

ADDENDUM NO. CC-1

TELEGRAPH DISTRICT
401 BUILDING RENOVATION
LINCOLN, NEBRASKA
DLR GROUP PROJECT NO. 10-16202-00

 **DLR Group**
1111 Lincoln Mall #201
Lincoln, NE 68508
Tel: 402.742.4200

COMBINED CONTRACT

February 26, 2016

NOTICE TO BIDDERS: Amend the Project Manual and Drawings to the above referenced project as follows:

PROJECT MANUAL

ITEM NO. 1 SECTION 084113 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

- A. Paragraph 2.3.A.3: Revise paragraph to read "Glazing Plane: Center."

ITEM NO. 2 SECTION 072500 WEATHER BARRIERS

- A. Delete Section in its entirety.

ITEM NO. 3 SECTION 072726 FLUID-APPLIED MEMBRANE AIR BARRIERS

- A. Add Section 072726 Fluid-Applied Membrane air barriers as shown in Attachment No. 1

ITEM NO. 4 SECTION 074213 METAL COMPOSITE MATERIAL WALL PANELS

- A. Add Section 074213 Metal Composite Material Wall Panels as shown in Attachment No. 2

ITEM NO. 5 SECTION 000110 TABLE OF CONTENTS

- A. Under Division 07 -Thermal and Moisture Protection, delete the following:

- 1. Section 072500 Weather Barriers

- B. Under Division 09 –Finishes, delete the following

- 1. Section 098113 Exterior Painting

- C. Under Division 07 -Thermal and Moisture Protection, add the following:

- 1. Section 072726 Fluid-Applied Air Barriers
 - 2. Section 074213 Metal Composite Material Wall Panels

ITEM NO. 6 SECTION 007200 GENERAL CONDITIONS

- A. Add Draft -AIA Document A101-2007, Standard Form of Agreement Between Owner and Contractor with Owner provided Supplementary Conditions.
- B. Add Draft –AIA Document A201-2007, General Conditions of the Contract for Construction with Owner provided Supplementary Conditions.

DRAWINGS

ITEM NO. 1 DRAWING D1.1 – D1.4 DEMOLITION PLANS: FIRST, SECOND, THIRD, PENTHOUSE LEVELS

- A. Revised Demolition drawings showing current conditions and bid scope of work as shown on Attachments D1.1-1, D1.2-1, D1.3-1, D1.4-1

ITEM NO. 2 DRAWING A9.1 DOOR AND FRAME SCHEDULE

- B. Revise Door Schedule as follows:

1. Door 123A	90 MIN
2. Door 137	90 MIN
3. Door 223	90 MIN
4. Door 233	90 MIN
5. Door 324	90 MIN
6. Door 333	90 MIN

ITEM NO. 3 DRAWING A3.2 REFLECTED CEILING PLAN, SECOND LEVEL

- A. Modify drawing as shown on Attachment A3.2-1

ITEM NO. 4 DRAWING A3.3 REFLECTED CEILING PLAN, THIRD LEVEL

- A. Modify drawing as shown on Attachment A3.3-1

ITEM NO. 5 DRAWING A7.3 WALL SECTIONS

- A. Modify drawing as shown on Attachment A7.3-1

ITEM NO. 6 DRAWING PD1.0 PLUMBING DEMOLITION PLAN, BASEMENT LEVEL

- A. Revise the drawing as shown in the attachment PD1.0 for modifications to the plumbing demolition plan.
B. Replace the existing valves to ground hydrants as shown.

ITEM NO. 7 DRAWING PD1.1 PLUMBING DEMOLITION PLAN, FIRST LEVEL

- A. Revise the drawing as shown in the attachment PD1.1 for modifications to the plumbing demolition plan.
B. Remove hydronic piping demolition from the plan.
C. Add scope for demolition of floor drain in existing restroom.

ITEM NO. 8 DRAWING P1.0 PLUMBING PLAN, BASEMENT LEVEL

- A. Revise the drawing as shown in the attachment P1.0 for modifications to the plumbing plan.
- B. Relocate domestic water heaters to south wall of Boiler 010.
- C. Update the existing piping present after revised scope of demolition work.
- D. Include a domestic water recirculation pump to replace the existing pump.
- E. Revise the routing of piping as shown.

ITEM NO. 9 DRAWING P1.1 PLUMBING PLAN, FIRST LEVEL

- A. Revise the drawing as shown in the attachment P1.1 for modifications to the plumbing plan.

ITEM NO. 10 DRAWING P1.2 PLUMBING PLAN, SECOND LEVEL

- A. Revise the drawing as shown in the attachment P1.2 for modifications to the plumbing plan.

ITEM NO. 11 DRAWING P1.3 PLUMBING PLAN, THIRD LEVEL

- A. Revise the drawing as shown in the attachment P1.3 for modifications to the plumbing plan.
- B. After the abatement process is complete, all existing roof drain piping shall be reinsulated. Field verify prior to bid the extent and sizing of existing roof drain piping.

ITEM NO. 12 DRAWING P1.4 PLUMBING PLAN, PENTHOUSE

- A. Revise the drawing as shown in the attachment P1.4 for modifications to the plumbing plan which show the existing roof drain piping in the penthouse.

ITEM NO. 13 DRAWING P4.1 ENLARGED PLUMBING PLANS

- A. Revise the drawing as shown in the attachment P4.1 for modifications to the plumbing plan.
- B. Additional information has been added to clarify balancing valve locations and pipe sizing.

ITEM NO. 14 DRAWING P4.2 ENLARGED PLUMBING PLANS

- A. Revise the drawing as shown in the attachment P4.2 for modifications to the plumbing plan.
- B. Additional information has been added to clarify pipe sizing and routing.

ITEM NO. 15 DRAWING P6.1 PLUMBING RISER DIAGRAM

- A. Revise the drawing as shown in the attachment P6.1 for modifications to the riser diagram.
- B. Revise the drawing to show additional demolition and replacement of existing vents has been shown to account for the addition of fixtures to the existing system.
- C. Open sanitary connections have been added for condensate disposal.

ITEM NO. 16 DRAWING MD1.0 MECHANICAL DEMOLITION PLAN, BASEMENT LEVEL

- A. Revise the drawing as shown in the attachment MD1.0 for modifications to the mechanical demolition plan.

ITEM NO. 17 DRAWING MD1.2 MECHANICAL DEMOLITION PLAN, SECOND LEVEL

- A. Revise the drawing as shown in the attachment MD1.2 for modifications to the mechanical demolition plan to account for demolition work which has already taken place.

ITEM NO. 18 DRAWING MD1.3 MECHANICAL DEMOLITION PLAN, THIRD LEVEL

- A. Revise the drawing as shown in the attachment MD1.3 for modifications to the mechanical demolition plan.

ITEM NO. 19 DRAWING M1.4 HVAC PLAN, PENTHOUSE LEVEL

- A. Revise the drawing as shown in the attachment M1.4 for modifications to the mechanical plan.

ITEM NO. 20 DRAWING M2.0 MECHANICAL PIPING PLAN, BASEMENT LEVEL

- A. Revise the drawing as shown in the attachment M2.0 for modifications to the mechanical piping plan.
- B. Refrigerant pipe routing has been added for HRU-1, HRU-2, HP-1, CU-1, and CU-2.
- C. Revise gas pipe routing and sizing due to demolition work which has already taken place.

ITEM NO. 21 DRAWING M2.1 MECHANICAL PIPING PLAN, FIRST LEVEL

- A. Revise the drawing as shown in the attachment M2.1 for modifications to the mechanical piping plan.

ITEM NO. 22 DRAWING M2.2 MECHANICAL PIPING PLAN, SECOND LEVEL

- A. Revise the drawing as shown in the attachment M2.2 for modifications to the mechanical piping plan.

ITEM NO. 23 DRAWING M2.3 MECHANICAL PIPING PLAN, THIRD LEVEL

- A. Revise the drawing as shown in the attachment M2.3 for modifications to the mechanical piping plan.

ITEM NO. 24 DRAWING M2.4 MECHANICAL PIPING PLAN, PENTHOUSE

- A. Revise the drawing as shown in the attachment M2.4 for modifications to the mechanical piping plan.

ITEM NO. 25 DRAWING M5.1 MECHANICAL DETAILS

- A. Revise the drawing as shown in the attachment M5.1 for modifications to mechanical details.

ITEM NO. 26 DRAWING M5.2 MECHANICAL DETAILS

- A. Revise the drawing as shown in the attachment M5.2 for modifications to mechanical details and gas riser diagram.

ITEM NO. 27 DRAWING M6.1 MECHANICAL SCHEDULES

- A. Revise the drawing as shown in the attachment M6.1 for modifications to mechanical schedules.

ITEM NO. 28 DRAWING M6.2 MECHANICAL SCHEDULES

- A. Revise the drawing as shown in the attachment M6.2 for modifications to mechanical schedules.

ITEM NO. 29 DRAWING ED1.0 POWER AND SYSTEMS DEMOLITION PLAN, BASEMENT LEVEL

- A. Revise drawing as shown in the attachment ED1.0 for modifications to the demolition plan.

ITEM NO. 30 DRAWING ED1.2 POWER AND SYSTEMS DEMOLITION PLAN, SECOND LEVEL

- A. Revise drawing as shown in the attachment ED1.2 for modifications to the demolition plan.

ITEM NO. 31 DRAWING ED1.3 POWER AND SYSTEMS DEMO PLAN, THIRD LEVEL

- A. Revise drawing as shown in the attachment ED1.3 for modifications to the demolition plan.

ITEM NO. 32 DRAWING E1.0 POWER PLAN, BASEMENT LEVEL

- A. Revise drawing as shown in the attachment E1.0 for modifications to the power plan.

ITEM NO. 33 DRAWING E1.1 POWER PLAN, FIRST LEVEL

- A. Revise Keynote 1 to state the following: "RELOCATE AND EXTEND THE EXISTING SIEMENS 1200A ELECTRICAL BUS DUCT TO THE NEW 1ST, 2ND, AND 3RD FLOOR ELECTRICAL CLOSETS. PROVIDE ADDITIONAL NEW LENGTHS OF BUS DUCTS AND FITTINGS AS REQUIRED. REFER TO THE ONE-LINE DIAGRAM FOR BUS DUCT DISCONNECT REQUIREMENTS FOR EACH CONNECTED PANEL."
- B. Revise the Home Run for circuit C: 57 to read "C:57 VIA LC-1"
- C. Revise the drawing as shown in attachment E1.1 for the new location for fan coil FC-1-1.

ITEM NO. 34 Drawing E1.2 POWER PLAN, SECOND LEVEL

- A. Remove the text "400/3" from the disconnect switch shown on the 1200A vertical bus duct. Revise Keynote 1 to state the following: "RELOCATE AND EXTEND THE EXISTING SIEMENS 1200A ELECTRICAL BUS DUCT TO THE NEW 1ST, 2ND, AND 3RD FLOOR ELECTRICAL CLOSETS. PROVIDE ADDITIONAL NEW LENGTHS OF BUS DUCTS AND FITTINGS AS REQUIRED. REFER TO THE ONE-LINE DIAGRAM FOR BUS DUCT DISCONNECT REQUIREMENTS FOR EACH CONNECTED PANEL."
- B. Revise the location of fan coil FC-2-1 as shown in the attached drawing E1.2
- C. Revise the location of fan coil FC-2-14 as shown in the attached drawing E1.2
- D. Revise the location of fan coil FC-2-1 as shown in the attached drawing E1.2

ITEM NO. 35 Drawing E1.3 POWER PLAN, THIRD LEVEL

- A. Revise the location of fan coil FC-3-1 as shown in the attached drawing E1.3.
- B. Remove the text "400/3" from the disconnect switch shown on the 1200A vertical bus duct. Revise Keynote 1 to state the following: "RELOCATE AND EXTEND THE EXISTING SIEMENS 1200A ELECTRICAL BUS DUCT TO THE NEW 1ST, 2ND, AND 3RD FLOOR ELECTRICAL CLOSETS. PROVIDE ADDITIONAL NEW LENGTHS OF BUS DUCTS AND FITTINGS AS REQUIRED. REFER TO THE ONE-LINE DIAGRAM FOR BUS DUCT DISCONNECT REQUIREMENTS FOR EACH CONNECTED PANEL."
- C. Revise the drawing to provide power to the Mechanical BRANCH CIRCUIT CONTROLLER located adjacent to fan coil FC-3-12 as shown in the attached drawing E1.3. Add Keynote 10 state the following: "PROVIDE A POWER CONNECTION TO THE MECHANICAL BRANCH CIRCUIT CONTROLLER. PROVIDE A 15A, 2-POLE, 240V TOGGLE SWITCH AS A DISCONNECTING MEANS."
- D. Revise the drawing to provide power to the Mechanical BRANCH CIRCUIT CONTROLLER located adjacent to restroom Women 317 as shown in the attached drawing E1.3. Add Keynote 10 to state the

following: "PROVIDE A POWER CONNECTION TO THE MECHANICAL BRANCH CIRCUIT CONTROLLER. PROVIDE A 15A, 2-POLE, 240V TOGGLE SWITCH AS A DISCONNECTING MEANS."

- E. Revise the receptacles on circuit G:11 located near MEN 332 as shown in the attached drawing E1.3.

ITEM NO. 36 Drawing E2.0 SYSTEMS PLAN, BASEMENT LEVEL

- A. Revise the drawing to add a section of wire basket cable tray as shown in the attached drawing E2.0.
B. Revise the drawing to remove a section of the existing cable tray that passes through ELEV EQUIP 002 as shown in the attached drawing E2.0.

ITEM NO. 37 Drawing E2.1 SYSTEMS PLAN, FIRST LEVEL

- A. Add Keynote 10 and conduit from the floor box to the TV location in each conference room as shown in the attached drawing E2.1.
B. Add conduit from the floor boxes in HR OPEN OFFICE stubbed to the Cable Tray located above the ceiling as shown in the attached drawing E2.1.

ITEM NO. 38 Drawing E2.2 SYSTEMS PLAN, SECOND LEVEL

- A. Add Keynote 8 and conduit from the floor box to the TV location in each conference room as shown in the attached drawing E2.2.

ITEM NO. 39 Drawing E2.3 SYSTEMS PLAN, THIRD LEVEL

- A. Add Keynote 6 and conduit from the floor box to the TV location in each conference room as shown in the attached drawing E2.3.

ITEM NO. 40 Drawing E3.3 LIGHTING PLAN, THIRD LEVEL

- A. Modify the west patio lighting circuit D:31 to route via lighting contactor LC:2 in lieu of contactor LC-1.

ITEM NO. 41 Drawing E3.4 LIGHTING PLAN, PENTHOUSE

- A. Revise the lighting layout in the penthouse as shown in attached drawing E3.4.

ITEM NO. 42 Drawing E4.1 ELECTRICAL AND SYSTEMS ENLARGED PLANS

- A. Revise Detail 1 for the West Elevator Plan as shown in attached drawing E4.1.
B. Revise Detail 2 for the East Elevator Plan as shown in attached drawing E4.1
C. Revise Detail 4 for the Enlarged Penthouse Plan as shown in attached drawing E4.1.

ITEM NO. 43 Drawing E6.2 ELECTRICAL ONE-LINE DIAGRAM

- A. Revise the "BUILDING ELECTRICAL LOAD SUMMARY" as shown in attached drawing E6.2.

ITEM NO. 44 Drawing E6.6 PANEL SCHEDULES

- A. Revise Panel Schedules as shown on attached drawing E6.6.
B. Revise "401 Building Existing NQOB Circuit Breakers" schedule as shown on attached drawing E6.6.

ITEM NO. 45 Drawing E7.2 LIGHTING SCHEDULES AND DETAILS

- A. Modify the description for Fixture Type "EX9" to read "EXTERIOR LED WALL PACK".
B. Modify the model for Fixture Type "M1" to be DMW-3-32-120-GEB10IS.

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END OF ADDENDUM

SECTION 072726 - FLUID-APPLIED MEMBRANE AIR BARRIERS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Vapor-permeable, fluid-applied air barriers.

1.2 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct Mandatory conference at Project site.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.

- B. Shop Drawings: For air-barrier assemblies.

1. Include details for substrate joints and cracks, counterflashing strips, penetrations, inside and outside corners, terminations, and tie-ins with adjoining construction.

1.4 INFORMATIONAL SUBMITTALS

- A. Product certificates.

- B. Product test reports.

- C. Field quality-control reports.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by manufacturer.

- B. Mockups: Build mockups to set quality standards for materials and execution.

1. Build integrated mockups of exterior wall assembly, **50 sq. ft. (14 sq. m)**, incorporating backup wall construction, external cladding, window, storefront, door frame and sill, insulation, ties and other penetrations, and flashing to demonstrate surface preparation, crack and joint treatment, application of air barriers, and sealing of gaps, terminations, and penetrations of air-barrier assembly.

- a. Coordinate construction of mockups to permit inspection and testing of air barrier before external insulation and cladding are installed.
- b. Include junction with roofing membrane, building corner condition,.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Air-Barrier Performance: Air-barrier assembly and seals with adjacent construction shall be capable of performing as a continuous air barrier and as a liquid-water drainage plane flashed to discharge to the exterior incidental condensation or water penetration. Air-barrier assemblies shall be capable of accommodating substrate movement and of sealing substrate expansion and control joints, construction material changes, penetrations, and transitions at perimeter conditions without deterioration and air leakage exceeding specified limits.
- B. Air-Barrier Assembly Air Leakage: Maximum **0.04 cfm/sq. ft. of surface area at 1.57 lbf/sq. ft.** (**0.2 L/s x sq. m of surface area at 75 Pa**), when tested according to ASTM E 2357.

2.2 LOW-BUILD AIR BARRIERS, VAPOR PERMEABLE

- A. Low-Build, Vapor-Permeable Air Barrier: Synthetic polymer material with an installed dry film thickness, according to manufacturer's written instructions, of **6 to 15 mils** (**1.5 to 0.38 mm**) over smooth, void-free substrates.
 1. **Manufacturers:** Subject to compliance with requirements, provide products by one of the following:
 - a. **BASF Corporation; Wall Systems.**
 - b. **Dow Corning Corporation.**
 - c. **PROSOCO, Inc.**
 - d. **Sto Corp.**
 2. Physical and Performance Properties:
 - a. Air Permeance: Maximum **0.004 cfm/sq. ft. of surface area at 1.57-lbf/sq. ft.** (**0.02 L/s x sq. m of surface area at 75-Pa**) pressure difference; ASTM E 2178.
 - b. Vapor Permeance: Minimum **10 perms** (**580 ng/Pa x s x sq. m**); ASTM E 96/E 96M, Desiccant Method, Procedure A.
 - c. Ultimate Elongation: Minimum 250 percent; ASTM D 412, Die C.
 - d. Adhesion to Substrate: Minimum **16 lbf/sq. in.** (**110 kPa**) when tested according to ASTM D 4541.
 - e. Fire Propagation Characteristics: Passes NFPA 285 testing as part of an approved assembly.
 - f. UV Resistance: Can be exposed to sunlight for 180 days according to manufacturer's written instructions.

2.3 ACCESSORY MATERIALS

- A. Requirement: Provide primers, transition strips, termination strips, joint reinforcing fabric and strips, joint sealants, counterflashing strips, flashing sheets and metal termination bars, termination mastic, substrate patching materials, adhesives, tapes, foam sealants, lap sealants, and other accessory materials that are recommended in writing by air-barrier manufacturer to produce a complete air-barrier assembly and that are compatible with primary air-barrier material and adjacent construction to which they may seal.

PART 3 - EXECUTION

3.1 SURFACE PREPARATION

- A. Clean, prepare, treat, fill, and seal substrate and joints and cracks in substrate according to manufacturer's written instructions and details. Provide clean, dust-free, and dry substrate for air-barrier application.
- B. Mask off adjoining surfaces not covered by air barrier to prevent spillage and overspray affecting other construction.
- C. Remove fins, ridges, mortar, and other projections and fill honeycomb, aggregate pockets, holes, and other voids in concrete with substrate-patching material.
- D. Remove excess mortar from masonry ties, shelf angles, and other obstructions.
- E. At changes in substrate plane, apply sealant or termination mastic beads at sharp corners and edges to form a smooth transition from one plane to another.
- F. Bridge **[isolation joints]** **[expansion joints]** **[and]** discontinuous wall-to-wall, deck-to-wall, and deck-to-deck joints with air-barrier accessory material that accommodates joint movement according to manufacturer's written instructions and details.

3.2 INSTALLATION

- A. Install materials according to air-barrier manufacturer's written instructions and details to form a seal with adjacent construction and ensure continuity of air and water barrier.
 - 1. Coordinate the installation of air barrier with installation of roofing membrane and base flashing to ensure continuity of air barrier with roofing membrane.
 - 2. Install transition strip on roofing membrane or base flashing so that a minimum of **3 inches (75 mm)** of coverage is achieved over each substrate.
 - 3. Unless manufacturer recommends in writing against priming, apply primer to substrates at required rate and allow it to dry.
 - 4. Apply primer to substrates at required rate and allow it to dry. Limit priming to areas that will be covered by air-barrier material on same day. Reprime areas exposed for more than 24 hours.

- B. Connect and seal exterior wall air-barrier material continuously to roofing-membrane air barrier, concrete below-grade structures, floor-to-floor construction, exterior glazing and window systems, glazed curtain-wall systems, storefront systems, exterior louvers, exterior door framing, and other construction used in exterior wall openings, using accessory materials.
- C. Wall Openings: Prime concealed, perimeter frame surfaces of windows, curtain walls, storefronts, and doors. Apply transition strip so that a minimum of 3 inches (75 mm) of coverage is achieved over each substrate. Maintain 3 inches (75 mm) of full contact over firm bearing to perimeter frames, with not less than 1 inch (25 mm) of full contact.
- D. Repair punctures, voids, and deficient lapped seams in strips and transition strips. Slit and flatten fishmouths and blisters. Patch with transition strips extending 6 inches (150 mm) beyond repaired areas in strip direction.
- E. Low-Build Air Barriers: Apply continuous unbroken air-barrier material to substrates according to the following thickness. Apply an increased thickness of air-barrier material in full contact around protrusions such as masonry ties.
 - 1. Vapor-Permeable, Low-Build Air Barrier: Total dry film thickness as recommended in writing by manufacturer to comply with performance requirements, applied in one coat. Apply additional material as needed to achieve void- and pinhole-free surface, but do not exceed thickness on which required vapor permeability is based.
- F. Do not cover air barrier until it has been tested and inspected by testing agency.
- G. Correct deficiencies in or remove air barrier that does not comply with requirements; repair substrates and reapply air-barrier components.

3.3 FIELD QUALITY CONTROL

- A. Testing Agency: Engage a qualified testing agency to perform tests and inspections.
- B. Tests: As determined by testing agency from among the following tests:
 - 1. Air-barrier dry film thickness.
 - 2. Air-Leakage-Location Testing: Air-barrier assemblies will be tested for evidence of air leakage according to ASTM E 1186, chamber pressurization or depressurization with smoke tracers.
 - 3. Air-Leakage-Volume Testing: Air-barrier assemblies will be tested for air-leakage rate according to ASTM E 783.
 - 4. Adhesion Testing: Air-barrier assemblies will be tested for required adhesion to substrate according to ASTM D 4541 for each 600 sq. ft. (56 sq. m) of installed air barrier or part thereof.
- C. Air barriers will be considered defective if they do not pass tests and inspections.
 - 1. Apply additional air-barrier material, according to manufacturer's written instructions, where inspection results indicate insufficient thickness.
 - 2. Remove and replace deficient air-barrier components for retesting as specified above.

- D. Repair damage to air barriers caused by testing; follow manufacturer's written instructions.
- E. Prepare test and inspection reports.

3.4 CLEANING AND PROTECTION

- A. Protect air-barrier system from damage during application and remainder of construction period, according to manufacturer's written instructions.
- B. Remove masking materials after installation.

END OF SECTION 072726

SECTION 074213.23 - METAL COMPOSITE MATERIAL WALL PANELS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes metal composite material wall panels.

1.2 PREINSTALLATION MEETINGS

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

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Shop Drawings: Include fabrication and installation layouts of metal composite material panels; details of edge conditions, joints, panel profiles, corners, anchorages, attachment assembly, trim, flashings, closures, and accessories; and special details.
- C. Samples: For each type of metal composite material panel indicated.

1.4 INFORMATIONAL SUBMITTALS

- A. Product test reports.
- B. Warranties: Samples of special warranties.

1.5 CLOSEOUT SUBMITTALS

- A. Maintenance data.

1.6 QUALITY ASSURANCE

- A. Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by manufacturer.

1.7 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of metal composite material panel systems that fail in materials or workmanship within specified warranty period.
 - 1. Warranty Period: Two years from date of Substantial Completion.
- B. Special Warranty on Panel Finishes: Manufacturer's standard form in which manufacturer agrees to repair finish or replace metal composite material panels that show evidence of deterioration of factory-applied finishes within specified warranty period.
 - 1. Finish Warranty Period: 20 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Structural Performance: Provide metal composite material panel systems capable of withstanding the effects of the following loads, based on testing according to ASTM E 330:
 - 1. Wind Loads: As indicated on Drawings.
 - 2. Other Design Loads: As indicated on Drawings.
 - 3. Deflection Limits: For wind loads, no greater than 1/180 of the span.
- B. Air Infiltration: Air leakage of not more than 0.06 cfm/sq. ft. (0.3 L/s per sq. m) when tested according to ASTM E 283 at the following test-pressure difference:
 - 1. Test-Pressure Difference: 1.57 lbf/sq. ft. (75 Pa).
- C. Water Penetration under Static Pressure: No water penetration when tested according to ASTM E 331 at the following test-pressure difference:
 - 1. Test-Pressure Difference: 2.86 lbf/sq. ft. (137 Pa).
- D. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes by preventing buckling, opening of joints, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Base calculations on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.
 - 1. Temperature Change (Range): 120 deg F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.
- E. Fire-Resistance Ratings: Comply with ASTM E 119; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
 - 1. Indicate design designations from UL's "Fire Resistance Directory" or from the listings of another qualified testing agency.

- F. Fire Propagation Characteristics: Metal composite material wall panel system passes NFPA 285 testing.

2.2 METAL COMPOSITE MATERIAL WALL PANELS

- A. Metal Composite Material Wall Panel Systems: Provide factory-formed and -assembled, metal composite material wall panels fabricated from two metal facings that are bonded to a solid, extruded thermoplastic core; formed into profile for installation method indicated. Include attachment assemblies components, panel stiffeners, and accessories required for weathertight system.
1. **Manufacturers:** Subject to compliance with requirements, provide products by one of the following:
 - a. **Alcoa Architectural Products (USA).**
 - b. **ALPOLIC Materials; Mitsubishi Plastics Composites America.**
 - c. **ALUCOBOND; 3A Composites USA, Inc.**
 - d. **CENTRIA Architectural Systems.**
 - e. **Firestone Metal Products, LLC.**
- B. Aluminum-Faced Composite Wall Panels **<Insert drawing designation>**: Formed with **0.020-inch- (0.50-mm-)** thick, coil-coated aluminum sheet facings.
1. Panel Thickness: **0.236 inch (6 mm).**
 2. Core: Standard.
 3. Exterior Finish: Two-coat fluoropolymer.
 - a. Color: As selected by Architect from manufacturer's full range.
- C. Attachment Assembly Components: Formed from extruded aluminum.
- D. Attachment Assembly: Manufacturer's standard.

2.3 MISCELLANEOUS MATERIALS

- A. Miscellaneous Metal Subframing and Furring: ASTM C 645, cold-formed, metallic-coated steel sheet ASTM A 653/A 653M, **G90 (Z275 hot-dip galvanized)** coating designation or ASTM A 792/A 792M, **Class AZ50 (Class AZM150)** aluminum-zinc-alloy coating designation unless otherwise indicated. Provide manufacturer's standard sections as required for support and alignment of metal composite material panel system.
- B. Panel Accessories: Provide components required for a complete, weathertight panel system including trim, copings, fasciae, mullions, sills, corner units, clips, flashings, sealants, gaskets, fillers, closure strips, and similar items. Match material and finish of metal composite material panels unless otherwise indicated.
- C. Flashing and Trim: Provide flashing and trim formed from same material as metal composite material panels as required to seal against weather and to provide finished appearance. Locations include, but are not limited to, bases, drips, sills, jambs, corners, endwalls, framed

openings, rakes, fasciae, parapet caps, soffits, reveals, and fillers. Finish flashing and trim with same finish system as adjacent metal composite material panels.

- D. Panel Fasteners: Self-tapping screws designed to withstand design loads. Provide exposed fasteners with heads matching color of metal composite material panels by means of plastic caps or factory-applied coating. Provide EPDM or PVC sealing washers for exposed fasteners.
- E. Panel Sealants: ASTM C 920; as recommended in writing by metal composite material panel manufacturer. Provide sealant types recommended by manufacturer that are compatible with panel materials, are nonstaining, and do not damage panel finish.

2.4 FABRICATION

- A. General: Fabricate and finish metal composite material panels and accessories at the factory, by manufacturer's standard procedures and processes, as necessary to fulfill indicated performance requirements demonstrated by laboratory testing. Comply with indicated profiles and with dimensional and structural requirements.
- B. Fabricate metal composite material panel joints with factory-installed captive gaskets or separator strips that provide a weathertight seal and prevent metal-to-metal contact, and that minimize noise from movements.
- C. Sheet Metal Flashing and Trim: Fabricate flashing and trim to comply with manufacturer's recommendations and recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item indicated.

2.5 FINISHES

- A. Panels and Accessories:
 - 1. Two-Coat Fluoropolymer: AAMA 2605. Fluoropolymer finish containing not less than 70 percent PVDF resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Miscellaneous Supports: Install subframing, furring, and other miscellaneous panel support members and anchorages according to ASTM C 754 and metal composite material panel manufacturer's written recommendations.

3.2 METAL COMPOSITE MATERIAL PANEL INSTALLATION

- A. Attachment Assembly, General: Install attachment assembly required to support metal composite material wall panels and to provide a complete weathertight wall system, including subgirts, perimeter extrusions, tracks, drainage channels, panel clips, and anchor channels.
 - 1. Include attachment to supports, panel-to-panel joinery, panel-to-dissimilar-material joinery, and panel-system joint seals.
- B. Installation: Attach metal composite material wall panels to supports at locations, spacings, and with fasteners recommended by manufacturer to achieve performance requirements specified.
 - 1. Dry Seal Systems: Seal horizontal and vertical joints between adjacent metal composite material wall panels with manufacturer's standard gasket system.
- C. Accessory Installation: Install accessories with positive anchorage to building and weathertight mounting, and provide for thermal expansion. Coordinate installation with flashings and other components.
- D. Flashing and Trim: Comply with performance requirements, manufacturer's written installation instructions, and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, and set units true to line and level as indicated. Install work with laps, joints, and seams that are permanently watertight.

3.3 CLEANING

- A. Remove temporary protective coverings and strippable films, if any, as metal composite material panels are installed, unless otherwise indicated in manufacturer's written installation instructions. On completion of metal composite material panel installation, clean finished surfaces as recommended by metal composite material panel manufacturer. Maintain in a clean condition during construction.

END OF SECTION 074213.23

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)

«401 Building, LLC, c/o B&J Partnership, Ltd.»« »
«PO Box 81906
Lincoln, NE 68501»
«Telephone Number: 402-323-3136»
« »

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

« »
« »

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

«Telegraph Dist 401 Bldg Renovation»
« »
«The project will consist of the renovation of an existing building and HVAC and electrical systems analysis to include a core and shell renovation with east side additions as shown in the attached Exhibit “A” to also include two elevator shaft renovations and renovations of existing restrooms to meet current code requirements. The Tenant Improvement will include programming services and interior floorplan development with new finishes.»

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

«DLR Group, inc. (a Nebraska corporation)»« »
«1111 Lincoln Mall
Suite 201
Lincoln, NE 68508»
«Telephone Number: (402) 742-4200»
« »

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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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)

« »
«PO Box 81906
Lincoln, NE 68501»

« »
« »
« »
« »

§ 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.)

«Addendum 1 Attached »

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)

**ADDENDUM TO AIA DOCUMENT A101-2007
STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR**

THIS ADDENDUM executed and delivered as of the Effective Date (as hereinafter defined), by and between 401 Building, LLC, a Nebraska limited liability company ("Owner") and _____, a _____ ("Contractor"). The "Effective Date" shall be the date upon which the last of the parties to sign has executed this Addendum.

WHEREAS, the parties have executed of even date herewith a AIA Document A101-2007 Standard Form of Agreement between Owner and Contractor (the "Agreement") for construction services to be rendered to the "Project," as defined in the Agreement; and

WHEREAS, Owner and Contractor desire to amend the Agreement as set forth below.

NOW, THEREFORE, the parties hereto, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby agree that the Agreement shall be revised as follows:

1. Article 2.

a. Insert the following words after the words "Contract Documents" in the first line of Article 2:

"or reasonably inferable by the Contractor as necessary to produce the results intended by the Contract Documents."

b. Add the following at the end of Article 2:

"Except as expressly provided for in the Contract Documents to the contrary, the Contractor at its sole cost, risk and expense shall construct, equip, provide, purchase, pay for and furnish all of the Work in accordance with the Contract Documents and governmental codes and regulations as they apply to performance of the Work."

2. Paragraph 4.3. Add the following to the end of Paragraph 4.3:

"The Unit prices set forth herein are considered complete and include (i) all materials, equipment, labor, delivery, installation, overhead and profit and (ii) any other costs or expenses in connection with, or incidental to, the performance of that portion of the Work to which such unit prices apply."

3. Subparagraph 5.1.1.

a. Insert the words "and after the Architect's receipt of all supporting documentation," after the words "issued by the Architect".

b. Add the following sentence at the end of Subparagraph 5.5.1:

“Each Application for Payment shall include such other information, documentation and materials as the Owner or Architect may require to substantiate the Contractor’s entitlement to payment.”

4. Subparagraph 5.1.3. The first sentence of Subparagraph 5.1.3 shall be revised as follows:

“Provided that an Application for Payment is received by the Owner not later than the fifth (5th) day of a month, the Owner shall make payment of the certified amount to the Contractor not later than the Thirtieth day of the month.”

5. Subparagraph 5.2.2. Subparagraph 5.2.2 shall be deleted in its entirety and replaced with the following:

“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.”

6. Paragraph 6.1. The following shall be added at the end of Paragraph 6.1:

“In the event a dispute involves issues, errors, omissions or discrepancies with the plans or specifications, it is agreed that the Architect will not serve as the Initial Decision Maker and that the Owner and Contractor will mutually agree on an alternate party.”

7. Paragraph 6.2. Paragraph 6.2 shall be deleted in its entirety and replaced with the following:

“Unless agreed upon by both parties, the parties are not obligated to use a method of binding dispute resolution other than litigation.”

8. Subparagraph 8.6.1. Add the following under Subparagraph 8.6.1:

“8.6.1 The Contractor represents and warrants the following to the Owner (in addition to any other representations or warranties contained in the Contract Documents), as an inducement to the Owner to execute this Agreement, which representations and warranties shall survive the execution and delivery of this Agreement, any termination of this Agreement, and the final completion of the Work: (i) that it and its subcontractors are financially solvent, able to pay all debt as they mature, and possess sufficient working capital to complete the Work and perform all obligations hereunder; (ii) that it is able to furnish the tools, materials, supplies, equipment and labor required to complete the Work and perform its obligations hereunder; (iii) that it is authorized to do business in the State of Nebraska and properly licensed by all necessary governmental and public and quasi-public authorities having jurisdiction over it and over the Work and the Project; (iv) that its execution of this Agreement and

its performance thereof is within its duly authorized power; (v) that its duly authorized representative has visited the site of the Project, familiarized himself with the local and special conditions under which the Work is to be performed, and correlated his observations with the requirements of the Contract Documents; and (vi) that it possesses a high level of expertise and experience in the business administration, construction, construction management and superintendents of projects of the size, complexity and nature of this particular Project and it will perform the Work with the care, skill and diligence of such a Contractor. The foregoing warranties are in addition to, and not in lieu of any and all other liability imposed upon the Contractor by law with respect to the Contractor's duties, obligations and performance hereunder. The Contractor acknowledges that the Owner is relying upon the Contractor's skill and experience in connection with the Work called for hereunder."

- 9.1.1. 9. Subparagraph 9.1.1. Add the words "as modified" at the end of Subparagraphs
- 9.1.2. 10. Subparagraph 9.1.2. Add the words "as modified" at the end of Subparagraph

**[Remainder of Page Intentionally Left Blank.
Signature Page to Follow.]**

IN WITNESS WHEREOF, the parties have executed this Addendum as of the date and year first above written.

401 Building, LLC

By: _____

Name: _____

Title: _____

Date: _____

By: _____

Name: _____

Title: _____

Date: _____

DRAFT AIA® Document A201™ – 2007

General Conditions of the Contract for Construction

for the following PROJECT:

(Name and location or address)

«Telegraph Dist 401 Bldg Renovation»
«401 S. 21st Street
Lincoln, Nebraska »

THE OWNER:

(Name, legal status and address)

«401 Building, LLC, c/o B&J Partnership, Ltd.»« »
«PO Box 81906
Lincoln, NE 68501»

THE ARCHITECT:

(Name, legal status and address)

«DLR Group, inc. (a Nebraska corporation)»« »
«1111 Lincoln Mall
Suite 201
Lincoln, NE 68508»

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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.

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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.

**ADDENDUM TO AIA DOCUMENT A201-2007
GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION**

THIS ADDENDUM executed and delivered as of the Effective Date (as hereinafter defined), by and between 401 Building, LLC, a Nebraska limited liability company ("Owner") and _____, a _____ ("Contractor"). The "Effective Date" shall be the date upon which the last of the parties to sign has executed this Addendum.

WHEREAS, the parties have executed of even date herewith an AIA Document A201-2007 General Conditions of the Contract for Construction between Owner and Contractor, as amended by that certain Supplement identified as Exhibit B thereto (the "Agreement") for construction services for the "Project", as defined in the Agreement; and

WHEREAS, Owner and Contractor desire to amend the Agreement as set forth below.

NOW, THEREOFRE, the parties hereto, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby agree that the Agreement shall be revised as follows:

1. Subparagraph 1.1.2. The last sentence of Subparagraph 1.1.2 shall be deleted in its entirety.
2. Subparagraph 1.1.3. Add the following sentence at the end of Subparagraph 1.1.3:

"Contractor acknowledges and agrees that the Contract Documents are adequate and sufficient to provide for the completion of the Work."
3. Subparagraph 1.5.1. Add the following sentence at the end of Subparagraph 1.5.1:

"As between the Owner and Architect, the provisions of any separate agreement between Owner and Architect shall control."
4. Subparagraph 2.2.2. Subparagraph 2.2.2 shall be deleted in its entirety.
5. Subparagraph 2.2.3. Add the following provision at the beginning of the first sentence of Subparagraph 2.2.3:

"To the extent reasonably necessary for the performance of the Work,"
6. Paragraph 2.3. The following provision should be added to the beginning of the first sentence of Paragraph 2.3:

"Without prejudice any other remedy which may be available to Owner at law or equity,"
7. Paragraph 2.4. Third sentence of Paragraph 2.4 should be deleted in its entirety.

8. Paragraph 3.5. Replace the first two sentences of Paragraph 3.5 with the following:

“The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contract will be of specified quality (or, if not specified, good quality) and new unless the Contract Documents require permit otherwise. The Contractor further warrants that the performance of the Work will conform to the requirements of all applicable laws, ordinances, codes, statutes, rules and regulations and 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 a permit.”
9. Subparagraph 3.7.1. Add the following provision at the end of Subparagraph 3.7.1:

“If any of the Work is required to be inspected or approved by any public authority, the Contractor shall cause such inspection or approval to be performed. No inspection performed or failed to be performed by the Owner hereunder shall be a waiver of any of the Contractor’s obligations hereunder or to be construed as an approval or acceptance of the Work or any part thereof.”
10. Subparagraph 3.7.3. Replace Subparagraph 3.7.3 with the following::

“If the Contractor performs Work knowing it (or should have known 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 cost attributable to correction.”
11. Subparagraph 3.10.1. Replace the first sentence of Subparagraph 3.10.1 with the following:

“The Contractor, promptly after being awarded the contract, shall prepare and submit for the Owners and Architects information and approval of a Contractor’s construction schedule for the Work.”
12. Subparagraph 3.10.1. Add the following provision at the end of Subparagraph 3.10.1:

“The Contractor shall prepare at least monthly a progress report in a form in sufficient detail and of the character approved by the Owner. The progress report shall specify, among other things, the estimated percentage of completion of the Work, whether the project is on schedule, and if not, the reasons therefore and any proposed changes to the construction schedule.”

13. Subparagraph 3.10.3. Add the following provision at the end of Subparagraph 3.10.3:

“The Contractor shall proceed diligently with performance of the Work at all times and in accordance with the Contract Documents and the approved construction schedule. Such performance shall continue despite disputes and pending resolution of any requests for relief, appeal or other legal or equitable action related to the Project, provided that the Owner pays for performance of undisputed Work in accordance with the Contract Documents.”

14. Subparagraph 3.18.1. Replace the first sentence of Subparagraph 3.18.1 with the following:

“To the fullest extent permitted by law, the Contractor shall indemnify, defend 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 expenses attributable to bodily injury, sickness, disease or death, or to injury or to 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 any one 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.”

15. Subparagraph 3.18.1. Add the following sentence immediately prior to the last sentence of Subparagraph 3.18.1:

“The Contractor shall indemnify, defend and hold harmless the Owner and Owner’s lenders, if any, against any assertion of claims from mechanic’s liens by subcontractors, sub-subcontractors or material suppliers and against any assertion of security interest by suppliers of goods or materials with respect to labor, material and goods for which the Contractor has been paid.”

16. Subparagraph 4.1.2. Add the following provision at the end of Subparagraph 4.1.2:

“As between Owner and Architect, in the event of any inconsistency between the Owner Architect Agreement and these general conditions, the terms of the Owner Architect Agreement shall control.”

17. Subparagraph 6.2.4. Delete the word “wrongfully” in Subparagraph 6.2.4.

18. Subparagraph 8.3.1. Replace Subparagraph 8.3.1 with the following:

“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, adverse weather conditions or other causes beyond the Contractor’s control; or by delay authorized by the Owner pending mediation and arbitration; or by other causes which justify delay, then the Contract Time and Contract Sum shall be extended by Change Order for such time and amount as may be reasonable under the circumstances, with the Architect to make the initial recommendation as to the delay and appropriate extension and price adjustment. A copy of any claim for extension shall be delivered to the Owner, and the Contractor shall immediately take all steps reasonably possible to lessen the adverse impact of such delay on Owner.”

