Outlet Boxes and Fittings: Install outlet and device boxes and associated covers and fittings of materials and NEMA types suitable for each location and in conformance with the following requirements:
 - 1. Interior Dry Locations: NEMA Type 1, sheet steel or as permitted by local code.
 - 2. Locations Exposed to Weather, Dampness, or Wet Locations: NEMA Type 3R enclosures.
- E. Pull and Junction Boxes: Install pull and junction boxes of materials and NEMA types suitable for each location except as otherwise indicated.

3.5 INSTALLATION OF OUTLET BOXES

- A. Outlets at Windows and Doors: Locate close to window trim.
- B. Column and Pilaster Locations: Locate outlet boxes for switches and receptacles on columns or pilasters so the centers of the columns are clear for future installation of partitions.
- C. Locations in Special Finish Materials: For outlet boxes for receptacles and switches mounted in desks or furniture cabinets or in glazed tile, concrete block, marble, brick, stone or wood walls, use rectangular shaped boxes with square corners and straight sides. Install such boxes without plaster rings. Saw cut all recesses for outlet boxes in exposed masonry walls.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- D. Gasketed Boxes: At the following locations use cast metal, threaded hub type boxes with gasketed weatherproof covers:
 - 1. Exterior locations.
 - 2. Where surface mounted on unfinished walls, columns or pilasters. (Cover gaskets may be omitted in dry locations).
 - 3. Where exposed to moisture laden atmosphere.
 - 4. Where indicated.
- E. Cast Iron Boxes: Iron alloy, waterproof, with threaded raceway entries and features and accessories suitable for each location, including mounting ears, threaded screw holes for devices and closure plugs.
- F. Mounting: Mount outlet boxes for switches with the long axis vertical or as indicated. Mount boxes for receptacles either vertically or horizontally but consistently either way. Three or more gang boxes shall be mounted with the long axis horizontal. Locate box covers or device plates so they will not span different types of building finishes either vertically or horizontally. Locate boxes for switches near doors on the side opposite the hinges and close to door trim, even though electrical floor plans may show them on hinge side.
- G. Ceiling Outlets: For fixtures, where wiring is concealed, use outlet boxes 4 inches square by 1 1/2 inches deep, minimum.
- H. Cover Plates for Surface Boxes: Use plates sized to box front without overlap.
- I. Protect outlet boxes to prevent entrance of plaster, and debris. Thoroughly clean foreign material from boxes before conductors are installed.

3.6 INSTALLATION OF PULL OR JUNCTION BOXES

- A. Box Selection: For boxes in main feeder conduit runs, use sizes not smaller than 8 inches square by 4 inches deep. Do not exceed 6 entering and 6 leaving raceways in a single box. Quantities of conductors (including equipment grounding conductors) in pull or junction box shall not exceed the following:

Size of Largest Conductors in Box	Maximum no. of Conductors in Box
No. 4/0 AWG	30
250 MCM	20

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

500 MCM	15
Over 500 MCM	10

1. Cable Supports: Install clamps, grids, or devices to which cables may be secured. Arrange cables so they may be readily identified. Support cable at least every 30 inches inside boxes.
2. Mount pull boxes in inaccessible ceilings with the covers flush with the finished ceiling.
3. Size: Provide pull and junction boxes for telephone, signal, and other systems at least 50 percent larger than would be required by or as indicated. Locate boxes strategically and provide shapes to permit easy pulling of future wires or cables of types normal for such systems.

3.7 INSTALLATION OF CABINETS AND HINGED DOOR ENCLOSURES

- A. Mount with fronts straight and plumb.
- B. Install with tops 78 inches above floor.
- C. Set cabinets in finished spaces flush with walls.

3.8 GROUNDING

- A. Electrically ground metallic cabinets, boxes, and enclosures. Where wiring to item includes a grounding conductor, provide a grounding terminal in the interior of the cabinet, box or enclosure.

3.9 RACEWAY ADJUSTING AND CLEANING

- A. Upon completion of installation of raceways, inspect interiors of raceways; clear all blockages and remove burrs, dirt, and construction debris.

3.10 CLEANING AND FINISH REPAIR

- A. Upon completion of installation, inspect components. Remove burrs, dirt, and construction debris and repair damaged finish including chips, scratches, abrasions and weld marks.
- B. Galvanized Finish: Repair damage using a zinc rich paint recommended by the tray manufacturer.
- C. Painted Finish: Repair damage using matching corrosion inhibiting touch up coating.

END OF SECTION 260533

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 260553 - ELECTRICAL IDENTIFICATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
- B. Requirements specified in other Division 26 Sections apply to this section.

1.2 SUMMARY

- A. This Section includes identification of electrical materials, equipment, and installations. It includes requirements for electrical identification components including but not limited to the following:
 - 1. Identification labeling for switchboards, panelboards, devices, raceways, cables, and conductors.
 - 2. Operational instruction signs.
 - 3. Warning and caution signs.
 - 4. Equipment labels and signs.
- B. Related Sections: The following Sections contain requirements that relate to this Section:
 - 1. Division 26 Section "Low voltage electrical power conductors and cables." for requirements for color coding of conductors for phase identification.
- C. Refer to other Division 26 sections for additional specific electrical identification associated with specific items.

1.3 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
- B. Product Data for each type of product specified.
- C. Schedule of identification nomenclature to be used for identification signs and labels.
- D. Samples of each color, lettering style, and other graphic representation required for identification materials; samples of labels and signs.

1.4 QUALITY ASSURANCE

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- A. Electrical Component Standard: Components and installation shall comply with NFPA 70 "National Electrical Code."
- B. ANSI Compliance: Comply with requirements of ANSI Standard A13.1, "Scheme for the Identification of Piping Systems," with regard to type and size of lettering for raceway and cable labels.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated in the Work include, but are not limited to, the following:
 - 1. American Labelmark Co.
 - 2. Ideal Industries, Inc.
 - 3. LEM Products, Inc.
 - 4. Markal Corp.
 - 5. National Band and Tag Co.
 - 6. Panduit Corp.
 - 7. Seton Name Plate Co.

2.2 ELECTRICAL IDENTIFICATION PRODUCTS

- A. Adhesive Marking Labels for Raceway and Cable: Pre-printed, flexible, self-adhesive labels with legend indicating voltage and service (Emergency, Lighting, Power, Light, Air Conditioning, Communications, Control, Fire, etc.).
- B. Label Size: as follows:
 - 1. Raceways 1-Inch and Smaller: 1-1/8 inches high by 4 inches long.
 - 2. Raceways Larger than 1-Inch: 1-1/8 inches high by 8 inches long.
- C. Color: Black legend on orange background.
- D. Colored Adhesive Marking Tape for Raceways, Wires, and Cables: Self-adhesive vinyl tape not less than 3 mils thick by 1 inch to 2 inches in width.
- E. Pretensioned Flexible Wraparound Colored Plastic Sleeves for Raceway and Cable Identification: Flexible acrylic bands sized to suit the raceway diameter and arranged to stay in place by pre-tensioned gripping action when coiled around the raceway or cable.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- F. Wire/Cable Designation Tape Markers: Vinyl or vinyl-cloth, self-adhesive, wraparound, cable/conductor markers with preprinted numbers and letter.
- G. Plasticized Card Stock Tags: Vinyl cloth with preprinted and field-printed legends to suit the application. Orange background, except as otherwise indicated, with Eyelet for fastener.
- H. Engraved, Plastic-Laminated Labels, Signs, and Instruction Plates: Engraving stock melamine plastic laminate, 1/16-inch minimum thick for signs up to 20 square inches, or 8 inches in length; 1/8-inch thick for larger sizes. Engraved legend in white letters on black face and punched for mechanical fasteners.
- I. Baked-Enamel Warning and Caution Signs for Interior Use: Preprinted aluminum signs, punched for fasteners, with colors, legend, and size appropriate to the location.
- J. Exterior Metal-Backed Butyrate Warning and Caution Signs: Weather-resistant, nonfading, preprinted cellulose acetate butyrate signs with 20-gage, galvanized steel backing, with colors, legend, and size appropriate to the location. Provide 1/4-inch grommets in corners for mounting.
- K. Fasteners for Plastic-Laminated and Metal Signs: Self-tapping stainless steel screws or number 10/32 stainless steel machine screws with nuts and flat and lock washers.
- L. Cable Ties: Fungus-inert, self-extinguishing, one-piece, self-locking nylon cable ties, 0.18-inch minimum width, 50-lb minimum tensile strength, and suitable for a temperature range from minus 50 deg F to 350 deg F. Provide ties in specified colors when used for color coding.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Lettering and Graphics: Coordinate names, abbreviations, colors, and other designations used in electrical identification work with corresponding designations specified or indicated. Install numbers, lettering, and colors as approved in submittals and as required by code.
- B. Install identification devices in accordance with manufacturer's written instructions and requirements of NEC.
- C. Sequence of Work: Where identification is to be applied to surfaces that require finish, install identification after completion of finish work.
- D. Conduit Identification:
 - 1. The following areas shall be identified:
 - a. On wall surfaces directly external to conduits run concealed within wall.
 - b. On all accessible surfaces of concrete envelope around conduits in vertical shafts, exposed at ceilings or concealed above suspended ceilings.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

2. Apply identification to areas as follows:
 - a. Clean surface of dust, loose material, and oily films before painting.
 - b. Prime surfaces: For galvanized metal, use single-component acrylic vehicle coating formulated for galvanized surfaces. For concrete masonry units, use heavy-duty acrylic resin block filler. For concrete surfaces, use clear alkali-resistant alkyd binder-type sealer.
 - c. Apply one intermediate and one finish coat of orange silicone alkyd enamel.
 - d. Apply primer and finish materials in accordance with manufacturer's instructions.

- E. Identify Raceways of Certain Systems with Color Banding: Band exposed or accessible raceways of the following systems for identification. Bands shall be pretensioned, snap-around colored plastic sleeves, colored adhesive marking tape, or a combination of the two. Make each color band 2 inches wide, completely encircling conduit, and place adjacent bands of two-color markings in contact, side by side. Install bands at changes in direction, at penetrations of walls and floors, and at 40-foot maximum intervals in straight runs. Apply the following colors:
 1. Fire Alarm System: Red
 2. Fire Suppression Supervisory and Control System: Red
 3. Mechanical and Electrical Supervisory System: Green and Blue
 4. Telephone System: Green and Yellow

- F. Identify Junction, Pull, and Connection Boxes: Code-required caution sign for boxes shall be pressure-sensitive, self-adhesive label indicating system voltage in black, preprinted on orange background. Install on outside of box cover. Also label box covers with identity of contained circuits. Use pressure-sensitive plastic labels at exposed locations and similar labels or plasticized card stock tags at concealed boxes.