19. Subparagraph 9.3.1. Add at the end of Subparagraph 9.3.1 the following:

“Such Application for Payment shall be certified as correct by Contractor and shall be accompanied by waivers of liens and other documentation from subcontractors and sub-subcontractors as reasonably may be required by the Owner. In addition, such Application for Payment shall contain the certification by the Contractor that there are no written claims in the mechanic’s or materialmen’s liens submitted to the Contractor at the date of such Application for Payment, that the Contractor has no knowledge of any filed mechanic’s or materialmen’s liens with respect to the Work, that all due and payable bills with respect to the Work have been paid to date or shall be paid for the proceeds of such Application for Payment, that there is no known basis for the filing of any mechanic’s or materialmen’s liens on the Work, and that waivers from all subcontractors constitute an effective waiver of lien under the loss of the jurisdiction in which the Project is located to the extent of payments that have been made or are to be making currently with payment pursuant to such Application for Payment. The Architect shall not certify any payment for a period of at least five days after receipt of an Application for Payment or if objected to by the Owner in which case Article 15 shall then apply; provided, however, Architect shall not withhold payment if Architect reasonably believes such objections to be groundless.”

20. Subparagraph 9.3.3. The following phrase from Subparagraph 9.3.3 shall be deleted in its entirety:

“, to the best of Contractor’s knowledge, information and belief,”

21. Subparagraph 9.5.1. Add the following provision at the end of Subparagraph 9.5.1:

“Owner shall have the right to withhold payment for any of the reasons stated in this Subparagraph 9.5.1. Contractor shall not stop Work on account of any such withholding by Owner or recommendation by Architect, and agrees not to stop the Work during the pendency of any dispute with Owner so long as any sums not subject to bona fide dispute are timely paid.”

22. Subparagraph 9.6.1. Add the following provision at the end of Subparagraph 9.6.1:

“The Owner shall make no payment until the Owner has received from the Contractor a release of lien from the Contractor for the Contractor and all subcontractors for the portion of the Work covered by all prior payments.”

23. Subparagraph 9.6.2. Add the following provision at the end of Subparagraph 9.6.2:

“Until actually paid to such subcontractor, Contractor shall hold any amounts received by Contractor which are to be paid to subcontractor under this Subparagraph.”

24. Subparagraph 9.6.4. Add the following provision at the end of Subparagraph 9.6.4:

“However, Owner reserves the right to make direct payments to subcontractors or to subcontractors jointly with Contractor in the amounts set forth in the Application for Payment supporting documentation. Owner reserves the right to acquire title company or other institutional escrowee lien certification and review (with or without a construction escrow, and with or without title insurance) as a condition precedent to each progress payment and final payment, and Contractor agrees to cooperate with all reasonable requirements of such title company or escrowee, including providing such undertakings as may be required by such title company in order to issue its owner’s and lender’s title insurance policies without any exceptions relating to mechanic’s liens arising out of this Agreement.”

25. Subparagraph 9.6.7. The last sentence of Subparagraph 9.6.7 shall be revised as follows:

“Nothing contained herein shall require money to be placed in a separate account and not commingled with money of the Contractor, or shall entitle any person or entity to an award of punitive damages against the Contractor for breach of the requirements of this provision.”

26. Subparagraph 9.8.1. Insert after the words “Contract Documents” in Subparagraph 9.8.1 the following words:

“and when all required occupancy permits, if any, have been issued”.

27. Subparagraph 9.8.1. Add the following provision at the end of Subparagraph 9.8.1:

“The Contractor shall secure and deliver to the Owner written warranties and guaranties from its subcontractors, sub-subcontractors and suppliers bearing the date of substantial completion and the period of warranty as required by the Contract Documents. The Contractor is responsible for the warranty of all Work, whether performed by it or by its subcontractors, all in accordance with the Warranty set forth on Exhibit A attached hereto.”

28. Subparagraph 11.1.1. Insert the following words after the words “company or companies” in the first sentence of Subparagraph 11.1.1:

“with an a.m. best rating of A-Vi or better and”

29. Subparagraph 11.1.2. Add the following sentence at the end of the first sentence of Subparagraph 11.1.2:

“, but in no event less than One Million Dollars per occurrence.”

30. Subparagraph 11.1.4. Replace Subparagraph 11.1.4 with the following:

“The Contractor shall cause the commercial liability coverage required by the Contract Documents to include (i) the Owner (and Owner’s lender to the extent provided to Contractor in writing) as an additional insured for claims caused in whole or in part by the Contractor’s negligent acts or omissions during the Contractor’s operation, and (ii) the Owner (and Owner’s lender to the extent provided to Contractor in writing) 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.”

31. Subparagraph 14.1.3. Add the following provision at the end of Subparagraph 14.1.3:

“If one of the reasons described in Subparagraphs 14.1.1 or 14.1.2 exists, the Contractor may deliver notice to Owner and Architect of Contractor’s intention to terminate the Contract and recover from the Owner payment for work executed and for proven loss with respect to materials, equipment, tools and construction equipment and machinery. The Contract shall terminate ten (10) days after receipt of such notice unless, within such period, the reason for termination has been cured, in which event the Contract shall remain in effect.”

32. Subparagraph 15.1.3. The first sentence of Subparagraph 15.1.3 shall be replaced with the following:

“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 payment of undisputed amounts in accordance with the Contract Documents; provided, however, in the event the dispute amounts exceed ten percent (10%) of the Contract Sum, then Contract shall have the rights set forth in Article 14 above.”

33. Subparagraph 15.1.6. Subparagraph 15.1.6 shall be deleted in its entirety.

34. Subparagraph 15.3. Add the following sentence at the beginning of Subparagraph 15.3:

“The parties hereby acknowledge that the dispute resolution process set forth below is not mandatory and the parties may elect to pursue all remedies available at law or in equity in lieu of the dispute resolution process set forth herein.”

35. Subparagraph 15.3.1. The word “shall” in Subparagraph 15.3.1 shall be replaced with:

“may, if Owner and Contractor mutually agree,”

36. Subparagraph 15.3.2. Replace the first sentence of Subparagraph 15.3.2 with the following:

“The parties may, if they so agree, resolve their claims by mediation which, unless 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.”

**[Remainder of Page Intentionally Left Blank.
Signature Page to Follow.]**

IN WITNESS WHEREOF, the parties have executed this Addendum as of the date and year first above written.

401 Building, LLC

By: _____

Name: _____

Title: _____

Date: _____

By: _____

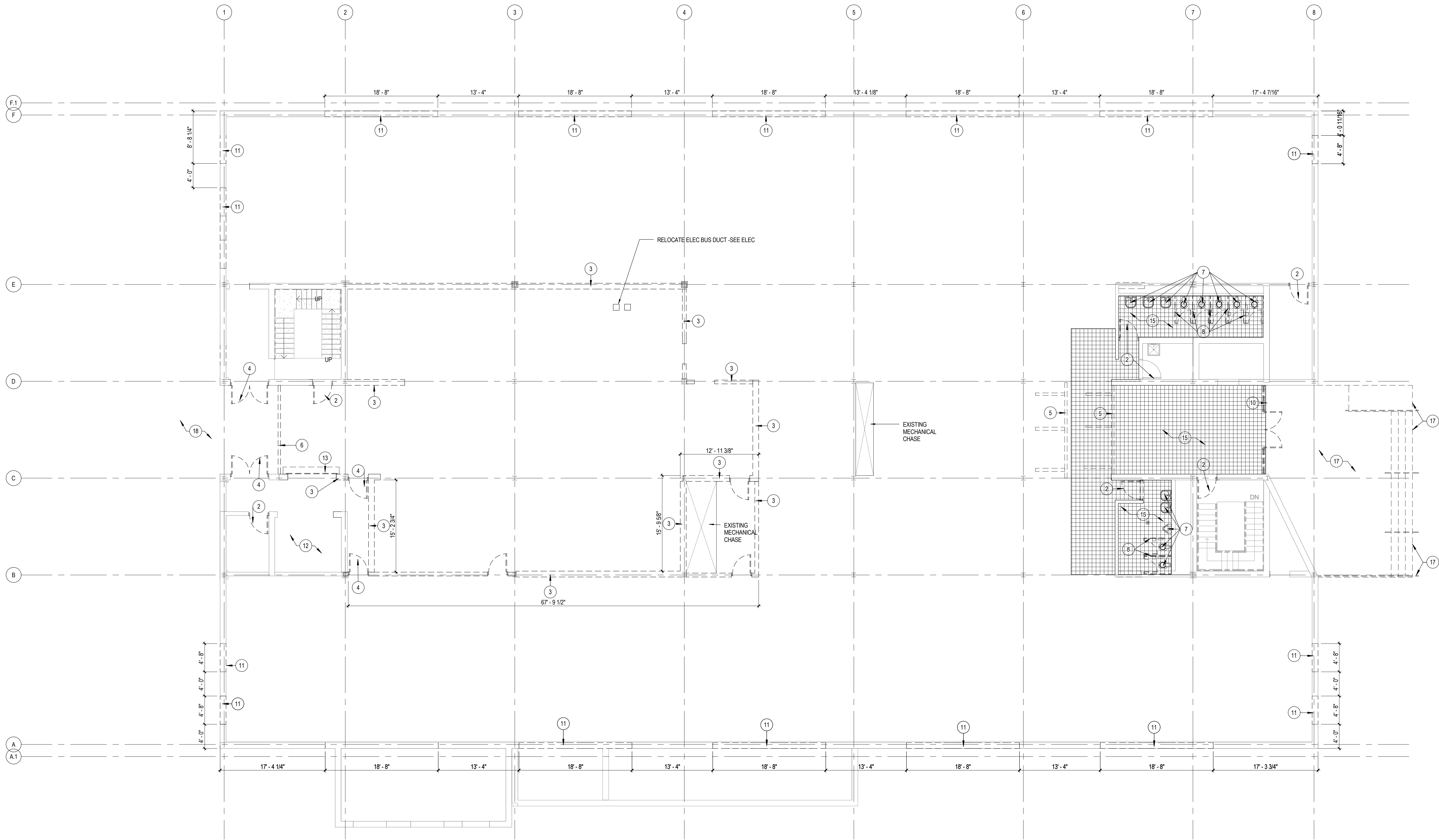
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Title: _____

Date: _____

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- 1 REMOVE STUD WALL IN ITS ENTIRETY AND DISPOSE OFF SITE
- 2 REMOVE DOOR, RETAIN HOLLOW METAL FRAME
- 3 REMOVE CMU WALL TO EXTENTS SHOWN
- 4 REMOVE HOLLOW METAL DOOR AND FRAME
- 5 REMOVE STEEL ANGLE SUPPORT AND ASSOCIATED ANGLE BRACING
- 6 REMOVE OVERHEAD SECTIONAL DOOR, TRACK AND ASSOCIATED COMPONENTS AND DISPOSE OFF SITE
- 7 REMOVE PLUMBING FIXTURE AND DISPOSE OFF-SITE
- 8 REMOVE TOILET PARTITION, ACCESSORIES AND ASSOCIATED SUPPORT AND DISPOSE OFF-SITE
- 9 NOT USED
- 10 REMOVE ALUMINUM CURTAIN WALL AND GLAZING IN ITS ENTIRETY AND DISPOSE OFF SITE
- 11 REMOVE EXTERIOR BRICK AND CMU BACKUP TO EXTENTS SHOWN ON DRAWING FOR PLACEMENT OF NEW WINDOWS. CLEAN AND SALVAGE QUANTITY OF BRICK FOR REUSE AS INDICATED ON EXTERIOR ELEVATIONS. SEE STRUCTURAL FOR NEW LINTEL REQUIREMENTS AND COORDINATE PRIOR TO DEMOLITION.
- 12 REMOVE FREIGHT ELEVATOR, RAILS AND ASSOCIATED COMPONENTS IN ITS ENTIRETY. COORDINATE REMOVAL WITH ELEVATOR SUPPLIER
- 13 REMOVE COILING DOOR, HOUSING AND TRACK IN ITS ENTIRETY AND DISPOSE OFF SITE
- 14 NOT USED
- 15 REMOVE QUARRY TILE AND ASSOCIATED SETTING BED, FILL TO MATCH HEIGHT OF EXISTING CONCRETE SLAB FOR THE REST OF THE FLOOR LEVEL. PREPARE FOR NEW FINISH
- 16 NOT USED
- 17 REMOVE EXISTING CONCRETE STOOP, STEPS, RAMP & RAILINGS
- 18 REMOVE EXISTING CONCRETE PAVING FOR DECK STRUCTURE



DEMOLITION PLAN, FIRST LEVEL
SCALE: 1/8" = 1'-0"
NORTH

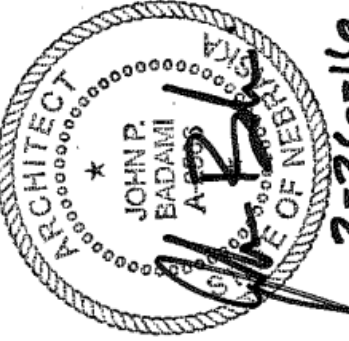
DEMOLITION PLAN, FIRST LEVEL
TELEGRAPH DISTRICT
401 BUILDING RENOVATION

D1.1

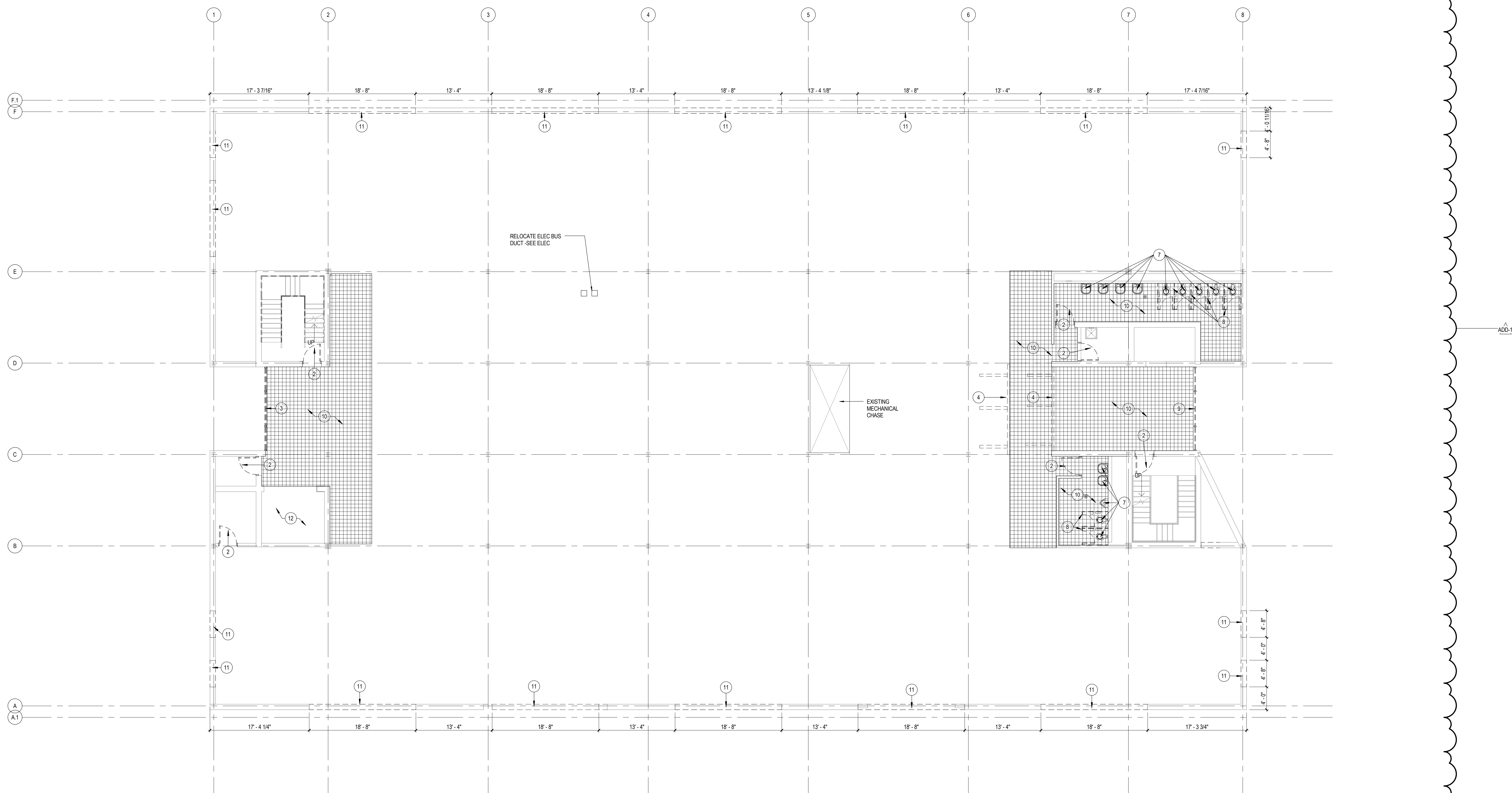
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Revised
ADD 1 3/11/16 Adam A.1

DLR Group
Architecture Engineering Planning Interiors

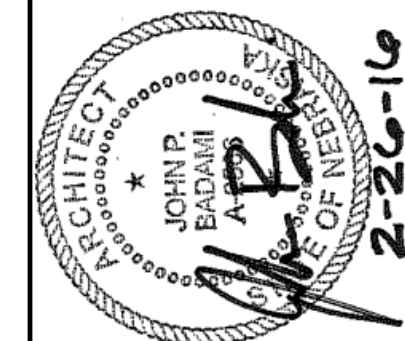
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- | | |
|----|---|
| 1 | REMOVE METAL STUD WALL IN ITS ENTIRETY AND DISPOSE OFF SITE |
| 2 | REMOVE WOOD DOOR. RETAIN HOLLOW METAL FRAME IN PLACE |
| 3 | REMOVE EXTERIOR ALUMINUM STOREFRONT FRAME AND DISPOSE OFF SITE |
| 4 | REMOVE STEEL ANGLE SUPPORT AND ASSOCIATED ANGLE BRACING |
| 5 | NOT USED |
| 6 | NOT USED |
| 7 | REMOVE PLUMBING FIXTURE AND DISPOSE OFF-SITE |
| 8 | REMOVE TOILET PARTITION, ACCESSORIES AND ASSOCIATED SUPPORT AND DISPOSE OFF-SITE |
| 9 | REMOVE CURTAIN WALL FRAME AND GLAZING IN ITS ENTIRETY AND DISPOSE OFF SITE |
| 10 | REMOVE QUARRY TILE AND ASSOCIATED SETTING BED. FILL TO MATCH HEIGHT OF EXISTING CONCRETE SLAB FOR THE REST OF THE FLOOR LEVEL. PREPARE FOR NEW FINISH |
| 11 | REMOVE EXTERIOR BRICK AND CMU BACKUP TO EXTENTS AS SHOWN ON DRAWING. CLEAN AND SALVAGE QUANTITY FOR REUSE AS INDICATED ON EXTERIOR ELEVATIONS |
| 12 | REMOVE FREIGHT ELEVATOR, RAILS AND ASSOCIATED COMPONENTS IN ITS ENTIRETY. COORDINATE REMOVAL WITH ELEVATOR SUPPLIER |



DEMOLITION PLAN, SECOND LEVEL



DEMOLITION PLAN, SECOND LEVEL
TELEGRAPH DISTRICT
401 BUILDING RENOVATION

D1.2

10-16202-00
2/26/2016
Revisions
ADO-1 3/11/16 Addendum 1

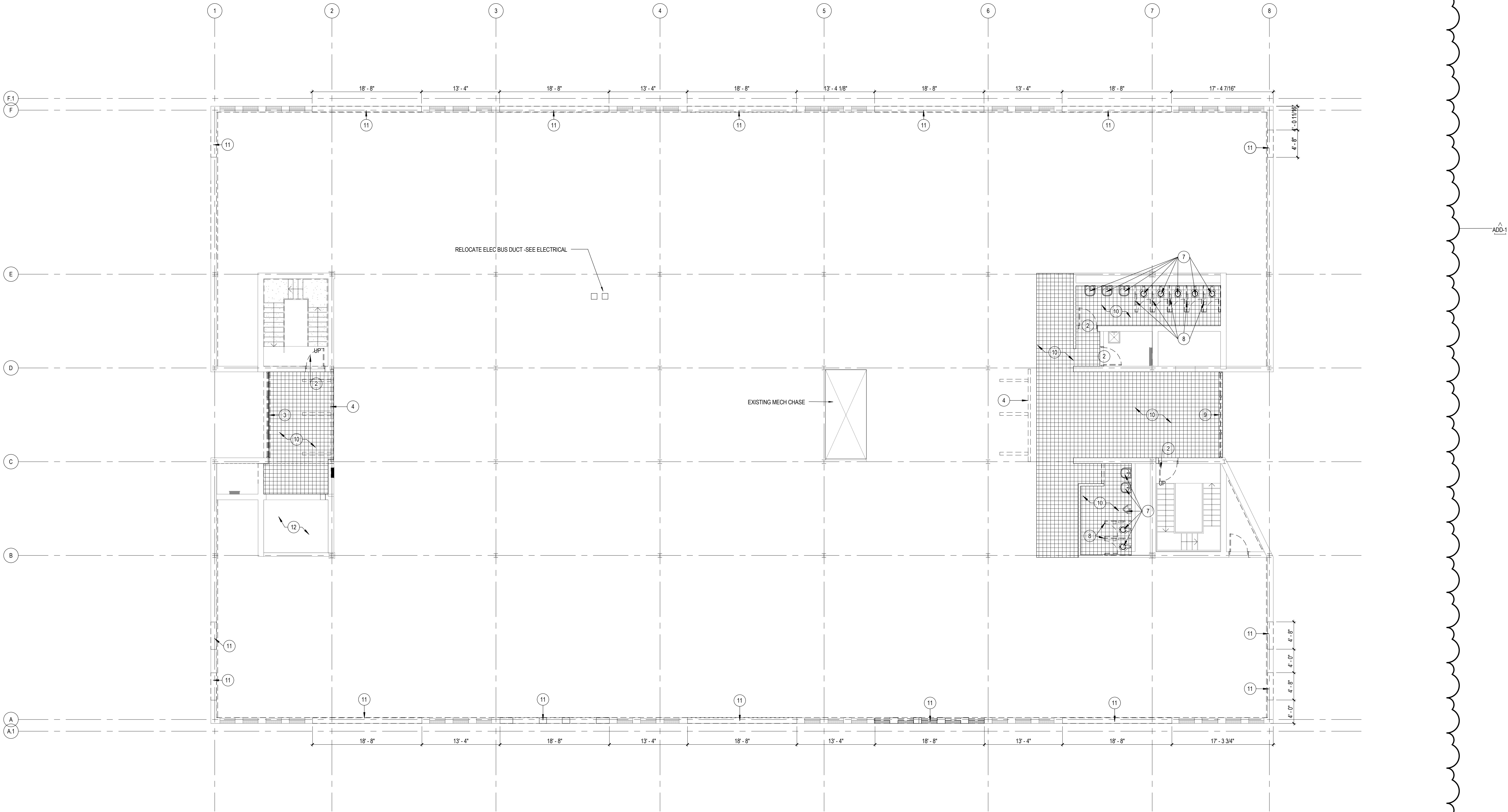


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- 1 NOT USED
- 2 REMOVE DOOR, RETAIN HOLLOW METAL FRAME IN PLACE.
- 3 REMOVE EXTERIOR ALUMINUM STOREFRONT FRAME AND DISPOSE OFF SITE
- 4 REMOVE STEEL ANGLE SUPPORT AND ASSOCIATED BRACING
- 5 NOT USED
- 6 NOT USED
- 7 REMOVE PLUMBING FIXTURE AND DISPOSE OFF-SITE
- 8 REMOVE TOILET PARTITION, ACCESSORIES AND ASSOCIATED SUPPORT AND DISPOSE OFF-SITE
- 9 REMOVE CURTAIN WALL FRAME AND GLAZING IN ITS ENTIRETY AND DISPOSE OFF SITE
- 10 REMOVE QUARRY TILE AND ASSOCIATED SETTING BED. FILL TO MATCH HEIGHT OF EXISTING CONCRETE SLAB FOR THE REST OF THE FLOOR LEVEL. PREPARE FOR NEW FINISH
- 11 REMOVE EXTERIOR BRICK AND CMU BACKUP TO EXTENTS AS SHOWN ON DRAWING. CLEAN AND SALVAGE QUANTITY FOR REUSE AS INDICATED ON EXTERIOR ELEVATIONS
- 12 REMOVE FREIGHT ELEVATOR, RAILS AND ASSOCIATED COMPONENTS IN ITS ENTIRETY. COORDINATE REMOVAL WITH ELEVATOR SUPPLIER



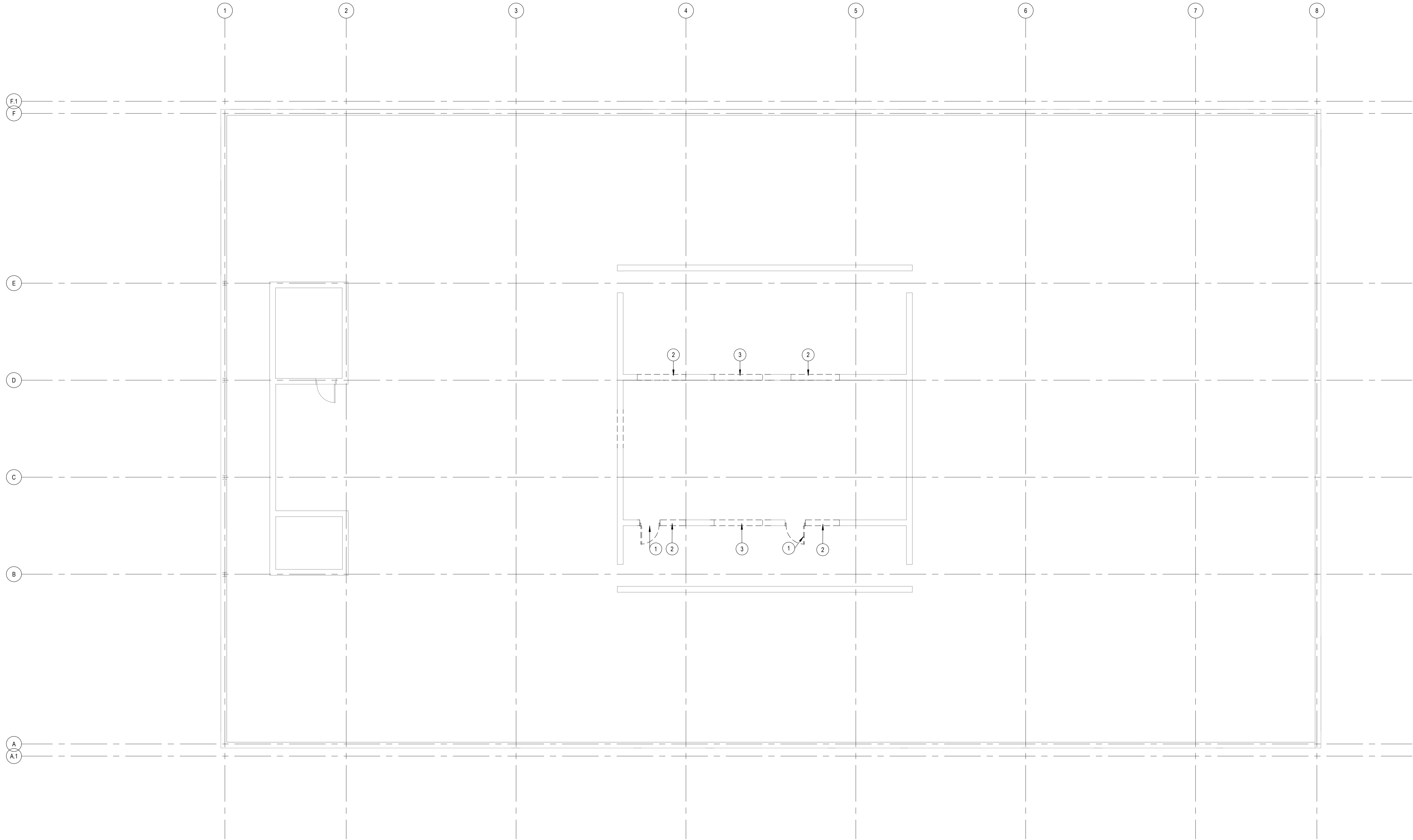
DEMOLITION PLAN, THIRD LEVEL
SCALE: 1/8" = 1'-0"

DEMOLITION PLAN, THIRD LEVEL
TELEGRAPH DISTRICT
401 BUILDING RENOVATION

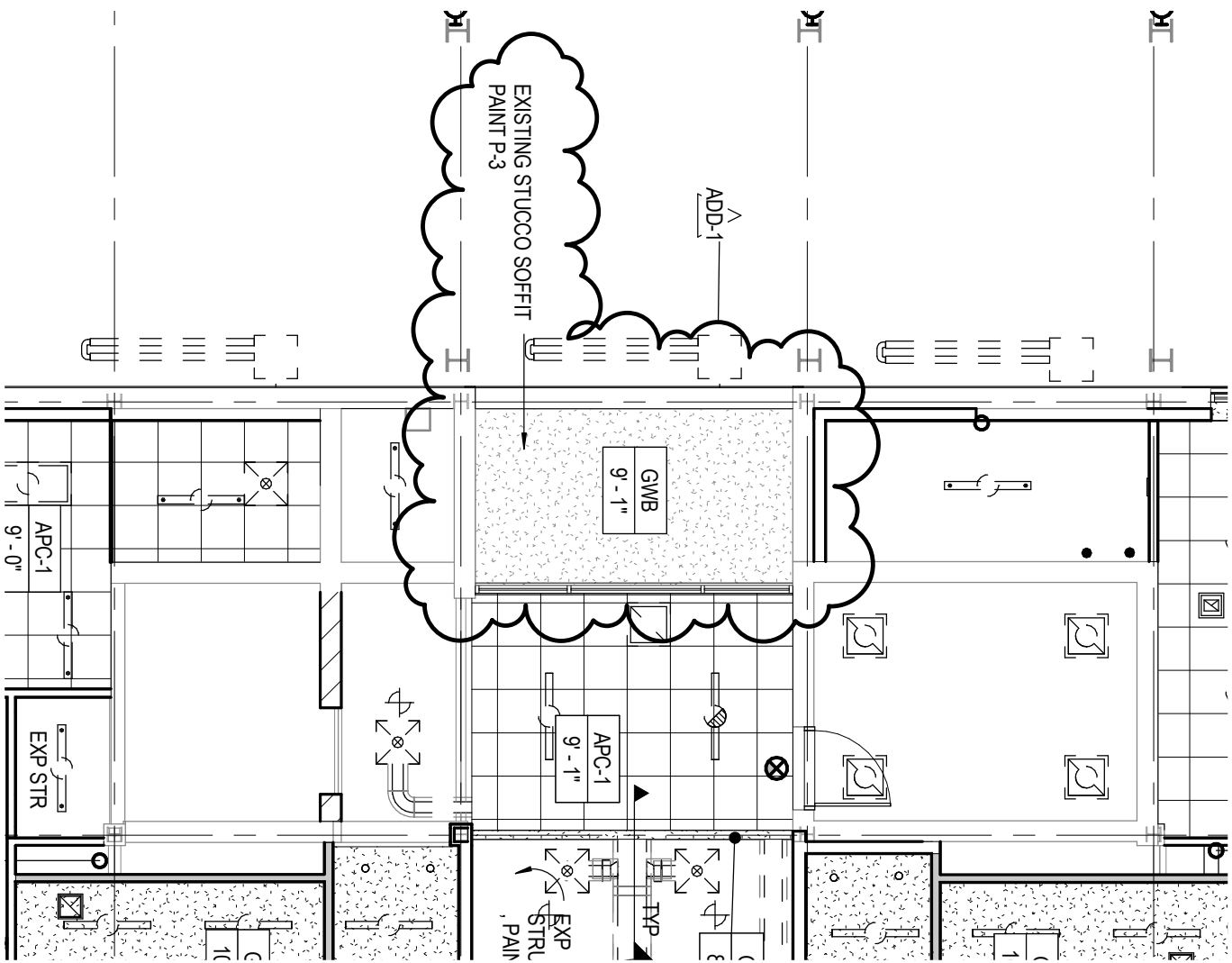
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ADD 1 3/11/16 Adam A. 1



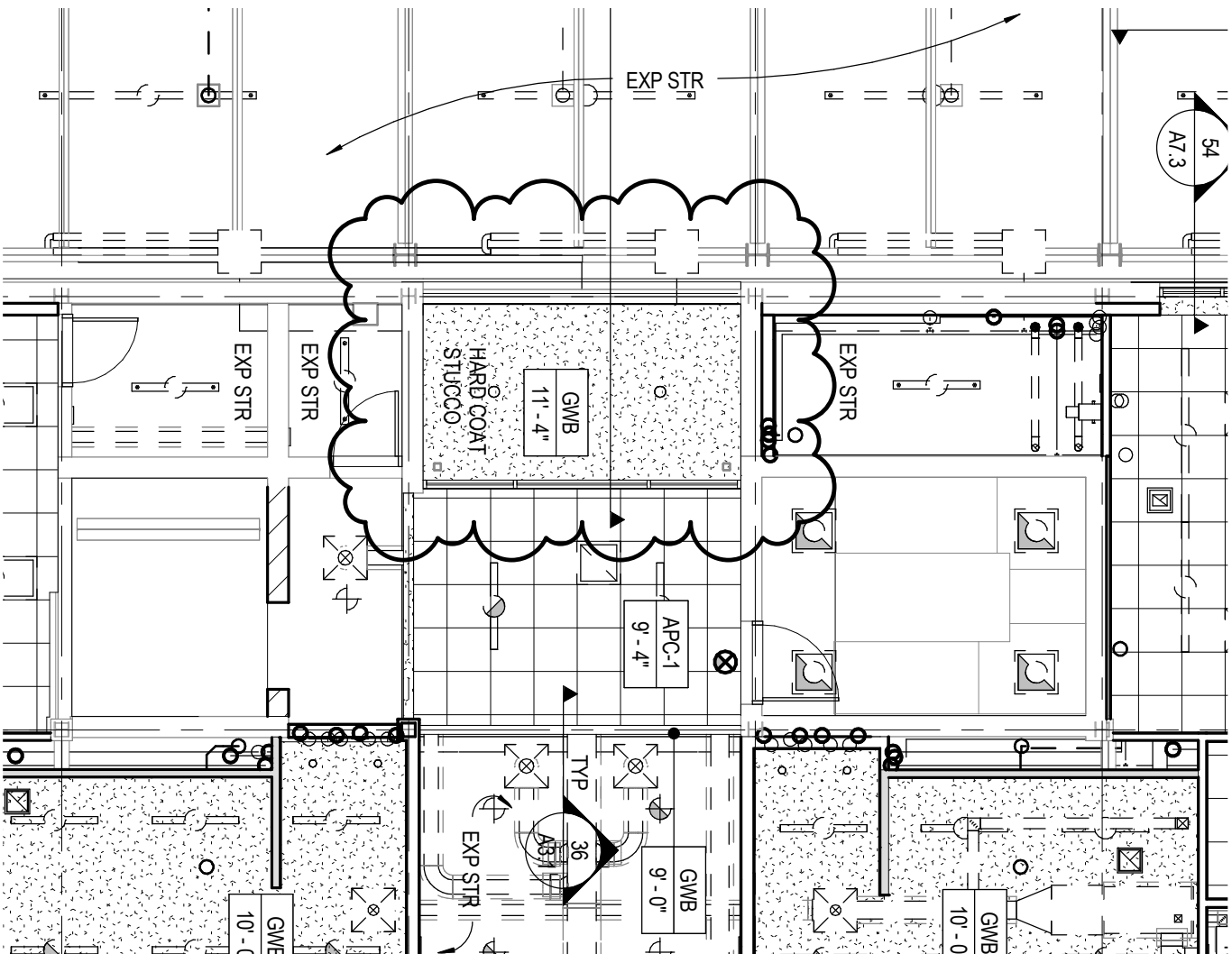
- 1 REMOVE HOLLOW METAL DOOR AND FRAME.
- 2 REMOVE PORTION OF BRICK AND CMU FOR INSTALLATION OF NEW LOUVER.
- 3 REMOVE PORTION OF BRICK AND CMU FOR INSTALLATION OF NEW LOUVER.



DEMOLITION PLAN, PENTHOUSE LEVEL
SCALE: 1/8" = 1'-0"



Attachment No. A3.3-1
to Addendum No. 1
Dated: 3/11/16



Attachment No. A3.2-1
to Addendum NO. 1
Dated: 3/11/16



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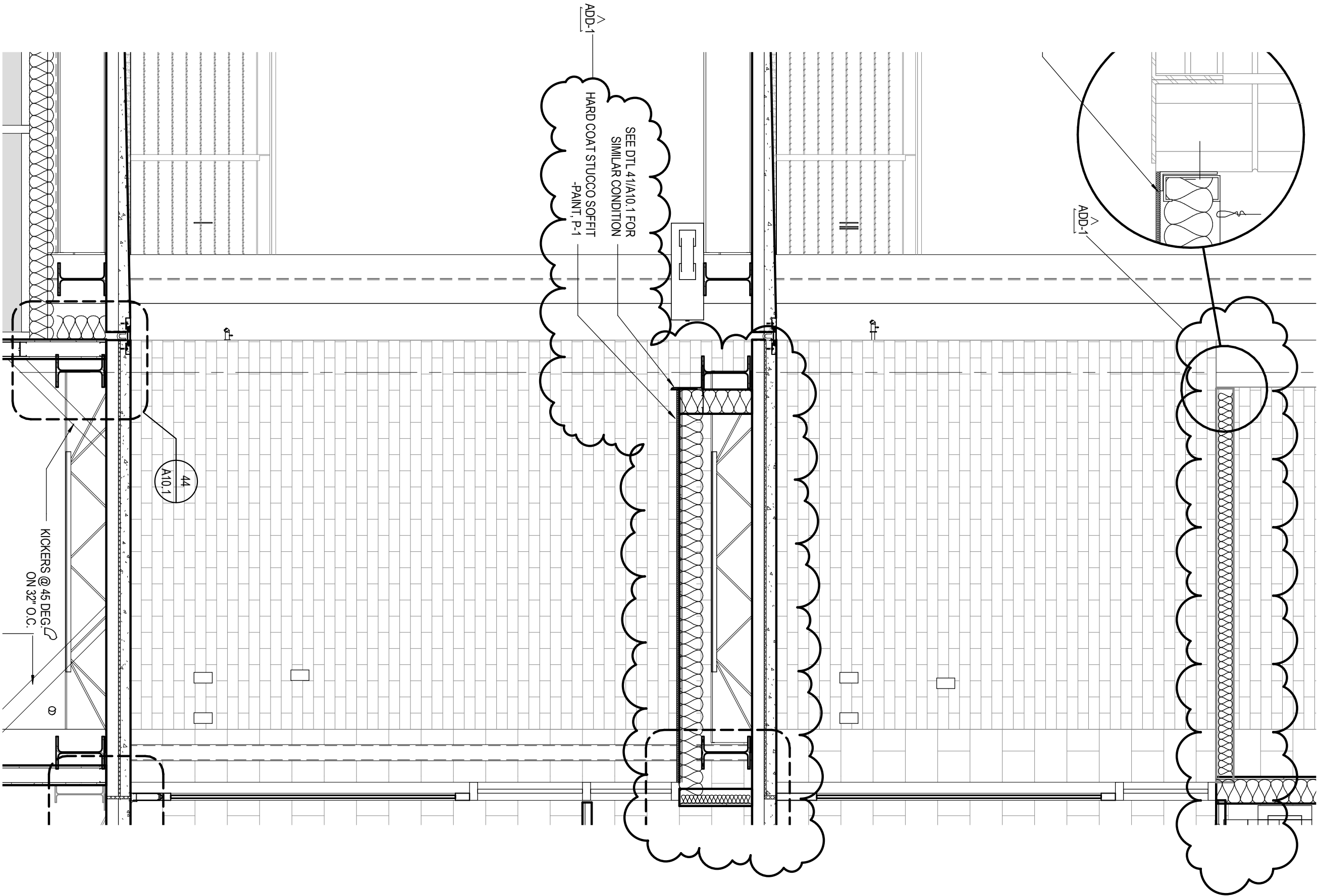
Architecture Engineering Planning Interiors

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10-16202-00
2/28/2016

REFLECTED CEILING PLAN, SECOND LEVEL
TELEGRAPH DISTRICT
401 BUILDING RENOVATION



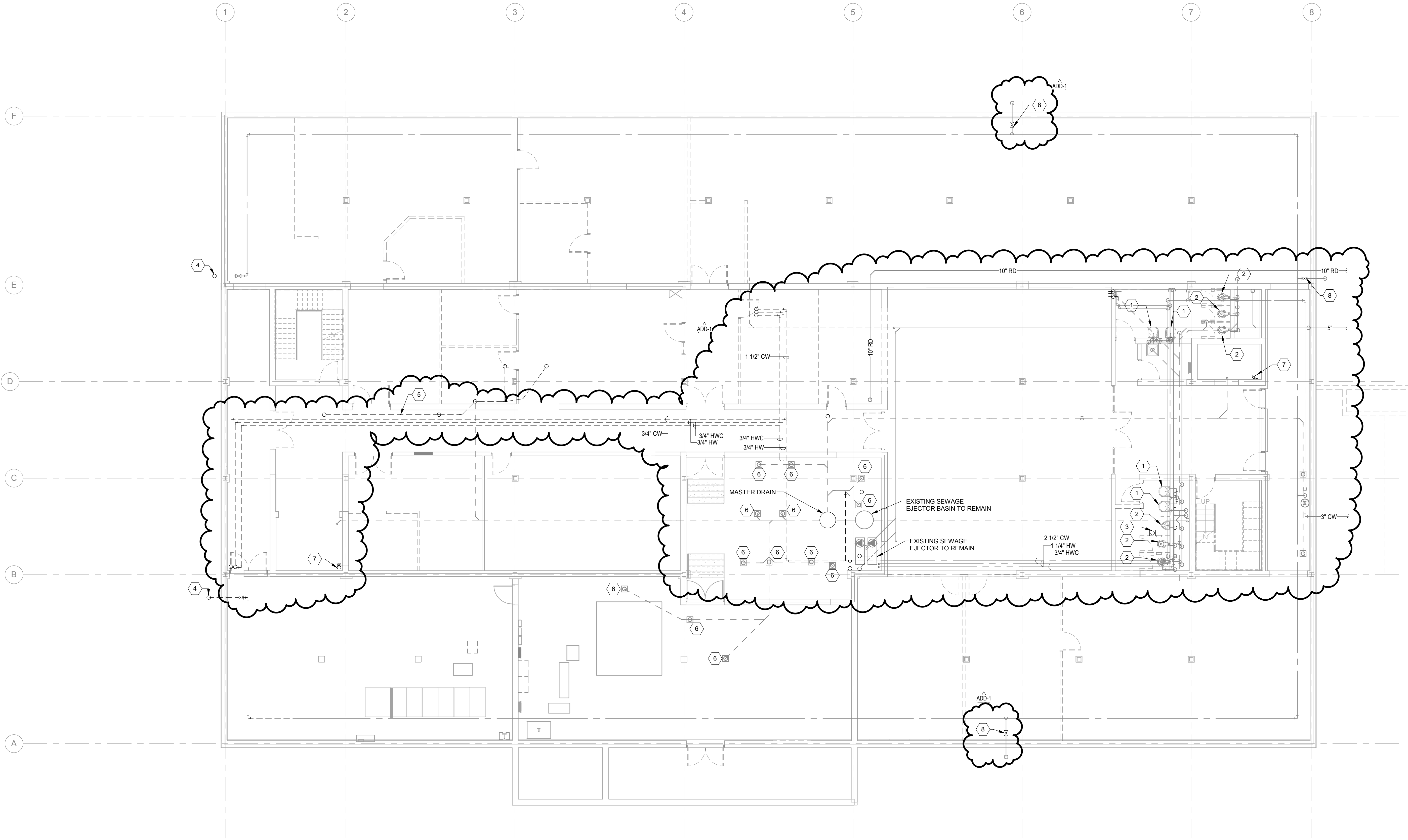
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PLUMBING DEMOLITION PLAN, BASEMENT LEVEL

SCALE: 1/8" = 1'-0"



GENERAL SHEET NOTES

- ALL EXISTING PIPE, EQUIPMENT AND ACCESSORIES ARE NOT NECESSARILY SHOWN ON THIS DRAWING. EXISTING SYSTEMS SHOWN ARE AS DEEMED NECESSARY TO PROVIDE INTENT OF DEMOLITION WORK INVOLVED IN THIS PROJECT.
- ALL DEMOLISHED PIPING TO BE CAPPED OR PLUGGED BEHIND WALLS AND BELOW FLOORS.
- CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO START OF ANY WORK, AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS. NO WORK SHALL BE PERFORMED IN THE AFFECTED AREA UNTIL A RESOLUTION HAS BEEN ESTABLISHED.
- CONTRACTOR SHALL REMOVE ALL MATERIALS AS REQUIRED AND SHALL GIVE THE OWNER THE OPPORTUNITY TO INSPECT SUCH MATERIALS FOR POTENTIAL SALVAGE. CONTRACTOR SHALL REMOVE FROM THE SITE ALL MATERIALS DEEMED "NON-SALVAGEABLE" BY THE OWNER. CONTRACTOR SHALL TURN OVER TO OWNER ALL MATERIALS DEEMED "SALVAGEABLE" BY THE OWNER.
- REMOVE AND REPLACE WALLS, CEILINGS, AND FLOORS TO MATCH EXISTING, WHERE NECESSARY FOR PIPING AND FIXTURE REMOVAL AND INSTALLATION. COORDINATE REMOVALS WITH GENERAL CONTRACTOR TO MINIMIZE REPAIRS.
- REMOVAL OF EQUIPMENT INCLUDES REMOVAL OF ALL CONTROLS, VALVES, PIPING, ETC.
- ALL EXISTING DOMESTIC HOT WATER, DOMESTIC COLD WATER, SANITARY PIPING AND VENT PIPING TO REMAIN UNLESS NOTED OTHERWISE.
- ALL EXISTING ROOF DRAINS AND ROOF DRAIN PIPING SHALL REMAIN.
- AT ALL LOCATIONS WHERE WALLS OR FLOORS NEED TO BE PATCHED, PATCHING SHALL MATCH ADJACENT FINISH.

SHEET KEYNOTES

- REMOVE EXISTING LAVATORY AND INSTALL NEW IN SAME LOCATION. PROVIDE NEW P-TRAPS AND STOP VALVES FOR EACH LAVATORY.
- REMOVE EXISTING PLUMBING FIXTURE AND INSTALL NEW FIXTURE IN SAME LOCATION. SEE PLUMBING FIXTURE SCHEDULE ON SHEET MB.2 FOR MORE INFORMATION.
- REMOVE EXISTING FLOOR DRAIN AND REPLACE WITH NEW IN SAME LOCATION.
- REMOVE EXISTING GROUND HYDRANT ON GRADE AND ASSOCIATED PIPING AS SHOWN.
- REMOVE EXISTING SANITARY DRAIN AND ASSOCIATED VENT LINE. CAP VENT BACK AT LAST ACTIVE BRANCH.
- INSTALL SURE SEAL TRAP SEALS OR EQUIVALENT IN FLOOR DRAINS NO LONGER IN USE.
- REMOVE EXISTING SUMP PUMP AND ALL ASSOCIATED PIPING. NEW SUMP PUMP TO BE INSTALLED IN SAME LOCATION. INCREASE THE SIZE OF SUMP PIT AS REQUIRED FOR INSTALLATION OF NEW BASIN.
- REMOVE EXISTING SHUTOFF VALVE LOCATED AT EYE LEVEL AND REPLACE WITH NEW SPOOL PIECE. INSTALL A NEW SHUTOFF VALVE ABOVE FUTURE CEILING SO THAT EXISTING PIPING CAN BE CONCEALED INSIDE NEW FURRED OUT WALL.



PLUMBING DEMOLITION PLAN, BASEMENT LEVEL TELEGRAPH DISTRICT 401 BUILDING RENOVATION

PD1.0

10-16202-00
02/26/2016
Revised
Addendum 1

03/11/16

MOLSSON
ASSOCIATES

601 P Street
Suite 200
Lincoln, NE 68508

TEL 402.474.6311
FAX 402.474.5160
www.molssonassociates.com

Project # 015-2779
Drawing # 130991

DLR Group
Architecture Engineering Planning Interiors

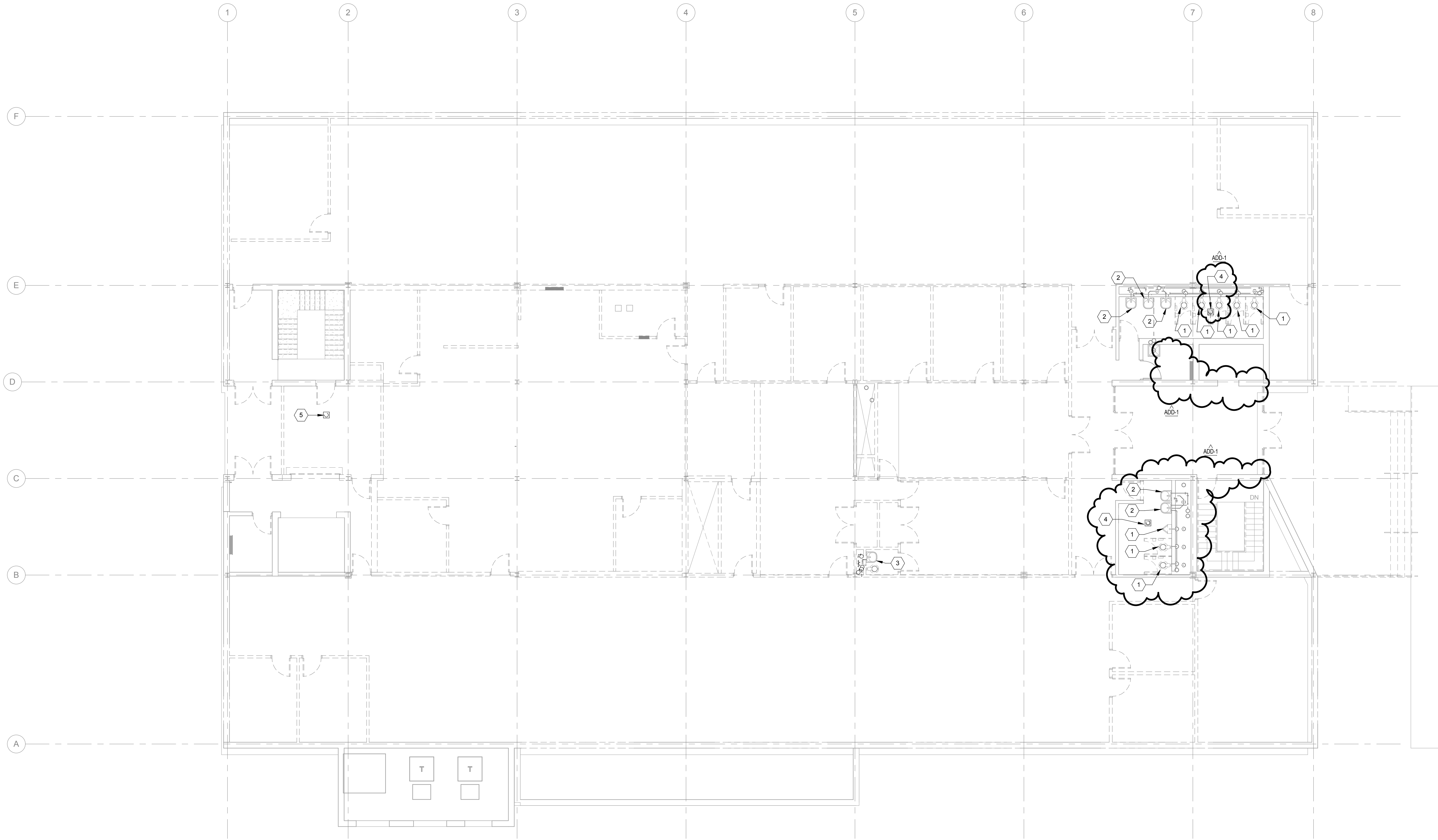
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PLUMBING DEMOLITION PLAN, FIRST LEVEL

SCALE: 1/8" = 1'-0"



GENERAL SHEET NOTES

- ALL EXISTING PIPE, EQUIPMENT AND ACCESSORIES ARE NOT NECESSARILY SHOWN ON THIS DRAWING. EXISTING SYSTEMS SHOWN ARE AS DEEMED NECESSARY TO PROVIDE INTENT OF DEMOLITION WORK INVOLVED IN THIS PROJECT.
- ALL DEMOLISHED PIPING TO BE CAPPED OR PLUGGED BEHIND WALLS AND BELOW FLOORS.
- CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO START OF ANY WORK, AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS. NO WORK SHALL BE PERFORMED IN THE AFFECTED AREA UNTIL A RESOLUTION HAS BEEN ESTABLISHED.
- CONTRACTOR SHALL REMOVE ALL MATERIALS AS REQUIRED AND SHALL GIVE THE OWNER THE OPPORTUNITY TO INSPECT SUCH MATERIALS FOR POTENTIAL SALVAGE. CONTRACTOR SHALL REMOVE FROM THE SITE ALL MATERIALS DEEMED "NON-SALVAGEABLE" BY THE OWNER. CONTRACTOR SHALL TURN OVER TO OWNER ALL MATERIALS DEEMED "SALVAGEABLE" BY THE OWNER.
- REMOVE AND REPLACE WALLS, CEILINGS, AND FLOORS TO MATCH EXISTING, WHERE NECESSARY FOR PIPING AND FIXTURE REMOVAL AND INSTALLATION. COORDINATE REMOVALS WITH GENERAL CONTRACTOR TO MINIMIZE REPAIRS.
- REMOVAL OF EQUIPMENT INCLUDES REMOVAL OF ALL CONTROLS, VALVES, PIPING, ETC.
- ALL EXISTING DOMESTIC HOT WATER, DOMESTIC COLD WATER, SANITARY PIPING AND VENT PIPING TO REMAIN UNLESS NOTED OTHERWISE.
- ALL EXISTING ROOF DRAINS AND ROOF DRAIN PIPING SHALL REMAIN.
- AT ALL LOCATIONS WHERE WALLS OR FLOORS NEED TO BE PATCHED, PATCHING SHALL MATCH ADJACENT FINISH.

SHEET KEYNOTES

- REMOVE EXISTING PLUMBING FIXTURE AND INSTALL NEW FIXTURE IN SAME LOCATION. SEE PLUMBING FIXTURE SCHEDULE ON SHEET M6.2 FOR MORE INFORMATION.
- REMOVE EXISTING LAVATORY AND INSTALL NEW IN SAME LOCATION. PROVIDE NEW P-TRAPS AND STOP VALVES FOR EACH LAVATORY.
- REMOVE EXISTING PLUMBING FIXTURES AND ASSOCIATED DOMESTIC AND SANITARY PIPING (DOWN BELOW FLOOR) AND CAP OFF.
- REMOVE EXISTING FLOOR DRAIN AND REPLACE WITH NEW IN SAME LOCATION.
- REMOVE EXISTING FLOOR DRAIN AND PATCH FLOOR TO MATCH EXISTING.



PLUMBING DEMOLITION PLAN, FIRST LEVEL TELEGRAPH DISTRICT 401 BUILDING RENOVATION

PD1.1

10-16202-00
02/26/2016
Release
Addendum 1 03/11/16

MOLSSON
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Project # 015-2779
Drawing # 130951

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Architecture Engineering Planning Interiors

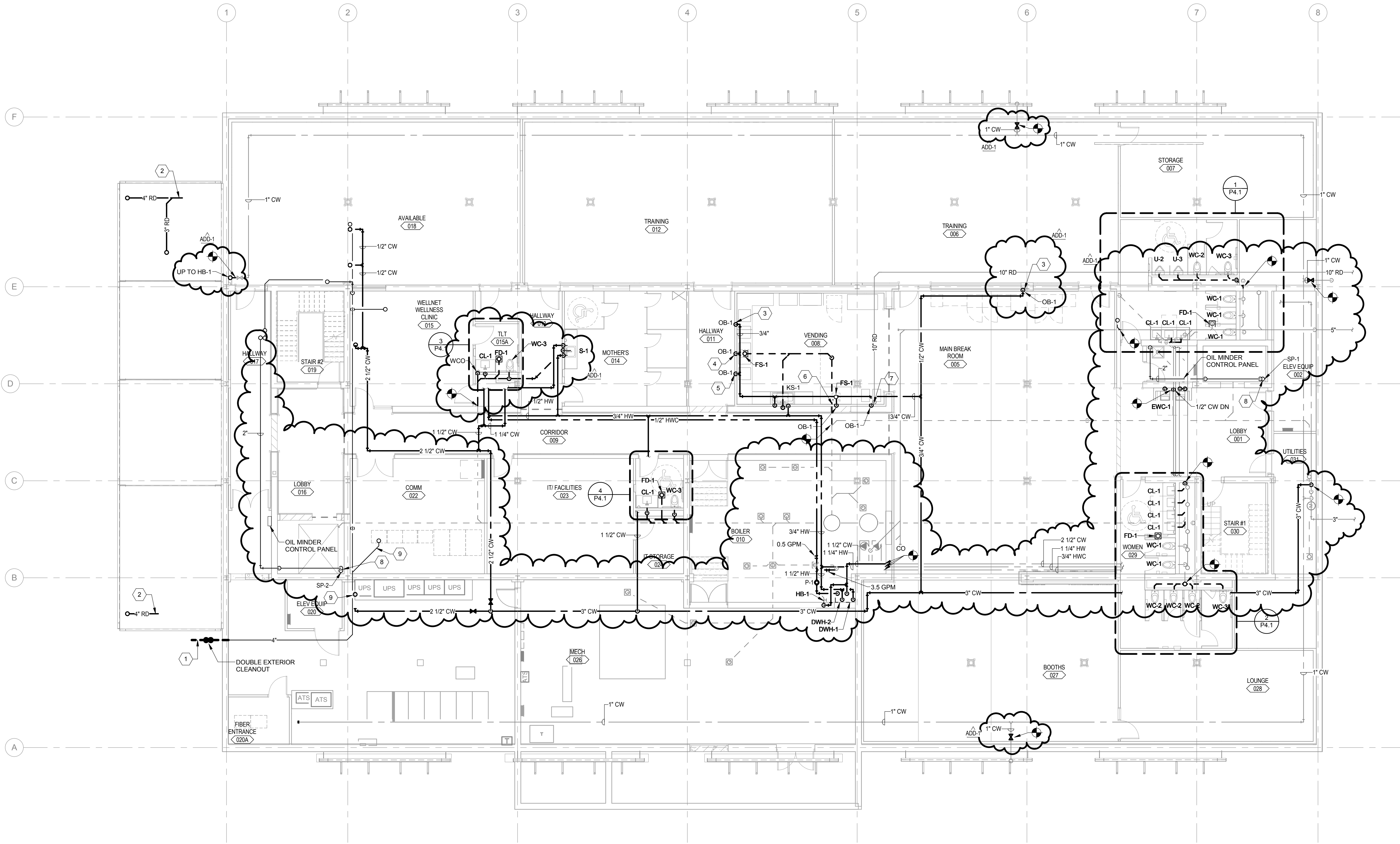
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PLUMBING PLAN, BASEMENT LEVEL

SCALE: 1/8" = 1'-0"



GENERAL SHEET NOTES

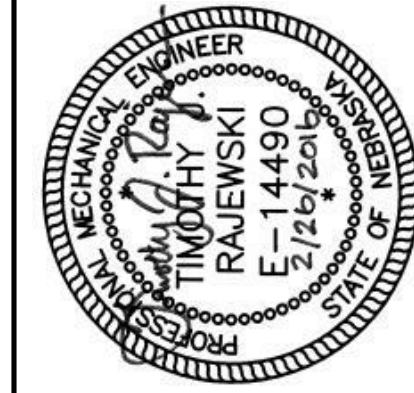
- DO NOT ROUTE ITEMS OVER ELECTRICAL PANELS. PROVIDE 3'-6" CLEARANCE IN FRONT OF ELECTRICAL PANELS AND DEVICES FROM FLOOR TO 8'-6" OR TOP OF PANEL AS PER CODE REQUIREMENTS.
- COORDINATE EXACT FIRE AND/OR SMOKE RATING WITH ARCHITECTURAL PLANS.
- COORDINATE UNDERGROUND PIPING WITH STRUCTURAL FOOTINGS, SITE UTILITY SERVICES, AND BUILDING SERVICES. FIELD VERIFY LOCATION OF ALL UTILITIES AND EXACT DIMENSIONS DURING BIDDING PORTION OF PROJECT. NOTIFY ANY DISCREPANCY OR INTERFERENCE TO ENGINEER.
- UNLESS NOTED/SHOWN OTHERWISE, ALL PIPING SHALL BE RUN AS HIGH AS POSSIBLE, TIGHT TO STRUCTURE WHERE FEASIBLE. RUN PIPES UP IN JOIST SPACE WHERE INDICATED AND AS REQUIRED. COORDINATE WITH ELECTRICAL, FIRE SPRINKLER, AND HVAC CONTRACTORS PRIOR TO INSTALLATION. VALVES AND OTHER MAINTENANCE ITEMS SHALL NOT BE INSTALLED HIGHER THAN 2 FEET ABOVE CEILINGS.
- LOCATE EQUIPMENT TO ALLOW ACCESS FOR ADJUSTMENT AND SERVICING. REFER TO INSTALLATION MANUALS UNLESS OTHERWISE SPECIFICALLY SHOWN ON THESE DRAWINGS. LOCATE HANGING EQUIPMENT WITHIN THE SPACE SO THAT MAINTENANCE ACCESS IS PROVIDED FROM BELOW AND MAINTENANCE AREA AROUND AND ACCESS AREA BELOW IS FREE OF OBSTRUCTIONS INCLUDING PIPING, DUCTWORK, CONDUIT OR OTHER BUILDING ELEMENTS.
- ROUTE ALL PIPING IN MECHANICAL ROOMS TO PROVIDE A MINIMUM OF 8'-0" CLEARANCE FROM BOTTOM OF PIPE, INSULATION, OR HANGERS TO FINISHED FLOOR.
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY SEALING PENETRATIONS THROUGH FIRE RATED AND/OR SMOKE RATED SEPARATIONS. SEE SPECIFICATIONS FOR FIRE AND SMOKE RATED SEALANTS. COORDINATE WITH ARCHITECTURAL PLANS FOR RATED SEPARATION LOCATIONS.
- ALL VALVES TO BE INSTALLED IN ACCESSIBLE LOCATIONS.
- BUILDING 3" OR LARGER SANITARY MAIN AND SEWER PIPING SHALL SLOPE AT A MINIMUM 1/8" PER FOOT SLOPE OR GREATER. 2-1/2" AND SMALLER PIPING SHALL SLOPE AT A MINIMUM OF 1/4" PER FOOT SLOPE OR GREATER.
- FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK. ANY INTERFERENCE SHALL BE BROUGHT TO ATTENTIONS OF ARCHITECT AND ENGINEER FOR DIRECTION.
- ALL PIPING TO BE INSTALLED CONCEALED FROM VIEW UNLESS NOTED OTHERWISE.
- INSTALL SHUTOFF DUTY VALVES AT EACH BRANCH CONNECTION WITHIN 3 FEET OF THE MAINS.
- REFER TO SANITARY AND VENT RISER DIAGRAMS AND PLUMBING FIXTURE SCHEDULES FOR PIPING AND SIZES NOT SHOWN.
- PROVIDE WATER HAMMER ARRESTORS ON EACH BRANCH PIPE SERVING A PLUMBING FIXTURE OR FIXTURE GROUP.

SHEET KEYNOTES

- EXTEND PIPING A MINIMUM OF 5'-0" FROM BUILDING AS SHOWN AND MAKE FINAL CONNECTION TO UTILITY MAIN. SEE CIVIL PLANS FOR SITE PIPING.
- EXTEND PIPING AS SHOWN AND MAKE FINAL CONNECTION TO UTILITY MAIN. SEE CIVIL PLANS FOR SITE PIPING.
- EXTEND 3/4" WATER DOWN TO OUTLET BOX OB-1 AND MAKE FINAL CONNECTION TO TWO COFFEE MAKERS.
- EXTEND 3/4" WATER DOWN TO OUTLET BOX OB-1 AND MAKE FINAL CONNECTION TO SODA MACHINE.
- EXTEND 1/2" WATER DOWN TO OUTLET BOX OB-1.
- EXTEND 1/2" WATER DOWN TO OUTLET BOX OB-1 AND MAKE FINAL CONNECTION TO ICE MAKER.
- EXTEND 1/2" WATER DOWN TO OUTLET BOX OB-1 AND MAKE FINAL CONNECTION TO WATER MACHINE.
- TEST ELEVATOR SUMP PUMPS PRIOR TO ELEVATOR INSPECTOR VISIT. SEE INSPECTION REQUIREMENTS IN BOTTOM RIGHT CORNER OF SHEET.
- PROVIDE A DRIP PAN UNDER ALL PIPING LOCATED ABOVE COMMUNICATION ROOM.

ELEVATOR SUMP PUMP TESTING PROCEDURE:

- TURN OFF SUMP PUMP AND FILL SUMP UP USING A FULL FLOWING GARDEN HOSE.
- WHEN WATER REACHES THE BOTTOM OF THE GRATE, TURN ON THE PUMP, AND LEAVE THE HOSE ON.
- PUMP MUST CYCLE ON/OFF 6 TIMES TO PASS TEST.



PLUMBING PLAN, BASEMENT LEVEL TELEGRAPH DISTRICT 401 BUILDING RENOVATION

P1.0

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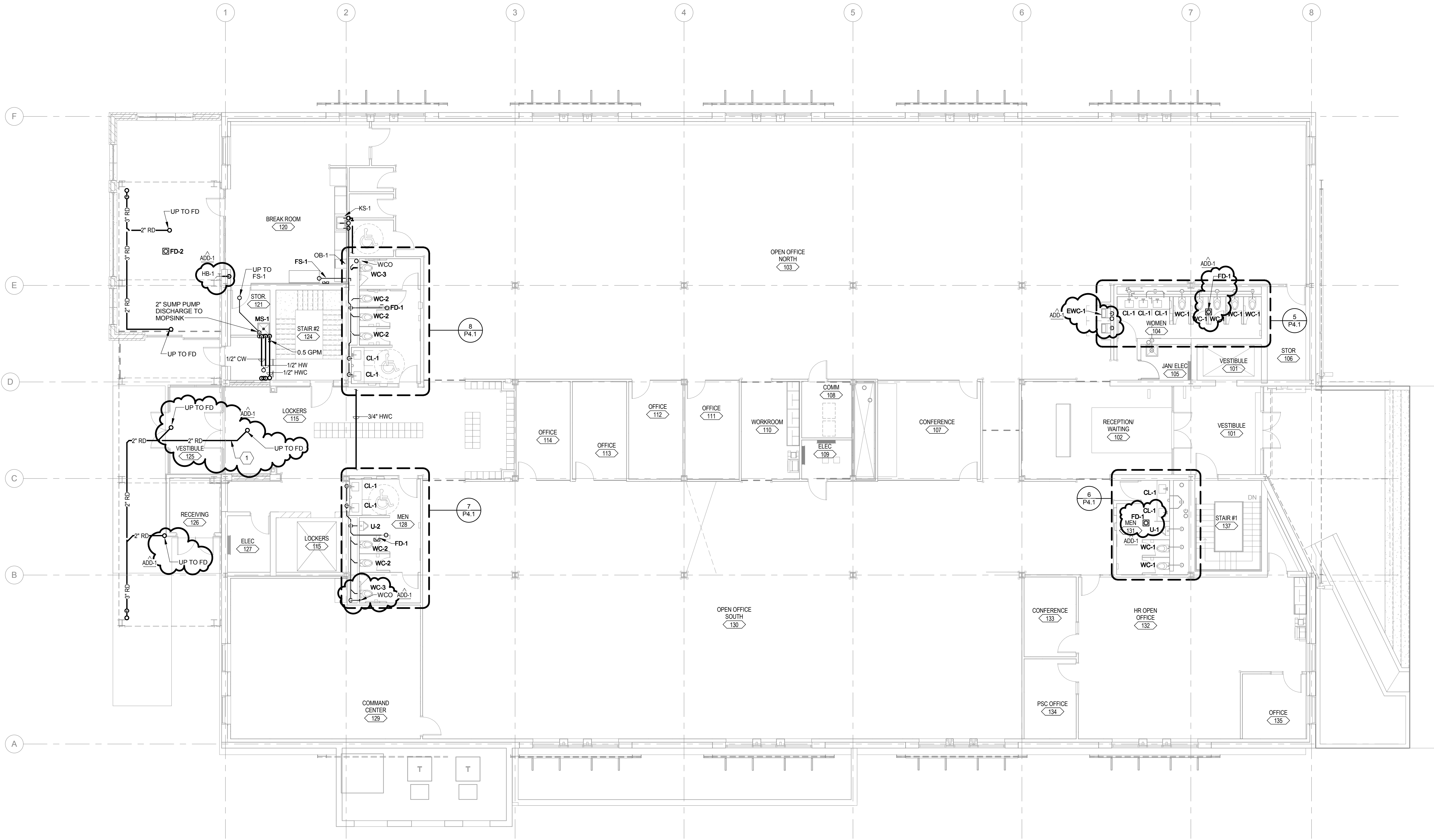
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PLUMBING PLAN, FIRST LEVEL

SCALE: 1/8" = 1'-0"



GENERAL SHEET NOTES

- DO NOT ROUTE ITEMS OVER ELECTRICAL PANELS. PROVIDE 3'-6" CLEARANCE IN FRONT OF ELECTRICAL PANELS AND DEVICES FROM FLOOR TO 6'-6" OR TOP OF PANEL AS PER CODE REQUIREMENTS.
- COORDINATE EXACT FIRE AND/OR SMOKE RATING WITH ARCHITECTURAL PLANS.
- COORDINATE UNDERGROUND PIPING WITH STRUCTURAL FOOTINGS, SITE UTILITY SERVICES, AND BUILDING SERVICES. FIELD VERIFY LOCATION OF ALL UTILITIES AND EXACT DIMENSIONS DURING BIDDING PORTION OF PROJECT. NOTIFY ANY DISCREPANCY OR INTERFERENCE TO ENGINEER.
- UNLESS NOTED OTHERWISE, ALL PIPING SHALL BE RUN AS HIGH AS POSSIBLE, TIGHT TO STRUCTURE WHERE FEASIBLE. RUN PIPES UP IN JOIST SPACE WHERE INDICATED AND AS REQUIRED. COORDINATE WITH ELECTRICAL, FIRE SPRINKLER, AND HVAC CONTRACTORS PRIOR TO INSTALLATION. VALVES AND OTHER MAINTENANCE ITEMS SHALL NOT BE INSTALLED HIGHER THAN 2 FEET ABOVE CEILINGS.
- LOCATE EQUIPMENT TO ALLOW ACCESS FOR ADJUSTMENT AND SERVICING. REFER TO INSTALLATION MANUALS UNLESS OTHERWISE SPECIFICALLY SHOWN ON THESE DRAWINGS. LOCATE HANGING EQUIPMENT WITHIN THE SPACE SO THAT MAINTENANCE ACCESS IS PROVIDED FROM BELOW AND MAINTENANCE AREA AROUND AND ACCESS AREA BELOW IS FREE OF OBSTRUCTIONS INCLUDING PIPING, DUCTWORK, CONDUIT OR OTHER BUILDING ELEMENTS.
- ROUTE ALL PIPING IN MECHANICAL ROOMS TO PROVIDE A MINIMUM OF 8'-0" CLEARANCE FROM BOTTOM OF PIPE, INSULATION, OR HANGERS TO FINISHED FLOOR.
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY SEALING PENETRATIONS THROUGH FIRE RATED AND/OR SMOKE RATED SEPARATIONS. SEE SPECIFICATIONS FOR FIRE AND SMOKE RATED SEALANTS. COORDINATE WITH ARCHITECTURAL PLANS FOR RATE SEPARATION LOCATIONS.
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- BUILDING 3' OR LARGER SANITARY MAIN AND SEWERING SHALL SLOPE AT A MINIMUM 1/8" PER FOOT SLOPE OR GREATER. 2-1/2" AND SMALLER PIPING SHALL SLOPE A MINIMUM OF 1/4" PER FOOT SLOPE OR GREATER.
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- REFER TO SANITARY AND VENT RISER DIAGRAMS AND PLUMBING FIXTURE SCHEDULES FOR PIPING AND SIZES NOT SHOWN.
- PROVIDE WATER HAMMER ARRESTORS ON EACH BRANCH PIPE SERVING A PLUMBING FIXTURE OR FIXTURE GROUP.

SHEET KEYNOTES

- INSULATE ROOF DRAIN PIPING WHICH IS CONCEALED WITHIN CONDITIONED BUILDING CEILING PLenum.

PLUMBING PLAN, FIRST LEVEL TELEGRAPH DISTRICT 401 BUILDING RENOVATION

P1.1

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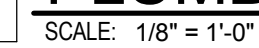
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-
- This architectural floor plan illustrates the second floor of a building, featuring a grid system (1-8 horizontally, A-F vertically) and various functional spaces. The plan highlights four specific fire alarm zones, each identified by a circled number and a P4.2 callout:
- Zone 1 (P4.2):** Located in the upper right section, encompassing restrooms (WC-1, WC-2, WC-3), a women's room (WOMEN 216), and a bathroom (BATH 203).
 - Zone 2 (P4.2):** Located in the lower right section, encompassing restrooms (WC-1, WC-2), a men's room (MEN 225), and a bathroom (BATH 203).
 - Zone 3 (P4.2):** Located in the lower left section, encompassing restrooms (WC-1, WC-2, WC-3), a men's room (MEN 225), and a bathroom (BATH 203).
 - Zone 4 (P4.2):** Located in the upper left section, encompassing restrooms (WC-1, WC-2, WC-3), a women's room (WOMEN 216), and a bathroom (BATH 203).
- The plan also shows other rooms and features, including:
- Restrooms:** WC-1, WC-2, WC-3, WOMEN 216, MEN 225.
 - Break Room:** BREAK ROOM 220.
 - Offices:** OFFICE 212, OFFICE 213, OFFICE 214, OFFICE 226.
 - Conference Rooms:** CONFERENCE 207, CONFERENCE 208, CONFERENCE 230.
 - Work Room:** WORK ROOM 210.
 - Storage:** STORAGE 227, DECK 222.
 - Stairwells:** STAIR #1 233, STAIR #2 223.
 - Other Rooms:** LOOKERS 215, ELEC 224, TRAINING 228.
- Plumbing fixtures and fire alarm components are detailed throughout the plan, including detectors (FD-1, FD-2), pull stations (P-2), control units (WCO, WCO-1), and various pipes (e.g., 1/2" HWC, 3/4" HWC, 1 1/2" CW).



ALLISON L. KIRKMAN

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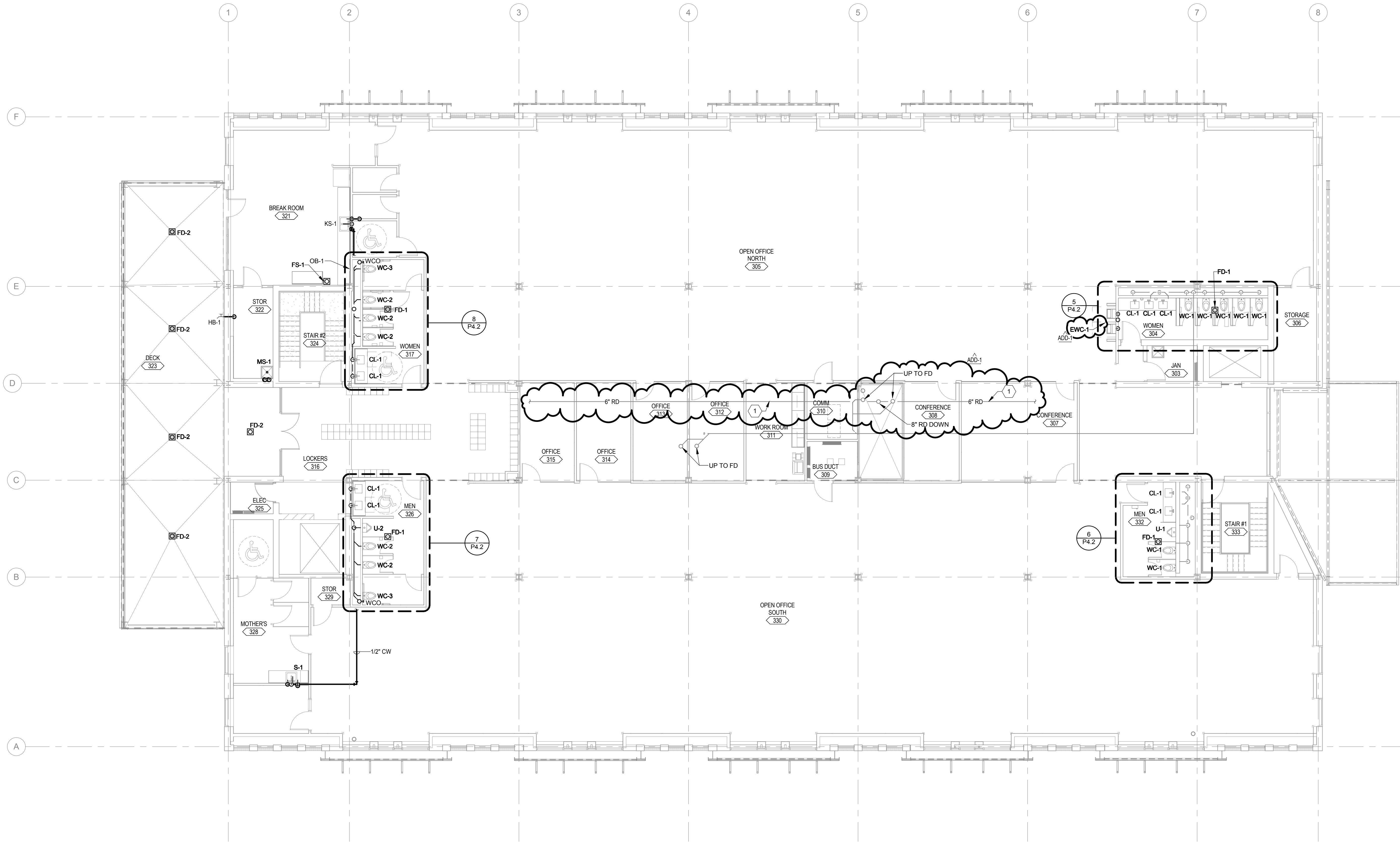
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PLUMBING PLAN, THIRD LEVEL

SCALE: 1/8" = 1'-0"



GENERAL SHEET NOTES

- DO NOT ROUTE ITEMS OVER ELECTRICAL PANELS. PROVIDE 3'-6" CLEARANCE IN FRONT OF ELECTRICAL PANELS AND DEVICES FROM FLOOR TO 6'-6" OR TOP OF PANEL AS PER CODE REQUIREMENTS.
- COORDINATE EXACT FIRE AND/OR SMOKE RATING WITH ARCHITECTURAL PLANS.
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SHEET KEYNOTES

- 1 INSULATE ALL EXISTING ROOF DRAIN PIPING. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PIPE ROUTING AND SIZING FOR BID.