- G. Conductor Color Coding: Provide color coding for secondary service, feeder, and branch circuit conductors throughout the project secondary electrical system as follows:

<u>208Y/120 Volts</u>	<u>Phase</u>	<u>120/240Volts</u>
Black	A	Black
Red	B	Red
Blue	C	-
White	Neutral	White
Green	Ground	Green

- H. Use conductors with color factory-applied the entire length of the conductors except as follows:

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

1. The following field-applied color-coding methods may be used in lieu of factory-coded wire for sizes larger than No. 10 AWG.
 - a. Apply colored, pressure-sensitive plastic tape in half-lapped turns for a distance of 6 inches from terminal points and in boxes where splices or taps are made. Apply the last two laps of tape with no tension to prevent possible unwinding. Use 1-inch-wide tape in colors as specified. Do not obliterate cable identification markings by taping. Tape locations may be adjusted slightly to prevent such obliteration.
 - b. In lieu of pressure-sensitive tape, colored cable ties may be used for color identification. Apply three ties of specified color to each wire at each terminal or splice point starting 3 inches from the terminal and spaced 3 inches apart. Apply with a special tool or pliers, tighten for snug fit, and cut off excess length.
- I. Tag or label conductors as follows:
 1. Future Connections: Conductors indicated to be for future connection or connection under another contract with identification indicating source and circuit numbers.
 2. Multiple Circuits: Where multiple branch circuits or control wiring or signal conductors are present in the same box or enclosure (except for three-circuit, four-wire home runs), label each conductor or cable. Provide legend indicating source, voltage, circuit number, and phase for branch circuit wiring. Phase and voltage of branch circuit wiring may be indicated by mean of coded color of conductor insulation. For control and signal wiring, use color coding or wire marking tape at terminations and at intermediate locations where conductors appear in wiring boxes, troughs, and control cabinets. Use consistent letter/number conductor designations throughout on wire marking tapes.
 3. Match identification markings with designations used in panelboards shop drawings, Contract Documents, and similar previously established identification schemes for the facility's electrical installations.
- J. Apply warning, caution, and instruction signs and stencils as follows:
 1. Install warning, caution, or instruction signs where required by NEC, where indicated, or where reasonably required to assure safe operation and maintenance of electrical systems and of the items to which they connect. Install engraved plastic-laminated instruction signs with approved legend where instructions or explanations are needed for system or equipment operation. Install butyrate signs with metal backing for outdoor items.
- K. Install equipment identification as follows:
 1. Apply equipment identification labels of engraved plastic-laminate on each major unit of electrical equipment in building, including central or master unit of each electrical system. This includes alarm systems, unless unit is specified with its own self-explanatory identification. Except as otherwise indicated, provide single line of text, with 1/2-inch-high lettering on 1-1/2-inch-high label (2-inch-high where two lines

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

are required), white lettering in black field. Text shall match terminology and numbering of the Contract Documents and shop drawings. Apply labels for each unit of the following categories of electrical equipment.

- a. Load centers, electrical cabinets, and enclosures.
 - b. Access doors and panels for concealed electrical items.
- L. Apply designation labels of engraved plastic laminate for disconnect switches, breakers, pushbuttons, pilot lights, motor control centers, and similar items for power distribution and control components above, except panelboards and alarm/signal components, where labeling is specified elsewhere. For panelboards, provide framed, typed circuit schedules with explicit description and identification of items controlled by each individual breaker.
- M. Install labels at locations indicated and at locations for best convenience of viewing without interference with operation and maintenance of equipment.

END OF SECTION 260553

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 262000 - SERVICE ENTRANCE EQUIPMENT

PART 1 - GENERAL

1.1 SUMMARY:

- A. Types of service-entrance equipment in this section include the following:
 - 1. Circuit-breakers.
 - 2. Fuses.
 - 3. Meter sockets.
 - 4. Switches.

1.2 SUBMITTALS:

- A. Product Data: Submit manufacturer's data on service-entrance equipment and accessories.
- B. Shop Drawings: Submit dimensioned layouts of service-entrance equipment, including spatial relationships to proximate electrical equipment.
- C. Wiring Diagrams: Submit power, signal and control wiring diagrams for service-entrance work. Differentiate between portions of wiring/cabling that are manufacturer-installed and portions that are field-installed.

1.3 QUALITY ASSURANCE:

- A. Manufacturer's Qualifications: Firms regularly engaged in manufacture of service-entrance equipment, of types, sizes, and ratings required, whose products have been in satisfactory use in similar service for not less than 5 years.
- B. Installer's Qualifications: Firm with at least 5 years of successful installation experience with projects utilizing service-entrance work similar to that required for this project.
- C. Codes and Standards:
 - 1. Electrical Code Compliance: Comply with applicable local code requirements of the authority having jurisdiction and NEC, including Articles 230, 250, and 338, as applicable to installation, and construction of service-entrances.
 - 2. NEMA Compliance: Comply with applicable construction and installation requirements of the following NEMA standards for service-entrance equipment and accessories:
 - a. Stds Pub/No. KS 1: Enclosed Switches.
 - b. Stds Pub/No. PB 2: Deadfront Distribution Switchboards.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- c. Stds Pub/No. PB 2.2: Application Guide for Ground-fault Protective Devices for Equipment.
3. UL Compliance: Comply with construction and installation requirements of the following UL standards for service-entrance equipment and accessories:
 - a. UL 50: Electrical Cabinets and Boxes.
 - b. UL 489: Molded-Case Circuit Breakers and Circuit-Breaker Enclosures.
 - c. UL 854: Service-Entrance Cables.
 - d. UL 869: Electrical Service Equipment.
4. Provide service-entrance equipment and accessories which are UL-listed and labeled, and marked, "SUITABLE FOR USE AS SERVICE EQUIPMENT."
5. IEEE Compliance: Comply with applicable requirements of IEEE Std 241 pertaining to service entrances.

1.4 DELIVERY, STORAGE, AND HANDLING:

- A. Deliver service-entrance equipment components properly packaged and mounted on pallets, or skids to facilitate handling of heavy items. Utilize factory-fabricated type containers or wrappings for service-entrance equipment and components which protect equipment from damage. Install gravity measuring meters in containers which indicate whether container has been bumped or dropped. Return G-meters to manufacturer for reuse upon delivery of switchgear. Inspect equipment to ensure that no damage has occurred during shipment.
- B. Store service-entrance equipment in original packaging and protect from weather and construction traffic. Wherever possible, store indoors; where necessary to store outdoors, store above grade and enclose with watertight wrapping.
- C. Handle service-entrance equipment carefully to prevent physical damage to equipment and components. Remove packaging, including the opening of crates and containers, avoiding the use of excessive hammering and jarring which would damage the electrical equipment contained therein. Do not install damaged equipment; remove from site and replace damaged equipment with new.

1.5 SEQUENCING AND SCHEDULING:

- A. Schedule delivery of service-entrance equipment which permits ready building ingress for large equipment components to their designated installation spaces. Coordinate delivery of equipment with the installation of other building components.
- B. Coordinate the size and location of concrete equipment pads. Cast anchor bolt inserts into pad. Concrete, reinforcement, and formwork requirements as per code.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- C. Coordinate with other electrical work including raceways, electrical boxes and fittings, and cabling/wiring work, as necessary to interface installation of service-entrance work with other work.

1.6 MAINTENANCE:

- A. Maintenance Stock, Fuses: For types and ratings required, furnish additional fuses, amounting to one unit for every 10 installed units, but not less than 5 units of each.

PART 2 - PRODUCTS

2.1 SERVICE-ENTRANCE EQUIPMENT:

- A. General: Provide service-entrance equipment and accessories; of types, sizes, ratings and electrical characteristics required for electrical load in accordance with NEC, which comply with manufacturer's standard materials, design and construction in accordance with published product information, and as required for complete installation; and as herein specified.
- B. Switches and Fuse Units: Provide interrupter switches and fuse units; consisting of 3-pole, single-throw switch with 3 power fuses; front-mounted operating handle with mechanical interlock between switch and access door to fuses; with underground cable entry and set of terminal blocks, small wiring and ground bus.
 - 1. Fuses: Provide fuses in accordance with the following listed electrical characteristics:
 - a. Class L time-delay.
- C. Combination Service Entrance Units:
 - 1. Combination units shall be service entrance rated, UL listed, shall contain service disconnect section and current transformer compartment and be cold sequenced.
 - 2. Current transformer compartment shall contain provisions for installation of bar type current transformers.
 - 3. Service disconnect shall be either a fused switch or circuit breaker with ratings as indicated on the drawings.
 - 4. Unit shall be factory assembled, free standing or wall mountable, front accessible and totally enclosed. Finish shall be baked enamel gray.
- D. Meter Sockets:
 - 1. General: Provide meter sockets which comply with requirements of local utility company supplying electrical power to service-entrance equipment of building project.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

2. Available Manufacturers: Subject to compliance with requirements, manufacturers offering meter sockets which may be incorporated in the work include, but are not limited to, the following:
 - a. Cooper B line
 - b. Milbank
 - c. Siemens
 - d. Square D
- E. Cables/Wires:
 1. General: Provide cables/wires complying with Division-26 "Low Voltage Electrical Power Conductors and Cables".
- F. Raceways:
 1. General: Provide raceways complying with Division-26 "Raceways and Boxes for Electrical Systems".

2.2 SERVICE-ENTRANCE ACCESSORIES:

- A. Wall and Floor Seals: Provide wall and floor seals complying with Division-26 "Common Work Results for Electrical Materials and Methods".

PART 3 - EXECUTION

3.1 EXAMINATION:

- A. Examine areas and conditions under which service-entrance equipment and components are to be installed, and notify Design Builder in writing of conditions detrimental to proper completion of the work. Do not proceed with the work until satisfactory conditions have been corrected in a manner acceptable to Installer.

3.2 INSTALLATION OF SERVICE-ENTRANCE EQUIPMENT:

- A. Install service-entrance equipment as indicated, in accordance with equipment manufacturer's written instructions, and with recognized industry practices, to ensure that service-entrance equipment fulfills requirements. Comply with applicable installation requirements of NEC and NEMA standards.
- B. Install fuses, in service-entrance equipment.
- C. Install ground-fault protection devices complying with electrical winding polarities.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- D. Install units on vibration isolators in accordance with Division-23; and comply with manufacturer's indicated method of installation.
- E. Set field-adjustable GFP devices and circuit breakers for pickup and time-current sensitivity ranges as required, subsequent to installation of devices and CB's.
- F. Install fuses, of size required, in each switchgear.
- G. Tighten electrical connectors and terminals, including screws and bolts, in accordance with equipment manufacturer's published torque tightening values for equipment connectors. Where manufacturer's torquing requirements are not indicated, tighten connectors and terminals to comply with tightening torques specified in UL Stds 486A and B, and the National Electrical Code.

3.3 FIELD QUALITY CONTROL:

- A. Prior to energization of service-entrance equipment, check accessible connections for compliance to manufacturer's torque tightening specifications.
- B. Prior to energization of service-entrance equipment, check with ground resistance tester, phase-to-phase and phase-to-ground insulation resistance levels to ensure requirements are fulfilled.
- C. Prior to energization, check circuitry for electrical continuity, and for short-circuits.

3.4 GROUNDING:

- A. Provide equipment grounding connections for service-entrance equipment as indicated. Tighten connections to comply with tightening torques specified in UL Std 486A to assure permanent and effective grounding.

3.5 ADJUSTING AND CLEANING:

- A. Adjust operating mechanisms for free mechanical movement.
- B. Touch-up scratched or marred enclosure surfaces to match original finishes.

3.6 DEMONSTRATION:

- A. Upon completion of installation of service-entrance equipment and electrical circuitry, energized circuitry and demonstrate capability and compliance with requirements. Where possible, correct malfunctioning units at site, then retest to demonstrate compliance; otherwise, remove and replace with new units, and retest to demonstrate compliance.

END OF SECTION 262000

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 262416 – PANELBOARDS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions apply to this Section.
- B. Requirements specified in other Division 26 Sections apply to this section.

1.2 SUMMARY

- A. This Section includes lighting and power panelboards and associated auxiliary equipment rated 600 V or less.
- B. Related Sections: The following Division 26 Sections contain requirements that relate to this Section:
 - 1. "Overcurrent Protective Devices" for circuit breakers, fusible switches, fuses, and other devices used in panelboards.

1.3 DEFINITIONS

- A. Overcurrent Protective Device (OCPD): A device operative on excessive current that causes and maintains the interruption of power in the circuit it protects.

1.4 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
- B. Product data for each type panelboard, accessory item, and component specified.
- C. Shop drawings from manufacturers of panelboards including dimensioned plans, sections, and elevations. Show tabulations of installed devices, major features, and voltage rating. Include the following:
 - 1. Enclosure type with details for types other than NEMA Type 1.
 - 2. Bus configuration and current ratings.
 - 3. Short circuit current rating of panelboard.
 - 4. Features, characteristics, ratings, and factory settings of individual protective devices and auxiliary components.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- D. Wiring diagrams detailing schematic diagram including control wiring, and differentiating between manufacturer installed and field installed wiring.
- E. Qualification data for field testing organization certificates, signed by the Contractor, certifying that the organization complies with the requirements specified in Quality Assurance below. Include list of completed projects with project names, addresses, and names of Architect and Owner plus basic organization qualifications data.
- F. Report of field tests and observations certified by the testing organization.
- G. Panel schedules for installation in panelboards. Submit final versions after load balancing.
- H. Maintenance data for panelboard components, for inclusion in Operating and Maintenance Manual specified in Division 1 and in Division 26 Section "Common Work Results for Electrical." Include instructions for testing circuit breakers.

1.5 QUALITY ASSURANCE

- A. Listing and Labeling: Provide products specified in this Section that are listed and labeled.
 - 1. The terms "listed" and "labeled" shall be defined as they are in the National Electrical Code, Article 100.
 - 2. Listing and Labeling Agency Qualifications: A "Nationally Recognized Testing Laboratory" (NRTL) as defined in OSHA Regulation 1910.7.
- B. Field Testing Organization Qualifications: To qualify for acceptance, the independent testing organization must demonstrate, based on evaluation of organization submitted criteria conforming to ASTM E 699, that it has the experience and capability to conduct satisfactorily the testing indicated.
- C. Electrical Component Standard: Components and installation shall comply with NFPA 70, "National Electrical Code."
- D. NEMA Standard: Comply with NEMA PB1, "Panelboards."
- E. UL Standards: Comply with UL 61, "Panelboards," and UL 50, "Cabinets and Boxes."

1.6 EXTRA MATERIALS

- A. Keys: Furnish six spares of each type for panelboard cabinet locks.
- B. Touch up Paint for surface mounted panelboards: One half pint container.

PART 2 - PRODUCTS

PANELBOARDS

262416 - 2

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated in the Work include the following:
1. Eaton Corp.
 2. General Electric Co.
 3. Siemens
 4. Square D

2.2 PANELBOARDS, GENERAL REQUIREMENTS

- A. Overcurrent Protective Devices (OCPDs): Provide type, rating, and features as indicated. Comply with Division 26 Section "Overcurrent Protective Devices," with OCPDs adapted to panelboard installation. Tandem circuit breakers shall not be used. Multipole breakers shall have common trip.
- B. Enclosures: Cabinets, flush or surface mounted as indicated. NEMA Type 1 enclosure, except where the following enclosure requirements are indicated.
1. NEMA 3R: Raintight.
- C. Front: Hinged front covers.
- D. Directory Frame: Metal, mounted inside each panel door.
- E. Bus: Hard drawn copper of 98 percent conductivity.
- F. Main and Neutral Lugs: Compression type.
- G. Equipment Ground Bus: Adequate for feeder and branch circuit equipment ground conductors. Bonded to box.
- H. Service Equipment Approval: Listed for use as service equipment for panelboards having main service disconnect.
- I. Provision for Future Devices: Equip with mounting brackets, bus connections, and necessary appurtenances, for the OCPD ampere ratings indicated for future installation of devices.
- J. Special Features: Provide the following features for panelboards as indicated.
1. Isolated Equipment Ground Bus: Adequate for branch circuit equipment ground conductors; insulated from box.
 2. Hinged Front Cover: Entire front trim hinged to box with standard door within hinged trim cover.
 3. Split Bus: Vertical bus of indicated panels divided into two vertical sections with connections as indicated.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

4. Skirt For Surface Mounted Panels: Same gage and finish as panel front with flanges for attachment to panel, wall, and floor.
 5. Extra Gutter Space: Dimensions and arrangement as indicated.
 6. Gutter Barrier: Arranged to isolate section of gutter as indicated.
 7. Column Type Panelboard Configuration: Narrow cabinet extended as wireway to overhead junction box equipped with ground and neutral terminal buses.
 8. Subfeed: OCPD or lug provision as indicated.
- K. Feed Through Lugs: Sized to accommodate feeders indicated.

2.3 LIGHTING AND APPLIANCE BRANCH CIRCUIT PANELBOARDS

- A. Branch OCPDs: Bolt on circuit breakers, replaceable without disturbing adjacent units.
- B. Double Width Panels: Where more than 42 poles are indicated or where otherwise indicated, provide two panelboards under single front.
- C. Doors: In panel front, with concealed hinges. Secure with flush catch and tumbler lock, all keyed alike.

2.4 DISTRIBUTION PANELBOARDS

- A. Doors: In panel front, omit single panelboard door in cabinet front for fusible switch panelboards except as indicated. Secure with vault type with tumbler lock, all keyed alike.
- B. Branch Circuit Breakers: Where OCPDs are indicated to be circuit breakers, use bolt on breakers except circuit breakers 225 ampere frame size and greater may be plug in type where individual positive locking device requires mechanical release for removal.
- C. Motor Starter Branches: Provide units equipped for panelboard mounting. Include the following accessories and pilot devices as indicated:
 1. Individual control power transformers.
 2. Fuses for control power transformers.
 3. Pilot lights.
 4. Extra interlock contacts.
 5. Pushbuttons.
 6. Selector switches.
- D. Motor Starter Disconnects: Include overcurrent protection as indicated. Mount integral with or, in same panelboard, adjacent to motor starter. Mechanically interlock starter door with disconnect device. Provide auxiliary contacts on disconnect to deenergize control connections to starter.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

2.5 ACCESSORY COMPONENTS AND FEATURES

- A. Accessory Set: Include tools and miscellaneous items as required for overcurrent protective device test, inspection, maintenance, and operation.
- B. Portable Test Set: Arranged to permit testing of functions of solid state trip devices without removal from panelboard.
- C. Spare Fuse Cabinet: Identified, compartmented, lockable steel box or cabinet with compartments suitable for surface mounting on wall.

2.6 IDENTIFICATION

- A. Panelboard Nameplates: Engraved laminated plastic or metal nameplate for each panelboard mounted with epoxy or industrial cement or industrial adhesive.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. General: Install panelboards and accessory items in accordance with NEMA PB 1.1, "General Instructions for Proper Installation, Operation and Maintenance of Panelboards Rated 600 Volts or Less" and manufacturers' written installation instructions.
- B. Mounting Heights: Top of trim 6' 2" above finished floor, except as indicated, or required to fit existing wall cavity.
- C. Mounting: Plumb and rigid without distortion of box. Mount flush panels uniformly flush with wall finish.
- D. Circuit Directory: Typed and reflective of final circuit changes required to balance panel loads. Obtain approval before installing.
- E. Install filler plates in unused spaces.
- F. Provision for Future Circuits at Flush Panelboards: Stub four 1 inch empty conduits from panel into accessible ceiling space or space designated to be ceiling space in future. Stub four 1 inch empty conduits into raised floor space or below slab other than slabs on grade.
- G. Auxiliary Gutter: Install where a panel is tapped to a riser at an intermediate location.
- H. Wiring in Panel Gutters: Train conductors neatly in groups, bundle, and wrap with wire ties after completion of load balancing.

3.2 IDENTIFICATION

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- A. Identify field installed wiring and components and provide warning signs in accordance with Division 26 Section "Electrical Identification."

3.3 GROUNDING

- A. Connections: Make equipment grounding connections for panelboards as indicated.
- B. Provide ground continuity to main electrical ground bus indicated.

3.4 CONNECTIONS

- A. Tighten electrical connectors and terminals, including grounding connections, in accordance with manufacturer's published torque tightening values. Where manufacturer's torque values are not indicated, use those specified in UL 486A and UL 486B.

3.5 FIELD QUALITY CONTROL

- A. Independent Testing Organization: Arrange and pay for the services of an independent electrical testing organization in to perform tests on low voltage power panelboards and accessories.
- B. Pretesting: Upon completing installation of the system, perform the following preparations for independent tests:
 - 1. Make insulation resistance tests of panelboard buses, components, and connecting supply, feeder, and control circuits.
 - 2. Make continuity tests of circuits.
 - 3. Provide set of Contract Documents to test organization. Include full updating on final system configuration and parameters where they supplement or differ from those indicated in original Contract Documents.
- C. Quality Control Program: Conform to the following:
 - 1. Procedures: Make field tests and inspections and prepare panelboard for satisfactory operation in accordance with manufacturer's recommendations and these specifications.
 - 2. Schedule tests with at least one week in advance notification.
 - 3. Reports by Testing Organization: Report written reports of tests and observations. Report defective materials and workmanship and unsatisfactory test results. Include records of repairs and adjustments made.
 - 4. Labeling: Upon satisfactory completion of tests and related effort, apply a label to tested components indicating results of tests and inspections, responsible organization and person, and date.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

5. Protective Device Ratings and Settings: Verify indicated ratings and settings to be appropriate for final system configuration and parameters. Where discrepancies are found, recommend final protective device ratings and settings. Use accepted ratings or settings to make the final system adjustments.
- D. Visual and Mechanical Inspection: Include the following inspections and related work:
1. Inspect for defects and physical damage, labeling, and nameplate compliance with requirements of up to date drawings and panelboard schedules.
 2. Exercise and perform of operational tests of all mechanical components and other operable devices in accordance with manufacturer's instruction manual.
 3. Check panelboard mounting, area clearances, and alignment and fit of components.
 4. Check tightness of bolted electrical connections with calibrated torque wrench. Refer to manufacturer's instructions for proper torque values.
 5. Perform visual and mechanical inspection and related work for overcurrent protective devices as specified in Division 26 Section "Overcurrent Protective Devices."
- E. Electrical tests: Include the following items performed in accordance with manufacturer's instruction:
1. Insulation resistance test of buses and portions of control wiring that disconnected from solid state devices. Insulation resistance less than 100 megohms is not acceptable.
 2. Ground resistance test on system and equipment ground connections.
 3. Test main and subfeed overcurrent protective devices in accordance with Section "Overcurrent Protective Devices."
- F. Retest: Correct deficiencies identified by tests and observations and provide retesting of panelboards by testing organization. Verify by the system tests that the total assembly meets specified requirements.