PLUMBING PLAN, THIRD LEVEL TELEGRAPH DISTRICT 401 BUILDING RENOVATION

P1.3

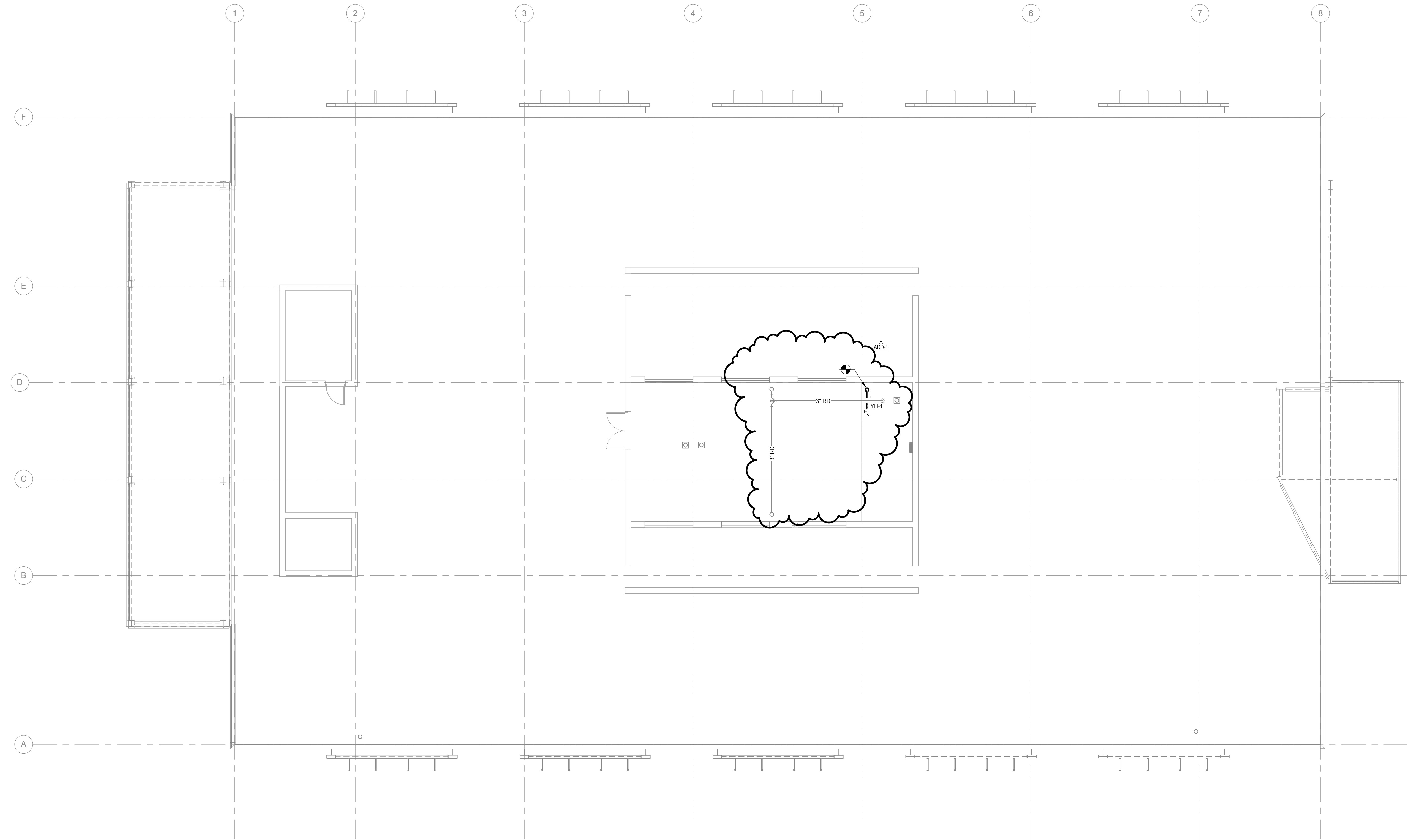
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 **PLUMBING PLAN, PENTHOUSE**
SCALE: 1/8" = 1'-0"

GENERAL SHEET NOTES

- DO NOT ROUTE ITEMS OVER ELECTRICAL PANELS. PROVIDE 3'-6" CLEARANCE IN FRONT OF ELECTRICAL PANELS AND DEVICES FROM FLOOR TO 6'-0" OR TOP OF PANEL AS PER CODE REQUIREMENTS.
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PLUMBING PLAN, PENTHOUSE
TELEGRAPH DISTRICT
401 BUILDING RENOVATION

P1.4

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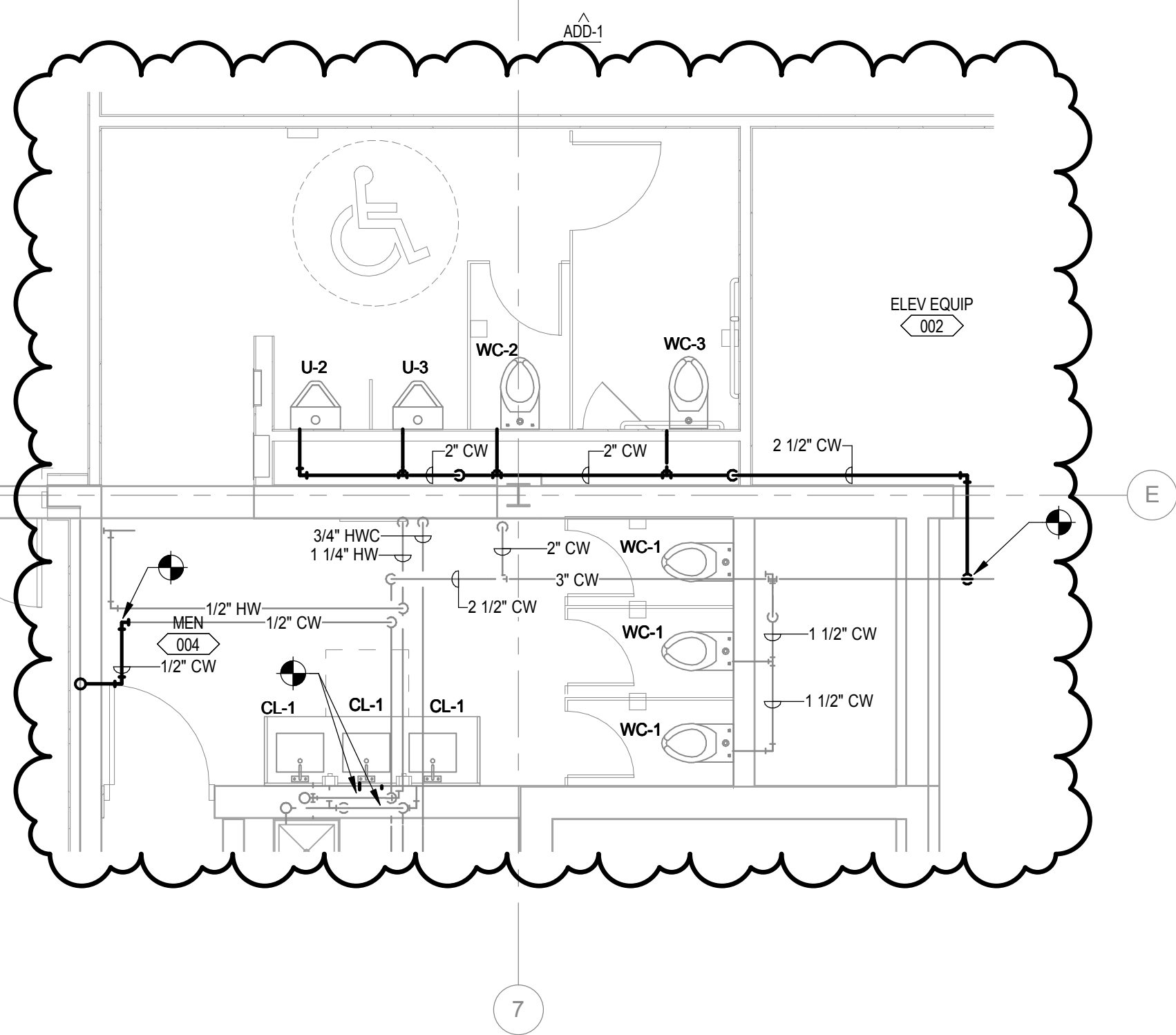
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TELEGRAPH DISTRICT
401 BUILDING RENOVATION

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Revision
Addendum 1 03/11/16

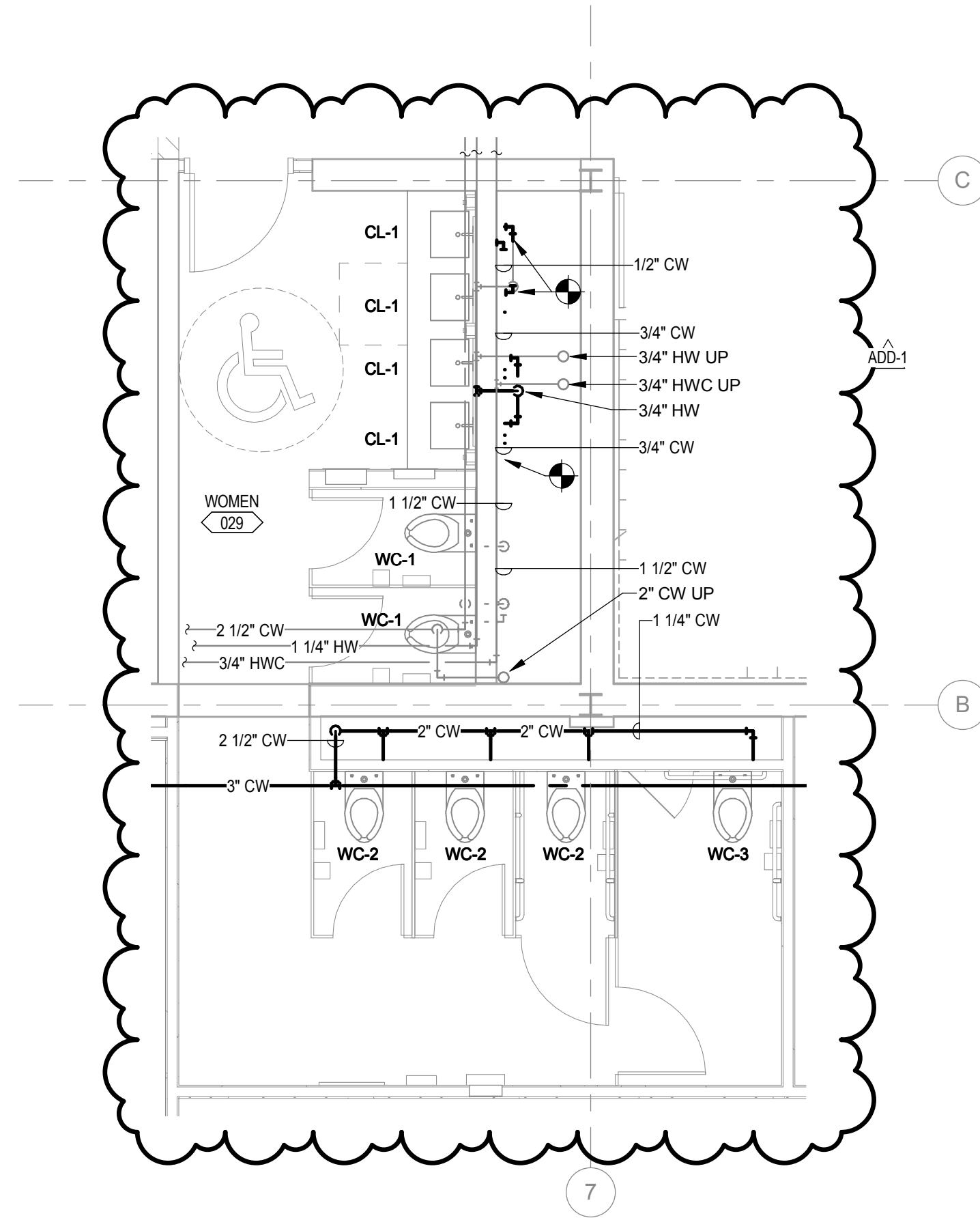
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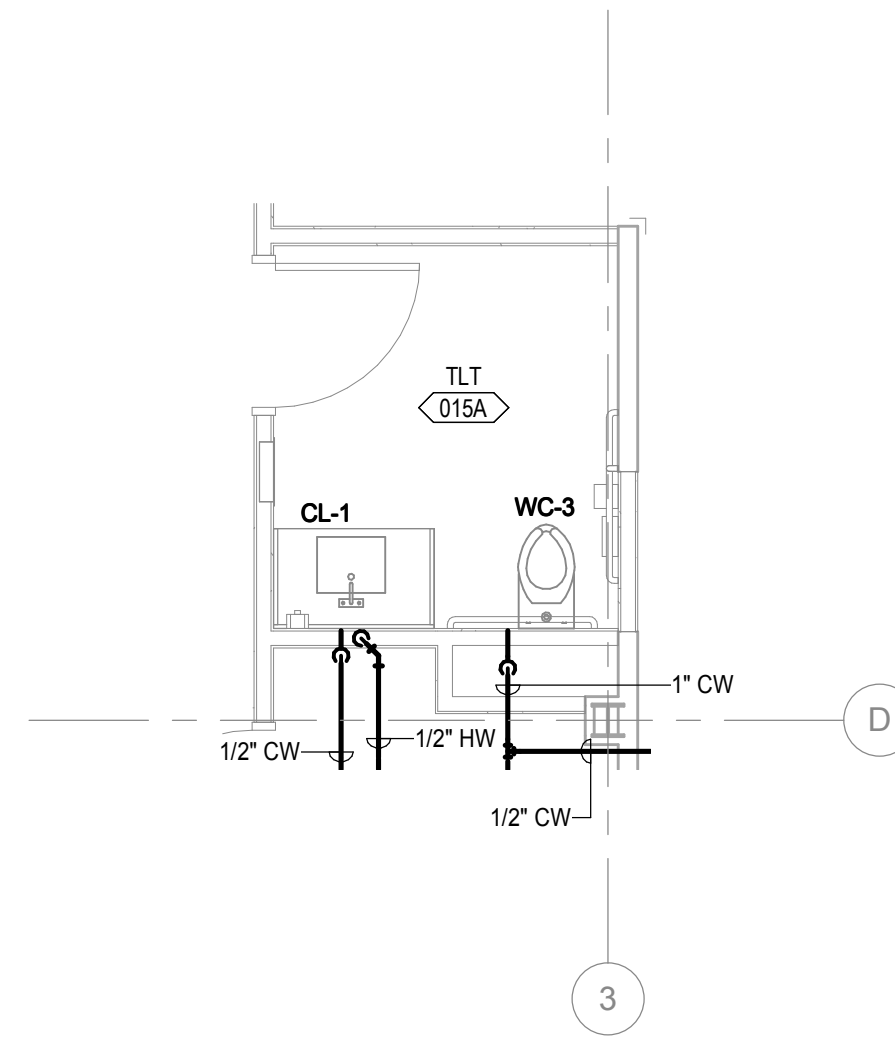
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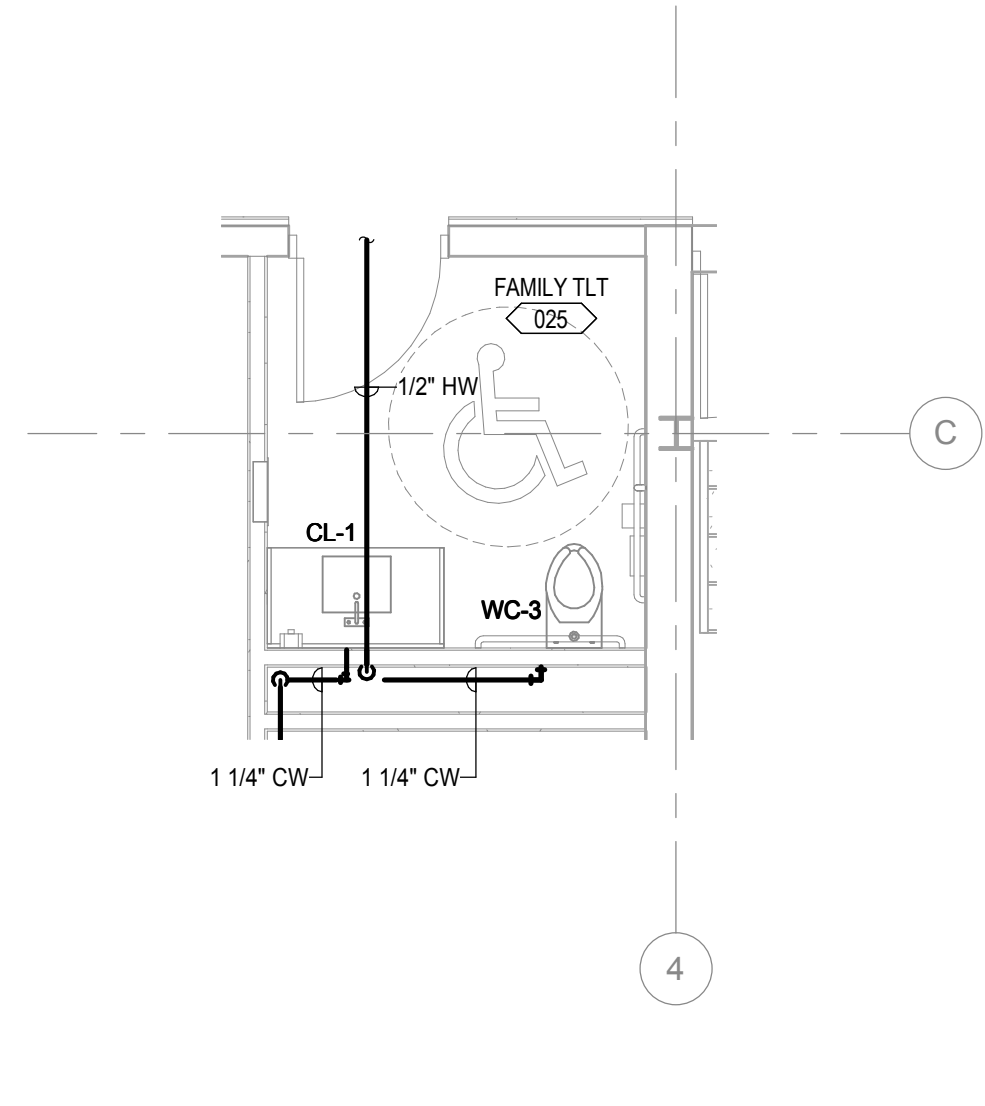
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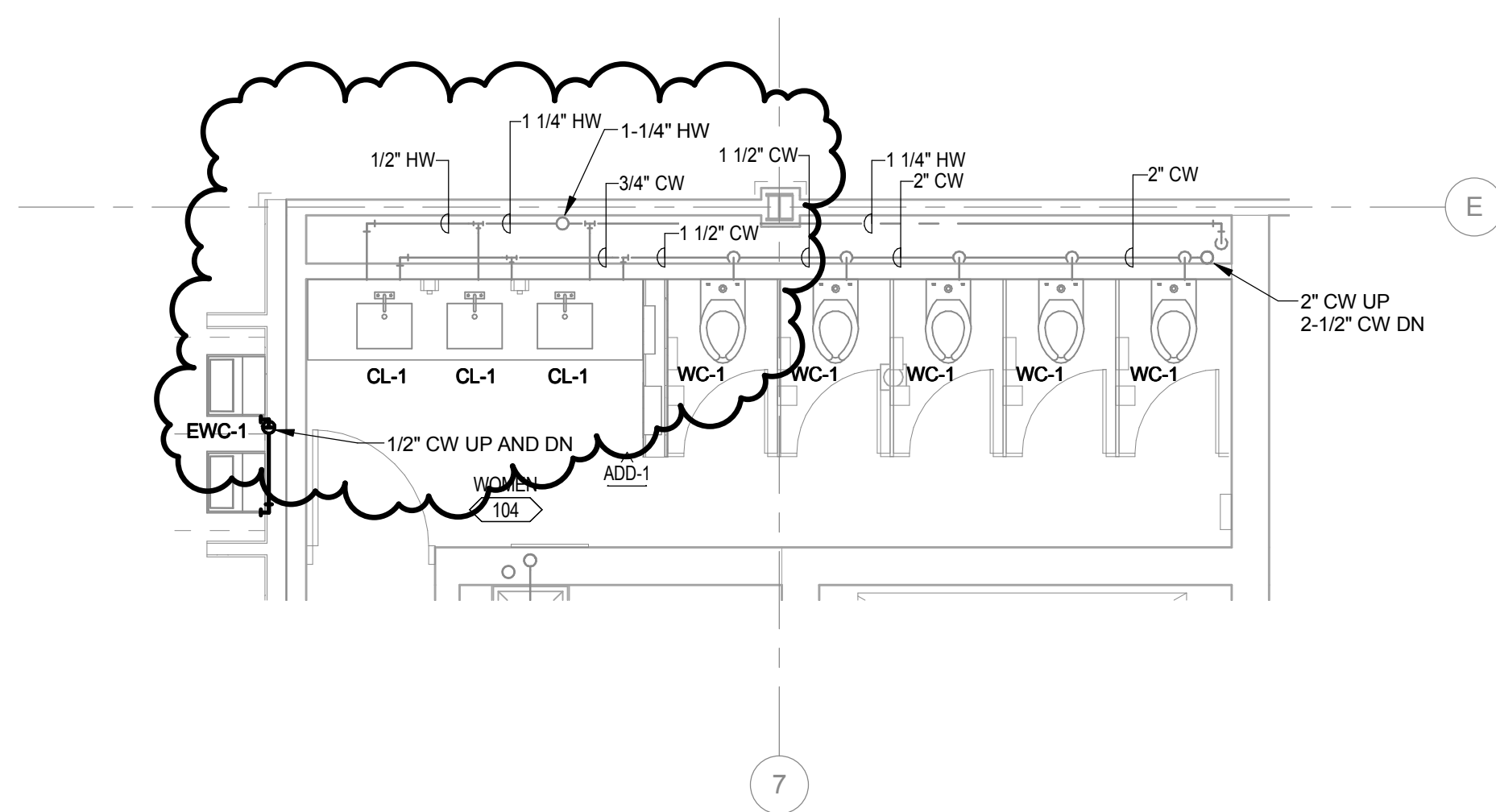
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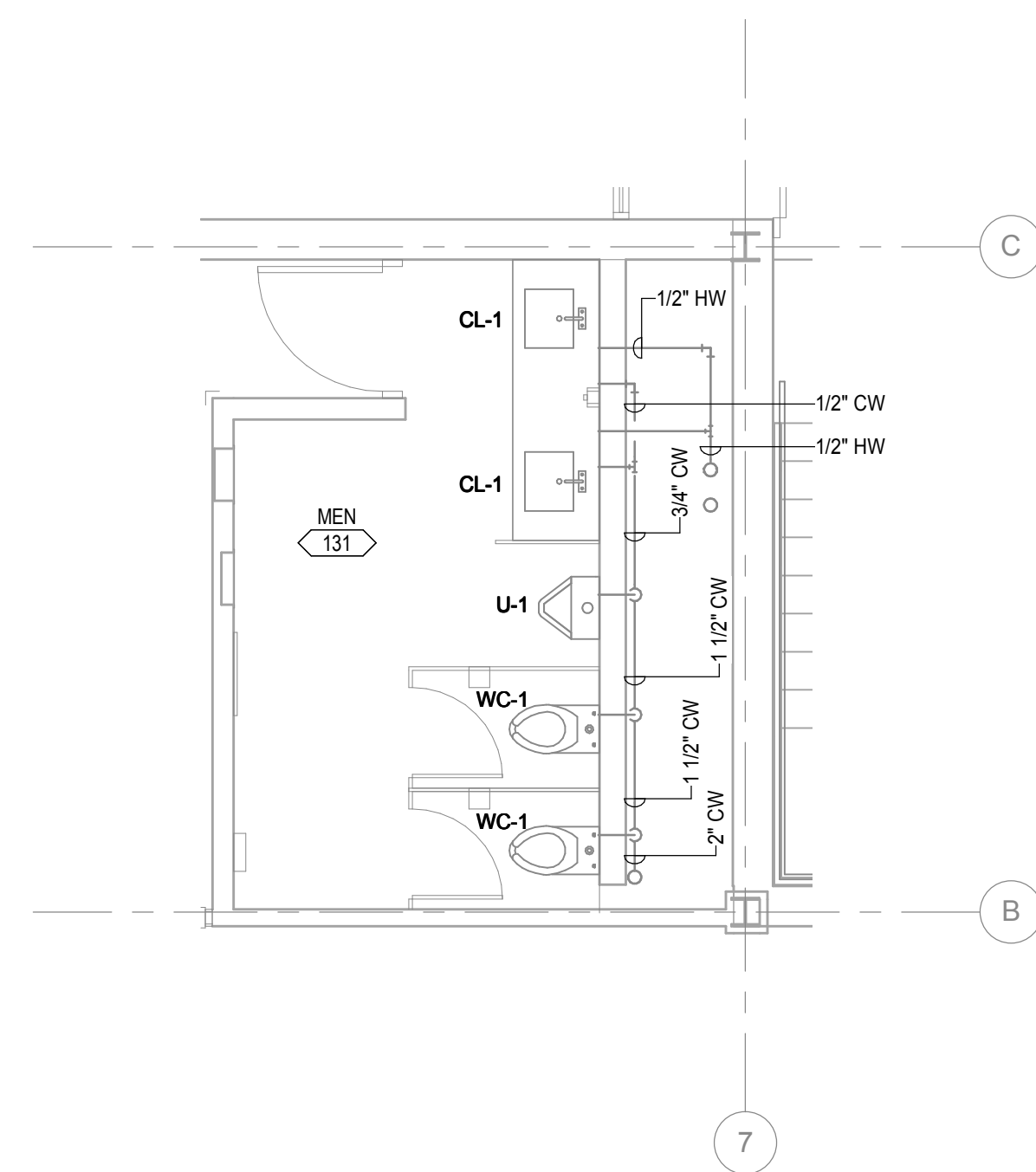
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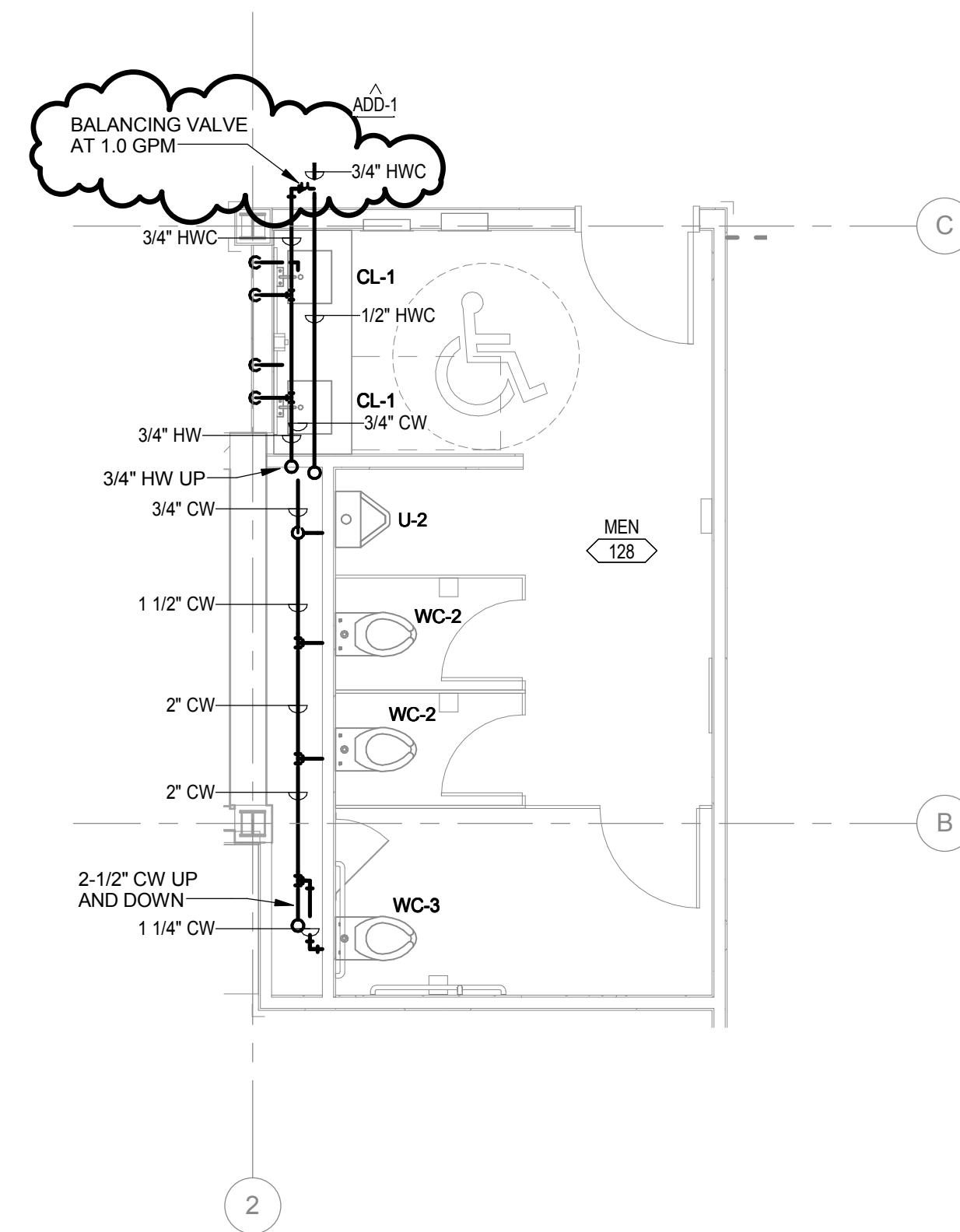
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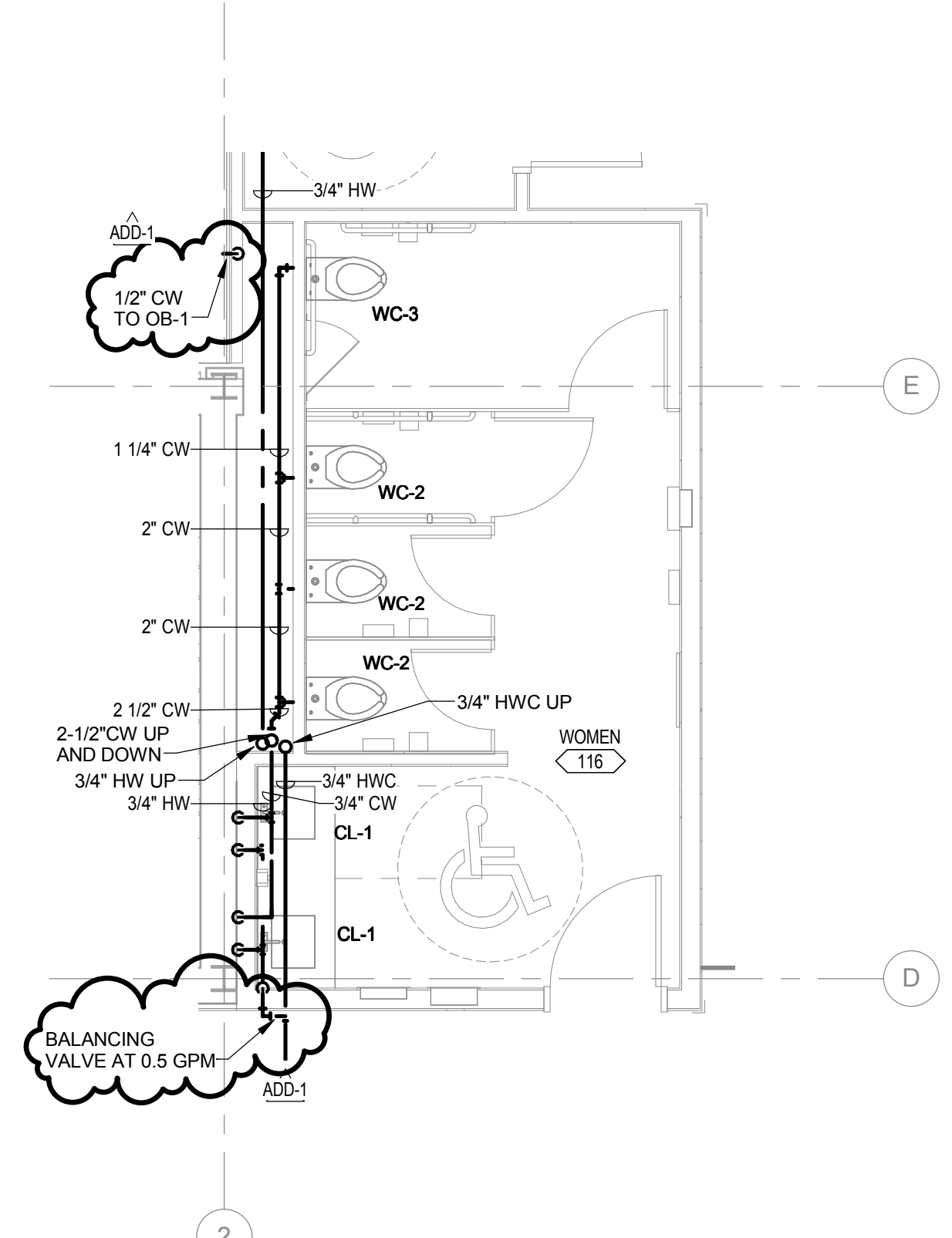
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SCALE: 1/4" = 1'-0"



6 ENLARGED RESTROOM PLAN - MEN 131
SCALE: 1/4" = 1'-0"



7 ENLARGED RESTROOM PLAN - MEN 128
SCALE: 1/4" = 1'-0"



8 ENLARGED RESTROOM PLAN - WOMEN 116
SCALE: 1/4" = 1'-0"



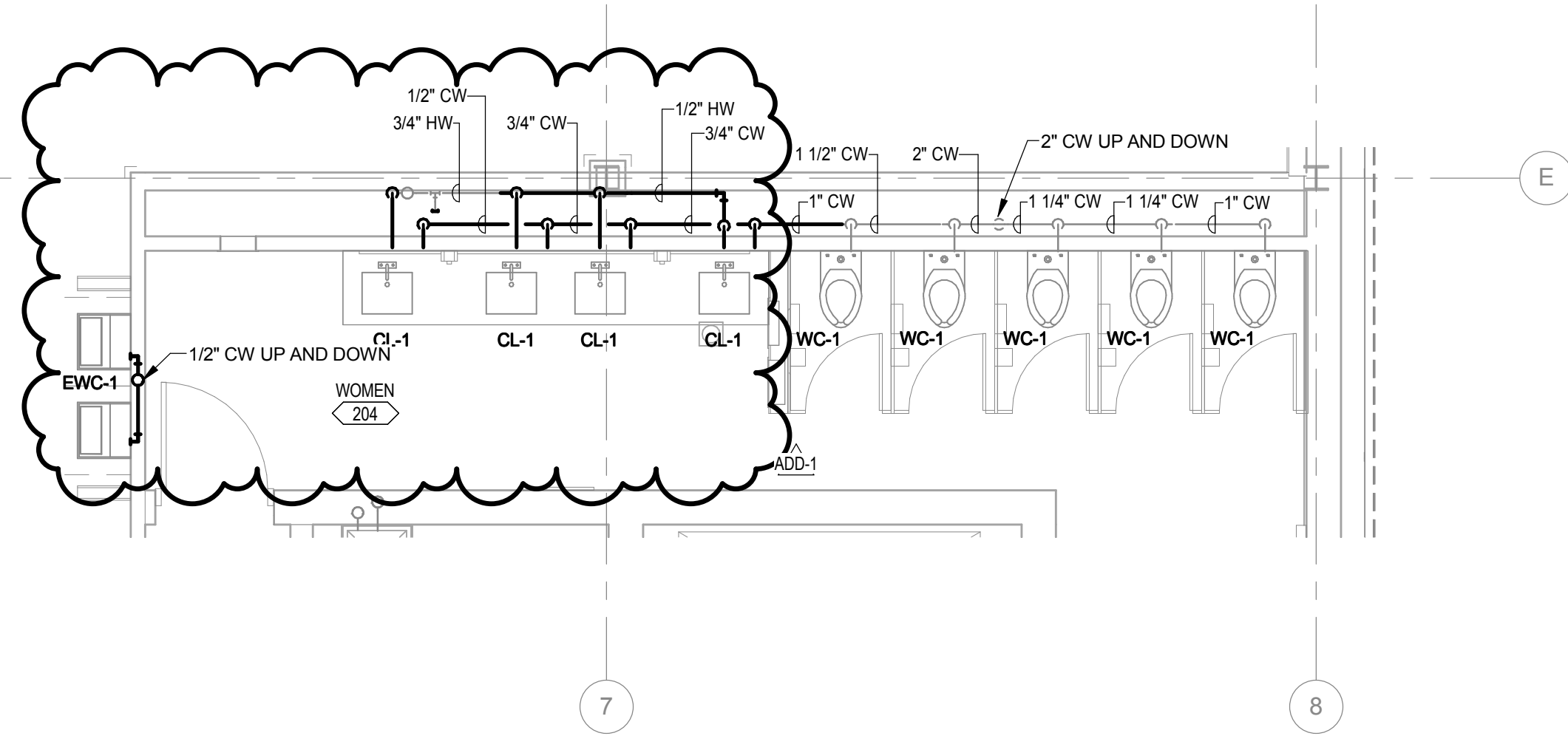
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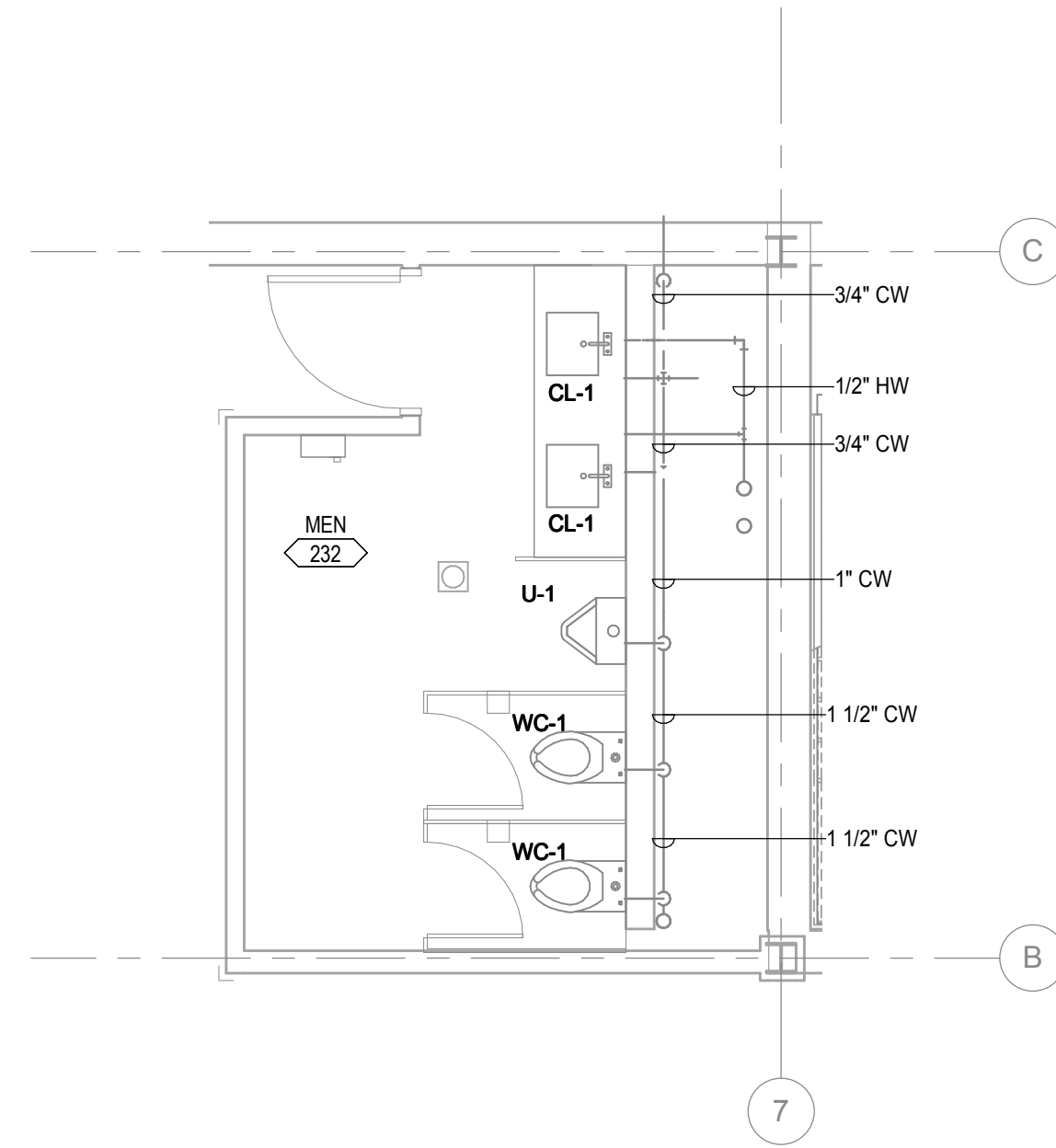
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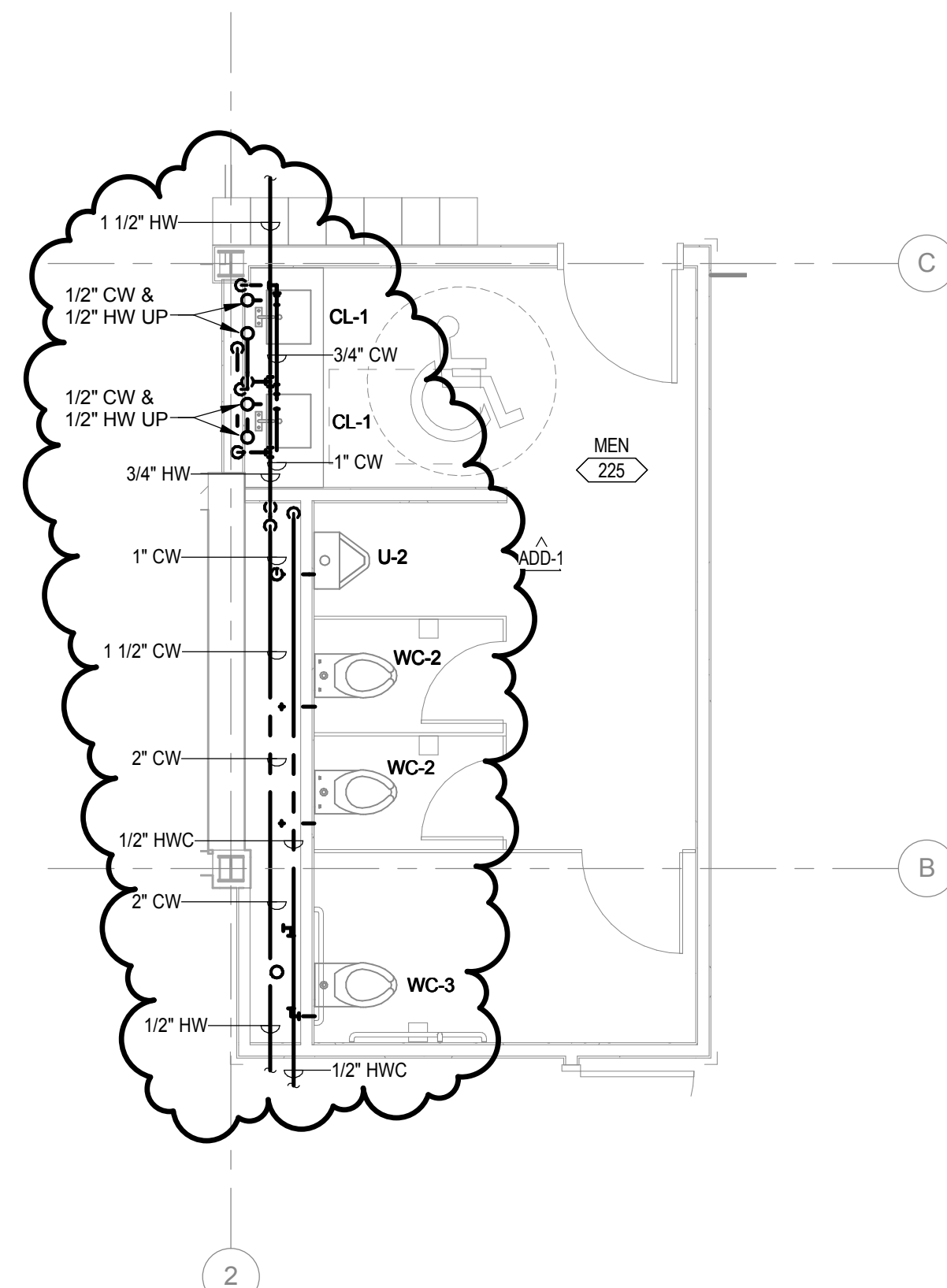
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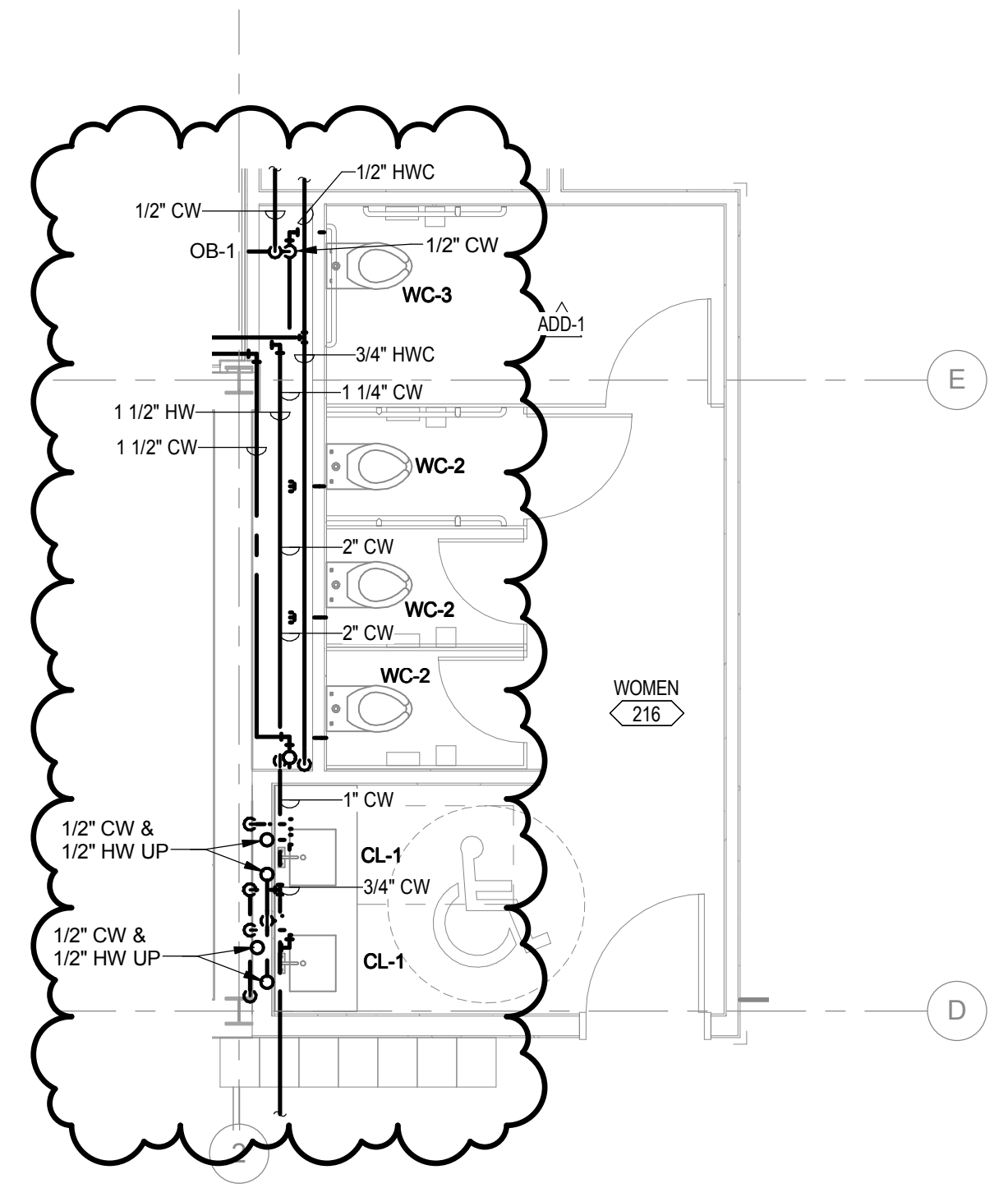
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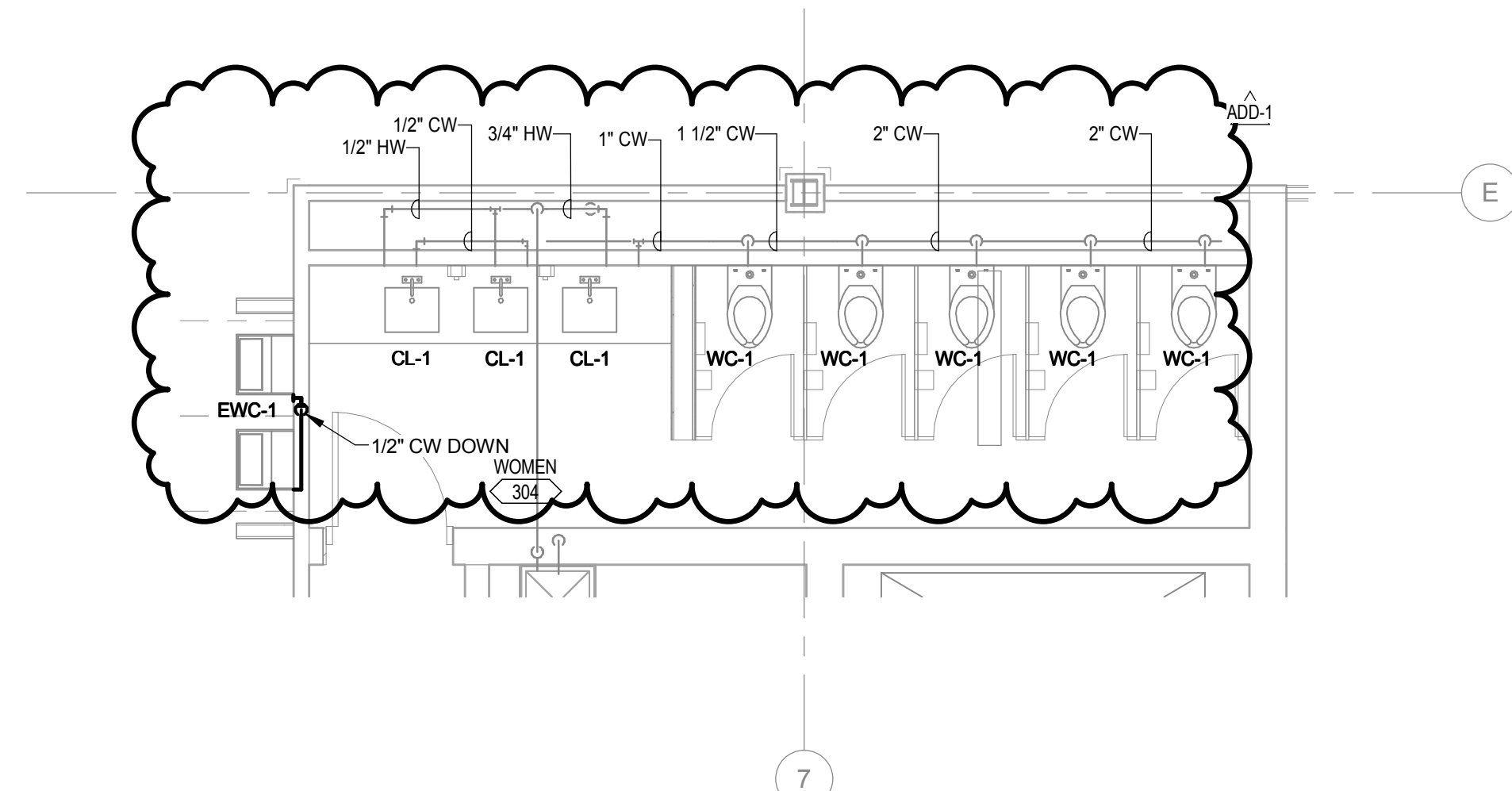
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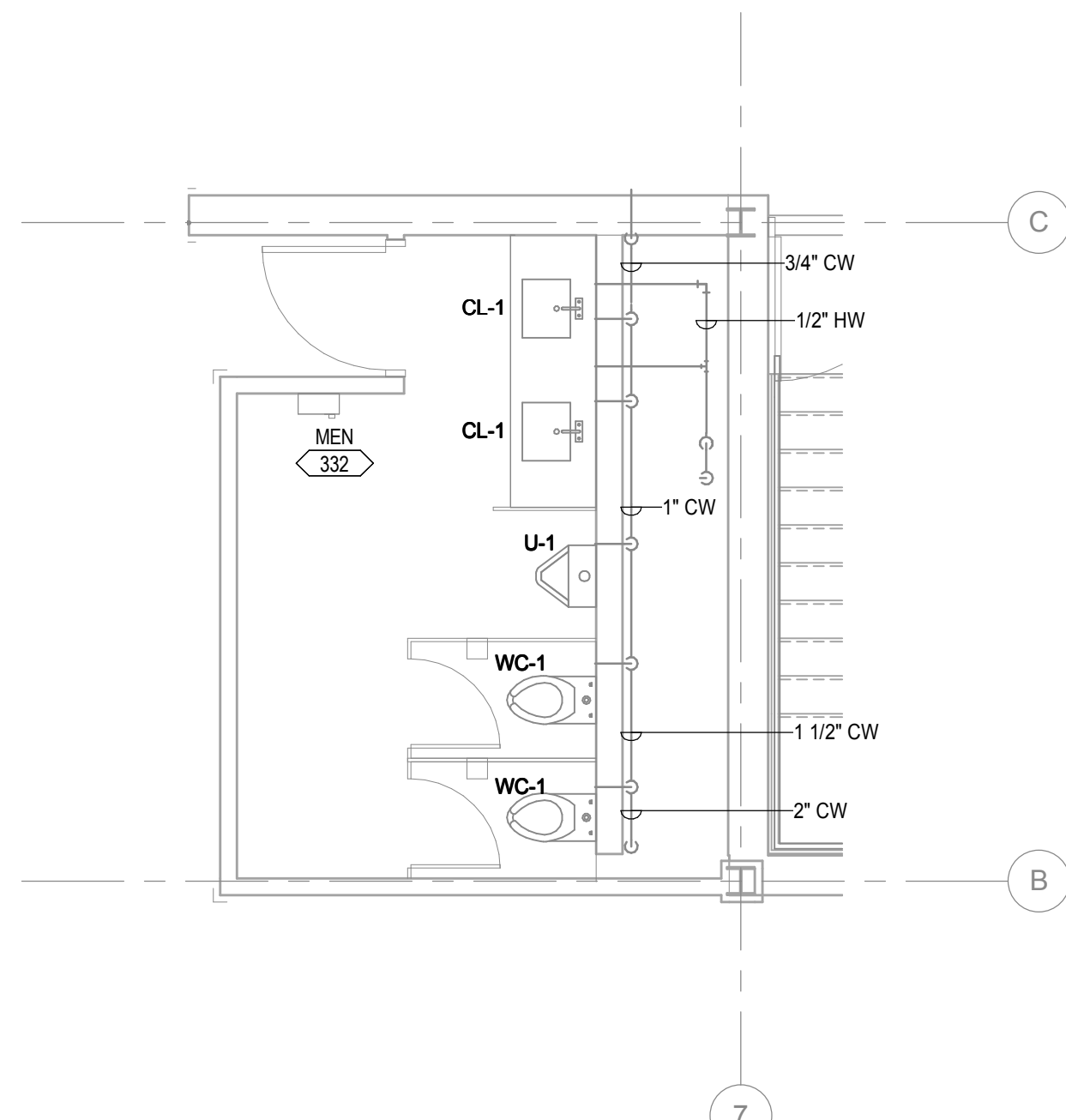
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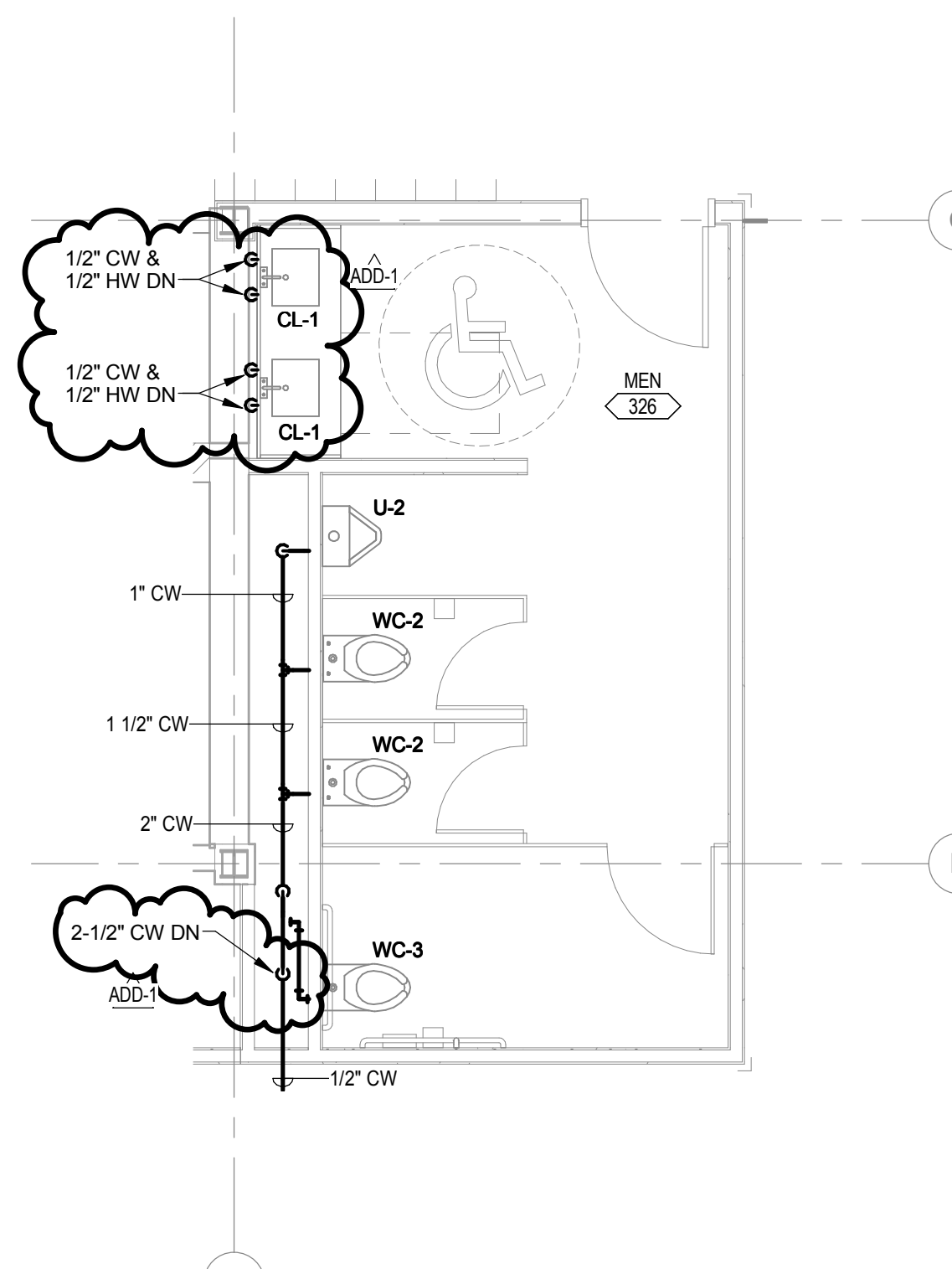
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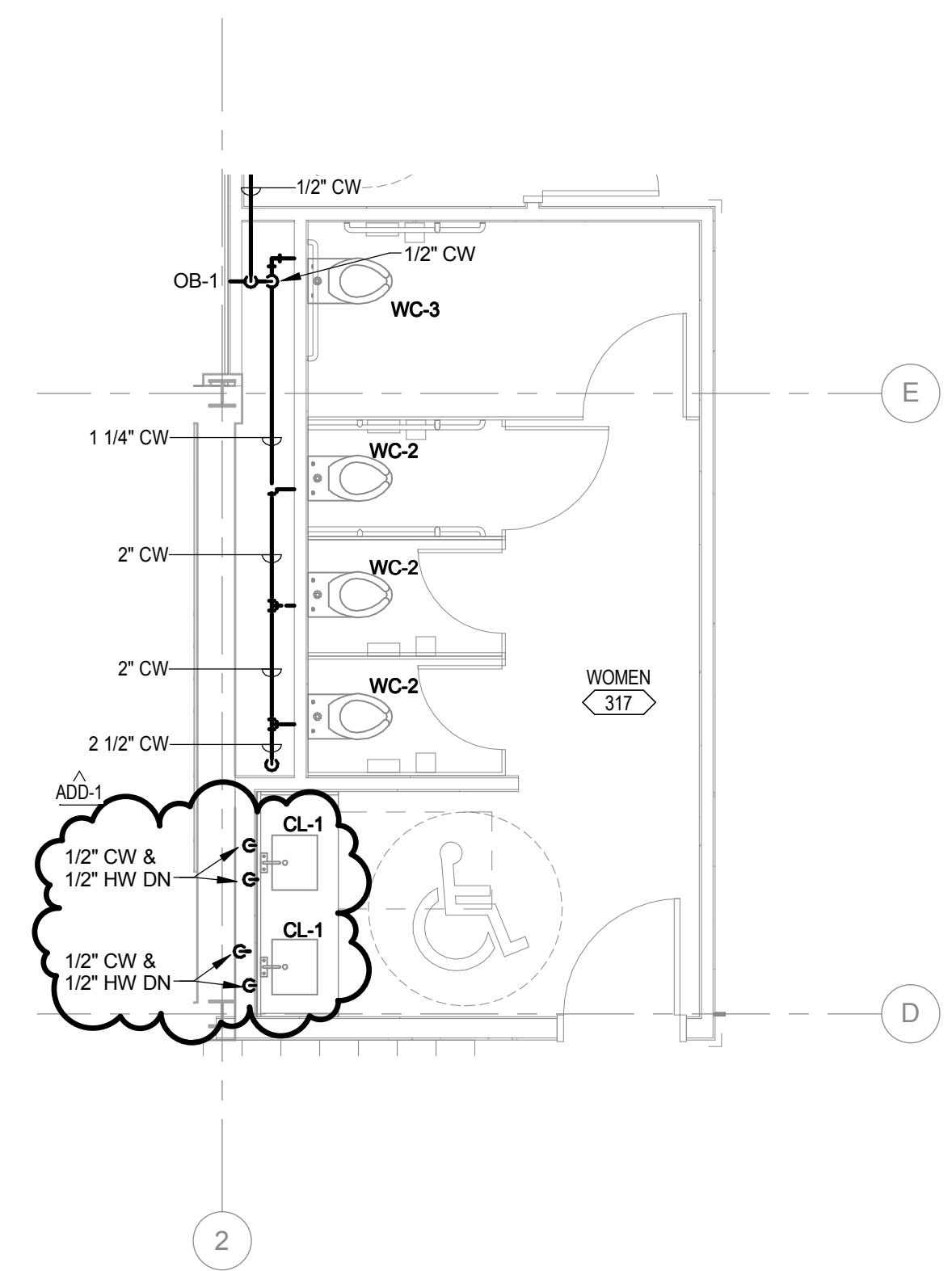
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SCALE: 1/4" = 1'-0"