3.6 CLEANING

- A. Upon completion of installation, inspect interior and exterior of panelboards. Remove paint splatters and other spots, dirt, and debris. Touch up scratches and mars of finish to match original finish.

3.7 COMMISSIONING

- A. Balancing Loads: After Substantial Completion, but not more than two months after Final Acceptance, conduct load balancing measurements and circuit changes as follows:
1. Perform measurements during period of normal working load as advised by the Owner.
 2. Perform load balancing circuit changes outside the normal occupancy/working schedule of the facility. Make special arrangements with Owner to avoid disrupting critical 24

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

hour services such as FAX machines and on line data processing, computing, transmitting, and receiving equipment.

3. Recheck loads after circuit changes during normal load period. Record all load readings before and after changes and submit test records.
 4. Tolerance: Difference between phase loads exceeding 20 percent at any one panelboard is not acceptable. Rebalance and recheck as required to meet this minimum requirement.
- B. Infrared Scanning: After Substantial Completion, but not more than two months after Final Acceptance, perform an infrared scan of each panelboard. Remove fronts to make joints and connections accessible to a portable scanner.
- C. Follow up Infrared Scanning: Perform one additional follow up infrared scan of each panelboard 11 months after the date of Substantial Completion.
- D. Instrument: Use an approved infrared scanning device designed to measure temperature or detect significant deviations from normal values. Provide calibration record for device used.
- E. Record of Infrared Scanning: Prepare a certified report identifying panelboards checked and describing results of scanning. Include notation of deficiencies detected, remedial action taken, and observations after remedial action.

END OF SECTION 262416

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 262550 – GENERATOR DOCKING STATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
- B. Requirements specified in other Division 26 Sections apply to this section.

1.2 SUMMARY

- A. This Section includes requirements for temporary generator connection to the electrical system.

1.3 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
- B. Product data for each generator docking station including dimensioned plans, sections, and elevations showing minimum clearances, conductor entry provisions, gutter space, installed features and devices, and materials lists.

1.4 QUALITY ASSURANCE

- A. Electrical Component Standard: Components and installation shall comply with NFPA 70 "National Electrical Code."
- B. Electrical components shall be listed and labeled by UL, ETL, CSA, or other approved, nationally recognized testing and listing agency that provides third-party certification follow-up services.

1.5 GUARANTEE/WARRANTY

- A. The equipment installed under this contract shall be left in proper working order. Replace, without additional charge, new work or material which develops defects from ordinary use within one year.
- B. New materials and equipment shall be guaranteed against defects in composition, design or workmanship. Guarantee certificates shall be furnished.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated in the Work include the following:
1. ASCO
 2. Powertron
 3. TRYSTAR: TSGDS

2.2 GENERAL REQUIREMENTS

- A. Enclosures:
1. Surface mounted cabinet.
 2. Front accessible.
 3. Built for environmental conditions at installed location:
 - a. Indoor Dry and Clean Locations: NEMA 250, Type 1.
 - b. Outdoor Locations: NEMA 250, Type 3R.
 - c. Indoor Locations Subject to Dust, Falling Dirt, and Dripping Noncorrosive Liquids: NEMA 250, Type 5 or Type 12 determined upon order.
 4. Outdoor locations:
 - a. 0.100 Aluminum
 5. Front Cover:
 - a. Hinged.
 - b. Gasketed.
 - c. Pad-lockable latch.
 6. Finishes:
 - a. Paint after fabrication. Powder coated ANSI 61 light gray.
- B. Phase, Neutral, and Ground Buses:
1. Material: Tin-plated copper.
 2. Equipment Ground Bus: bonded to box.
 3. Isolated Ground Bus: insulated from box.
 4. Ground Bus: 50% of phase size.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

5. Neutral Bus: Neutral bus rated 100 percent of phase bus.
6. Round edges on bus.
- C. Inputs Connectors shall be located inside enclosure, Cam style mounted on 45 degree angle plate.
- D. Output Connectors shall be lugs located inside enclosure.
- E. Lockable rake system with reinforced support struts to reduce cable theft.
- F. Voltage & Phase shall be as follows:
 1. 120/208V – 3 ph – 4w
- G. Amperage
 1. Amperage rating of units shall be as indicated on drawings for respective location.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine elements and surfaces to receive Generator Docking Station for compliance with installation tolerances and other conditions affecting performance of the Work.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Surface, Flush or Base Mounted: Specified with order.
 1. Install anchor bolts to elevations required for proper attachment to Generator Docking Station.
- B. Temporary Lifting Provisions: Remove temporary lifting eyes, channels, and brackets and temporary blocking of moving parts from enclosures and components.

3.3 FIELD QUALITY CONTROL

- A. Tests and Inspections to include the following:
 1. Perform each visual and mechanical inspection and electrical test stated in NETA Acceptance Testing Specification. Certify compliance with test parameters.
 2. Correct malfunctioning units on-site, where possible, and retest to demonstrate compliance; otherwise, replace with new units and retest.
 3. Perform the following infrared scan tests and inspections and prepare reports:

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- a. Initial Infrared Scanning: After Substantial Completion, but not more than 60 days after Final Acceptance, perform an infrared scan of each Generator Docking Station. Remove front panels so joints and connections are accessible to portable scanner.
- B. Generator Docking Station will be considered defective if they do not pass tests and inspections.
- C. Prepare test and inspection reports, including a certified report that identifies Generator Docking Station and that describes scanning results. Include notation of deficiencies detected, remedial action taken, and observations after remedial action.

3.4 DEMONSTRATION

- A. Training: Furnish the services of a factory authorized service representative to instruct Owner's personnel in the operation and maintenance of the docking station.

3.5 CLEANING

- A. Upon completion of installation, inspect interiors and exteriors of accessible components. Remove dust, dirt, foreign matter, paint splatters and other spots, dirt, and construction debris. Vacuum interior. Touch up scratches and mars of finish to match original finish.

END OF SECTION 262550

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 262726 – WIRING DEVICES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
- B. Requirements of the following Division 26 Sections apply to this section:
 - 1. Common Work Results for Electrical.

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Receptacles
 - 2. Ground Fault Circuit Interrupter Receptacles
 - 3. Snap Switches
 - 4. Wall Plates
 - 5. Occupancy Sensors
- B. Related Sections: The following sections contain requirements that relate to this section:
 - 1. Division 26 Section "Enclosed Switches and Circuit Breakers" for devices other than snap switches and plug/receptacle sets used as disconnects for motors.

1.3 SUBMITTALS

- A. Product data for each type of product specified.
- B. Samples of those products indicated for sample submission in Architect's comments on product data submittal. Include color and finish samples of device plates and other items per Architect's request.

1.4 QUALITY ASSURANCE

- A. Regulatory Requirements: Comply with provisions of the following codes.
- B. NFPA 70 "National Electrical Code".

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

1. UL and NEMA Compliance: Provide wiring devices which are listed and labeled by UL and comply with applicable UL and NEMA standards.

1.5 SEQUENCE AND SCHEDULING

- A. Schedule installation of finish plates after the surface upon which they are installed has received final finish.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to specifications and 'Buy American' ARRA compliance with requirements, manufacturers offering products which may be incorporated in the work include, but are not limited to, the following:
 1. Cooper Wiring Devices
 2. Hubbell Inc.
 3. Leviton
 4. Legrand (Pass and Seymour)

2.2 WIRING DEVICES:

- A. General: Provide wiring devices, in types, characteristics, grades, colors, and electrical ratings for applications indicated which are UL listed and which comply with NEMA WD 1 and other applicable UL and NEMA standards. Provide ivory color devices and wall plates except as otherwise indicated. Verify color selections with Architect.
- B. Receptacles: As scheduled in Table 1 in Part 3 below. Comply with UL 498 and NEMA WD 1.
- C. Ground-Fault Circuit Interrupter (GFCI) Receptacles: As indicated in Table 1 in Part 3 below; provide "feed-thru" type ground-fault circuit interrupter, with integral heavy-duty NEMA 5-20R duplex receptacles arranged to protect connected downstream receptacles on same circuit. Provide unit designed for installation in a 2-3/4 inch deep outlet box without adapter, grounding type, Class A, Group 1, per UL Standard 94.3.
- D. Snap Switches: quiet type AC switches as indicated in Table 2 in Part 3 below. Comply with UL 20 and NEMA WD1.
- E. Occupancy Sensors (ceiling): Multi-Technology, 360 degree self adjusting ceiling-mounted occupancy sensor. All sensors shall have ready accessible and user adjustable time delay and sensitivity controls. All sensors shall contain manual bypass. 2000 square foot coverage area. Provide appropriate power packs as required for installation.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- F. Occupancy Sensors (wall switch): multi-Technology, 180 degree self adjusting wall switch - mounted occupancy sensor. All sensors shall have ready accessible and user adjustable time delay and sensitivity controls. All sensors shall contain manual bypass.

2.3 WIRING DEVICE ACCESSORIES

- A. Wall plates: single and combination, of types, sizes, and with ganging and cutouts as indicated. Provide plates which mate and match with wiring devices to which attached. Provide metal screws for securing plates to devices with screw heads colored to match finish of plates. Provide wall plate color to match wiring devices except as otherwise indicated. Provide plates possessing the following additional construction features:
 - 1. Material and Finish: steel plate, galvanized, for building mechanical spaces.
 - 2. Material and Finish: plastic, smooth, for tenant spaces, and other finished areas.

PART 3 - EXECUTION

3.1 INSTALLATION OF WIRING DEVICES AND ACCESSORIES:

- A. Install wiring devices and accessories as indicated, in accordance with manufacturer's written instructions, applicable requirements of NEC and in accordance with recognized industry practices to fulfill project requirements.
- B. Coordinate with other Work, including painting, electrical boxes and wiring installations, as necessary to interface installation of wiring devices with other Work.
- C. Install wiring devices only in electrical boxes which are clean; free from building materials, dirt, and debris.
- D. Install galvanized steel wallplates in unfinished spaces.
- E. Install wiring devices after wiring work is completed.
- F. Install wall plates after painting work is completed.
- G. Install telephone/cable tv and power service connections in accordance with final furnishings arrangement plan, plumb, true, and secure.
- H. Tighten connectors and terminals, including screws and bolts, in accordance with equipment manufacturer's published torque tightening values for wiring devices. Where manufacturer's torquing requirements are not indicated, tighten connectors and terminals to comply with tightening torques specified in UL Standard 486. Use properly scaled torque indicating hand tool.

3.2 PROTECTION

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- A. Protect installed components from damage. Replace damaged items prior to final acceptance.

3.3 FIELD QUALITY CONTROL

- A. Testing: Prior to energizing circuits, test wiring for electrical continuity, and for short-circuits. Ensure proper polarity of connections is maintained. Subsequent to energizing, test wiring devices and demonstrate compliance with requirements, operating each operable device at least six times.
- B. Test ground fault interruptor operation with both local and remote fault simulations in accordance with manufacturer recommendations.

- C. TABLE 1

RECEPTACLES

<u>DESIG- NATION (1)</u>	<u>CURRENT RATING AMPS</u>	<u>VOLTAGE RATING</u>	<u>SINGLE/ DUPLEX</u>	<u>NEMA CONFIG- URATION</u>	<u>UL GRADE</u>	<u>NOTES</u>
-	20	125	DUPLEX	5-20R	SPECIFICATION GRADE	
GFCI	20	125	DUPLEX	5-20R	SPECIFICATION GRADE	INTEGRAL GFCI
GFCI WP	20	125	DUPLEX	5-20R	SPECIFICATION GRADE	INTEGRAL GFCI WEATHER- PROOF

NOTES

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- (1) Letter designations are used where symbols alone do not clearly designate on plans locations where specific receptacle types are used.

D. TABLE 2

SNAP SWITCHES

DESIG- NATION	TYPICAL APPLICATION	LOAD RATING	VOLTAGE		UL GRADE	NOTES
			RATING (AC)	POLES		
S	CONTROL LIGHTS	20A	120/277	1	HEAVY DUTY	-
S3	CONTROL LIGHTS	20A	120/277	3-way	HEAVY DUTY	-
S	DISCONN. MOTOR	1HP	120/277	1	HEAVY DUTY	(2)
STOL	DISCONN. MOTOR	2HP	208/480	3	HEAVY DUTY	(2)

NOTES

(1) For snap switches, designation is the same as the symbol used on plans for the device. Type of switch is determined from plan context including type of device or circuit being controlled.

(2) With overload element in switch.

END OF SECTION 262726

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 262800 – OVERCURRENT PROTECTIVE DEVICES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions apply to this Section.
- B. Requirements specified in other Division 26 Sections apply to this section.

1.2 SUMMARY

- A. This Section includes overcurrent protective devices (OCPDs) rated 600 V and below and switching devices commonly used with them.
- B. Panelboards: Application, installation, and other related requirements for overcurrent protective device installations in distribution equipment are specified in other Division 26 sections.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated in the Work include, but are not limited to, the following:
 - 1. Cartridge Fuses:
 - a. Bussmann
 - b. Ferraz Shawmut
 - c. Littelfuse Inc.
 - 2. Fusible Switches:
 - a. Allen Bradley Co.
 - b. Crouse Hinds Distribution Equipment.
 - c. Eaton Corp.
 - d. General Electric Co.
 - e. Siemens Energy & Automation, Inc.
 - f. Schneider Electric (Square D)

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

3. Molded Case Circuit Breakers:
 - a. Eaton Corp.
 - b. General Electric Co.
 - c. Siemens Energy & Automation, Inc.
 - d. Schneider Electric (Square D)

2.2 OVERCURRENT PROTECTIVE DEVICES (OCPDs), GENERAL

- A. General: Provide OCPDs in indicated types, as integral components of panelboards and also as individually enclosed and mounted single units.
- B. General: Provide OCPDs in indicated types, as integral components of panelboards, switchboards, and motor control centers; and also as individually enclosed and mounted single units.
- C. Enclosures: NEMA 250 "Enclosures for Electrical Equipment (1,000 Volts Maximum)."

2.3 CARTRIDGE FUSES

- A. General: NEMA Standard FU1, "Low Voltage Cartridge Fuses." Unless indicated otherwise, provide nonrenewable cartridge fuses of indicated types, classes, and current ratings that have voltage ratings consistent with the circuits on which used.
- B. Class J Fuses: UL 198C, "High Interrupting Capacity Fuses, Current Limiting Type."
- C. Class L Fuses: UL 198C, "High Interrupting Capacity Fuses, Current Limiting Type."
- D. Class RK1 and RK5 Dual Element Time Delay Fuses: UL 198E, "Class R Fuses."
- E. Class RK1 Fast Acting Fuses: UL 198E, "Class R Fuses."

2.4 FUSIBLE SWITCHES

- A. General: UL 98 "Enclosed and Dead Front Switches" and NEMA KS 1 "Enclosed Switches," quick make, quick break heavy duty units.
- B. Rating: Load breaking capacity in excess of the normal horsepower rating for the switch.
- C. Withstand Capability: In excess of the let through current permitted by its fuse when subject to faults up to 100,000 RMS symmetrical amperes.
- D. Operation: By means of external handle.
- E. Interlock: Prevents access to switch interior except when in "off" position.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- F. Fuse Clips: Rejection type.
- G. Padlocking Provisions: For 2 padlocks, whether open or closed.
- H. Enclosure for Independent Mounting: NEMA Type 1 enclosure except as otherwise indicated or required to suit environment where located.

2.5 MOLDED CASE CIRCUIT BREAKERS

- A. General: UL 489, "Molded Case Circuit Breakers and Circuit Breaker Enclosures," and NEMA AB 1, "Molded Case Circuit Breakers."
- B. Construction: Bolt in type, except breakers 225 ampere frame size and larger may be plug in type if held in place by positive locking device requiring mechanical release for removal.
- C. Construction: Bolt in type, except breakers in load center type panelboards and breakers 225 ampere frame size and larger may be plug in type if held in place by positive locking device requiring mechanical release for removal.
- D. Characteristics: Indicated frame size, trip rating, number of poles, and a short circuit interrupting capacity rating of 10,000 amperes symmetrical, unless a greater rating is indicated.
- E. Tripping Device: Quick make, quick break toggle mechanism with inverse time delay and instantaneous overcurrent trip protection for each pole.
- F. Enclosure for Panelboard Mounting: Suitable for panel mounting in switchboard or panelboards where indicated.
- G. Enclosure for Independent Mounting: NEMA Type 1 enclosure, except as otherwise indicated or required to suit environment where located.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Independently Mounted OCPDs: Locate as indicated and install in accordance with manufacturer's written installation instructions.
- B. OCPDs in distribution equipment shall be factory installed.

3.2 IDENTIFICATION

- A. Identify components in accordance with Division 26 Section "Electrical Identification."

3.3 CONTROL WIRING INSTALLATION

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- A. Install wiring between OCPDs and control/indication devices as specified in Division 26 Section "Low Voltage Electrical Power Conductors and Cables" for hard wired connections.

3.4 CONNECTIONS

- A. Check connectors, terminals, bus joints, and mountings for tightness. Tighten field connected connectors and terminals, including screws and bolts, in accordance with equipment manufacturer's published torque tightening values. Where manufacturer's torquing requirements are not indicated, tighten connectors and terminals to comply with tightening torques specified in UL 486A and UL 486B.

3.5 GROUNDING

- A. Provide equipment grounding connections for individually mounted OCPD units as indicated and as required by NEC. Tighten connectors to comply with tightening torques specified in UL Standard 486A to assure permanent and effective grounding.

3.6 FIELD QUALITY CONTROL

- A. Independent Testing Organization: Arrange and pay for the services of an independent electrical testing organization to perform tests and observations on OCPDs.
- B. Reports: Prepare written reports certified by testing organization on tests and observations. Report defective materials and workmanship and unsatisfactory test results. Include complete records of repairs and adjustments made.
- C. Labeling: Upon satisfactory completion of tests and related effort, apply a label to tested components indicating test results, date, and responsible organization and person.
- D. Schedule visual and mechanical inspections and electrical tests with at least one week's advance notification.
- E. Pretesting: Upon completing installation of the system, perform the following preparations for independent tests:
 - 1. Make insulation resistance tests of OCPD buses, components, and connecting supply, feeder, and control circuits.
 - 2. Make continuity tests of circuits.
 - 3. Provide set of Contract Documents to test personnel. Include full updating on final system configuration and parameters where they supplement or differ from those indicated in original Contract Documents.
 - 4. Provide manufacturer's instructions for installation and testing of OCPDs to test personnel.
- F. Visual and mechanical inspection: Include the following inspections and related work.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

1. Overcurrent Protective Device Ratings and Settings: Verify indicated ratings and settings to be appropriate for final system arrangement and parameters. Where discrepancies are found, test organization shall recommend final protective device ratings and settings. Use accepted revised ratings or settings to make the final system adjustments.
 2. Inspect for defects and physical damage, NRTL labeling, and nameplate compliance with current single line diagram.
 3. Exercise and perform operational tests of all mechanical components and other operable devices in accordance with manufacturer's instruction manual.
 4. Check tightness of electrical connections of OCPDs with calibrated torque wrench. Refer to manufacturer's instructions for proper torque values.
 5. Clean OCPDs using manufacturer's approved methods and materials.
 6. Verify installation of proper fuse types and ratings in fusible OCPDs.
- G. Electrical Tests: Include the following items performed in accordance with manufacturer's instructions:
1. Insulation resistance test of OCPD conducting parts. Insulation resistance less than 100 megohms is not acceptable.
 2. Contact resistance test or measurement of millivolt drop across contacts of drawout circuit breakers and fused power circuit devices at rated current. Compare contact resistance or millivolt drop values of adjacent poles and of similar breakers. Deviations of more than 50 percent are not acceptable.
 3. Insulation resistance test of fused power circuit devices and insulated case and molded case circuit breakers over 600 ampere frame size at 1000 V d.c. for one minute from pole to pole and from each pole to ground with breaker closed and across open contacts of each phase. Insulation resistance less than 100 megohms is not acceptable.
 4. Use primary current injection to check performance characteristics of trip units of molded case breakers over 600 ampere frame size. Trip characteristics not falling within manufacturer's published time current characteristic tolerance bands when adjusted to approved parameters are not acceptable. Perform the following tests:
 - a. Determine minimum pickup current acceptable per manufacturer's instructions.
 - b. Determine long time delay at 300 percent pickup current.
 - c. Determine short time pickup current and corresponding delay time.
 - d. Determine ground fault current pickup and corresponding delay time.
 - e. Determine instantaneous pickup current value.
 5. Make adjustments for final settings of adjustable trip devices.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

6. Activate auxiliary protective devices such as ground fault or undervoltage relays, to verify operation of shunt trip devices.
 7. Check operation of electrically operated OCPDs in accordance with manufacturer's instructions.
- H. Retest: Correct deficiencies identified by tests and observations and provide retesting of OCPDs by testing organization. Verify by the system tests that specified requirements are met.