7 ENLARGED RESTROOM PLAN - MEN 326
SCALE: 1/4" = 1'-0"

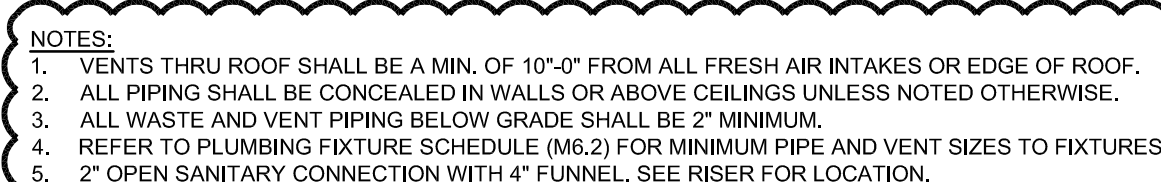


8 ENLARGED RESTROOM PLAN - WOMEN 317
SCALE: 1/4" = 1'-0"



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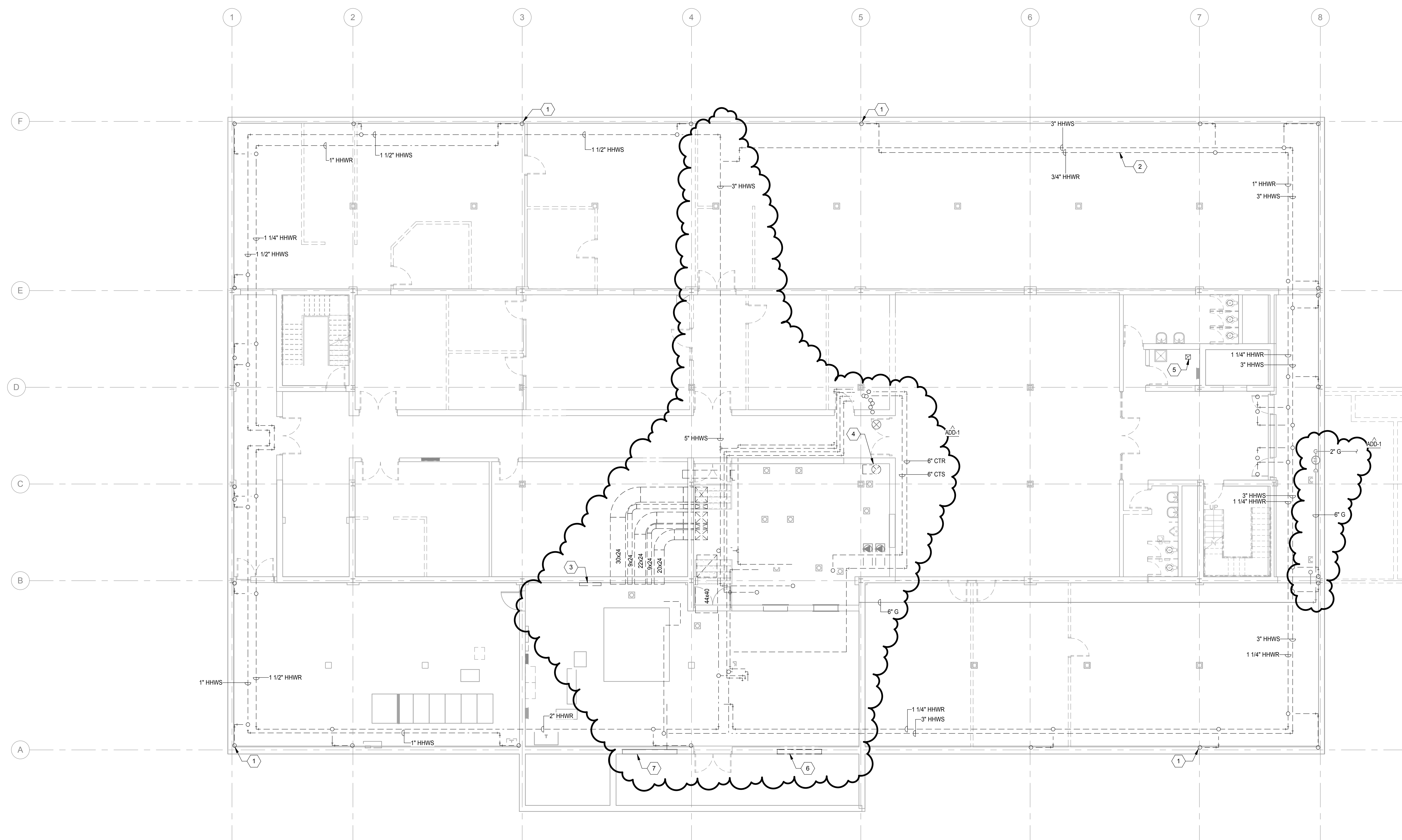
Project #: 015-2779
Drawing #: 130991

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- 1 REMOVE HEATING HOT WATER PIPING UP TO THE FLOOR ABOVE. TYPICAL OF MULTIPLE LOCATIONS. PATCH THE FLOOR OPENING TO MATCH EXISTING.
- 2 REMOVE ALL EXISTING HEATING HOT WATER PIPING WITHIN THE BUILDING.
- 3 REMOVE THE EXISTING DDC CONTROL PANELS WHICH WILL NO LONGER BE IN USE.
- 4 REMOVE THE EXISTING BOILER FLUE UP TO PENTHOUSE.
- 5 REMOVE EXISTING EXHAUST STACK UP THROUGH ROOF AND DOWN TO LOWER LEVEL. PATCH ROOF AND FLOOR OPENINGS TO MATCH EXISTING.
- 6 REMOVE EXISTING LOUVER. OPENING WILL BE REUTILIZED AS A NEW DOOR OPENING.
- 7 CAP EXISTING LOUVER.



MECHANICAL DEMOLITION PLAN, BASEMENT LEVEL
TELEGRAPH DISTRICT
401 BUILDING RENOVATION

MD1.0

0-16202-00
12/26/2016
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Worksheet #1 03/11/16

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Project # 015-2779
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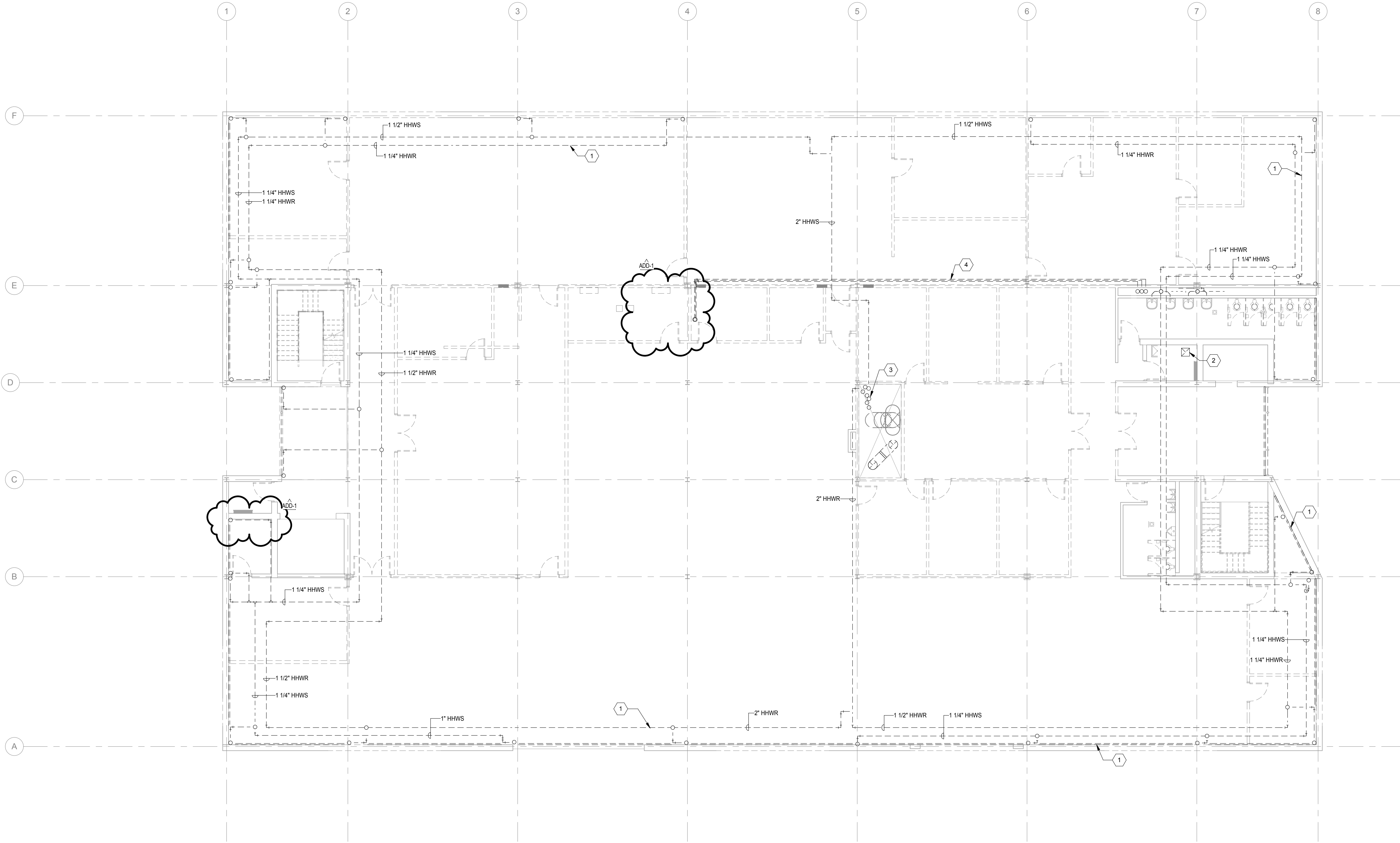
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MECHANICAL DEMOLITION PLAN, SECOND LEVEL

SCALE: 1/8" = 1'-0"



GENERAL SHEET NOTES

- ALL EXISTING DUCTWORK, EQUIPMENT AND ACCESSORIES ARE NOT NECESSARILY SHOWN ON THIS DRAWING. EXISTING SYSTEMS SHOWN ARE AS DEEMED NECESSARY TO PROVIDE INTENT OF DEMOLITION WORK INVOLVED IN THIS PROJECT.
- ALL NOTED DUCTWORK, EQUIPMENT, ETC. IS DESIGNATED FOR REMOVAL UNLESS SPECIFICALLY NOTED OTHERWISE. ALL PIPING TO BE CAPPED OR PLUGGED BEHIND WALLS AND BELOW FLOORS.
- CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO START OF ANY WORK, AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS. NO WORK SHALL BE PERFORMED IN THE AFFECTED AREA UNTIL A RESOLUTION HAS BEEN ESTABLISHED.
- CONTRACTOR SHALL REMOVE ALL MATERIALS AS REQUIRED AND SHALL GIVE THE OWNER THE OPPORTUNITY TO INSPECT SUCH MATERIALS FOR POTENTIAL SALVAGE. CONTRACTOR SHALL REMOVE FROM THE SITE ALL MATERIALS DEEMED "NON-SALVAGEABLE" BY THE OWNER. CONTRACTOR SHALL TURN OVER TO OWNER ALL MATERIALS DEEMED "SALVAGEABLE" BY THE OWNER.
- REMOVE AND REPLACE WALLS, CEILINGS, AND FLOORS TO MATCH EXISTING, WHERE NECESSARY FOR PIPING AND FIXTURE REMOVAL AND INSTALLATION. COORDINATE REMOVALS WITH GENERAL CONTRACTOR TO MINIMIZE REPAIRS.
- REMOVAL OF EQUIPMENT INCLUDES REMOVAL OF ALL CONTROLS, VALVES, DAMPERS, PIPING, ETC.
- REMOVE ALL PNEUMATIC CONTROL TUBING FROM THE BUILDING.
- REMOVE ALL EXISTING HEATING HOT WATER PIPING, CHILLED WATER PIPING, AND TOWER CONDENSER WATER PIPING FROM THE BUILDING.
- AT ALL LOCATIONS WHERE WALLS OR FLOORS NEED TO BE PATCHED, PATCHING SHALL MATCH ADJACENT FINISH.
- REMOVE ALL EXISTING THERMOSTATS. PROVIDE COVER PLATE ON THERMOSTAT ROUGH-IN BOXES NOT TO BE REUSED. FOR EXISTING WALLS TO REMAIN, IF ROUGH-IN BOX IS NOT PRESENT GENERAL CONTRACTOR SHALL PATCH WALL.

SHEET KEYNOTES

- REMOVE ALL HEATING HOT WATER PIPING, PIPE ACCESSORIES, AND FINITUBE HEATERS
- REMOVE EXISTING EXHAUST STACK UP THROUGH ROOF AND DOWN TO LOWER LEVEL. PATCH ROOF AND FLOOR OPENINGS TO MATCH EXISTING.
- REMOVE ALL EXISTING CONDENSER WATER, HEATING HOT WATER, STEAM, AND CONDENSATE PIPING LOCATED IN CHASE.
- REMOVE EXISTING REFRIGERANT PIPING UP TO ROOF CONDENSING UNIT, AND PATCH ROOF PENETRATIONS TO MATCH EXISTING.

MECHANICAL DEMOLITION PLAN, SECOND LEVEL TELEGRAPH DISTRICT 401 BUILDING RENOVATION

MD1.2

10-16202-00
02/26/2016
Revised
Author:raj

03/11/16

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Project # 015-2779
Drawing # 130951

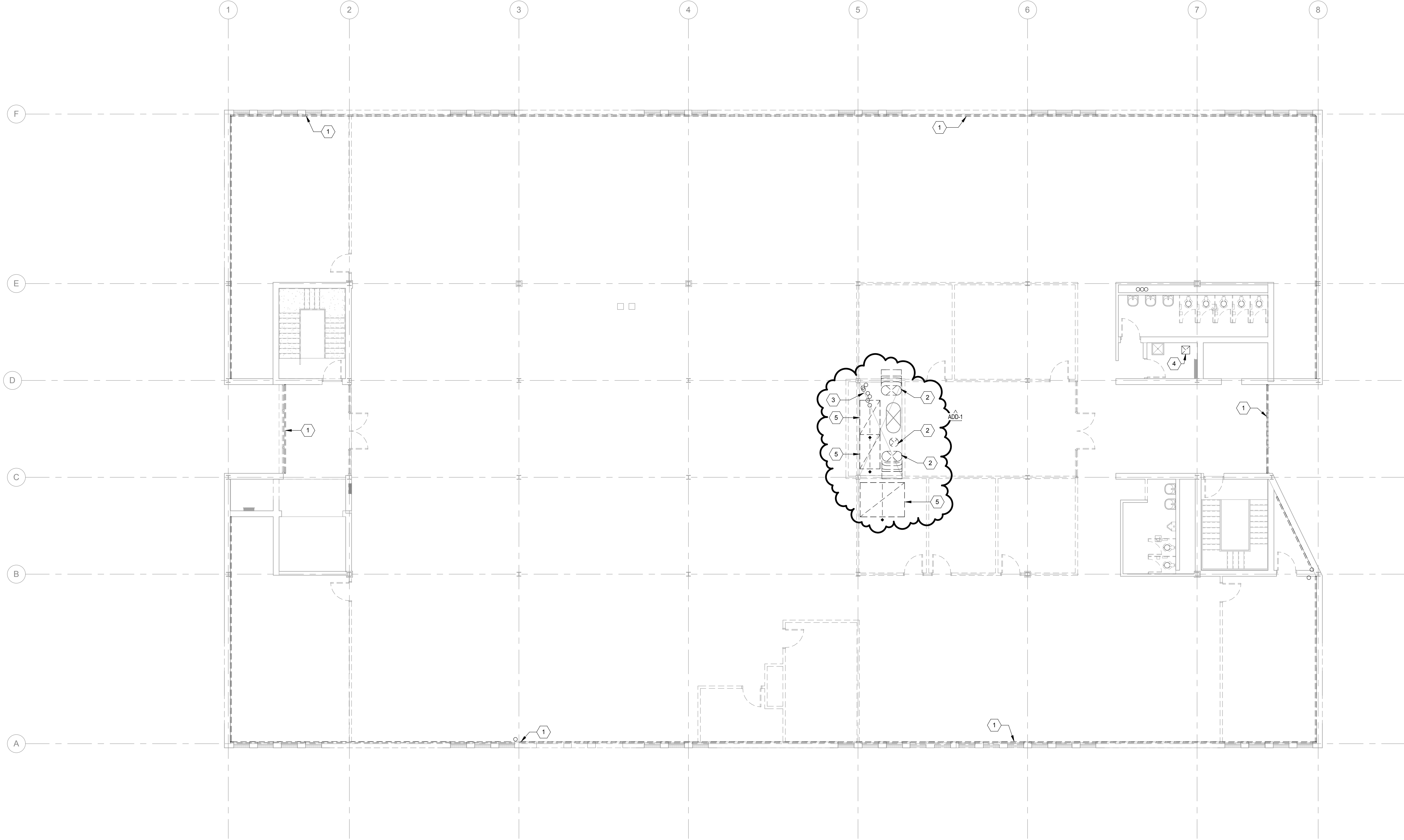
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MECHANICAL DEMOLITION PLAN, THIRD LEVEL
SCALE: 1/8" = 1'-0"



GENERAL SHEET NOTES

- A. ALL EXISTING DUCTWORK, EQUIPMENT AND ACCESSORIES ARE NOT NECESSARILY SHOWN ON THIS DRAWING. EXISTING SYSTEMS SHOWN ARE AS DEEMED NECESSARY TO PROVIDE INTENT OF DEMOLITION WORK INVOLVED IN THIS PROJECT.
- B. ALL NOTED DUCTWORK, EQUIPMENT, ETC. IS DESIGNATED FOR REMOVAL UNLESS SPECIFICALLY NOTED OTHERWISE. ALL PIPING TO BE CAPPED OR PLUGGED BEHIND WALLS AND BELOW FLOORS.
- C. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO START OF ANY WORK AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS. NO WORK SHALL BE PERFORMED IN THE AFFECTED AREA UNTIL A RESOLUTION HAS BEEN ESTABLISHED.
- D. CONTRACTOR SHALL REMOVE ALL MATERIALS AS REQUIRED AND SHALL GIVE THE OWNER THE OPPORTUNITY TO INSPECT SUCH MATERIALS FOR POTENTIAL SALVAGE. CONTRACTOR SHALL REMOVE FROM THE SITE ALL MATERIALS DEEMED NON-SALVAGEABLE BY THE OWNER. CONTRACTOR SHALL TURN OVER TO OWNER ALL MATERIALS DEEMED "SALVAGEABLE" BY THE OWNER.
- E. REMOVE AND REPLACE WALLS, CEILINGS, AND FLOORS TO MATCH EXISTING, WHERE NECESSARY FOR PIPING AND FIXTURE REMOVAL AND INSTALLATION. COORDINATE REMOVALS WITH GENERAL CONTRACTOR TO MINIMIZE REPAIRS.
- F. REMOVAL OF EQUIPMENT INCLUDES REMOVAL OF ALL CONTROLS, VALVES, DAMPERS, PIPING, ETC.
- G. REMOVE ALL PNEUMATIC CONTROL TUBING FROM THE BUILDING.
- H. REMOVE ALL EXISTING HEATING HOT WATER PIPING, CHILLED WATER PIPING, AND TOWER CONDENSER WATER PIPING FROM THE BUILDING.
- I. AT ALL LOCATIONS WHERE WALLS OR FLOORS NEED TO BE PATCHED, PATCHING SHALL MATCH ADJACENT FINISH.
- J. REMOVE ALL EXISTING THERMOSTATS. PROVIDE COVER PLATE ON THERMOSTAT ROUGH-IN BOXES NOT TO BE REUSED. FOR EXISTING WALLS TO REMAIN, IF ROUGH-IN BOX IS NOT PRESENT GENERAL CONTRACTOR SHALL PATCH WALL.

SHEET KEYNOTES

- 1 REMOVE ALL HEATING HOT WATER PIPING, PIPE ACCESSORIES, AND FINITUBE HEATERS. REMOVE ALL PIPING DOWN TO FLOOR BELOW AND PATCH FLOOR TO MATCH EXISTING.
- 2 REMOVE EXISTING DUCTWORK UP TO PENTHOUSE ABOVE.
- 3 REMOVE ALL EXISTING CONDENSER WATER, HEATING HOT WATER, STEAM, AND CONDENSATE PIPING LOCATED IN CHASE.
- 4 REMOVE EXISTING EXHAUST STACK UP THROUGH ROOF AND DOWN TO LOWER LEVEL. PATCH ROOF AND FLOOR OPENINGS TO MATCH EXISTING.
- 5 REMOVE EXISTING FIRE DAMPER. CAP REMAINING OPENING UP INTO PENTHOUSE.



MECHANICAL DEMOLITION PLAN, THIRD LEVEL
TELEGRAPH DISTRICT
401 BUILDING RENOVATION

MD1.3

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02/26/2016
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Addendum 1 03/11/16



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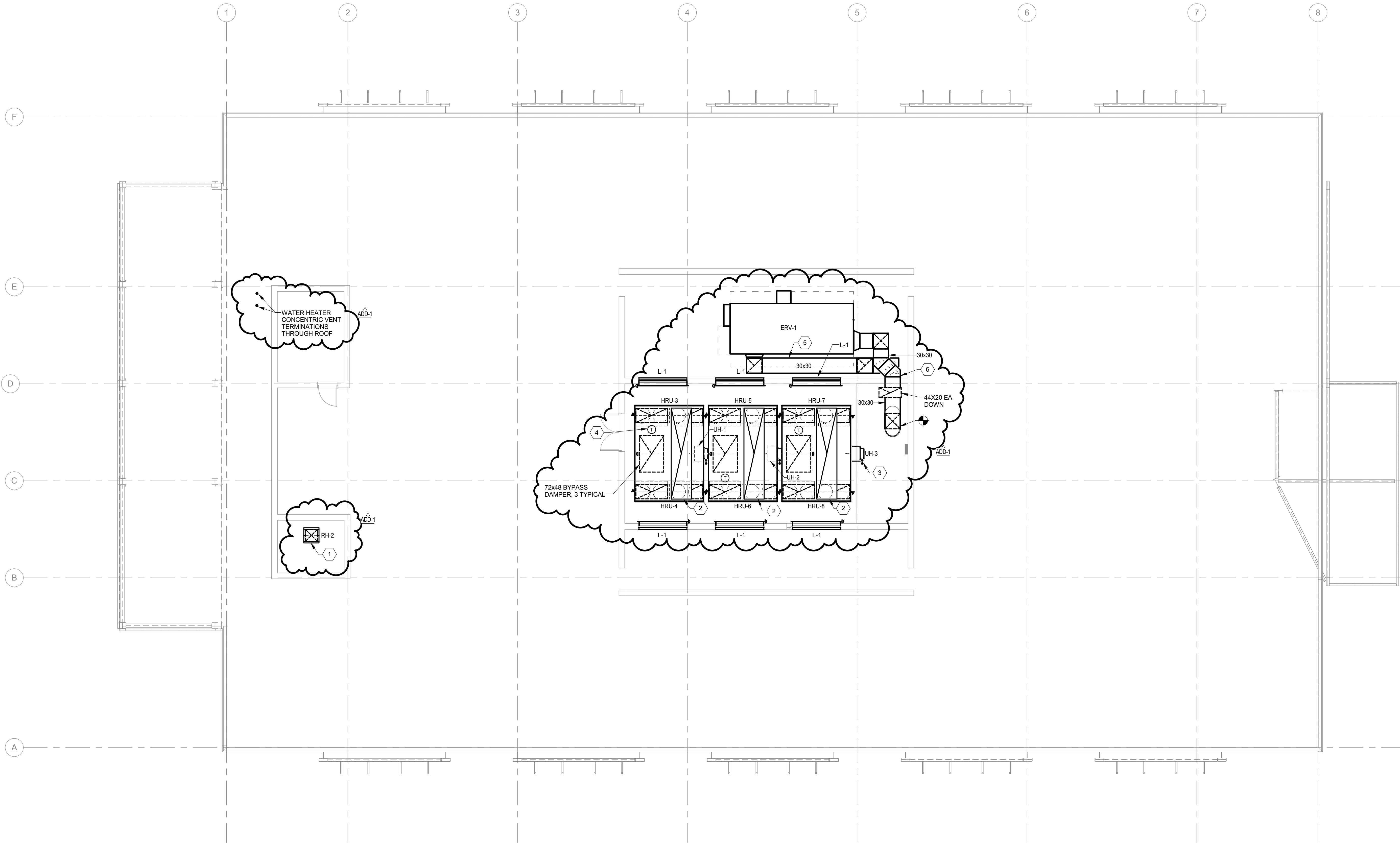


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HVAC PLAN, PENTHOUSE LEVEL

SCALE: 1/8" = 1'-0"



GENERAL SHEET NOTES

- ROUTING INDICATED ON DRAWINGS IS APPROXIMATE AND DOES NOT INCLUDE ALL OFFSETS, FITTINGS, VALVES, ETC. CONTRACTOR TO FIELD VERIFY DUCT SIZE AND SERVICE PRIOR TO FINAL CONNECTION. COORDINATE LOCATION OF HVAC WORK WITH OTHER TRADES BEFORE PROCEEDING WITH WORK. PROVIDE OFFSETS AND CLEARANCES OR RELOCATE HVAC WORK AS REQUIRED TO AVOID CONFLICTS WITH WORK OF ALL OTHER TRADES.
- ITEMS SHALL NOT BE ROUTED OVER ELECTRICAL PANELS. PROVIDE 3'-6" CLEARANCE IN FRONT OF ELECTRICAL PANELS AND DEVICES FROM FLOOR TO 6'-6" OR TOP OF PANEL AS PER CODE REQUIREMENTS.
- SUPPORT ALL DUCTWORK, EQUIPMENT, ETC. FROM THE BUILDING STRUCTURE. DO NOT SUPPORT ITEMS FROM THE METAL ROOF DECK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY SEALING PENETRATIONS THROUGH A FIRE RATED, SMOKE RATED OR COMBINATION FIRE AND SMOKE RATED SEPARATION. SEE SPECIFICATIONS FOR FIRE AND SMOKE RATED SEALANTS. COORDINATE WITH ARCHITECTURAL PLANS FOR RATED SEPARATION LOCATIONS.
- PROVIDE MINIMUM 12"x12" ACCESS DOORS (AD) AT ALL FIRE DAMPER (FD), SMOKE DAMPER (SD) &/OR FIRE/SMOKE DAMPER (FSD) LOCATIONS INSTALLED ABOVE INACCESSIBLE CEILINGS.
- ALL CEILING DIFFUSERS SHALL HAVE A MINIMUM 2'-0" LENGTH OF FLEXIBLE DUCT FOR SOUND DAMPENING. DO NOT USE FLEX DUCT TO CHANGE DIRECTION. FLEXIBLE DUCTS SHALL BE FACTORY INSULATED. PROVIDE DRAW BANDS AND SEAL END OF INSULATION ON ALL FLEXIBLE CONNECTIONS. MAXIMUM LENGTH OF FLEX DUCTS SHALL BE THREE FEET.
- PROVIDE FLEXIBLE CONNECTIONS BETWEEN ALL EQUIPMENT AND DUCTWORK CONNECTIONS.
- UNLESS NOTED/SHOWN OTHERWISE, ALL DUCTWORK SHALL BE RUN AS HIGH AS POSSIBLE. TIGHT TO STRUCTURE WHERE FEASIBLE. RUN DUCTS UP IN JOIST SPACE WHERE INDICATED AND AS REQUIRED. COORDINATE WITH ELECTRICAL, FIRE SPRINKLER, AND PLUMBING CONTRACTORS PRIOR TO INSTALLATION. DAMPERS AND OTHER MAINTENANCE ITEMS SHALL NOT BE INSTALLED HIGHER THAN 4 FEET ABOVE CEILINGS.
- ALL DUCT SIZES SHOWN ARE CLEAR AIRWAY DIMENSIONS. INCREASE SHEET METAL SIZE TO ACCOMMODATE DUCT LINER AS REQUIRED.
- TURNING VANES SHALL BE PROVIDED FOR ALL FITTINGS WHERE TURNS EXCEED 30 DEGREES UNLESS NOTED OTHERWISE. SEAL ALL SHEET METAL CONNECTIONS, SEAMS AND JOINTS.
- COORDINATE ALL GRILLE, REGISTER AND DIFFUSER LOCATIONS WITH REFLECTED CEILING PLAN, LIGHT FIXTURES, SPRINKLER HEADS, COMMUNICATION/SOUND DEVICES AND FIRE ALARM DEVICES.
- INSTALL ESCUTCHEON PLATES ON ALL ROUND DUCT WALL PENETRATIONS. FABRICATE ESCUTCHEON PLATES TO TRIM THE OPENING IN THE WALL.
- INSTALL WALL TRIM ANGLE FOR ALL RECTANGULAR DUCT PENETRATIONS THROUGH WALLS TO CONCEAL OPENING.
- FOR EXPOSED DUCTWORK THOROUGHLY CLEAN. REMOVE ALL SHIPPING LABELS AND OTHER IDENTIFICATION TAGS. DUCTWORK DESIGNATED TO BE PAINTED SHALL HAVE PHOSPHATIZED FINISH. PROVIDE MILL PHOSPHATIZED FINISH FOR EXPOSED DUCTWORK NOT DESIGNATED TO BE PAINTED. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR DUCTWORK DESIGNATED FOR PAINTING.
- ALL TRANSVERSE SPIRAL AND ROUND DUCT JOINTS FOR ALL EXPOSED DUCTWORK SHALL BE MADE WITH WARD KEATING CONNECTOR CENTER-BEADED SLIP COUPLING OR APPROVED EQUAL ROUND DUCT CONNECTOR. NO SEALANT SHALL BE APPLIED TO EXPOSED DUCTWORK SURFACE.
- ALL EXPOSED DUCTWORK IN AREAS WITHOUT CEILINGS TO BE PAINTED. SEE ARCHITECTURAL SPECIFICATIONS.
- ALL SUPPLY AIR DEVICES SHALL BE INSTALLED WITH MANUAL BALANCING DAMPERS. DAMPER SHALL BE FITTED WITH QUADRANT CONTROL WITH STANDOFF TO EXTEND THROUGH INSULATION. DAMPERS SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS.
- VOLUME DAMPERS INSTALLED ABOVE INACCESSIBLE CEILINGS SHALL HAVE EXTENSION RODS AND CABLE OPERATION WITH ADJUSTABLE CEILING ESCUTCHEON PLATES FOR REMOTE BALANCING. PAINT PLATE TO MATCH CEILING.
- LOCATE AND INSTALL EQUIPMENT TO PROVIDE ALL CODE AND MANUFACTURER RECOMMENDED CLEARANCE AND SERVICE ACCESS. UNLESS OTHERWISE SPECIFICALLY SHOWN ON THESE DRAWINGS, LOCATE HANGING EQUIPMENT WITHIN THE SPACE SO THAT MAINTENANCE ACCESS IS PROVIDED FROM BELOW. AND MAINTENANCE AREA AROUND AND ACCESS AREA BELOW IS FREE OF OBSTRUCTIONS INCLUDING PIPING, DUCTWORK, CONDUIT OR OTHER BUILDING ELEMENTS.
- DASHED LINES AROUND EQUIPMENT INDICATE CLEARANCE FOR HYDRONIC PIPING, CONDENSATE DRAIN, ELECTRICAL CONNECTIONS, FILTER PULL, AND MINIMUM REQUIRED SERVICE CLEARANCES. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO INSTALLATION IF SPACE ALLOCATED FOR THE RESPECTIVE WORK CANNOT BE INSTALLED AS INDICATED.

SHEET KEYNOTES

- PROVIDE A 24"x24" 120V SMOKE DAMPER IN THE ROOF HOOD THROAT. INTERLOCK THE OPERATION OF THE SMOKE DAMPER WITH THE FIRE ALARM SYSTEM.
- 40x180 EXHAUST DUCT UP TO ROOF HOOD RH-1.
- ROUTE 3" FLUE AND COMBUSTION AIR FOR GAS UNIT HEATERS UP THROUGH ROOF WITH CONCENTRIC VENT TERMINATION.
- MOUNT UNIT HEATER THERMOSTATS ON UNISTRUT IN FRONT OF HEAT RECOVERY UNITS IN THE DISCHARGE AIR PATH OF THE RECIRCULATION DAMPERS.
- ROUTE DUCTWORK AT ELEVATION HIGHER THAN EQUIPMENT TO ALLOW FOR SERVICE ACCESS TO ALL ERV-1 ACCESS DOORS.
- 30x30 VENTILATION AIR AND 30x30 EXHAUST AIR PENETRATE PENTHOUSE WALL AS HIGH AS POSSIBLE. MAINTAIN 6' WALKWAY UNDERNEATH DUCTWORK.

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HVAC PLAN, PENTHOUSE
TELEGRAPH DISTRICT
401 BUILDING RENOVATION

M1.4

10-16202-00
02/26/2016

Revised
Approved

03/11/16

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- ## SHEET KEYNOTES

- ## MECHANICAL PIPING PLAN, BASEMENT LEVEL

SCALE: 1/8" = 1'-0"



MECHANICAL PIPING PLAN, BASEMENT LEVEL
TELEGRAPH DISTRICT
401 BUILDING RENOVATION

M2.0

Revisions
02/26/2016
10-16202-00
Addendum #1 03/11/16

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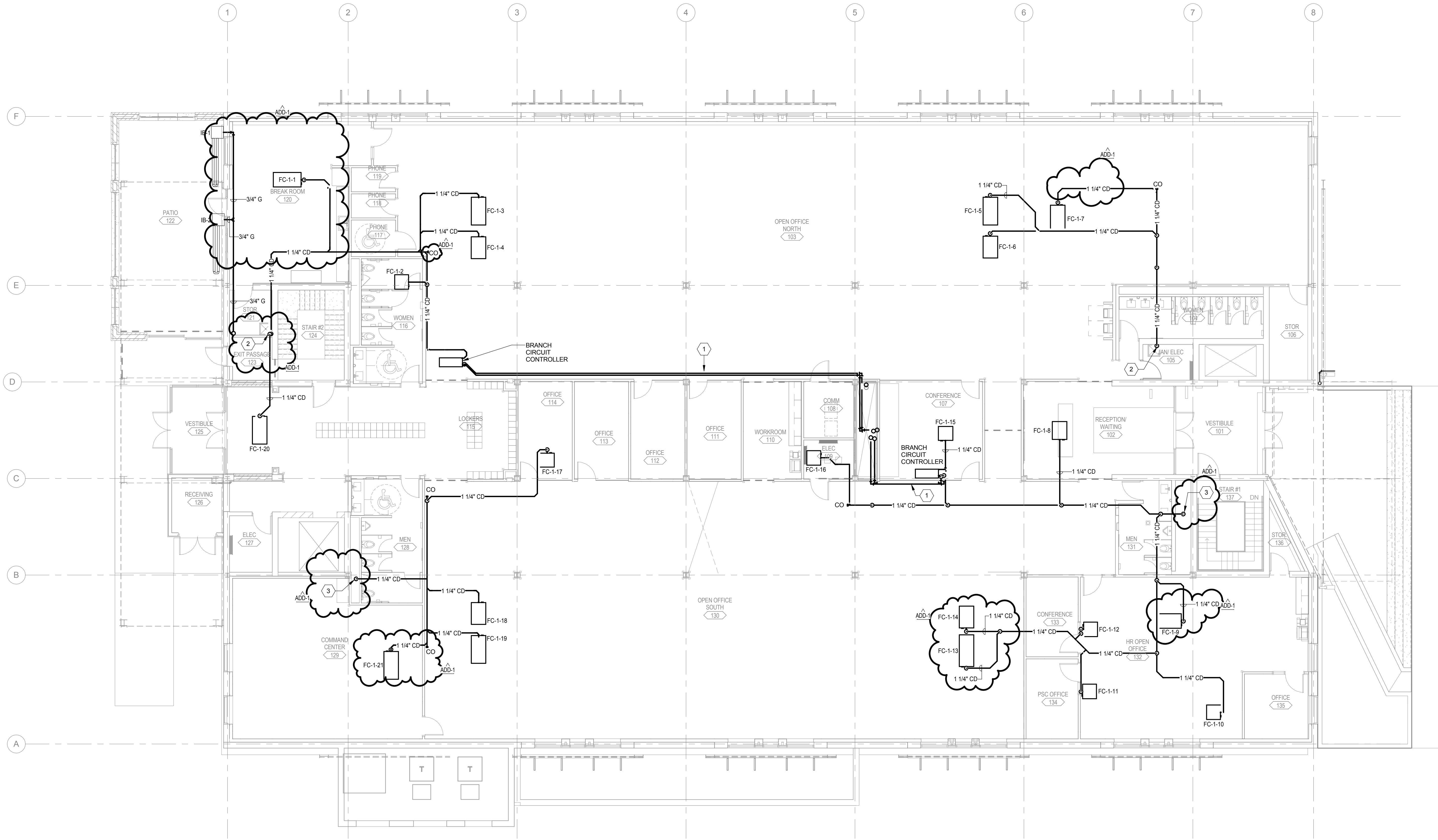
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MECHANICAL PIPING PLAN, FIRST LEVEL

SCALE: 1/8" = 1'-0"



GENERAL SHEET NOTES

- ROUTING INDICATED ON DRAWINGS IS APPROXIMATE AND DOES NOT INCLUDE ALL OFFSETS, FITTINGS, VALVES, ETC. COORDINATE LOCATION OF HVAC WORK WITH OTHER TRADES BEFORE PROCEEDING WITH WORK. PROVIDE OFFSETS AND CLEARANCES OR RELOCATE HVAC WORK AS REQUIRED TO AVOID CONFLICTS WITH WORK OF ALL OTHER TRADES.
- ITEMS SHALL NOT BE ROUTED OVER ELECTRICAL PANELS. PROVIDE 3'-6" CLEARANCE IN FRONT OF ELECTRICAL PANELS AND DEVICES FROM FLOOR TO 6'-0" TOP OF PANEL AS PER CODE REQUIREMENTS.
- SEAL PIPE OPENINGS THROUGH RATED WALLS WITH APPROVED RATED MATERIALS. SEE SPECIFICATIONS FOR FIRE AND SMOKE RATED SEALANTS.
- SUPPORT ALL PIPING, EQUIPMENT, ETC. FROM THE BUILDING STRUCTURE. DO NOT SUPPORT ITEMS FROM THE METAL ROOF DECK.
- PROVIDE FLEXIBLE CONNECTIONS BETWEEN ALL EQUIPMENT AND PIPING CONNECTIONS.
- LOCATE AND INSTALL EQUIPMENT TO PROVIDE ALL CODE AND MANUFACTURER RECOMMENDED CLEARANCE AND SERVICE ACCESS. UNLESS OTHERWISE SPECIFICALLY SHOWN ON THESE DRAWINGS, LOCATE HANGING EQUIPMENT WITHIN THE SPACE SO THAT MAINTENANCE ACCESS IS PROVIDED FROM BELOW. AND MAINTENANCE AREA AROUND AND ACCESS AREA BELOW IS FREE OF OBSTRUCTIONS INCLUDING PIPING, DUCTWORK, CONDUIT OR OTHER BUILDING ELEMENTS.
- DASHED LINES AROUND EQUIPMENT INDICATE CLEARANCE FOR HYDRONIC PIPING, CONDENSATE DRAIN, ELECTRICAL CONNECTIONS, FILTER PULL, AND MINIMUM REQUIRED SERVICE CLEARANCES. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO INSTALLATION IF SPACE ALLOCATED FOR THE RESPECTIVE WORK CANNOT BE INSTALLED AS INDICATED.
- ALL PIPING SHALL BE LOCATED ABOVE CEILINGS, IN A PIPE CHASE, OR OTHER CONCEALED LOCATIONS UNLESS OTHERWISE NOTED. LOCATE AND ARRANGE VALVES, DRAIN FITTINGS, ETC. TO BE ACCESSIBLE THROUGH LAY-INS IN CEILINGS, ACCESS PANELS OR ACCESS DOORS. PROVIDE ACCESS PANEL FOR ALL VALVES, DRAIN FITTINGS, ETC. AT NON-ACCESSIBLE LOCATIONS.
- UNLESS NOTED/SHOWN OTHERWISE, ALL PIPING SHALL BE RUN AS HIGH AS POSSIBLE, TIGHT TO STRUCTURE WHERE FEASIBLE. RUN PIPES UP IN JOIST SPACE WHERE INDICATED AND AS REQUIRED. COORDINATE WITH ELECTRICAL, FIRE SPRINKLER, AND HVAC CONTRACTORS PRIOR TO INSTALLATION. VALVES AND OTHER MAINTENANCE ITEMS SHALL NOT BE INSTALLED HIGHER THAN 2 FEET ABOVE CEILINGS.
- ALL OPENINGS IN WALLS OR FLOORS FOR PIPING SHALL BE CORE DRILLED OR SAW CUT. UNLESS OTHERWISE NOTED, NO BREAKING OF CONCRETE OR CMU SHALL BE PERMITTED.
- ROUTE ALL PIPING IN MECHANICAL ROOMS TO PROVIDE A MINIMUM OF 8'-0" CLEARANCE FROM BOTTOM OF DUCT, PIPE, INSULATION, OR HANGERS TO FINISHED FLOOR.
- PVC PIPING SHALL NOT BE INSTALLED IN ANY RETURN AIR PLENUM UNLESS THE PIPING IS INSTALLED IN A PRE-APPROVED RATED ASSEMBLY.
- PROVIDE PVC JACKETING ON ALL INSULATED PIPE EXPOSED IN PUBLIC AREAS.

SHEET KEYNOTES

- REFRIGERANT LINES FROM HEAT RECOVERY UNIT TO BRANCH SELECTOR BOX, AND FROM BRANCH SELECTOR BOX TO FAN COIL ARE SIZED BY THE EQUIPMENT MANUFACTURER. REFER TO SYSTEM SCHEMATICS ON M5.3 AND M5.4.
- ROUTE 1-1/4" CONDENSATE DOWN TO MOPSINK.
- ROUTE 1-1/4" CONDENSATE DOWN TO OPEN SANITARY CONNECTION.



MECHANICAL PIPING PLAN, FIRST LEVEL TELEGRAPH DISTRICT 401 BUILDING RENOVATION

M2.1

10-16202-00
02/26/2016
Revision
Addendum 1 03/11/16

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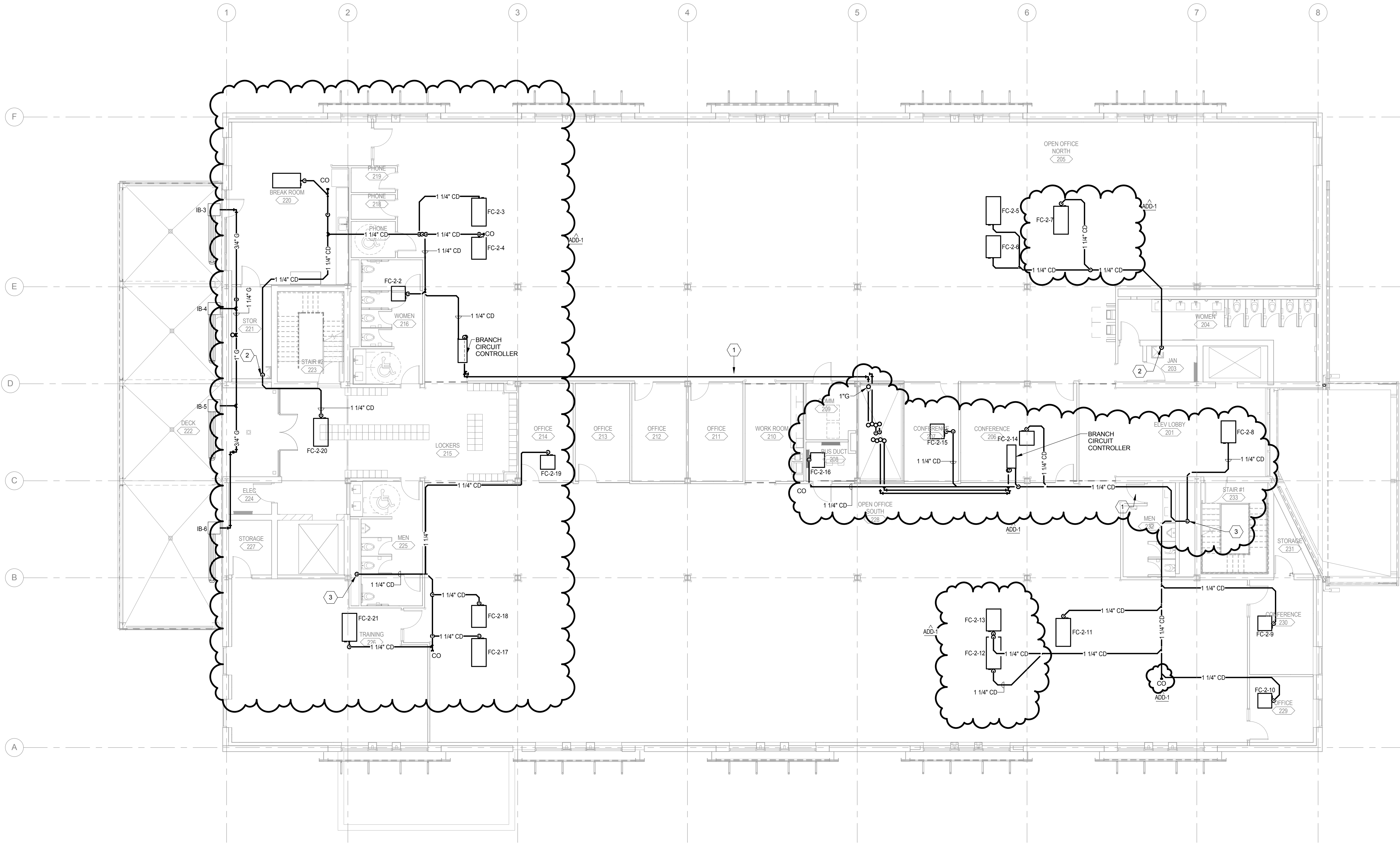
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MECHANICAL PIPING PLAN, SECOND LEVEL

SCALE: 1/8" = 1'-0"



GENERAL SHEET NOTES

- ROUTING INDICATED ON DRAWINGS IS APPROXIMATE AND DOES NOT INCLUDE ALL OFFSETS, FITTINGS, VALVES, ETC. COORDINATE LOCATION OF HVAC WORK WITH OTHER TRADES BEFORE PROCEEDING WITH WORK. PROVIDE OFFSETS AND CLEARANCES OR RELOCATE HVAC WORK AS REQUIRED TO AVOID CONFLICTS WITH WORK OF ALL OTHER TRADES.
- ITEMS SHALL NOT BE ROUTED OVER ELECTRICAL PANELS. PROVIDE 3'-6" CLEARANCE IN FRONT OF ELECTRICAL PANELS AND DEVICES FROM FLOOR TO 6'-0" TOP OF PANEL AS PER CODE REQUIREMENTS.
- SEAL PIPE OPENINGS THROUGH RATED WALLS WITH APPROVED RATED MATERIALS. SEE SPECIFICATIONS FOR FIRE AND SMOKE RATED SEALANTS.
- SUPPORT ALL PIPING, EQUIPMENT, ETC. FROM THE BUILDING STRUCTURE. DO NOT SUPPORT ITEMS FROM THE METAL ROOF DECK.
- PROVIDE FLEXIBLE CONNECTIONS BETWEEN ALL EQUIPMENT AND PIPING CONNECTIONS.
- LOCATE AND INSTALL EQUIPMENT TO PROVIDE ALL CODE AND MANUFACTURER RECOMMENDED CLEARANCE AND SERVICE ACCESS. UNLESS OTHERWISE SPECIFICALLY SHOWN ON THESE DRAWINGS, LOCATE HANGING EQUIPMENT WITHIN THE SPACE SO THAT MAINTENANCE ACCESS IS PROVIDED FROM BELOW. AND MAINTENANCE AREA AROUND AND ACCESS AREA BELOW IS FREE OF OBSTRUCTIONS INCLUDING PIPING, DUCTWORK, CONDUIT OR OTHER BUILDING ELEMENTS.
- DASHED LINES AROUND EQUIPMENT INDICATE CLEARANCE FOR HYDRONIC PIPING, CONDENSATE DRAIN, ELECTRICAL CONNECTIONS, FILTER PULL, AND MINIMUM REQUIRED SERVICE CLEARANCES. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO INSTALLATION IF SPACE ALLOCATED FOR THE RESPECTIVE WORK CANNOT BE INSTALLED AS INDICATED.
- ALL PIPING SHALL BE LOCATED ABOVE CEILINGS, IN A PIPE CHASE, OR OTHER CONCEALED LOCATIONS UNLESS OTHERWISE NOTED. LOCATE AND ARRANGE VALVES, DRAIN FITTINGS, ETC. TO BE ACCESSIBLE THROUGH LAY-INS IN CEILINGS, ACCESS PANELS OR ACCESS DOORS. PROVIDE ACCESS PANEL FOR ALL VALVES, DRAIN FITTINGS, ETC. AT NON-ACCESSIBLE LOCATIONS.
- UNLESS NOTED/SHOWN OTHERWISE, ALL PIPING SHALL BE RUN AS HIGH AS POSSIBLE, TIGHT TO STRUCTURE WHERE FEASIBLE. RUN PIPES UP IN JOIST SPACE WHERE INDICATED AND AS REQUIRED. COORDINATE WITH ELECTRICAL, FIRE SPRINKLER, AND HVAC CONTRACTORS PRIOR TO INSTALLATION. VALVES AND OTHER MAINTENANCE ITEMS SHALL NOT BE INSTALLED HIGHER THAN 2 FEET ABOVE CEILINGS.
- ALL OPENINGS IN WALLS OR FLOORS FOR PIPING SHALL BE CORE DRILLED OR SAW CUT. UNLESS OTHERWISE NOTED, NO BREAKING OF CONCRETE OR CMU SHALL BE PERMITTED.
- ROUTE ALL PIPING IN MECHANICAL ROOMS TO PROVIDE A MINIMUM OF 8'-0" CLEARANCE FROM BOTTOM OF DUCT, PIPE, INSULATION, OR HANGERS TO FINISHED FLOOR.
- PVC PIPING SHALL NOT BE INSTALLED IN ANY RETURN AIR PLENUM UNLESS THE PIPING IS INSTALLED IN A PRE-APPROVED RATED ASSEMBLY.
- PROVIDE PVC JACKETING ON ALL INSULATED PIPE EXPOSED IN PUBLIC AREAS.

SHEET KEYNOTES

- REFRIGERANT LINES FROM HEAT RECOVERY UNIT TO BRANCH SELECTOR BOX, AND FROM BRANCH SELECTOR BOX TO FAN COIL ARE SIZED BY THE EQUIPMENT MANUFACTURER. REFER TO SYSTEM SCHEMATICS ON M5.3 AND M5.4.
- ROUTE 1-1/4" CONDENSATE DOWN TO MOPSINK.
- ROUTE 1-1/4" CONDENSATE DOWN TO OPEN SANITARY CONNECTION.



MECHANICAL PIPING PLAN, SECOND LEVEL TELEGRAPH DISTRICT 401 BUILDING RENOVATION

M2.2
10-16202-00
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- B. ITEMS SHALL NOT BE ROUTED OVER ELECTRICAL PANELS. PROVIDE 3'-6" CLEARANCE IN FRONT OF ELECTRICAL PANELS AND DEVICES. PROVIDE 2'-0" OR TO 6'-0" ON TOP OF PANEL AS PER CODE REQUIREMENTS.
- C. SEAL PIPE OPENINGS THROUGH RATED WALLS WITH APPROVED RATED MATERIALS. SEE SPECIFICATIONS FOR FIRE AND SMOKE RATED SEALS.
- D. SUPPORT ALL PIPING: EQUIPMENT, ETC. FROM THE STRUCTURE. DO NOT SUPPORT ITEMS FROM THE METAL ROOF DECK.
- E. PROVIDE FLEXIBLE CONNECTIONS BETWEEN ALL EQUIPMENT AND PIPING CONNECTIONS.
- F. LOCATE AND INSTALL EQUIPMENT TO PROVIDE ALL CODE AND MANUFACTURER RECOMMENDED CLEARANCE AND SERVICE ACCESS. UNLESS OTHERWISE SPECIFICALLY SHOWN ON THESE DRAWINGS, LOCATE HANGING EQUIPMENT WITHIN THE SPACE SO THAT MAINTENANCE ACCESS IS PROVIDED TO EQUIPMENT OR SHAMU CLEARANCE AREA AROUND AND ACCESS AREA BELOW IS FREE OF OBSTRUCTIONS INCLUDING, DUCTWORK, CONDUIT OR OTHER BUILDING ELEMENTS.
- G. DASHED LINES AROUND EQUIPMENT INDICATE CLEARANCE FOR HYDRONIC PIPING, CONDENSATE DRAIN, ELECTRICAL CONNECTIONS, FILTER PULL, AND MINIMUM REQUIRED SERVICE CLEARANCE. PROVIDE EQUIPMENT CONTRACT ENGINEER PRIOR TO INSTALLATION IF SPACE ALLOCATED FOR RESPECTIVE WORK CANNOT BE INSTALLED AS INDICATED.
- H. ALL PIPING SHALL BE LOCATED ABOVE CEILINGS, IN A PIPE CHASE, OR OTHER CONCEALED LOCATIONS UNLESS OTHERWISE NOTED. LOCATE AND ARRANGE VALVES, DRAIN FITTINGS, ETC. AS SHOWN. PROVIDE 6" HIGHLAY IN CEILINGS, ACCESS PANELS OR ACCESS DOORS. PROVIDE ACCESS PANELS ABOVE VALVES, DRAIN FITTINGS, ETC. AT NON-ACCESSIBLE LOCATIONS.
- I. UNLESS NOTED/SHOWN OTHERWISE, ALL PIPING SHALL BE RUN AS HIGH AS POSSIBLE, TIGHT TO STRUCTURE WHERE FEASIBLE. RUN PIPES UP IN JOIST SPACE WHERE INDICATED AND AS REQUIRED. COORDINATE WITH ELECTRICAL, FIRE SPRINKLER, AND HVAC CONTRACTORS PRIOR TO INSTALLATION. MAINTENANCE ITEMS SHALL NOT BE INSTALLED HIGHER THAN 2 FEET ABOVE CEILINGS.
- J. ALL OPENINGS IN WALLS OR FLOORS FOR PIPING SHALL BE COVERED OR SEALED/OUT. UNLESS OTHERWISE NOTED, NO BREAKING OF CONCRETE OR CMU SHALL BE PERMITTED.
- K. ROUTE ALL PIPING IN MECHANICAL ROOMS TO PROVIDE A MINIMUM OF 8'-0" CLEARANCE FROM BOTTOM OF DUCT, PIPING, OR FLOOR JOIST.
- L. PVP PIPING SHALL NOT BE INSTALLED IN ANY RETURN AIR PLenum UNLESS THE PIPING IS INSTALLED IN A PRE-APPROVED RATED ASSEMBLY.
- M. PROVIDE PVC JACKETING ON ALL INSULATED PIPE EXPOSED IN PUBLIC AREAS.

SHEET CANNOTES

- 1 REFRIGERANT LINES FROM HEAT RECOVERY UNIT TO BRANCH SELECTOR BOX, AND FROM BRANCH SELECTOR BOX TO UNIT, ARE SIZED FOR THE EQUIPMENT MANUFACTURER REFER TO SYSTEM SCHEMATICS ON M5.3 AND M5.4.
- 2 ROUTE 1'-11/4" CONDENSATE DOWN TO MOP SINK.
- 3 ROUTE 1'-11/4" CONDENSATE DOWN TO OPEN SANITARY CONNECTION.

1 REFRIGERANT LINES FROM HEAT RECOVERY UNIT TO
2 BRANCH SELECTOR BOX, AND FROM BRANCH SELECTOR BOX
3 TO FAN COIL ARE SIZED BY THE EQUIPMENT MANUFACTURER
REFER TO SYSTEM SCHEMATICS ON M5.3 AND M5.4.
ROUTE 1-1/4" CONDENSATE DOWN TO MOPSINK.
ROUTE 1-1/4" CONDENSATE DOWN TO OPEN SANITARY
CONNECTION.

- 1 REFRIGERANT LINES FROM HEAT RECOVERY UNIT TO
BRANCH SELECTOR BOX, AND FROM BRANCH SELECTOR BOX
TO FAN COIL ARE SIZED BY THE EQUIPMENT MANUFACTURER
REFER TO SYSTEM SCHEMATICS ON M5.3 AND M5.4.
- 2 ROUTE 1-1/4" CONDENSATE DOWN TO MOPSIK.
- 3 ROUTE 1-1/4" CONDENSATE DOWN TO OPEN SANITARY
CONNECTION.



MECHANICAL PIPING PLAN, THIRD LEVEL
TELEGRAPH DISTRICT
401 BUILDING RENOVATION

M2.3

10-16202-00
02/26/2016
Revisions

Revisions
Appendix #1 03/11/16

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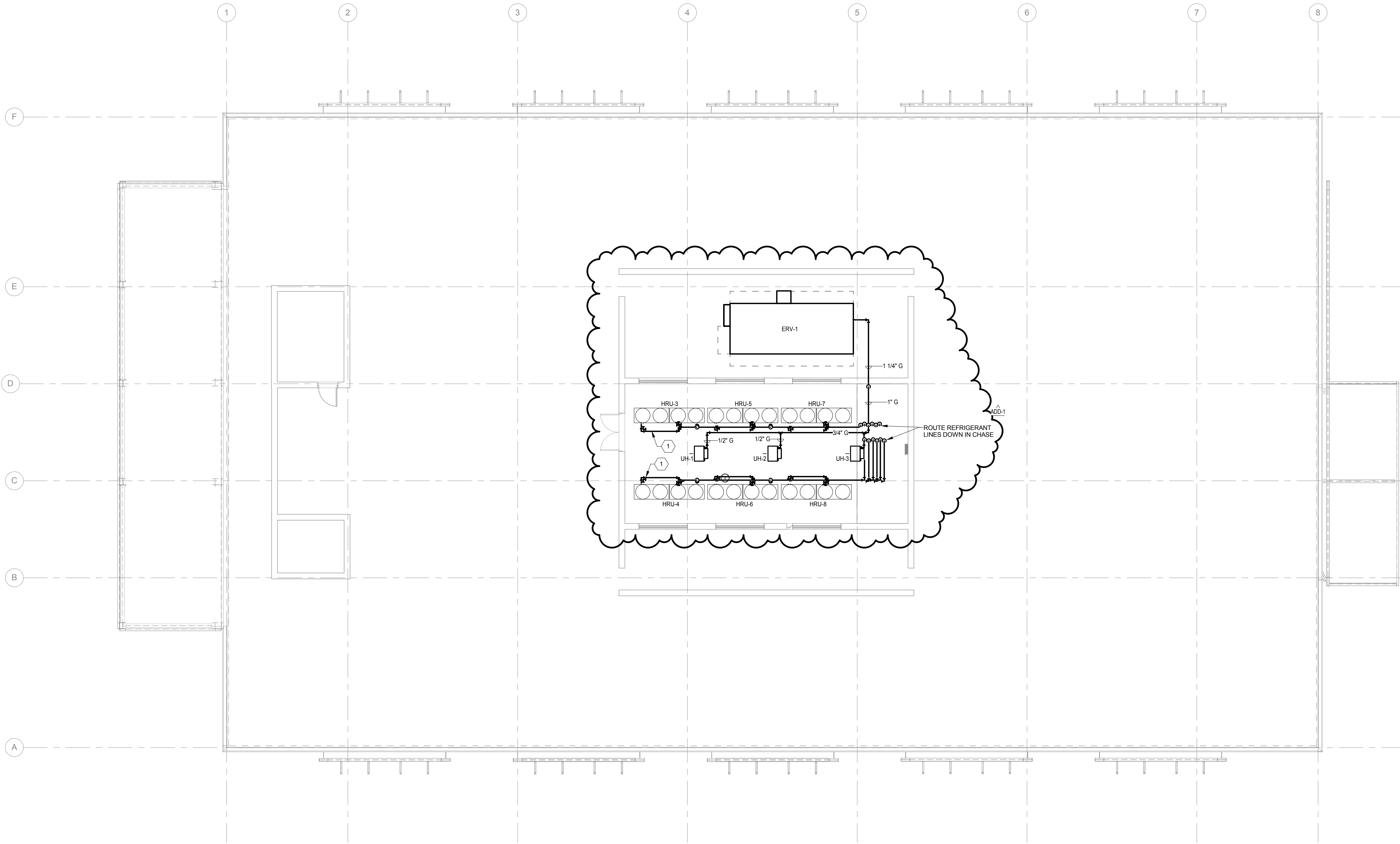
Project # 015-2779
Drawing # 130991

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MECHANICAL PIPING PLAN, PENTHOUSE

SCALE: 1/8" = 1'-0"



GENERAL SHEET NOTES

- ROUTING INDICATED ON DRAWINGS IS APPROXIMATE AND DOES NOT INCLUDE ALL OFFSETS, FITTINGS, VALVES, ETC. COORDINATE LOCATION OF HVAC WORK WITH OTHER TRADES BEFORE PROCEEDING WITH WORK. PROVIDE OFFSETS AND CLEARANCES OR RELOCATE HVAC WORK AS REQUIRED TO AVOID CONFLICTS WITH WORK OF ALL OTHER TRADES.
- ITEMS SHALL NOT BE ROUTED OVER ELECTRICAL PANELS. PROVIDE 3'-6\"/>
- SEAL PIPE OPENINGS THROUGH RATED WALLS WITH APPROVED RATED MATERIALS. SEE SPECIFICATIONS FOR FIRE AND SMOKE RATED SEALANTS.
- SUPPORT ALL PIPING, EQUIPMENT, ETC. FROM THE BUILDING STRUCTURE. DO NOT SUPPORT ITEMS FROM THE METAL ROOF DECK.
- PROVIDE FLEXIBLE CONNECTIONS BETWEEN ALL EQUIPMENT AND PIPING CONNECTIONS.
- LOCATE AND INSTALL EQUIPMENT TO PROVIDE ALL CODE AND MANUFACTURER RECOMMENDED CLEARANCE AND SERVICE ACCESS. UNLESS OTHERWISE SPECIFICALLY SHOWN ON THESE DRAWINGS, LOCATE HANGING EQUIPMENT WITHIN THE SPACE SO THAT MAINTENANCE ACCESS IS PROVIDED FROM BELOW. AND MAINTENANCE AREA AROUND AND ACCESS AREA BELOW IS FREE OF OBSTRUCTIONS INCLUDING PIPING, DUCTWORK, CONDUIT OR OTHER BUILDING ELEMENTS.
- DASHED LINES AROUND EQUIPMENT INDICATE CLEARANCE FOR HYDRONIC PIPING, CONDENSATE DRAIN, ELECTRICAL CONNECTIONS, FILTER PULL, AND MINIMUM REQUIRED SERVICE CLEARANCES. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO INSTALLATION IF SPACE ALLOCATED FOR THE RESPECTIVE WORK CANNOT BE INSTALLED AS INDICATED.
- ALL PIPING SHALL BE LOCATED ABOVE CEILINGS, IN A PIPE CHASE, OR OTHER CONCEALED LOCATIONS UNLESS OTHERWISE NOTED. LOCATE AND ARRANGE VALVES, DRAIN FITTINGS, ETC. TO BE ACCESSIBLE THROUGH LAY-IN CEILINGS, ACCESS PANELS OR ACCESS DOORS. PROVIDE ACCESS PANEL FOR ALL VALVES, DRAIN FITTINGS, ETC. AT NON-ACCESSIBLE LOCATIONS.
- UNLESS NOTED/SHOWN OTHERWISE, ALL PIPING SHALL BE RUN AS HIGH AS POSSIBLE, TIGHT TO STRUCTURE WHERE FEASIBLE. RUN PIPES UP IN JOIST SPACE WHERE INDICATED AND AS REQUIRED. COORDINATE WITH ELECTRICAL, FIRE SPRINKLER, AND HVAC CONTRACTORS PRIOR TO INSTALLATION. VALVES AND OTHER MAINTENANCE ITEMS SHALL NOT BE INSTALLED HIGHER THAN 2 FEET ABOVE CEILINGS.
- ALL OPENINGS IN WALLS OR FLOORS FOR PIPING SHALL BE CORE DRILLED OR SAW CUT. UNLESS OTHERWISE NOTED, NO BREAKING OF CONCRETE OR CMU SHALL BE PERMITTED.
- ROUTE ALL PIPING IN MECHANICAL ROOMS TO PROVIDE A MINIMUM OF 8'-0\"/>
- PVC PIPING SHALL NOT BE INSTALLED IN ANY RETURN AIR PLENUM UNLESS THE PIPING IS INSTALLED IN A PRE-APPROVED RATED ASSEMBLY.
- PROVIDE PVC JACKETING ON ALL INSULATED PIPE EXPOSED IN PUBLIC AREAS.

SHEET KEYNOTES

- REFRIGERANT LINES FROM HEAT RECOVERY UNIT TO BRANCH SELECTOR BOX, AND FROM BRANCH SELECTOR BOX TO FAN COIL, ARE SIZED BY THE EQUIPMENT MANUFACTURER. REFER TO SYSTEM SCHEMATICS ON M5.3 AND M5.4.