3.7 CLEANING

- A. Upon completion of installation, inspect OCPDs. Remove paint splatters and other spots, dirt, and debris. Touch up scratches and mars of finish to match original finish.

3.8 DEMONSTRATION

- A. Training: Arrange and pay for the services of factory authorized service representatives to demonstrate OCPDs and train Owner's maintenance personnel.
- B. Conduct a minimum of one half day of training in operation and maintenance as specified under "Instructions to Owner Employees" in the "Project Closeout" Section of these specifications. Include both classroom training and hands on equipment operation and maintenance procedures.
- C. Schedule training with at least seven days' advance notification.

3.9 COMMISSIONING

- A. Infrared Scanning: After Substantial Completion, but not more than 2 months after Final Acceptance, perform an infrared scan of OCPDs including their line and load connections, fuses, and fuse clips. Also scan OCPD contact structures where accessible to a portable scanner. Include individual OCPDs and those installed in switchboards, panelboards, and motor control centers.
- B. Follow up Infrared Scanning: Perform two additional follow up infrared scans of the same devices: one four months after Substantial Completion, and one 11 months after Substantial Completion.
- C. Instrument: Use an infrared scanning device designed to measure temperature or detect significant deviations from normal values. Provide documentation of device calibration.
- D. Record of Infrared Scanning: Prepare a certified report identifying all OCPDs checked and describing results of scanning. Include notation of deficiencies detected, remedial action taken, and rescanning observations after remedial action.

END OF SECTION 262800

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 262816 – ENCLOSED SWITCHES AND CIRCUIT BREAKERS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions apply to this Section.
- B. Requirements specified in other Division 26 Sections apply to this section.

1.2 SUMMARY

- A. This Section includes circuit and motor disconnects.

1.3 SUBMITTALS

- A. Product data for each type of product specified.
- B. Maintenance data for circuit and motor disconnects, for inclusion in Operation and Maintenance Manual specified in Division 1 and Division 26 Section "Common Work Results for Electrical."

1.4 QUALITY ASSURANCE

- A. Electrical Component Standards: Provide components complying with NFPA 70 "National Electrical Code" and which are listed and labeled by UL. Comply with UL Standard 98 and NEMA Standard KS 1.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products which may be incorporated in the work include, but are not limited to, the following:
 - 1. Appleton
 - 2. Crouse-Hinds Co.
 - 3. Eaton Corp.
 - 4. Square D Company.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

2.2 CIRCUIT AND MOTOR DISCONNECT SWITCHES

- A. General: Provide circuit and motor disconnect switches in types, sizes, duties, features ratings, and enclosures as indicated. Provide NEMA 1 enclosure except for outdoor switches, and other indicated locations provide NEMA 3R enclosures with raintight hubs. For motor and motor starter disconnects, provide units with horsepower ratings suitable to the loads.
- B. Fusible Switches: Heavy duty switches, with fuses of classes and current ratings indicated. Where current limiting fuses are indicated, provide switches with non-interchangeable feature suitable only for current limiting type fuses.
- C. Non-fusible Disconnects: Heavy duty switches of classes and current ratings as indicated.
- D. Double-Throw Switches: Heavy duty switches of classes and current ratings as indicated.
- E. Provide weatherproof, NEMA Type 3R rated enclosures at exterior locations.

2.3 ACCESSORIES

- A. Electrical Interlocks: Provide number and arrangement of interlock contacts in switches as indicated.
- B. Captive Fuse Pullers: Provide built-in fuse pullers arranged to facilitate fuse removal.

PART 3 - EXECUTION

3.1 INSTALLATION OF CIRCUITS AND MOTOR DISCONNECTS

- A. General: Provide circuit and motor disconnect switches as indicated and where required by the above Code. Comply with switch manufacturers' printed installation instructions.

3.2 FIELD QUALITY CONTROL

- A. Testing: Subsequent to completion of installation of electrical disconnect switches, energize circuits and demonstrate capability and compliance with requirements. Except as otherwise indicated, do not test switches by operating them under load. However, demonstrate switch operation through six opening/closing cycles with circuit unloaded. Open each switch enclosure for inspection of interior, mechanical and electrical connections, fuse installation, and for verification of type and rating of fuses installed. Correct deficiencies then retest to demonstrate compliance. Remove and replace defective units with new units and retest.

END OF SECTION 262816

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 263634 – NON-AUTOMATIC TRANSFER SWITCHES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. All of the Contract Documents, including General and Supplementary Conditions Bidding Documents, Contract Forms and Conditions of the Contract and Division 1 - General Requirements, apply to the work of this Section.
- B. Carefully examine all of the Contract Documents for requirements which affect the work of this Section. The exact scope of work of this Section cannot be determined without a thorough review of all specifications sections and other Contract Documents.

1.2 SUMMARY

- A. This Section includes transfer switches rated 600 V and under. It includes the following items:
 - 1. Non-automatic transfer switch. (NATS)

1.3 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract.
- B. Product data for each transfer switch including dimensioned plans, sections, and elevations showing minimum clearances, conductor entry provisions, gutter space, installed features and devices, and materials lists.
- C. Wiring diagrams, elementary or schematic, differentiating between manufacturer-installed and field-installed wiring.
- D. Single line diagram of the unit showing connections between the non-automatic transfer switch, the power source and the load, plus interlocking provisions.
- E. Operation and maintenance data for products, for inclusion in Operating and Maintenance Manual specified in Division 1 and in Division 26 Section "Common Work Results for Electrical." Operating and maintenance data shall cover each type of product, including all features and operating sequences, both automatic and manual. List all factory settings of relays and provide relay setting and calibration instructions. Provide spare parts data.
- F. Manufacturer's certificate of compliance to the referenced standards and manufacturer's certification of tested short circuit closing and withstand ratings.

1.4 QUALITY ASSURANCE

- A. Electrical Component Standard: Comply with NFPA 70 "National Electrical Code" for components and installation.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- B. NFPA Compliance: Comply with NFPA Standard 99, "Standard for Essential Electrical Systems for Health Care Facilities," and NFPA Standard 110, "Standard for Emergency and Standby Power Systems."
- C. NEMA Compliance: Comply with NEMA standards: ICS 1, "General Standards for Industrial Control"; ICS 2, "Industrial Control Devices, Controllers and Assemblies"; and ICS 6, "Enclosures for Industrial Controls and Systems."
- D. UL Listing and Labeling: Provided items specified in this section that are listed and labeled by UL for emergency service under UL 1008.
- E. Nationally Recognized Testing Laboratory Listing and Labeling (NRTL): Provided items specified in this section that are listed and labeled by a NRTL for emergency service under UL 1008. The term "NRTL" shall be as defined in OSHA Regulation 1910.7.
- F. UL Compliance: Comply with UL Standard 1008, except where requirements of these specifications are stricter.
- G. Single Source Responsibility: Obtain NATSs and control panels from a single manufacturer who assumes responsibility for all system components furnished

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, provide products by one of the following manufacturers. Manufacturer shall be the same as the generator set manufacturer.
 - 1. Atlantic Detroit Diesel Allison
 - 2. Caterpillar
 - 3. Cummins
 - 4. Kohler

2.2 TRANSFER SWITCH PRODUCTS, GENERAL

- A. General: The following requirements apply to non-automatic transfer switch and related switch products:
- B. Ratings: Provide number of poles and current and voltage ratings as indicated. Current ratings for units below 600 amperes shall be identical for all classes or mixtures of loads including 100 percent tungsten filament lamp or 100 percent inductive.
- C. Tested-Fault Current Rating: Exceed the indicated available rms symmetrical fault current at the equipment terminals for closing and withstand ratings based on testing in accordance with UL 1008, conducted at full-rated system voltage and 20 percent power factor. Test each

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

product for withstand duration time for rated short-circuit current correlated with the actual type of circuit protective device indicated for the transfer switch as follows:

1. Molded-Case Circuit Breakers, 150 Amperes or Less: 1.5 closing and withstand duration cycles.
 2. Molded-Case Circuit Breakers, Over 150 Amperes: 3 closing and withstand duration cycles.
- D. Solid-State Controls: Repetitive accuracy of all settings shall be plus or minus 2 percent or better over an operating temperature range of minus 20 deg C to 70 deg C. Components shall meet or exceed voltage surge withstand capability when tested in accordance with ANSI Standard C37.90.1, "IEEE Guide for Surge Withstand Capability (SWC) Tests."
- E. Neutral Terminal: Where two- or three-pole switches are indicated, provide fully rated, solid, unswitched neutral terminal except as indicated.
- F. Enclosures: Provide NEMA 1 in accordance with UL 508, "Electric Industrial Control Equipment,". Padlockable service disconnect control switch and user interface cover.
- G. Factory Wiring: Train and bundle factory wiring and identify consistently with shop drawings, either by color code or by numbered or lettered wire and cable tape markers at all terminations. Provide designated terminal blocks for field wiring, and arrange power terminal and field wiring space to be suitable for top, side, or bottom entrance of feeder conductors as indicated. Provide pressure-type terminals suitable for copper or aluminum conductors of sizes indicated.
- H. Electrical operation, where indicated, shall be accomplished by a nonfused momentarily energized solenoid or electric-motor-operated mechanism, mechanically and electrically interlocked in both directions. Transfer switches utilizing molded case circuit breakers/switches are not acceptable. Contactors not designed for continuous duty repetitive switching between active power sources are not acceptable.
- I. Switch action for double-throw-type switches shall be mechanically held in both directions.
- J. Switch Contacts: Silver composition for switching load current with separate arcing contacts where rated 400 amperes and above.

2.3 NON-AUTOMATIC TRANSFER SWITCHES (NATSs)

- A. Comply with requirements for Level 1 equipment per NFPA 110, "Standard for Emergency and Standby Power Systems."
- B. Features and Characteristics: Include the following:
 1. Double throw type switching arrangement, incapable of pauses or intermediate position stops during normal functioning.
 2. Manual Operator: Capable of transferring the switch to either source position.
- C. Accessories: Provide the NATS with the following accessories:

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

1. Close differential voltage sensing on each phase of normal source.
2. System test switch, momentary type.
3. Pilot lights to indicate source to which the load is connected.
4. Unassigned Auxiliary Contacts: Two normally open SPDT contacts for each switch position.
 - a. Rating: 10 amperes at 240 V a.c.
5. Source Available Indicating Lights: A green indicating light to supervise the normal power source with a nameplate engraved "NORMAL SOURCE AVAILABLE," and a red indicating light to supervise the emergency power source with a nameplate engraved "EMERGENCY SOURCE AVAILABLE." Supervision of sources shall be via the transfer switch normal and emergency source sensing circuits, respectively.
6. External battery supply module.
 - a. Provide external battery cabinet and associated enclosure.
 - b. Provide maintenance free lead acid batteries.