MECHANICAL PIPING PLAN, PENTHOUSE TELEGRAPH DISTRICT 401 BUILDING RENOVATION

M2.4

10-16202-00
02/26/2016
Release
Addendum 1

03/11/16

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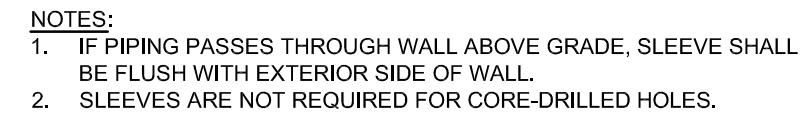
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Project # 015-2779
Drawing # 130951



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1 PIPE SLEEVE THRU EXTERIOR WALL
M5.1 NOT TO SCALE



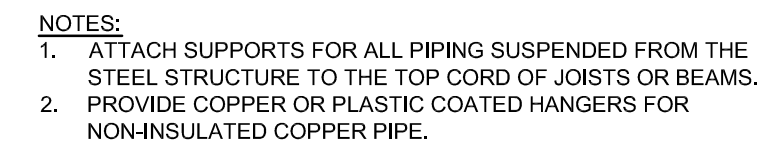
2 PIPE SLEEVE THRU FLOOR
M5.1 NOT TO SCALE



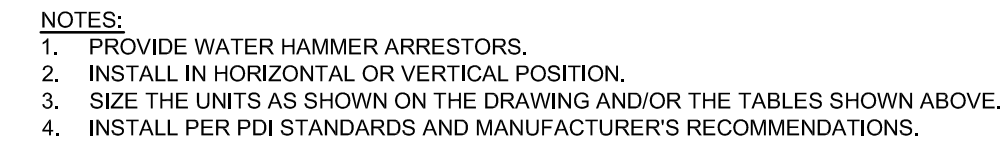
3 PIPE SLEEVE THRU RATED INTERIOR WALL
M5.1 NOT TO SCALE



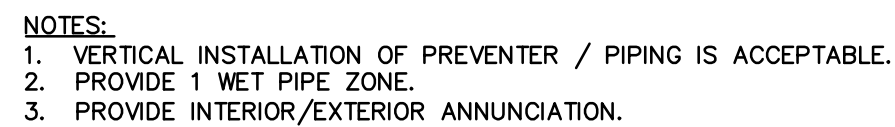
4 PIPE SLEEVE THRU NON-RATED INTERIOR WALL
M5.1 NOT TO SCALE



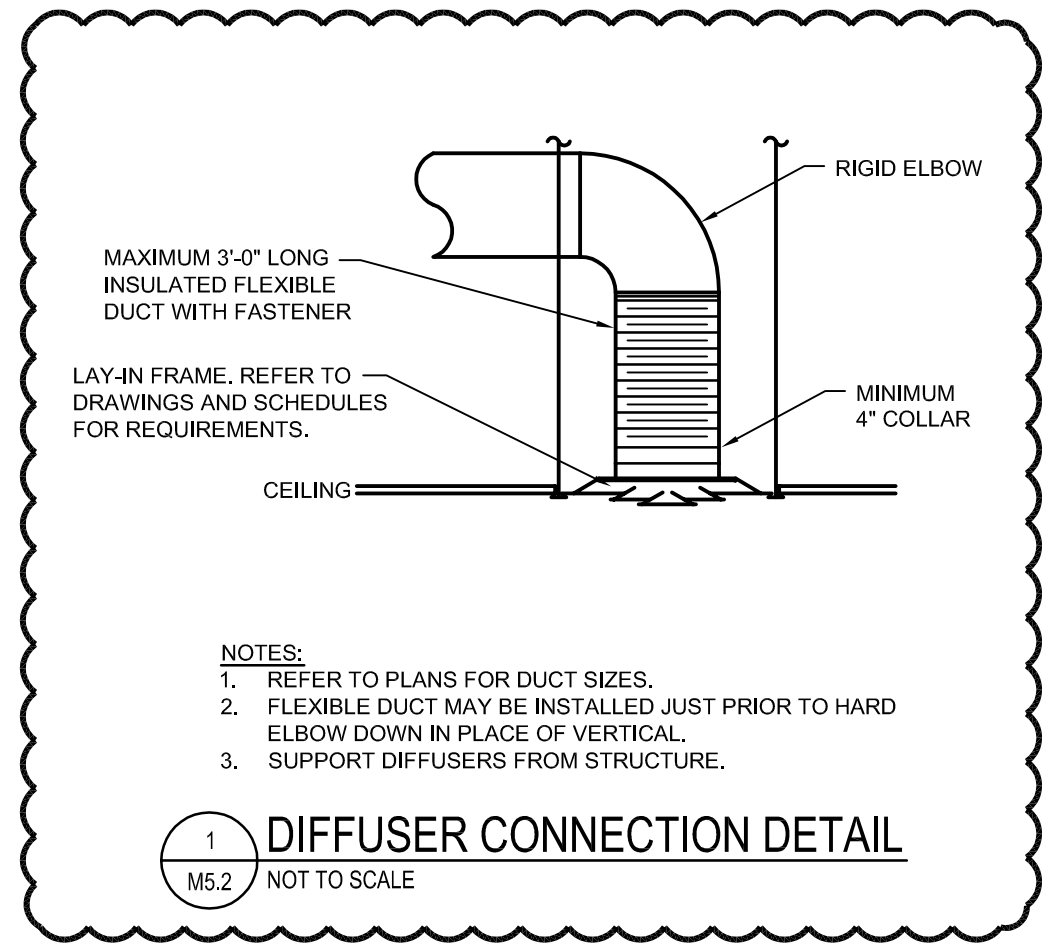
6 PIPE INSULATION DETAIL
M5.1 NOT TO SCALE



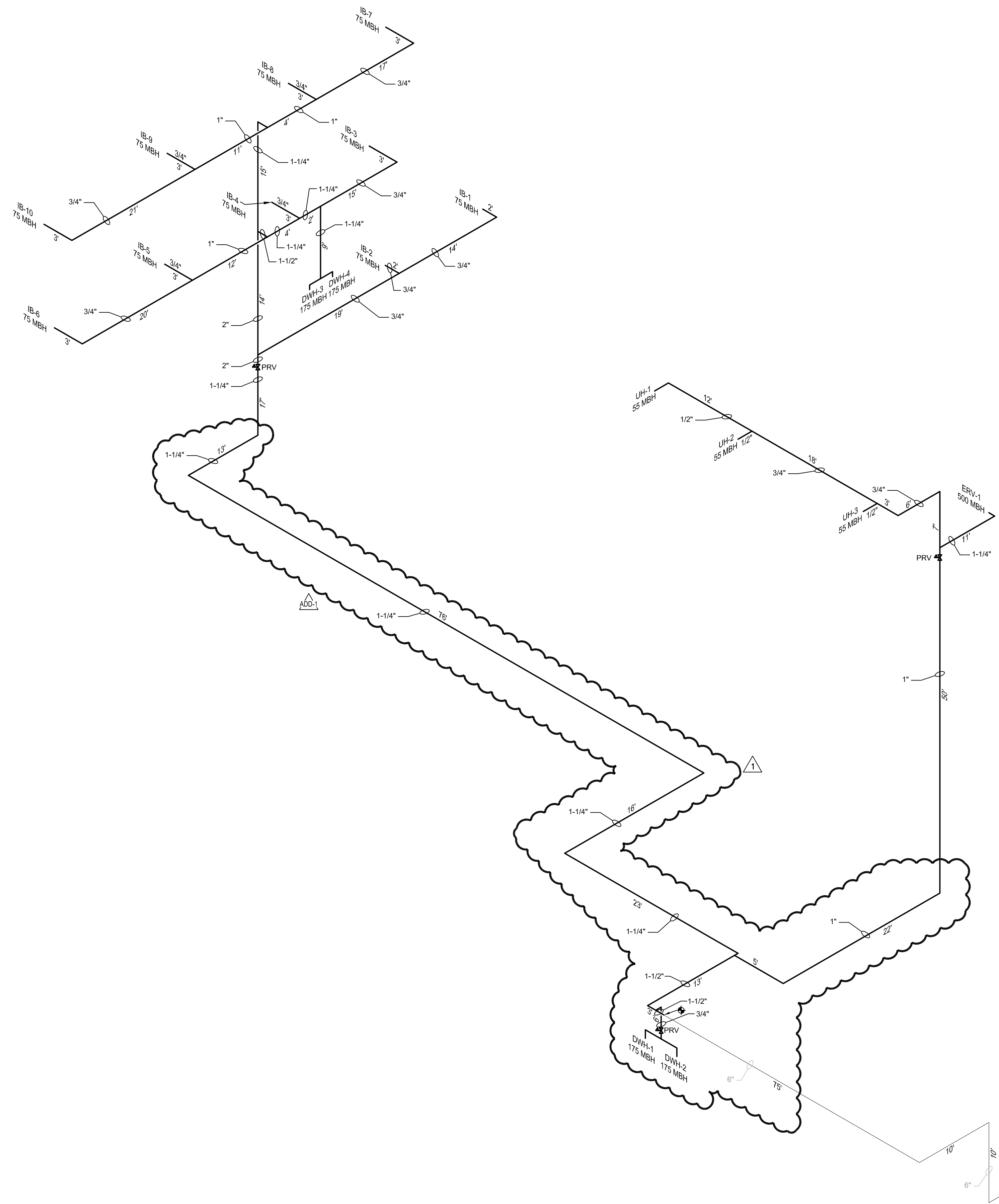
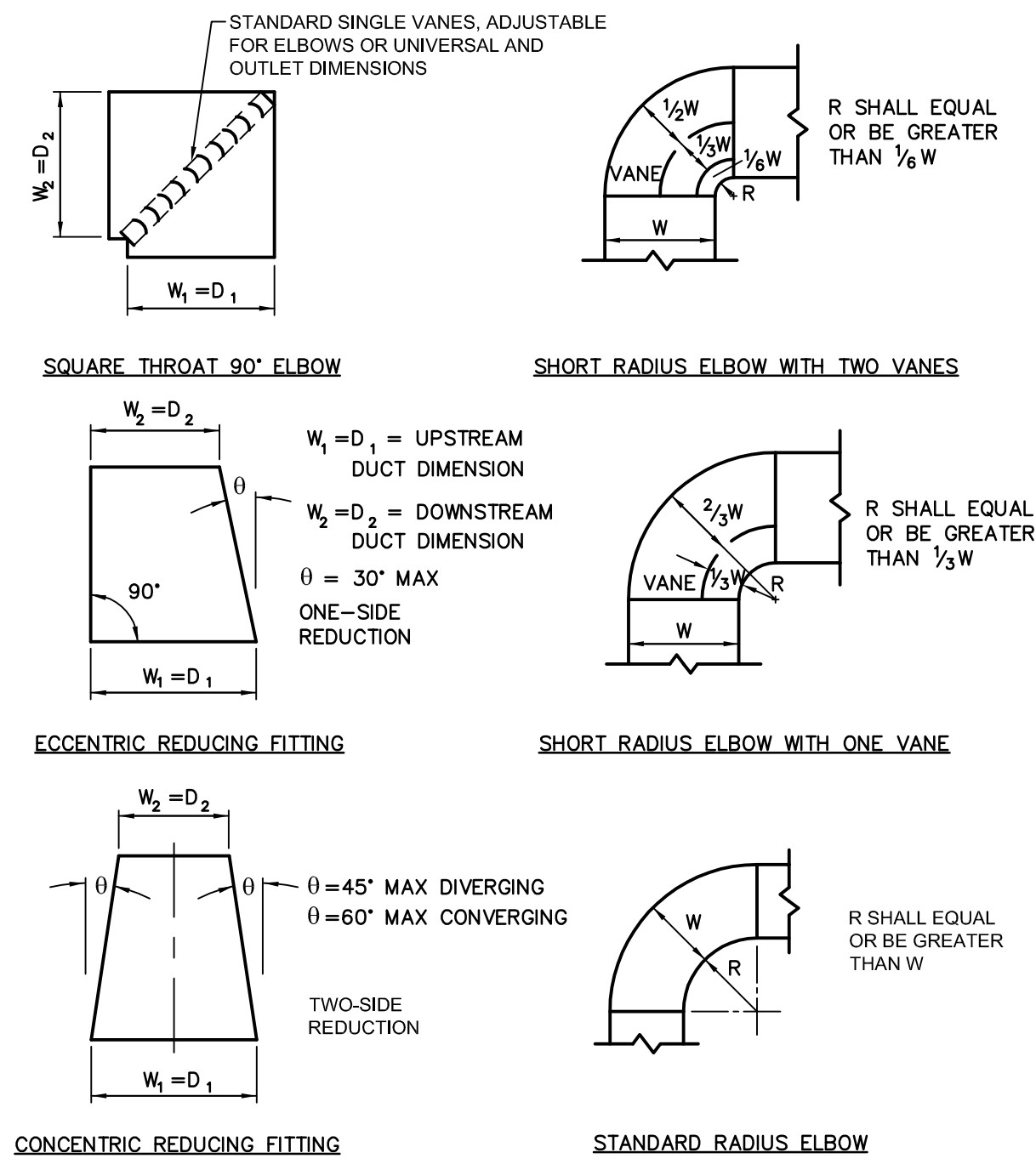
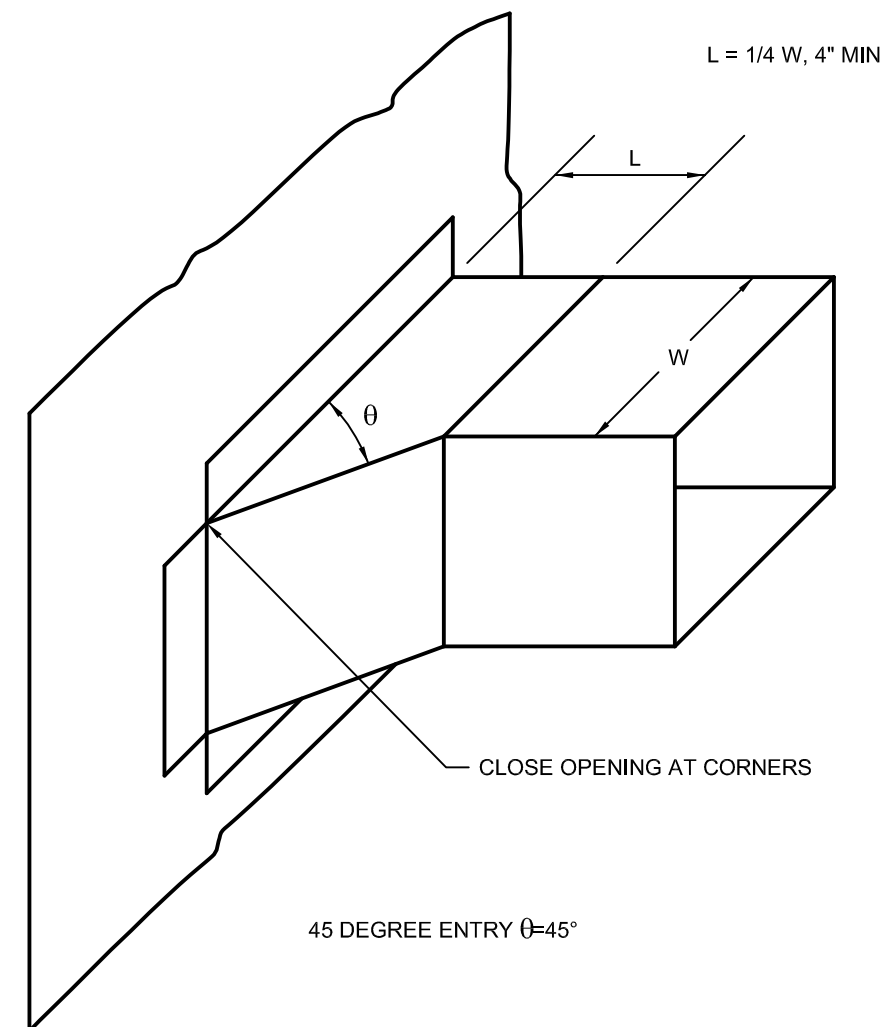
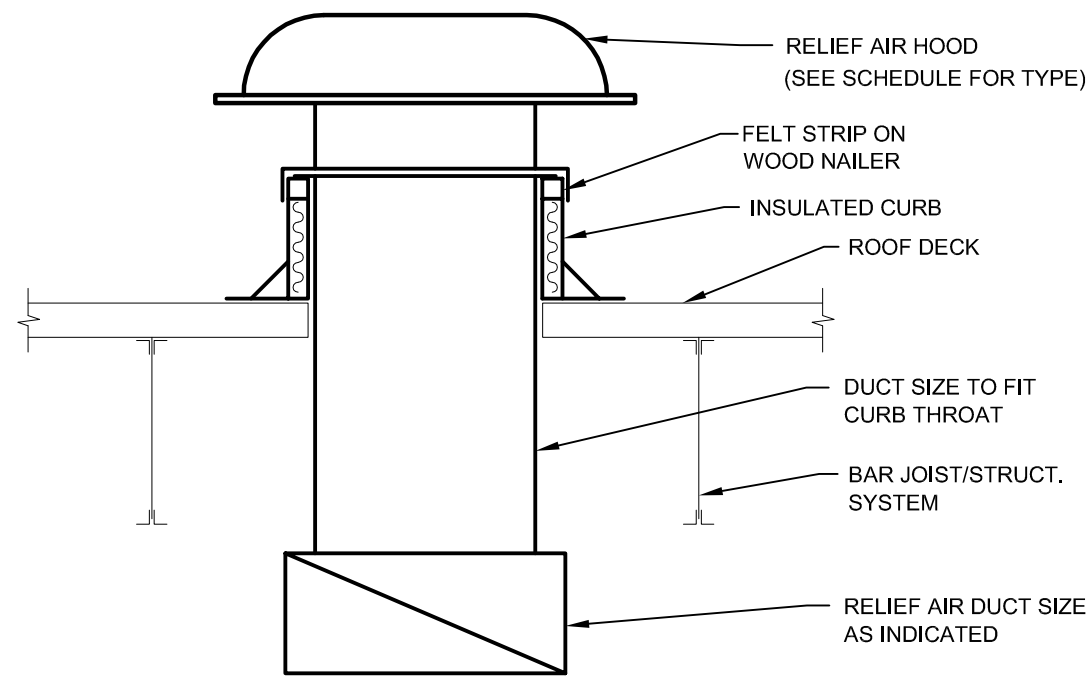
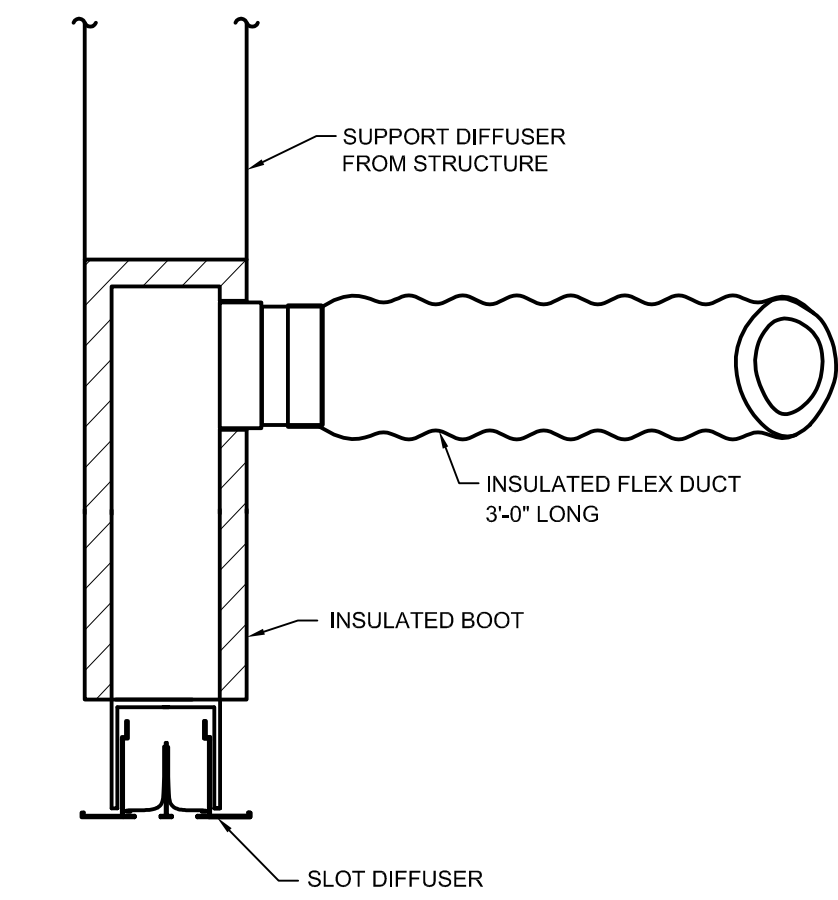
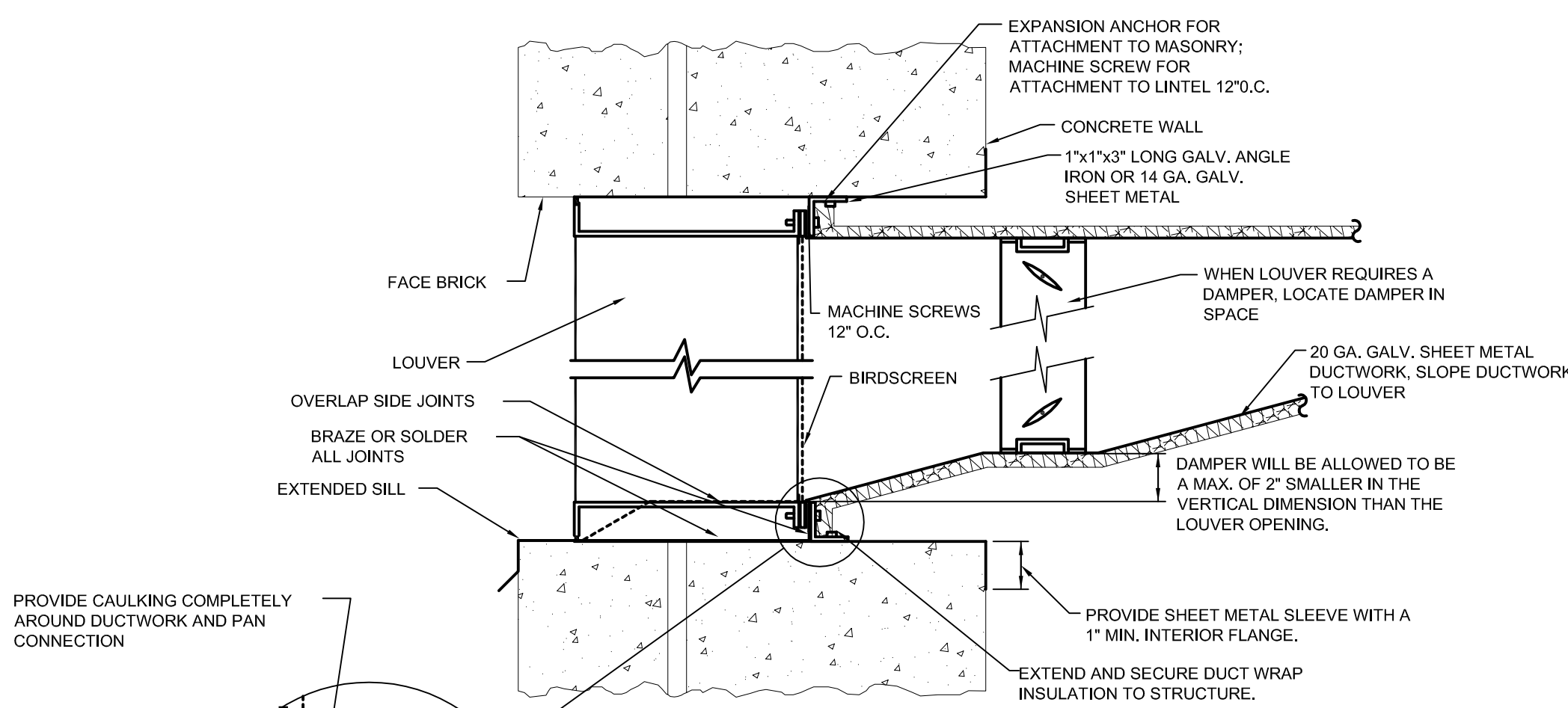
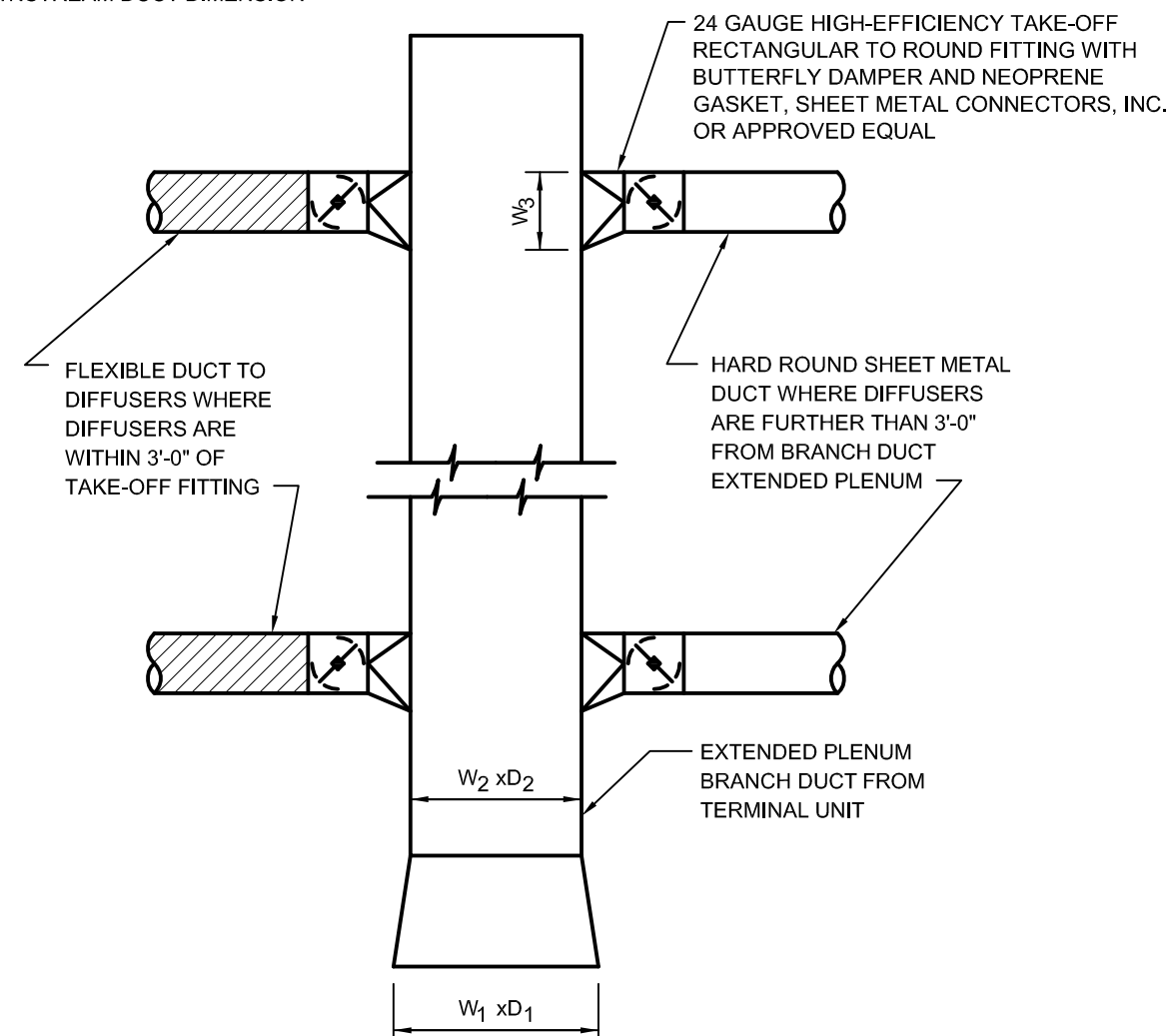
7 WATER HAMMER ARRESTOR DETAIL
MS.1 NOT TO SCALE



13 FIRE SERVICE ENTRANCE
M5.1 NOT TO SCALE

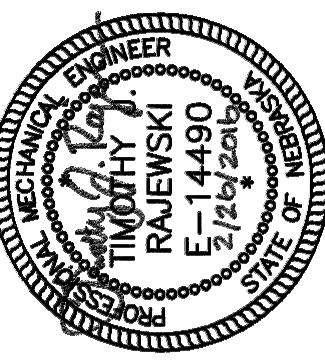


$W_1 \times D_1$ = UPSTREAM DUCT DIMENSION FROM TERMINAL UNIT
 $W_2 \times D_2$ = DOWNSTREAM DUCT DIMENSION
 $W_3 = 1.3D$



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Drawing #: 130991



MECHANICAL DETAILS AND GAS RISER
TELEGRAPH DISTRICT
401 BUILDING RENOVATION

M5.2
10-16202-00
02/26/2016
Revisions
Addendum 1 02/1/16

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VARIABLE REFRIGERANT FLOW (VRF) FAN COIL UNITS

MARK	SYSTEM TAG	M-SET ADDRESS	CFM	OA CFM	CABINET TYPE	ESP	Voltage / Phase	COOLING CAP (BTU)	HEATING CAP (BTU)	Corrected Capacity				COOLING LAT	HEATING LAT	REFRIG. LGT. (INCH)	Power Cooling 208V/230V (kW)	Power Heating 208V/230V (kW)	Mitsubishi Model	Notes / Options	
										Cooling Diversity Full/Partial	Cooling Total Capacity (BTU)	Heating Diversity Full/Partial (See Note 5, 6)	Heating Capacity (BTU)								
FC-0-1	System1	1	1,412	285	CEILING CONCEALED	0.6	208/230V/1-phase	48,000	54,000	PARTIAL DEMAND	46,450.9	34,999.6	FULL DEMAND	31022	56.6	90.4	3/8 5/8	0.34	0.32	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-0-2	System2	5	1,412	410	CEILING CONCEALED	0.6	208/230V/1-phase	48,000	54,000	PARTIAL DEMAND	46,448.5	35,006.6	FULL DEMAND	33296	56.6	91.9	3/8 5/8	0.34	0.32	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-0-3	System2	9	1,412	365	CEILING CONCEALED	0.6	208/230V/1-phase	48,000	54,000	PARTIAL DEMAND	46,448.5	35,009.6	FULL DEMAND	33296	56.6	91.9	3/8 5/8	0.34	0.32	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-0-4	System2	10	300	75	CEILING CONCEALED	0.6	208/230V/1-phase	6,000	6,700	PARTIAL DEMAND	5,806.1	5,694.1	FULL DEMAND	4131	62.1	82.8	1/4 1/2	0.06	0.04	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-0-5	System2	11	300	30	CEILING CONCEALED	0.6	208/230V/1-phase	6,000	6,700	PARTIAL DEMAND	5,806.1	5,694.1	FULL DEMAND	4131	62.1	82.8	1/4 1/2	0.06	0.04	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-0-6	System2	12	300	75	CEILING CONCEALED	0.6	208/230V/1-phase	6,000	9,000	PARTIAL DEMAND	5,806.1	7,424.1	FULL DEMAND	5549	60.1	87.1	1/4 1/2	0.06	0.04	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-0-7	System2	13	494	155	CEILING CONCEALED	0.6	208/230V/1-phase	15,000	17,000	PARTIAL DEMAND	14,515.2	11,198.7	FULL DEMAND	10482	58.6	89.7	1/4 1/2	0.09	0.07	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-0-8	System2	14	883	225	CEILING CONCEALED	0.6	208/230V/1-phase	27,000	30,000	PARTIAL DEMAND	26,127.3	20,041.9	FULL DEMAND	19498	58.6	88.4	3/8 5/8	0.17	0.15	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-0-9	System2	15	494	30	CEILING CONCEALED	0.6	208/230V/1-phase	15,000	17,000	PARTIAL DEMAND	14,515.2	11,198.7	FULL DEMAND	10482	58.6	89.7	1/4 1/2	0.09	0.07	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-0-10	System1	2	300	55	CEILING CONCEALED	0.6	208/230V/1-phase	6,000	6,700	PARTIAL DEMAND	5,803.9	5,693.3	FULL DEMAND	3849	62.1	81.9	1/4 1/2	0.06	0.04	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-0-11	System1	3	300	45	CEILING CONCEALED	0.6	208/230V/1-phase	6,000	6,700	PARTIAL DEMAND	5,803.9	5,693.3	FULL DEMAND	3849	62.1	81.9	1/4 1/2	0.06	0.04	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-0-12	System1	4	300	35	CEILING CONCEALED	0.6	208/230V/1-phase	6,000	6,700	PARTIAL DEMAND	5,803.9	5,693.3	FULL DEMAND	3849	62.1	81.9	1/4 1/2	0.06	0.04	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-0-13	System1	5	300	90	CEILING CONCEALED	0.6	208/230V/1-phase	6,000	6,700	PARTIAL DEMAND	5,803.9	5,693.3	FULL DEMAND	3849	62.1	81.9	1/4 1/2	0.06	0.04	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-0-14	System1	6	1,412	25	CEILING CONCEALED	0.6	208/230V/1-phase	48,000	54,000	PARTIAL DEMAND	41,362.2	38,642.1	FULL DEMAND	31022	49.4	90.4	3/8 5/8	0.34	0.32	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-0-15	System1	7	300	45	CEILING CONCEALED	0.6	208/230V/1-phase	6,000	6,700	PARTIAL DEMAND	5,803.9	5,693.3	FULL DEMAND	3849	62.1	81.9	1/4 1/2	0.06	0.04	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-0-16	System1	8	300	35	CEILING CONCEALED	0.6	208/230V/1-phase	6,000	6,700	PARTIAL DEMAND	5,803.9	5,693.3	FULL DEMAND	3849	62.1	81.9	1/4 1/2	0.06	0.04	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-0-18	System2	17	1,412	210	CEILING CONCEALED	0.6	208/230V/1-phase	48,000	54,000	PARTIAL DEMAND	41,377.9	38,649.3	FULL DEMAND	33296	49.4	91.9	3/8 5/8	0.34	0.32	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-0-17	System3	18	2,542	86	CEILING CONCEALED	1	208/230V/1-phase	72,000	-	PARTIAL DEMAND	64,522.5	63,056.0	FULL DEMAND	-	51.8	-	3/8 5/8	0.63	-	REFY-P2NNMU5UE3	1,2,3,4,5,6,7
FC-0-19	System3	19	1,412	0	CEILING CONCEALED	0.6	208/230V/1-phase	48,000	-	PARTIAL DEMAND	43,015.0	39,400.3	FULL DEMAND	-	48.9	-	3/8 5/8	0.34	-	REFY-P2NNMU4UE3	1,2,3,4,5,6,7,8
FC-1-1	System4	20	1,165	110	CEILING CONCEALED	0.6	208/230V/1-phase	36,000	40,000	PARTIAL DEMAND	36,090.1	28,003.7	FULL DEMAND	33373	57.3	96.6	3/8 5/8	0.24	0.22	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-1-2	System4	21	300	25	CEILING CONCEALED	0.6	208/230V/1-phase	6,000	6,700	PARTIAL DEMAND	6,015.0	5,770.3	FULL DEMAND	5590	61.8	87.3	1/4 1/2	0.06	0.04	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-1-3	System4	22	1,165	175	CEILING CONCEALED	0.6	208/230V/1-phase	36,000	40,000	PARTIAL DEMAND	36,090.1	28,003.7	FULL DEMAND	33373	57.3	96.6	3/8 5/8	0.24	0.22	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-1-4	System4	23	883	120	CEILING CONCEALED	0.6	208/230V/1-phase	24,000	27,000	PARTIAL DEMAND	24,060.0	19,236.9	FULL DEMAND	22526	59.4	93.6	3/8 5/8	0.17	0.15	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-1-5	System5	30	1,165	200	CEILING CONCEALED	0.6	208/230V/1-phase	36,000	40,000	PARTIAL DEMAND	36,090.1	28,003.7	FULL DEMAND	33373	57.3	96.3	3/8 5/8	0.24	0.22	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-1-6	System5	31	883	155	CEILING CONCEALED	0.6	208/230V/1-phase	24,000	27,000	PARTIAL DEMAND	24,060.0	19,236.9	FULL DEMAND	24037	59.4	95.2	3/8 5/8	0.17	0.15	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-1-7	System5	32	1,412	235	CEILING CONCEALED	0.6	208/230V/1-phase	48,000	54,000	PARTIAL DEMAND	48,120.1	35,671.9	FULL DEMAND	48075	56.1	101.6	3/8 5/8	0.34	0.32	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-1-8	System5	33	600	50	CEILING CONCEALED	0.6	208/230V/1-phase	18,000	20,000	PARTIAL DEMAND	18,045.0	13,756.9	FULL DEMAND	17805	58.3	97.5	1/4 1/2	0.11	0.09	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-1-9	System5	34	883	135	CEILING CONCEALED	0.6	208/230V/1-phase	27,000	30,000	PARTIAL DEMAND	27,067.5	20,412.8	FULL DEMAND	26708	58.2	98	3/8 5/8	0.17	0.15	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-1-10	System5	35	300	15	CEILING CONCEALED	0.6	208/230V/1-phase	6,000	6,700	PARTIAL DEMAND	6,015.0	5,770.3	FULL DEMAND	5985	61.8	88.4	1/4 1/2	0.06	0.04	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-1-11	System5	36	300	15	CEILING CONCEALED	0.6	208/230V/1-phase	6,000	6,700	PARTIAL DEMAND	6,015.0	5,770.3	FULL DEMAND	5985	61.8	88.4	1/4 1/2	0.06	0.04	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-1-12	System5	37	300	25	CEILING CONCEALED	0.6	208/230V/1-phase	6,000	6,700	PARTIAL DEMAND	6,015.0	5,770.3	FULL DEMAND	5985	61.8	88.4	1/4 1/2	0.06	0.04	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-1-13	System5	38	1,412	160	CEILING CONCEALED	0.6	208/230V/1-phase	48,000	54,000	PARTIAL DEMAND	48,120.1	35,671.9	FULL DEMAND	48075	56.1	101.6	3/8 5/8	0.34	0.32	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-1-14	System4	39	883	150	CEILING CONCEALED	0.6	208/230V/1-phase	27,000	30,000	PARTIAL DEMAND	27,067.5	20,412.8	FULL DEMAND	26708	58.2	98	3/8 5/8	0.17	0.15	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-1-15	System5	40	300	45	CEILING CONCEALED	0.6	208/230V/1-phase	6,000	6,700	PARTIAL DEMAND	6,015.0	5,770.3	FULL DEMAND	5985	61.8	88.4	1/4 1/2	0.06	0.04	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-1-16	System4	24	494	15	CEILING CONCEALED	0.6	208/230V/1-phase	15,000	17,000	PARTIAL DEMAND	13,468.0	12,526.9	FULL DEMAND	14163	51.1	95.5	1/4 1/2	0.09	0.07	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-1-17	System4	25	300	65	CEILING CONCEALED	0.6	208/230V/1-phase	8,000	9,000	PARTIAL DEMAND	8,020.0	6,431.9	FULL DEMAND	7509	59.8	93.2	1/4 1/2	0.06	0.04	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-1-18	System4	26	883	120	CEILING CONCEALED	0.6	208/230V/1-phase	24,000	27,000	PARTIAL DEMAND	24,060.0	19,236.9	FULL DEMAND	22526	59.4	93.6	3/8 5/8	0.17	0.15	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-1-19	System4	27	1,165	170	CEILING CONCEALED	0.6	208/230V/1-phase	36,000	40,000	PARTIAL DEMAND	36,090.1	28,003.7	FULL DEMAND	33373	57.3	96.6	3/8 5/8	0.24	0.22	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-1-20	System4	28	1,412	70	CEILING CONCEALED	0.6	208/230V/1-phase	48,000	54,000	PARTIAL DEMAND	48,120.1	35,671.9	FULL DEMAND	45053	56.1	99.6	3/8 5/8	0.34	0.32	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-1-21	System4	29	1,165	150	CEILING CONCEALED	0.6	208/230V/1-phase	36,000	40,000	PARTIAL DEMAND	36,090.1	28,003.7	FULL DEMAND	33373	57.3	96.6	3/8 5/8	0.24	0.22	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-2-1	System6	1	883	120	CEILING CONCEALED	0.6	208/230V/1-phase	30,000	34,000	PARTIAL DEMAND	30,075.1	21,619.3	FULL DEMAND	27740	56.9	99	3/8 5/8	0.17	0.15	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-2-2	System6	2	300	30	CEILING CONCEALED	0.6	208/230V/1-phase	6,000	6,700	PARTIAL DEMAND	6,015.0	5,770.3	FULL DEMAND	5466	61.8	86.9	1/4 1/2	0.06	0.04	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-2-3	System6	3	1,165	175	CEILING CONCEALED	0.6	208/230V/1-phase	36,000	40,000	PARTIAL DEMAND	36,090.1	28,003.7	FULL DEMAND	32635	57.3	96	3/8 5/8	0.24	0.22	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-2-4	System6	4	883	125	CEILING CONCEALED	0.6	208/230V/1-phase	24,000	27,000	PARTIAL DEMAND	24,060.0	19,236.9	FULL DEMAND	22029	59.4	93.1	3/8 5/8	0.17	0.15	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-2-5	System7	13	1,165	200	CEILING CONCEALED	0.6	208/230V/1-phase	36,000	40,000	PARTIAL DEMAND	36,090.1	28,003.7	FULL DEMAND	32519	57.3	95.9	3/8 5/8	0.24	0.22	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-2-6	System7	14	883	120	CEILING CONCEALED	0.6	208/230V/1-phase	24,000	27,000	PARTIAL DEMAND	24,060.0	19,236.9	FULL DEMAND	21950	59.4	93	3/8 5/8	0.17	0.15	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-2-7	System7	15	1,412	240	CEILING CONCEALED	0.6	208/230V/1-phase	48,000	54,000	PARTIAL DEMAND	48,120.1	35,671.9	FULL DEMAND	43801	56.1	98.8	3/8 5/8	0.34	0.32	REFY-P2NNMU4UE3	1,2,3,4,5,6,7
FC-2-8	System7	16																			

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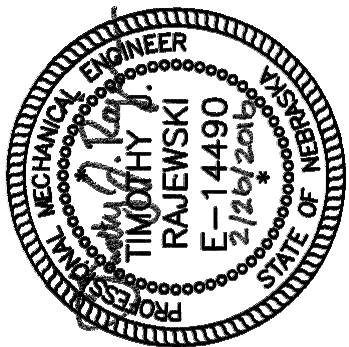
PUMPS													
MARK	LOCATION	SERVES	TYPE	GPM	HEAD (FT)	EFF %	MOTOR DATA					MANUFACTURER & MODEL	REMARKS
							HP	VOLTS	PH	Hz	RPM		
P-1	BOILER 010	EAST DOM. HWC	INLINE	4	8	-	1/6	115	1	60	2940	BELL & GOSSETT NRF-22	1,2
P-2	STORAGE 221	WEST DOM. HWC	INLINE	4	5	-	1/8	115	1	60	2940	BELL & GOSSETT NRF-22	1,2

REMARKS:
1. BRONZE BODY AND CONSTRUCTION FOR USE WITH POTABLE WATER.
2. PROVIDE WITH BELL & GOSSETT TC-1 TIMER AND AQUASTAT. MOUNT TIMER ON WALL (+60" AFF) NEAR PUMP.

SUMP PUMPS												
MARK	SERVES	TYPE	GPM	HEAD (FT)	ELECTRICAL DATA				BASIN DATA		MANUFACTURER & MODEL	REMARKS
					HP	VOLT	PH	Hz	MATERIAL	SIZE		
SP-1	EAST ELEVATOR PIT	SIMPLEX	50	28	1	115	1	60	FIBERGLASS	24"Ø x24"H	STANCOR SE-100	1,2,3,4
SP-2	WEST ELEVATOR PIT	SIMPLEX	50	32	2	115	1	60	FIBERGLASS	24"Ø x36"H	STANCOR SE-200	1,2,3,4
REMARKS: 1. 6" PLUG-IN PIGTAIL ELECTRICAL CONNECTION. COORDINATE WITH OUTLET LOCATION. 2. PROVIDE FIBERGLASS BASIN WITH CAST IRON OR STEEL GRATED COVER. 3. INCLUDE FLOAT OPERATED MECHANICAL SWITCH. 4. PROVIDE WITH OIL MINDER SYSTEM.												

DOMESTIC WATER HEATERS (GAS)										
MARK	LOCATION	STORAGE (GAL.)	RECOVERY (GPM)	TEMP RISE (°F)	TEMP SETTING (°F)	FUEL TYPE	INPUT (MBH)	MANUFACTURER & MODEL		REMARKS
DWH-1	ROOM 221 - STORAGE	-	5.0	65	110	NAT. GAS	175	BOSCH THERM C950 ES		1,2,3,4,5,6,8
DWH-2	ROOM 221 - STORAGE	-	5.0	65	110	NAT. GAS	175	BOSCH THERM C950 ES		1,2,3,4,5,6
DWH-3	ROOM 010 - BOILER	-	5.0	65	110	NAT. GAS	175	BOSCH THERM C950 ES		1,2,3,4,5,7,8
DWH-4	ROOM 010 - BOILER	-	5.0	65	110	NAT. GAS	175	BOSCH THERM C950 ES		1,2,3,4,5,7
REMARKS: 1. 94% THERMAL EFFICIENCY. 2. TANKLESS, ENERGY STAR GAS WATER HEATER, WALL MOUNTED. 3. FULLY MODULATING GAS BURNER. 4. 0.5 GPM MINIMUM FLOW RATE. 5. BUILT-IN DIGITAL CONTROL PANEL, CAPABLE OF CASCADING MULTIPLE UNIT OPERATION. 6. PROVIDE HORIZONTAL VENT TERMINATION KIT. 7. PROVIDE WITH VERTICAL CONCENTRIC TERMINATION KIT. 8. PROVIDE WITH AMTROL ST-5-C EXPANSION TANK ON COLD WATER SUPPLY DOWNSTREAM OF CHECK VALVE.										