2.4 WIRING

- A. Hard-Wired Connections: Conform to Division 26 Section "Low Voltage Electrical Power Conductors and Cables".
- B. Data Circuits: Provide as indicated and in accordance with transfer switch equipment supplier.

2.5 FINISHES

- A. Clean ferrous surfaces to be painted free of oil, grease, welding slag, and spatter, mill scale, corrosion, and dirt.
- B. Paint with rust-inhibiting primer and finish enamel. Apply primer to clean, dry surface immediately after cleaning. Use manufacturer's standard material and procedure except as required to produce a total dry film thickness not less than 2.5 mils. Use finish coat of manufacturer's approved standard color. Provide a finish free from runs, sags, peeling, and other defects.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Mounting of Transfer Switches: Level and anchor the unit to the building structure in accordance with manufacturer's recommendations.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

3.2 CONNECTIONS

- A. Check connectors, terminals, bus joints, and mountings for tightness. Tighten field connected connectors and terminals, including screws and bolts, in accordance with equipment manufacturer's published torque tightening values. Where manufacturer's torquing requirements are not indicated, tighten connectors and terminals to comply with tightening torques specified in UL 486.

3.3 GROUNDING

- A. Provide equipment grounding connections for transfer switch units as indicated and as required by NEC. Tighten connectors to comply with tightening torques specified in UL Standard 486 to assure permanent and effective grounding.

3.4 FIELD QUALITY CONTROL

- A. Preliminary Tests: Perform electrical tests as follows:
 - 1. Measure, with insulation resistance tester, phase-to-phase and phase-to-ground insulation resistance levels to assure requirements are fulfilled. Disconnect control circuits for this test to prevent damage.
 - 2. Check for electrical continuity of circuits and for short circuits.
- B. Manufacturer's Field Services: Provide services of a factory service representative to assist with demonstrations and field tests.
- C. Field Tests: Energize transfer switches and demonstrate functioning of all devices, components, and sequences. Give seven calendar days' advance notice of the tests, and perform tests in presence of Owner's representative.
- D. Tests shall be coordinated with tests of generator plant and run concurrently with them. Tests shall include the following:
- E. Tests for Transfer Switches: Demonstrate each sequence and operational function at least five times.
- F. Tests for NATSs: Include the following:
 - 1. Simulate power failure of normal source.
 - 2. Simulate power failure of emergency source with normal sources available.
 - 3. Simulate low phase to ground voltage for each phase of normal source.
- G. Checking, measuring, and optimizing all adjustable time delays.
- H. Test Failures: Correct deficiencies identified by tests and make ready for retest. Verify equipment meets the specified requirements.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- I. Reports: Maintain a written record of observations and tests. Report defective materials and workmanship and retest corrected defective items. Submit written test reports. Include a record of all adjustable relay settings and measured time delays. Attach a label or tag to each tested component indicating satisfactory completion of tests.

3.5 DEMONSTRATION

- A. Training: Furnish the services of a factory authorized service representative to instruct Owner's personnel in the operation and maintenance of transfer switches and related equipment. Provide a minimum of two (2) two hours sessions of instruction scheduled seven days in advance.

3.6 CLEANING

- A. Upon completion of installation, inspect interiors and exteriors of accessible components. Remove dust, dirt, foreign matter, paint splatters and other spots, dirt, and construction debris. Vacuum interior. Touch up scratches and mars of finish to match original finish.

END OF SECTION 263634

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 265100 – INTERIOR LIGHTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions apply to this Section.
- B. Requirements specified in other Division 26 Sections apply to this section.

1.2 SUMMARY

- A. This Section includes interior luminaires.
- B. This Section also includes interior luminaires equipped with emergency driver, egress/exit lighting units and accessories.

1.3 DEFINITIONS

- A. Fixture: A complete lighting unit. Fixtures include lamping and parts required to distribute the light, position and protect lamping, and connect lamping to the power supply. Internal battery powered emergency lighting units and exit signs also include a battery and the means for controlling and recharging the battery.
- B. Luminaire: Fixture.
- C. Average Life: The time after which 50 percent will have failed and 50 percent will have survived under normal conditions.

1.4 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
- B. Product data describing fixtures, lamping, drivers and ballasts. Arrange product data for fixtures in order of fixture designation. Include data on features and accessories and the following information:
 - 1. Outline drawings of fixtures indicating dimensions and principal features.
 - 2. Electrical ratings and photometric data with specified lamping and certified results of independent laboratory tests.
 - 3. Data on batteries and chargers for emergency drivers and exit sign lighting units.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- C. Maintenance data for products for inclusion in Operating and Maintenance Manual specified in Division 1.
- D. Product certifications signed by manufacturers of lighting fixtures certifying that their fixtures comply with specified requirements.
- E. Shop drawings from manufactures detailing nonstandard fixtures and indicating dimensions, weights, methods of field assembly, components, features, and accessories.
- F. Coordination drawings for fixtures mounted on, in, or above the ceiling indicating coordination with ceiling grids and other equipment installed in the same space.
- G. Samples for verification purposes of specific individual fixtures.
- H. Samples for use in full size mockup of specific individual fixtures.

1.5 QUALITY ASSURANCE

- A. Comply with NFPA 70 "National Electrical Code" for components and installation.
- B. Listing and Labeling: Provide fixtures and exit sign units that are listed and labeled for their indicated use on the Project.
 - 1. The terms "Listed" and "Labeled": As defined in the National Electrical Code, Article 100.
 - 2. Listing and Labeling Agency Qualification: A "Nationally Recognized Testing Laboratory" (NRTL) as defined in OSHA Regulation 1910.7.
- C. Manufacturers Qualifications: Firms experienced in manufacturing fixtures that are similar to those indicated for this Project and that have a record of successful in service performance.
- D. Coordination of Fixtures With Ceiling: Coordinate fixtures mounting hardware and trim with the ceiling system.

1.6 EXTRA MATERIALS

- A. Furnish extra materials matching products installed, as described below, packaged with protective covering for storage, and identified with labels describing contents. Deliver extra materials to the Owner.
 - 1. Lamps: 10 lamps for each 100 of each type and rating installed. Furnish at least 1 of each type.
 - 2. Plastic Diffusers and Lenses: 1 for each 100 of each type and rating installed. Furnish at least 1 of each type.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

PART 2 - PRODUCTS

2.1 FIXTURES, GENERAL

- A. Comply with the requirements specified in the Articles below and lighting fixture schedule.

2.2 FIXTURE COMPONENTS, GENERAL

- A. Metal Parts: Free from burrs and sharp corners and edges.
- B. Sheet Metal Components: Steel, except as indicated. Components are formed and supported to prevent warping and sagging.
- C. Doors, Frames, and Other Internal Access: Smooth operating and free from light leakage under operating conditions. Arrange to permit relamping without use of tools. Arrange doors, frames, lenses, diffusers, and other pieces to prevent accidental falling during relamping and when secured in the operating position.
- D. Reflecting Surfaces: Minimum reflectances as follows, except as otherwise indicated:
1. White Surfaces: 85 percent.
 2. Specular Surfaces: 83 percent.
 3. Diffusing Specular Surfaces: 75 percent.
 4. Laminated Silver Metallized Film: 90 percent.
- E. Lenses, Diffusers, Covers, and Globes: 100 percent virgin acrylic plastic or water white, annealed crystal glass except as indicated.
1. Plastic: Highly resistance to yellowing and other changes due to aging, exposure to heat and UV radiation.
 2. Lens Thickness: 0.125 inches, minimum.

2.3 LED LUMINAIRES

- A. General: Except as otherwise indicated, provide LED luminaires, of types and sizes indicated on luminaire schedules.
- B. Material and specifications for each luminaire are as follows:
1. Each luminaire shall consist of an assembly that utilizes LEDs as the light source, housing, LED array, and electronic driver. LED luminaires designated for emergency lighting shall also contain and emergency driver.
 2. Each luminaire shall be rated for a minimum operational life of 50,000 hours.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

3. The LED module arrays shall be constructed such that a catastrophic loss or the failure of one LED will not result in the loss of the entire luminaire.
4. Luminaire shall be constructed such that LED module arrays can be replaced or repaired without replacement of the entire luminaire.
5. Each luminaire shall be UL 1598 and UL 8750 listed.
6. Refer to luminaire schedules for lumen output, CRI, color temperature and emergency driver requirements of each luminaire type.

2.4 INCANDESCENT FIXTURES

- A. Conform to UL 1571, "Incandescent Lighting Fixtures."

2.5 EXIT SIGNS

- A. Conform to UL 924, "Emergency Lighting and Power Equipment," and the following:
 1. Sign Colors: Conform to local code.
 2. Minimum Height of Letters: Conform to local code.
 3. Arrows: Include as indicated.
 4. Lamps: Light Emitting Diodes (LED), 10 year rated lamp life.
 5. Battery: Sealed, maintenance-free.
 6. Charger: Fully automatic, solid-state type with sealed transfer relay.
 7. Operation: Relay automatically energizes lamp from battery when circuit voltage drops to 80 percent of nominal voltage or below. When normal voltage is restored, relay disconnects lamps from battery, and battery is automatically recharged and floated on charger.
 8. Test Switch: Push to test button type integral to unit.
 9. LED Indicator Light: To indicate normal power on. Normal glow shall indicate trickle charge and a bright glow shall indicate charging at end of discharge cycle.

2.6 LAMPS

- A. Conform to ANSI Standards, C78 series applicable to each type of lamp.

2.7 FINISH

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- A. Steel Parts: Manufacturer's standard finish applied over corrosion resistant primer, free of streaks, runs, holidays, stains, blisters, and defects. Remove fixtures showing evidence of corrosion during project warranty period and replace with new fixtures.
- B. Other Parts: Manufacturer's standard finish.

2.8 SUSPENDED FIXTURE SUPPORT COMPONENTS

- A. Suspended fixtures as indicated in manufacturers installation instructions. See fixture schedule and installation requirements listed below for further requirements.

PART 3 – EXECUTION

3.1 INSTALLATION

- A. Setting and Securing: Set units plumb, square, and level with ceiling and walls, and secure according to manufacturer's printed instructions and approved shop drawings.
- B. Support For Recessed and Semi-recessed Fixtures: Installed units are not to be supported from suspended ceiling support system. Install ceiling system support rods or wires at a minimum of four rods or wires per fixture located not more than 6 inches from fixture corners.
 - 1. Fixtures Smaller Than Ceiling Grid: Install a minimum of four rods or wires for each fixture and locate at corner of the ceiling grid where the fixture is located. Do not support fixtures by ceiling acoustical panels.
 - 2. Fixtures of Sizes Less Than Ceiling Grid: Center in the acoustical panel. Support fixtures independently with at least two 3/4 inch metal channels spanning and secured to the ceiling tees.
 - 3. Install support clips for recessed fixtures, securely fastened to ceiling grid members, at or near each fixture corners.
- C. Support for Suspended Fixtures: Brace pendants and rods that are 4 feet long or longer to limit swinging. Support stem mounted single unit suspended fluorescent fixtures with twin stem hangers. For continuous rows, use tubing or stem for wiring at one point and tubing or rod for suspension for each unit length of chassis, including one at each end.
- D. Lamping: Lamp units according to manufacturer's instructions.

3.2 FIELD QUALITY CONTROL

- A. Inspect each installed fixture for damage. Replace damaged fixtures and components.
- B. Give advance notice of dates and times for field tests.
- C. Provide instruments to make and record test results.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- D. Tests: Verify normal operation of each fixture after fixtures have been installed and circuits have been energized with normal power source. Interrupt electrical energy to demonstrate proper operation of emergency lighting installation. Include the following in tests of emergency lighting equipment.
 - 1. Duration of supply with central battery system.
 - 2. Normal transfer to battery source and retransfer to normal.
- E. Replace or repair malfunctioning fixtures and components, then retest. Repeat procedure until all units operate properly.

3.3 ADJUSTING AND CLEANING

- A. Clean fixtures upon completion of installation. Use methods and materials recommended by manufacturer.
- B. Adjust aimable fixtures to provide required light intensities.

END OF SECTION 265100

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

SECTION 265200 – EMERGENCY LIGHTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions apply to this Section.
- B. Requirements specified in other Division 26 Sections apply to this section.

1.2 SUMMARY

- A. This Section includes emergency light sets with integral emergency battery backup, and emergency fluorescent fixture power supplies with integral battery backup.

1.3 SUBMITTALS

- A. General: Submit the following.
- B. Product data for each type of emergency lighting unit specified. Assemble in booklet form with separate sheet for each fixture, arranged in unit "type," alphabetical, or numerical order, with proposed fixture and accessories clearly indicated on each sheet.
- C. Samples of specific individual products for approval where indicated.
- D. Maintenance data for units specified, for inclusion in Operating and Maintenance Manual. Submit complete manual material concurrently with system submittal and updated final versions of manuals with closeout procedures.
- E. Installation instructions written by manufacturers for all specified products.

1.4 QUALITY ASSURANCE

- A. Electrical Component Standard: Components and installation shall comply with NFPA 70 "National Electrical Code."
- B. UL Compliance: Emergency lighting fixtures shall be UL listed and labeled.
- C. NFPA Compliance: Comply with applicable requirements of NFPA 99, "Health Care Facilities" and NFPA 101, "Life Safety Code."
- D. Local Code Compliance: Comply with applicable local codes and regulations for emergency lighting and exit signage including, but not limited to, colors and letter heights for exit signs.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Deliver products in factory containers. Store in clean, dry space in original container. Protect products from fumes and construction traffic.

1.6 EXTRA MATERIALS

- A. Furnish stock of replacement lamps amounting to 15 percent (but not less than one lamp in each case) of each type and size lamp used in each type unit.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated in the Work include but are not limited to the following:
 - 1. Bodine
 - 2. Dual Lite, Inc.
 - 3. Lithonia Lighting
 - 4. Philips Chloride

2.2 EMERGENCY LIGHTING UNITS, DECORATIVE

- A. General: The following features apply to decorative emergency light sets:
 - 1. Self contained emergency lighting units with style, shape, and trim as directed by owner.
 - 2. Battery: Sealed, maintenance free, lead acid type with 10 year nominal life.
 - 3. Charger: Minimum two rate, fully automatic, solid state type, with sealed transfer relay.
 - 4. Operation: Relay turns lamp on automatically when supply circuit voltage drops to 80 percent of nominal or below. Lamp operates for duration of outage, up to 1.5 hours. Lamp automatically disconnected from battery of voltage approaches deep discharge level. When normal voltage is restored, battery is automatically recharged within 16 hours and then floated on trickle charge.
 - 5. Control panel contains low voltage disconnect switch, LED indicator light, test switch, and concealed terminals for remote lamp head connection.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- B. Cylinder Style: Lamp, battery, charger, and relay mounted in cylindrical housing. Unit shall have the following features:
1. Cylinder shall be mounted on metal base with locking swivel joint providing 180 deg, 2 way lamp aiming.
 2. Shallow profile base shall form connection box and house control panel. Mounts on wall or ceiling.
- C. Recessed Lay in Ceiling Type with Lamp Heads and the following features:
1. Fixtures shall be suitable for recessed lay in installation in 2 by 2 and 2 by 4 exposed grid ceilings without additional supports. Maximum recessing depth shall be 5 1/2 inches.
 2. Lamp head mounting panel shall be flush with finished ceiling, 18 gage steel, minimum; mounts for control panel.
 3. Two lamp heads shall be mounted on base, with 180 deg, 2 way, locking swivel joints for aiming. Frosted acrylic lenses and lamp types shall be as directed by Owner.
 4. Finish: Matte white for exposed parts, or as directed by Owner.
- D. Surface Mounted Type with Lamp Heads: Surface wall mounted, with two lamp heads, and the following features:
1. Integral lamp heads mounted on housing with 180 deg, 2 way locking swivel joints for aiming. Lamp types and lenses as directed by Owner.
 2. Finish: Exposed parts shall be matte white, or as directed by Owner.
- E. Recessed or Semi-recessed Type with Lens: Wall or ceiling mounted with the following features:
1. Lamps and reflectors as directed by Owner.
 2. Finish: Matte white for exposed parts, or as directed by Owner.
 3. Trim at wall or ceiling conceals fixture opening.
 4. Lens: 0.125 inch thick prismatic acrylic.
- F. Surface Mounted Type with Lens: Wall or ceiling mounted unit with the following features:
1. Lamps and reflectors as directed by Owner.
 2. Finish: Matte white for exposed parts or as directed by Owner.
 3. Lens: 0.125 inch thick prismatic acrylic.

2.3 EMERGENCY LIGHTING UNIT, GENERAL PURPOSE

- A. Self contained, surface wall mounted, with two lamp heads and provisions for a third lamp head, and having the following features:

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

1. Housing: 20 gage steel or high impact thermoplastic, conforming to UL 94 V O.
2. LED indicator light and test switch shall be on front panel, with concealed terminals for remote lamp heads.
3. Integral lamp heads shall be mounted on housing with 180 deg, 2 way, locking swivel joints for aiming.
4. Battery: Sealed, maintenance free, lead acid type, with 10 year normal life.
5. Charger: Minimum 2 rate, fully automatic, solid state type, with sealed transfer relay and fused output circuits.
6. Finish: Manufacturer's standard for exposed parts, baked enamel on steel.
7. Operation: Relay turns lamps on automatically when supply circuit voltage drops to 80 percent of nominal or below. Lamps operate for duration of outage, up to 1.5 hours. Lamps automatically disconnect from battery when voltage approaches deep discharge value. When normal voltage is restored, battery is automatically recharged.

2.4 EMERGENCY POWER SUPPLY

- A. Internal Type: For designated fixture types, provided under Division 26 Section "Lighting," provide internal self contained, modular, battery inverter unit, factory mounted within the fixture body.
 1. Arrange unit with test switch and LED indicator light, visible and accessible without opening fixture or entering ceiling space.
 2. Battery: Sealed, maintenance free, nickel cadmium type, with normal 10 year life, minimum.
 3. Charger: Fully automatic, solid state, constant current type.
 4. Operation: Relay turns two lamps on automatically when supply circuit voltage drops to 80 percent of nominal or below. Lamps operate for duration of outage, up to 1.5 hours. When normal voltage is restored, battery is automatically recharged.
- B. External Type: For designated fixture types, provided under Division 26 Section "Lighting," provide external self contained, modular, battery inverter unit.
 1. Arrange unit with test switch and LED indicator light, visible and accessible without entering ceiling space.
 2. Battery: Sealed, maintenance free, nickel cadmium type, with normal 10 year life, minimum.
 3. Charger: Fully automatic, solid state, constant current type.
 4. Operation: Relay turns two lamps of associate fixture on automatically when supply circuit voltage drops to 80 percent of nominal or below. Lamps operate for duration of

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

outage, up to 1.5 hours. When normal voltage is restored, battery is automatically recharged.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Setting and Securing: Set units plumb, square, and level with ceiling and walls and secure in accordance with manufacturer's written instructions and approved shop drawings. Conform to the requirements of NFPA 70.
- B. Mounting height are to bottom of fixture for suspended or ceiling mounted fixtures and to center of fixture for wall mounted fixtures.
- C. Support: Recessed and semirecessed fixtures may be supported from suspended ceiling support system if the ceiling system support rods or wires are installed at a minimum of four rods or wires per fixture and located not more than 6 inches from fixture corners. For fixtures smaller than the ceiling grid, install a minimum of four rods or wires per fixture and locate at corner of the ceiling grid in which the fixture is located. Do not support fixtures by ceiling acoustical panels. Where fixtures smaller than the ceiling grid are indicated to be centered in the acoustical panel, support fixtures independently with at least two 3/4 inch metal channels spanning and secured to the ceiling tees. Rods or wires for lighting fixture supports shall conform to the requirements of Section "Acoustical Treatment." Install support clips for recessed fixtures, securely fastened to ceiling grid members, at or near each fixture corner.
- D. Lamping and Connection: Lamp units in accordance with manufacturer's instructions. Make external wiring connections required for proper functioning.
- E. Coordinate with other electrical installations as appropriate for proper installation of emergency lighting fixtures.

3.2 ADJUSTING AND CLEANING

- A. Clean emergency units light set upon completion of installation.
- B. Adjust aimable fixtures to provide light intensities in egress paths.

3.3 GROUNDING

- A. Ground non current carrying parts of equipment. Where the copper grounding conductor is connected to a metal other than copper, provide specially treated or lined connectors suitable for this purpose.

EASTCONN COMMERCIAL KITCHEN PROJECT
376 HARTFORD TURNPIKE - HAMPTON, CONNECTICUT

- B. Tighten grounding connections to comply with tightening torques specified in UL Standard 486A.

3.4 FIELD QUALITY CONTROL

- A. Tests: After emergency lighting units have been installed and building circuits have been energized with normal power source, apply and interrupt electrical energy to demonstrate proper operation. Remove and replace malfunctioning units with new units and proceed with retesting. Give the Owner/Owner's Representative advance notice of dates and times for all field tests. Provide instruments as required to make positive observation of test results. Include the following in tests:
 - 1. Duration of supply.
 - 2. Low battery voltage shutdown.
 - 3. Normal transfer to battery source and retransfer to normal.
 - 4. Low supply voltage transfer.
- B. Insulation Resistance Test: Perform as specified in Division 26 Section "Low Voltage Electrical Power Conductors" both before and after connection of fixtures and equipment.
- C. Electrical Continuity Tests: Perform as specified in Division 26 Section "Low Voltage Electrical Power Conductors."
- D. Lamp Replacement: Prior to tests, install new lamps in emergency lighting units. After testing, place malfunctioning lamps.

END OF SECTION 265200