PLUMBING FIXTURE SCHEDULE													
TAG	TYPE	MANUFACTURER ³	MODEL ³	DESCRIPTION	ACCESSORIES	CONNECTIONS ^{1,2}							
						WASTE	VENT	CW	HW				
WC-1	WATER CLOSET WALL MOUNTED FLUSH VALVE	TOTO	CT708EG	ELONGATED, WHITE, VITREOUS CHINA BOWL WITH SIPHON-JET DESIGN, WALL MOUNTED, 1-1/2" TOP SPUD, WALL OUTLET, 1.6 GPF, C&P/TECT CERAMIC GLAZE.	INSTALL ON EXISTING FIXTURE CARRIER, INCLUDE BOLT CAPS MATCHING FIXTURE, TOTO SC254 ELONGATED SEAT, OPEN FRONT, NO LID, WHITE, ZURN ZTR6200-WSA-HW EXPOSED, HARDWIRED, SENSOR-OPERATED FLUSHMETER, 1.6 GPF, ADA-COMPLIANT, MANUAL OVERRIDE BUTTON, NON-HOLD-OPEN SOLENOID OPERATOR, CHROME-PLATED EXPOSED PIECES. AT EACH RESTROOM GROUP PROVIDE ONE ZURN PR600-HWB 7.6V POWER TRANSFORMER CAPABLE OF SERVING UP TO EIGHT FLUSH VALVES. TRANSFORMER SHALL BE BOX MOUNTED.	3"	2"	1-1/4"	-				
WC-2	WATER CLOSET WALL MOUNTED FLUSH VALVE	TOTO	CT708EG	SAME AS WC-1.	SAME AS WC-1, BUT PROVIDED WITH A NEW FIXTURE CARRIER (SEE NOTE 4).	3"	2"	1-1/4"	-				
WC-3	WATER CLOSET WALL MOUNTED FLUSH VALVE ADA	TOTO	CT708EG	SAME AS WC-1, MOUNTED AT ADA HEIGHT.	SAME AS WC-1, BUT PROVIDED WITH A NEW FIXTURE CARRIER (SEE NOTE 4).	3"	2"	1-1/4"	-				
U-1	URINAL WALL HUNG FLUSH VALVE	TOTO	UT447E	WHITE VITREOUS CHINA, WASHOUT TYPE, WALL MOUNTED, 3/4" TOP SPUD, WALL OUTLET, 0.5 GPF.	INSTALL ON EXISTING FIXTURE CARRIER, INCLUDE ZURN ZTR6203-EWS-HW EXPOSED, HARDWIRED, SENSOR-OPERATED FLUSHMETER, 0.5 GPF, ADA COMPLIANT, MANUAL OVERRIDE BUTTON, NON-HOLD-OPEN SOLENOID OPERATOR, CHROME-PLATED EXPOSED PIECES.	2"	1-1/2"	3/4"	-				
U-2	URINAL WALL HUNG FLUSH VALVE ADA	TOTO	UT447E	SAME AS U-1, MOUNTED AT ADA HEIGHT.	SAME AS U-1, BUT PROVIDED WITH A NEW FIXTURE CARRIER.	2"	1-1/2"	3/4"	-				
U-3	URINAL WALL HUNG FLUSH VALVE	TOTO	UT447E	SAME AS U-1.	SAME AS U-1, BUT PROVIDED WITH A NEW FIXTURE CARRIER.	2"	1-1/2"	3/4"	-				
CL-1	UNDERMOUNT LAVATORY ADA	TOTO	"ATHERTON" LT221	WHITE, VITREOUS CHINA, 17"x13" RECTANGULAR UNDERCOUNTER, ADA-COMPLIANT LAVATORY WITH FRONT OVERFLOW AND MOUNTING SCREWS.	PROVIDE WITH CHROME-PLATED COPPER SUPPLIES WITH STOPS, PROVIDE CHROME-PLATED CAST-BRASS TRAP WITH CLEANOUT, 0.045" THICK TUBULAR BRASS WASTE TO WALL AND WALL ESCUTCHEON. ZURN Z6950-XL-S, ADA-COMPLIANT, HARDWIRED, CHROME-PLATED SENSOR ACTIVATED, ELECTRONIC FAUCET WITH 1.5 GPM VANDAL-RESISTANT AERATOR AND INTEGRAL SPOUT MOUNTED MIXER. COVER EXPOSED HOT AND COLD SUPPLIES AND WASTE PIPING WITH PROTECTIVE SHIELDING GUARD, TRUEBRO INSULATED VINYL PIPE COVERS WITH ANTI-MICROBIAL REUSABLE FASTENERS, STOP VALVE LOCKING ACCESS COVER.	1-1/2"	1-1/4"	1/2"	1/2"				
S-1	UNDERMOUNT SINK SINGLE-COMPARTMENT	ELKAY	"LUSTERTONE" ELUH211510EK	UNDERMOUNTED, 18-GAUGE, STAINLESS STEEL TYPE 304 SINK, 10" DEEP, SINGLE COMPARTMENT SINK, 21"x16", WITH 3-1/2" DRAIN OPENING.	PROVIDE 1-1/2" CHROME-PLATED CAST-BRASS TRAP WITH CLEANOUT AND WALL ESCUTCHEON. 1/2" CHROME-PLATED SUPPLIES WITH STOPS AND WALL ESCUTCHEONS. ELKAY LK2442 DUAL HANDLE, 2.2 GPM, ADA COMPLIANT, CHROME-PLATED, FAUCET WITH 6" H-ARC SWINGING SPOUT AND REMOVABLE CARTRIDGE. PROVIDE A CRUMB CUP FOR SINK DRAIN OPENING.	1-1/2"	1-1/2"	1/2"	1/2"				
KS-1	UNDERMOUNT SINK TWO-COMPARTMENT WITH DISPOSER	ELKAY	"LUSTERTONE" ELUHAD311855	COUNTER MOUNTED, 20-GAUGE, STAINLESS STEEL TYPE 304 SINK, 6-10" DEEP, DOUBLE COMPARTMENT SINK, 23"x17", SELF-RIMMING SINK WITH DUAL 3-1/2" DRAIN OPENINGS.	PROVIDE 1-1/2" CHROME-PLATED CAST-BRASS TRAP AND WALL ESCUTCHEON, 1/2" CHROME-PLATED SUPPLIES WITH STOPS AND WALL ESCUTCHEON. ELKAY LK6000, H-ARC, LEVER HANDLE, 1.5 GPM, CHROME-PLATED, FAUCET WITH 9" TUBULAR SWINGING SPOUT, REMOVABLE CARTRIDGE, AND RETRACTABLE PULL-DOWN SPRAY AND HOSE. PROVIDE 1/2 HP GARBAGE DISPOSAL FOR LEFT BOWL, WITH DISHWASHER CONNECTION. PROVIDE CRUMB CUPS FOR OTHER BOWL.	2" UP TO 1-1/2" TRAP ARM	1-1/2"	1/2"	1/2"				
MS-1	SERVICE BASIN	FIAT	TSB-3010	24"x24"x12" PRECAST TERRAZZO BASIN CONSISTING OF BLACK AND WHITE MARBLE CHIPS CAST IN GREY PORTLAND CEMENT WITH 6" DROP IN FRONT, AND 3" DRAIN OUTLET.	PROVIDE WITH 30" FLEXIBLE RUBBER HOSE, WALL BRACKET, STRAINER, AND WALL GUARDS. FIAT MODEL 830-AA CHROME-PLATED FAUCET WITH VACUUM BREAKER, INTEGRAL STOPS, ADJUSTABLE WALL BRACE, PAIL HOOK AND 3/4" HOSE THREAD ON SPOUT. PROVIDE DRAIN STRAINER.	3"	2"	1/2"	1/2"				
EW-1	ELECTRIC WATER COOLER DUAL STATION ADA	ELKAY	EZSTLGBLC	DUAL STATION WALL MOUNT WATER COOLER, 8 GPM AT 90°F AMBIENT, 360 WATTS, 3.2 P.L.A. SELF-CLOSING EASY-TOUCH CONTROLS ON THE FRONT, LEFT AND RIGHT OF EACH UNIT, LEAD FREE, AND FLEXI-GUARD SAFETY BUBBLER, ADA COMPLIANT LOW STATION.	PROVIDE CHROME-PLATED COPPER SUPPLY STOPS, CHROME-PLATED CAST-BRASS TRAP WITH CLEANOUT (0.045" THICK TUBULAR BRASS WASTE TO WALL) AND WALL ESCUTCHEONS.	1-1/2"	1-1/4"	1/2"	-				
HB-1	HOSE BIBB	WOODFORD	24	ANTI-SIPHON, VACUUM BREAKER PROTECTED WALL FAUCET WITH HOSE THREADS, CHROME EXTERIOR FINISH.		-	-	3/4"	-				
WH-1	WALL HYDRANT	WOODFORD	65	AUTOMATIC DRAINING, NON-FREEZE TYPE WITH ANTI-SIPHON VACUUM BREAKER, 3/4" HOSE CONNECTION, STAINLESS STEEL, STEM, CHROME PLATED FINISH, REMOVABLE KEY.	PROVIDE WITH SPARE KEY FOR EACH HYDRANT PROVIDED.	-	-	3/4"	-				
YH-1	YARD HYDRANT	WOODFORD	RHY1-MS	NON-FREEZE ROOF HYDRANT, 3/4" BRASS HOSE CONNECTION, 1" INLET, STAINLESS STEEL STEM, CHROME PLATED FINISH.	INCLUDE BOOT COVER OVER WELL SEAL, HYDRANT SUPPORT, UNDER-DECK FLANGE AND MOUNTING BOLTS.	-	-	1"	-				
OB-1	WALL OUTLET BOX	OATEY	Ø2K	RECESSED, CENTER SUPPLY VALVE OUTLET BOX, 1/4 TURN LOW-LEAD BALL VALVE, HIGH-IMPACT POLYSTYRENE CONSTRUCTION.	INCLUDE SUPPORT BRACKETS AND SNAP-ON FACE PLATE.	-	-	1/2"	-				
FD-1	SQUARE FLOOR DRAIN	ZURN	Z-415S	CAST IRON TWO-PIECE BODY WITH BOTTOM OUTLET, COMBINATION INVERTIBLE MEMBRANE CLAMP AND ADJUSTABLE COLLAR WITH SEEPAE SLOTS, NICKEL BRONZE SQUARE HEEL-PROOF STRAINER.	DIMENSIONS OF TOP STRAINER: FOR 2 INCH OUTLET PROVIDE WITH A 5x5 INCH TOP, AND FOR A 3 INCH OUTLET PROVIDE WITH 6x8 INCH TOP. PROVIDE A GASKETED TRAP SEALER, BY SURE SEAL OR EQUAL, IN NECK OF FLOOR DRAIN.	2"	1-1/2" (2" BELOW SLAB)	-	-				
FD-2	SQUARE PATIO DRAIN	ZURN	Z1727	ADJUSTABLE FLOOR DRAIN WITH ANCHOR FLANGE, STAINLESS BODY, SATIN FINISH STAINLESS STEEL SQUARE VANDAL-PROOF SECURED TOP, STAINLESS SEDIMENT BUCKET.	DIMENSIONS OF TOP STRAINER: PROVIDE WITH A 6x6 INCH TOP.	-	-	-	-				
ECO	EXTERIOR CLEAN OUT	ZURN	Z-1400-HD	ADJUSTABLE FLOOR CLEANOUT, DURA-COATED CAST IRON BODY, WITH GAS AND WATERTIGHT ABS TAPERED THREAD PLUG, AND SQUARE TOP WITH ROUND SCORATED SECURED HEAVY DUTY TOP, ADJUSTABLE TO FINISH FLOOR.	CLEANOUT SHALL BE THE SAME SIZE AS PIPING UP TO 4", 4" AND LARGER PIPING SHALL BE A 4" CLEANOUT.	-	-	-	-				
WCO	WALL CLEAN OUT	ZURN	Z-1446	CLEANOUT TEE, DURA-COATED CAST IRON BODY, GAS AND WATERTIGHT ABS TAPERED THREAD PLUG, AND ROUND, SMOOTH STAINLESS STEEL WALL ACCESS COVER WITH SECURING SCREW.	CLEANOUT SHALL BE THE SAME SIZE AS PIPING UP TO 4", 4" AND LARGER PIPING SHALL BE A 4" CLEANOUT.	-	-	-	-				
REMARKS: 1. VERIFY ALL CONNECTIONS & MOUNTING HEIGHTS WITH CODES, MANUFACTURERS, AND PLANS. 2. SIZES LISTED INDICATE MIN. SIZE ONLY. SEE PLUMBING RISERS AND FLOOR PLANS FOR LARGER SIZES. 3. SEE SPECIFICATIONS FOR LISTS OF ALTERNATE MANUFACTURERS. 4. IF WATER CLOSET ROUGH-IN EXCEEDS 7 INCHES FROM FACE PLATE TO FINISHED WALL, EXTENSION WATER CLOSET SUPPORTS SHALL BE REQUIRED AND INSTALLED.													



MECHANICAL SCHEDULES
TELEGRAPH DISTRICT
401 BUILDING RENOVATION

M6.2

10-16202-00
02/26/2016
Revised
Addendum #1 03/11/16

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Drawing #: 130991

GENERAL SHEET NOTES

A EXISTING FIRE ALARM DEVICES SHOWN TO BE REMOVED SHALL BE SALVAGED FOR INSTALLATION AS SHOWN ON THE NEW SYSTEMS DRAWINGS.

SHEET KEYNOTES

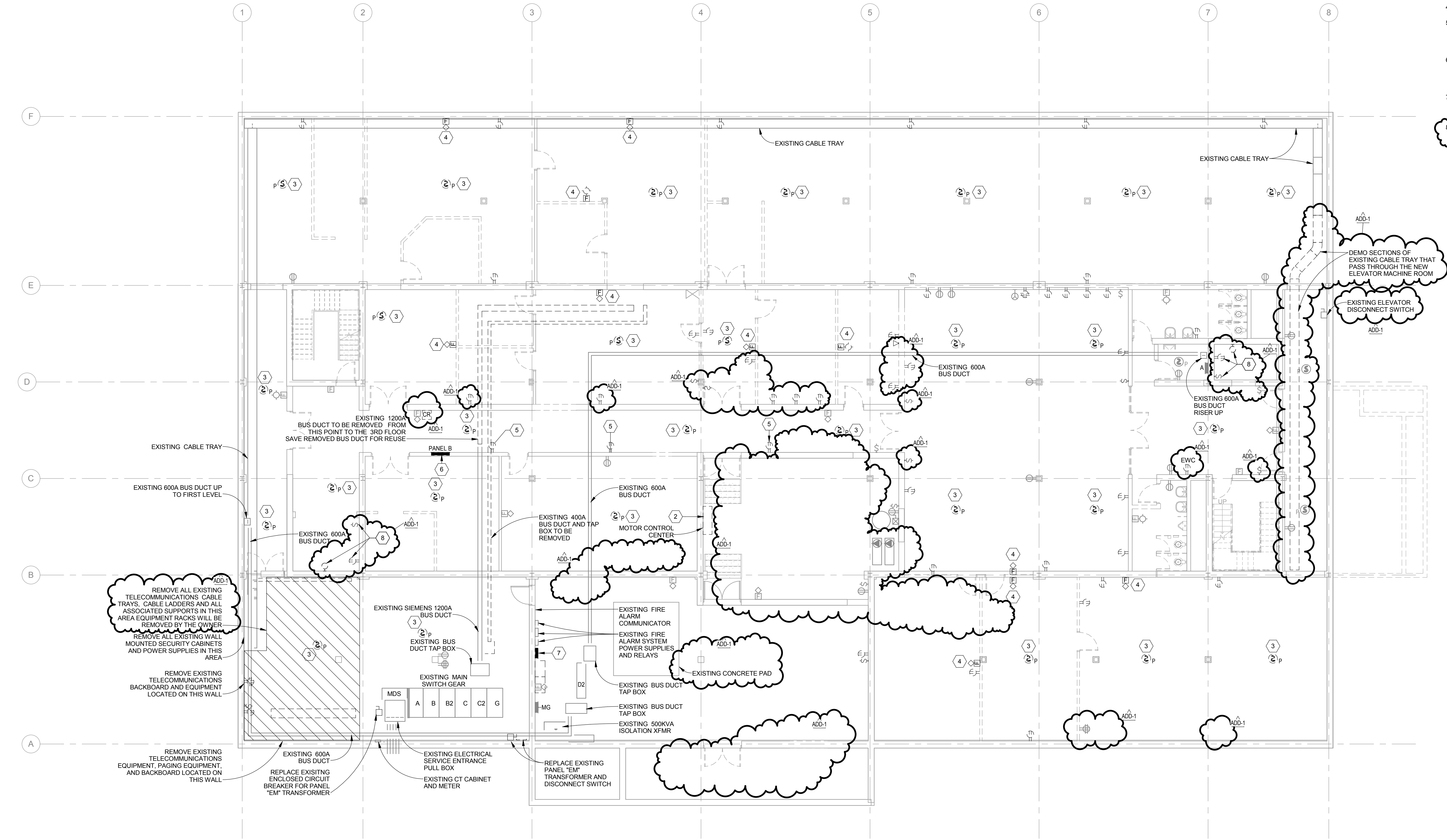
- DEMOLISH THE EXISTING ELECTRICAL CONNECTION FOR THE MECHANICAL EQUIPMENT TO BE REMOVED. REMOVE THE EXISTING CIRCUIT CONDUCTORS AND CONDUIT BACK TO THEIR SOURCE. REMOVE ALL ASSOCIATED STARTERS, SAFETY SWITCHES, AND VFDs THAT ARE PRESENT.
- REMOVE THE EXISTING MOTOR CONTROL CENTER IN ITS' ENTIRETY. REMOVE THE EXISTING FEEDERS AND CONDUIT SERVING THE MOTOR CONTROL CENTER BACK TO THEIR SOURCE.
- REMOVE THE EXISTING SMOKE DETECTOR AND RECONNECT TO THE NEW CEILING SYSTEM BEING INSTALLED IN THIS AREA. REFER TO THE NEW SYSTEMS FLOOR PLANS FOR NEW SMOKE DETECTOR LOCATIONS.
- REMOVE THE EXISTING FIRE ALARM DEVICE AND RETAIN FOR REUSE.
- REMOVE THE EXISTING RECEPTACLE LOCATED IN THE CONCRETE BLOCK WALL. THE EXISTING BACK BOX SHALL REMAIN IN PLACE AND EXTENDED FOR A NEW RECEPTACLE TO BE PROVIDED ON THE FURRED OUT WALL AT THIS LOCATION.
- DEMO EXISTING ELECTRICAL PANEL "B" WHICH IS LOCATED IN A CONCRETE BLOCK WALL THAT WILL BE FURRED OUT. ANY EXISTING REMAINING BRANCH CIRCUITS SHALL BE RECONNECTED TO NEW PANEL "B" TO BE LOCATED ON THE LOWER LEVEL.
- DEMO EXISTING PANEL "EM" RECONNECT ANY REMAINING EMERGENCY CIRCUITS THAT ARE IN PLACE AFTER DEMOLITION TO NEW PANEL "EM" TO BE INSTALLED AT THIS LOCATION.
- REMOVE AND REPLACE THE EXISTING ELEVATOR PIT LIGHT, RECEPTACLES, AND LIGHT SWITCH AS SHOWN ON THE NEW POWER AND LIGHTING PLANS.



POWER AND SYSTEMS DEMO PLAN, BASEMENT LEVEL
TELEGRAPH DISTRICT
401 BUILDING RENOVATION

ED1.0

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Addendum 1 03/11/16



POWER AND SYSTEMS DEMO PLAN, BASEMENT LEVEL

SCALE: 1/8" = 1'-0"

GENERAL SHEET NOTES

A EXISTING FIRE ALARM DEVICES SHOWN TO BE REMOVED SHALL BE SALVAGED FOR INSTALLATION AS SHOWN ON THE NEW SYSTEMS DRAWINGS.

SHEET KEYNOTES

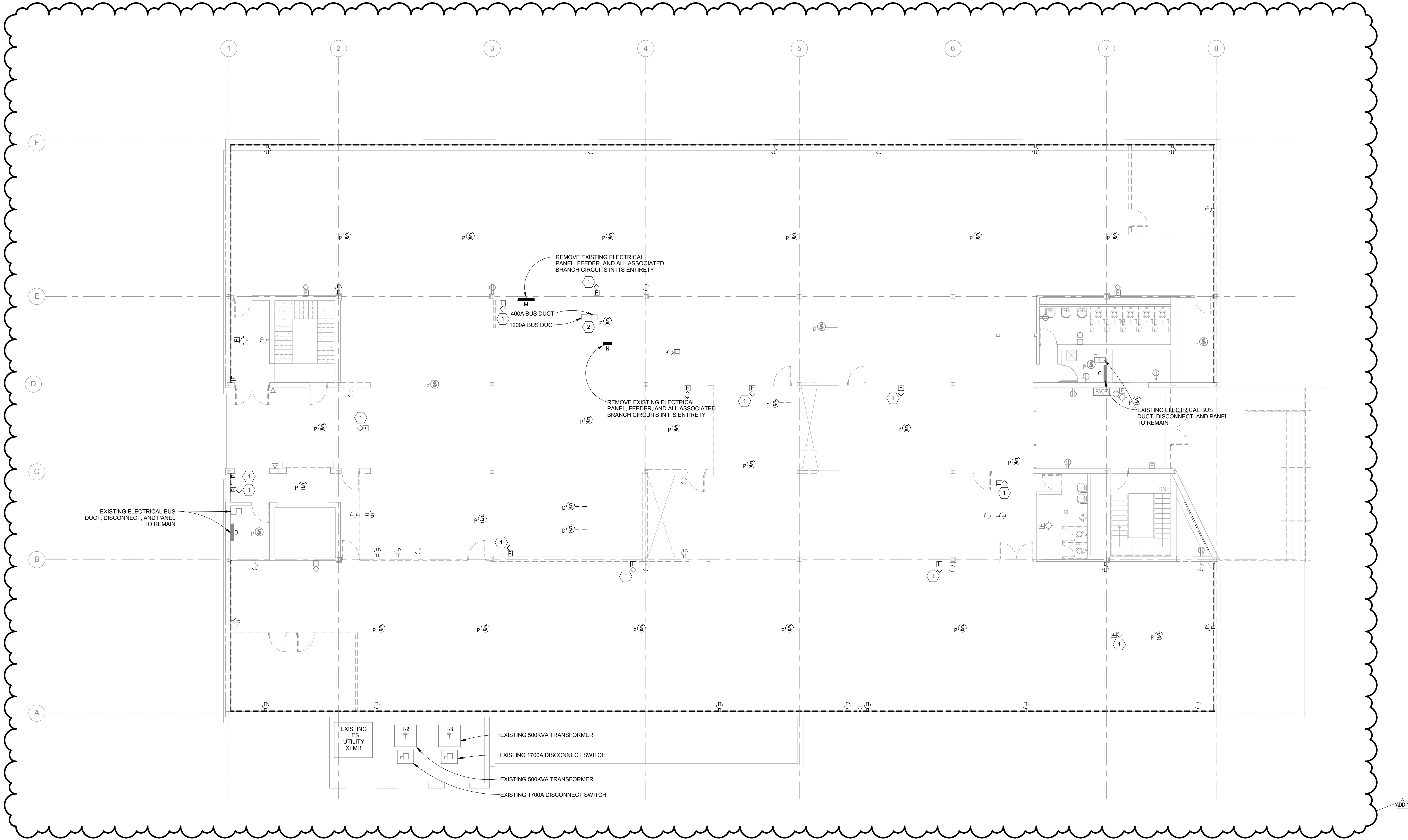
- 1 REMOVE THE EXISTING FIRE ALARM DEVICE AND RETAIN FOR REUSE
- 2 REMOVE THE EXISTING 400A BUS DUCT AND RELOCATE THE EXISTING 1200A BUS DUCTS AS INDICATED ON NEW ELECTRICAL DRAWINGS.



POWER AND SYSTEMS DEMOLITION PLAN, FIRST LEVEL
TELEGRAPH DISTRICT
401 BUILDING RENOVATION

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 **POWER AND SYSTEMS DEMOLITION PLAN, FIRST LEVEL**
SCALE: 1/8" = 1'-0"

GENERAL SHEET NOTES

A EXISTING FIRE ALARM DEVICES SHOWN TO BE REMOVED SHALL BE SALVAGED FOR INSTALLATION AS SHOWN ON THE NEW SYSTEMS DRAWINGS.

SHEET KEYNOTES

- 1 RELOCATE 1200A SIEMENS BUS DUCT AND REMOVE 1200A DISTRIBUTION PANEL
- 2 REMOVE EXISTING 400A BUS DUCT AND 400A DISTRIBUTION PANEL
- 3 REMOVE THE EXISTING FIRE ALARM DEVICE AND RETAIN FOR REUSE

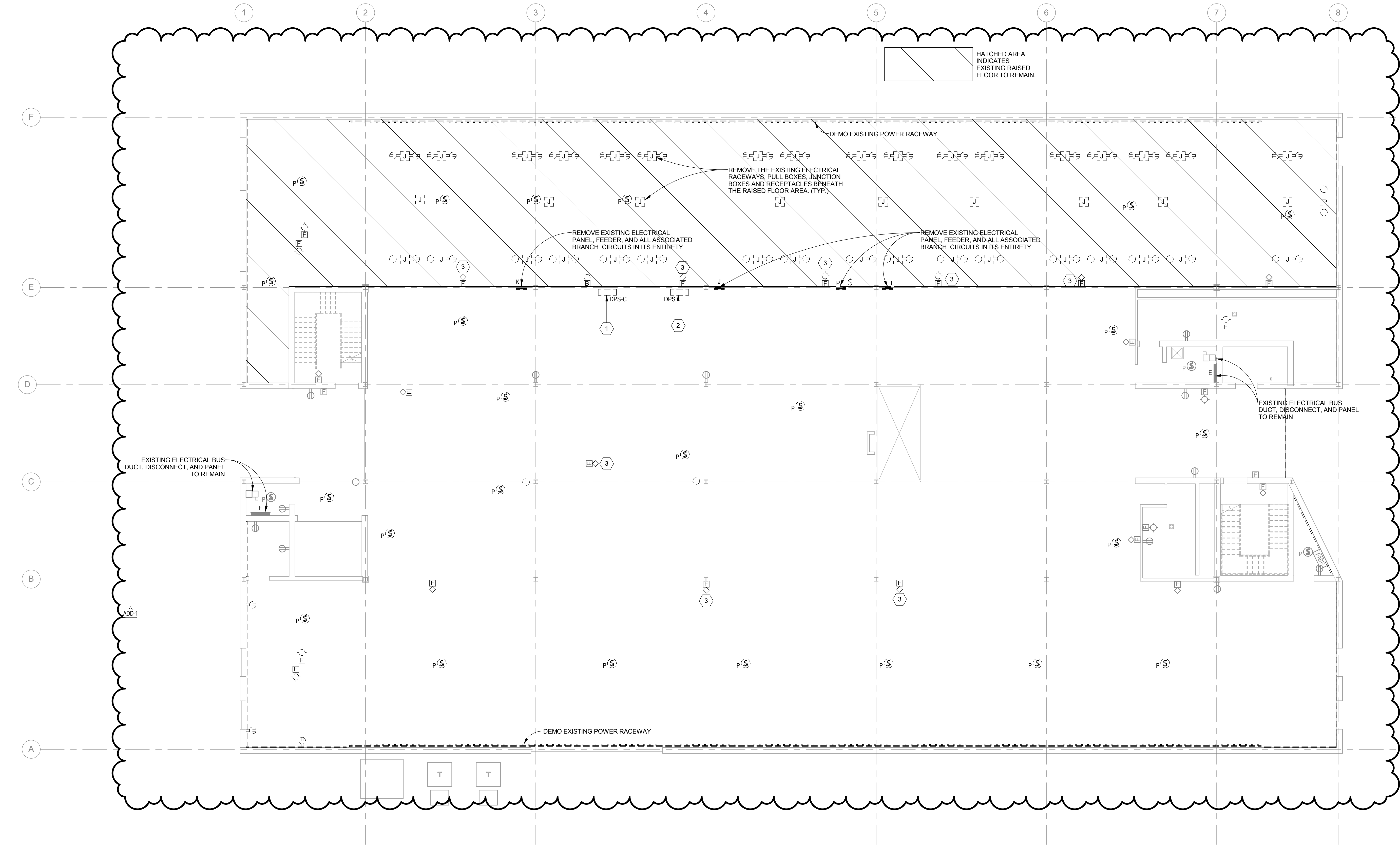


POWER AND SYSTEMS DEMOLITION PLAN, SECOND LEVEL
TELEGRAPH DISTRICT
401 BUILDING RENOVATION

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POWER AND SYSTEMS DEMOLITION PLAN, SECOND LEVEL
SCALE: 1/8" = 1'-0"



GENERAL SHEET NOTES

A EXISTING FIRE ALARM DEVICES SHOWN TO BE REMOVED SHALL BE SALVAGED FOR INSTALLATION AS SHOWN ON THE NEW SYSTEMS DRAWINGS.



POWER AND SYSTEMS DEMOLITION PLAN, THIRD LEVEL
TELEGRAPH DISTRICT
401 BUILDING RENOVATION

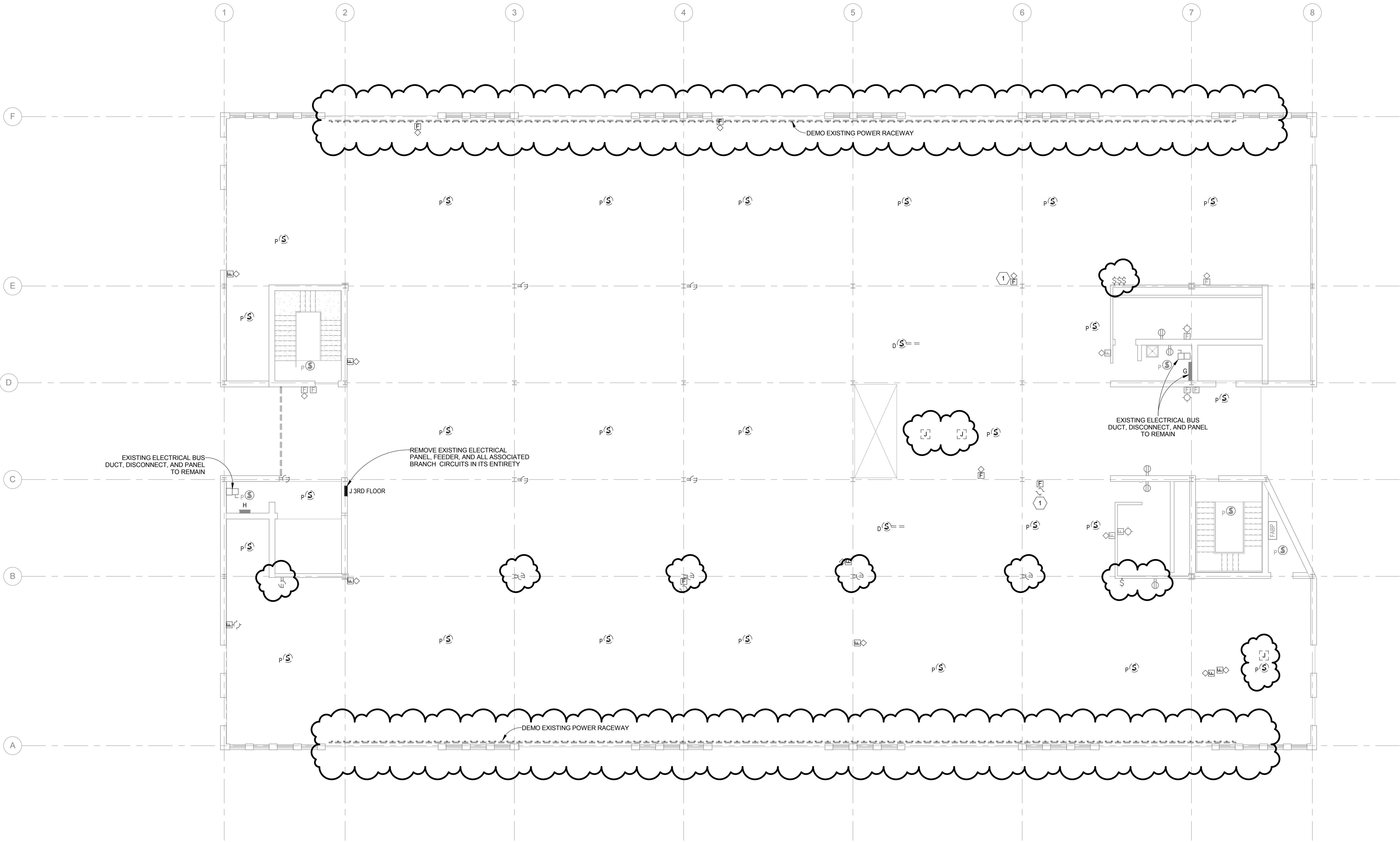
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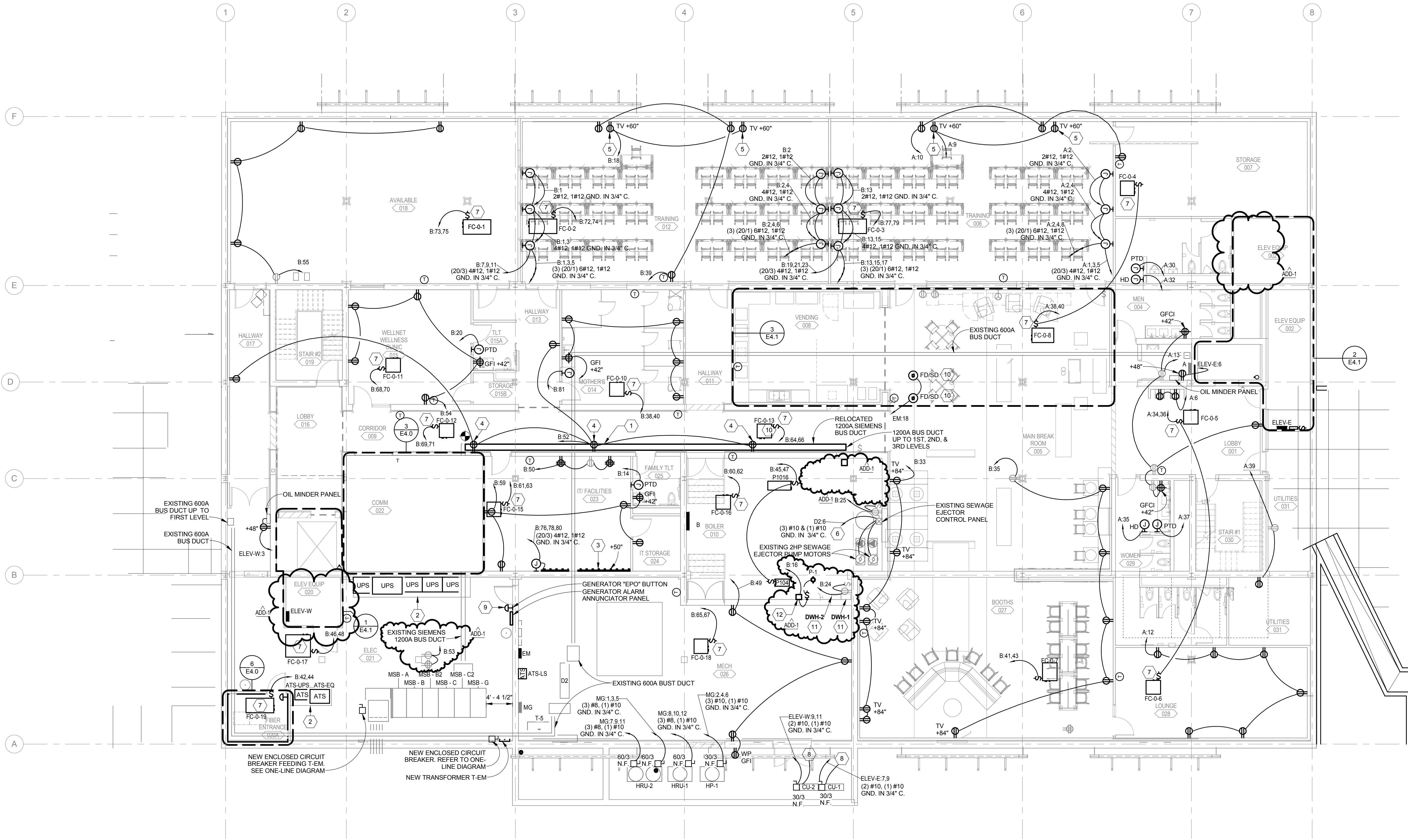


POWER AND SYSTEMS DEMOLITION PLAN, THIRD LEVEL

SCALE: 1/8" = 1'-0"

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POWER PLAN, BASEMENT LEVEL
SCALE: 1/8" = 1'-0"



- SHEET KEYNOTES**
- 1 RELOCATE AND EXTEND THE EXISTING SIEMENS 1200A ELECTRICAL BUS DUCT TO THE NEW 1ST, 2ND, AND 3RD FLOOR ELECTRICAL CLOSETS. PROVIDE ADDITIONAL NEW LENGTHS OF BUS DUCTS AND FITTINGS AS REQUIRED. REFER TO THE ONE-LINE DIAGRAM FOR BUS DUCT DISCONNECT REQUIREMENTS FOR EACH CONNECTED PANEL.
 - 2 PROVIDE A CONCRETE HOUSEKEEPING PAD FOR THE UPS EQUIPMENT. REFER TO EQUIPMENT BASE DETAIL ON SHEET E7.0. COORDINATE BASE DIMENSIONS WITH ACTUAL UPS DIMENSIONS.
 - 3 PROVIDE A WIREMOLD 4000 SERIES COMBINATION POWER AND COMMUNICATIONS RACEWAY. PROVIDE DUPLEX RECEPTACLES AND DATA PORTS EVERY 18" ON CENTER.
 - 4 PROVIDE A NEW RECEPTACLE AT THE SAME LOCATION OF THE EXISTING RECEPTACLE. PROVIDE AN EXTENSION RING AS REQUIRED TO EXTEND THE EXISTING BOX AS REQUIRED FOR THE FURRED OUT WALL.
 - 5 MOUNT RECEPTACLE INSIDE RECESSED TV CONNECTION A/V BOX. REFER TO THE LOWER LEVEL SYSTEMS PLAN FOR MORE INFORMATION.
 - 6 REFEED THE EXISTING SEWAGE EJECTOR PUMPS FROM SWITCHBOARD 022.
 - 7 PROVIDE A NON-FUSED, MOTOR RATED, 15A, 2-POLE, 240VAC RATED TOGGLE SWITCH AS THE DISCONNECTING MEANS FOR THE FAN COIL UNIT.
 - 8 SPLIT SYSTEM INDOOR UNIT IS POWERED FROM THE OUTDOOR UNIT. PROVIDE A 3/4" CONDUIT FROM THE INDOOR UNIT TO THE OUTDOOR UNIT AND PROVIDE MANUFACTURER'S RECOMMENDED WIRING BETWEEN THE INDOOR UNIT AND OUTDOOR UNIT.
 - 9 PROVIDE A NEW EMERGENCY POWER OFF "EPO" BUTTON FOR THE GENERATOR SET. COORDINATE WITH THE GENERATOR SET SUPPLIER FOR TIE IN REQUIREMENTS.
 - 10 PROVIDE A 20V CONNECTION FOR FIRE SMOKE DAMPER. COORDINATE WITH THE FIRE ALARM CONTRACTOR AND MECHANICAL CONTRACTOR FOR INTERFACE REQUIREMENTS.
 - 11 CONNECT DWH-1 AND DWH-2 TO THE EXISTING RECEPTACLE CIRCUIT B-24.
 - 12 TIMER FOR PUMP P-1 WILL BE FURNISHED BY THE MECHANICAL SUBCONTRACTOR. PROVIDE A MOTOR RATED SWITCH AS THE DISCONNECTING MEANS FOR THE PUMP.

POWER PLAN, BASEMENT LEVEL
TELEGRAPH DISTRICT
401 BUILDING RENOVATION

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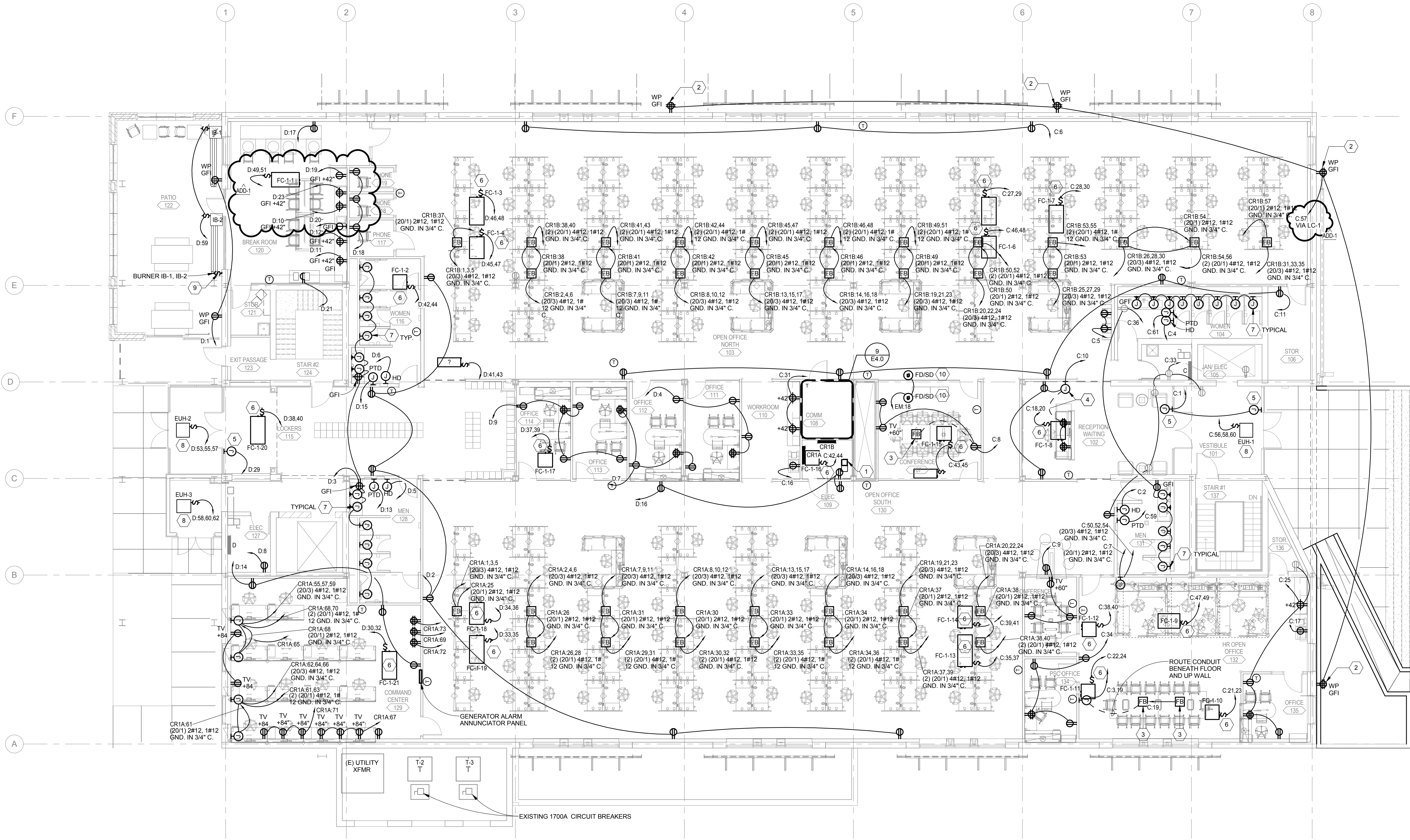
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 POWER PLAN, FIRST LEVEL
SCALE: 1/8" = 1'-0"



GENERAL SHEET NOTES

- A. PROVIDE A WIREMOLD 4FATC SERIES POWER AND DATA SINGLE PIECE FIRE-RATED FURNITURE FEED POKE-THROUGH DEVICE. (TYPICAL FOR ALL OPEN OFFICE WORKSTATIONS.)
1. RELOCATE AND EXTEND THE EXISTING SIEMENS 1200A ELECTRICAL BUS DUCT TO THE NEW 1ST, 2ND, AND 3RD FLOOR ELECTRICAL CLOSETS. PROVIDE ADDITIONAL NEW LENGTHS OF BUS DUCTS AND FITTINGS AS REQUIRED. REFER TO THE ONE-LINE DIAGRAM FOR BUS DUCT DISCONNECT REQUIREMENTS FOR EACH CONNECTED PANEL.
2. LANDSCAPE LIGHTING IS CONTROLLED THROUGH THE BUILDING'S LIGHTING CONTROL PANEL.
3. PROVIDE A WIREMOLD 6ATCQY POWER AND DATA POKE-THRU DEVICE. PROVIDE DEVICE WITH TWO 20AMP DUPLEX RECEPTACLES. FIELD VERIFY AV AND DATA RECEPTACLE REQUIREMENTS WITH OWNER PRIOR TO ORDERING.
4. ROUTE CONDUIT FOR THE RECEPTION DESK DOWN WALL AND BENEATH THE FLOOR. THE EXACT STUB UP LOCATION SHALL BE COORDINATED IN THE FIELD.
5. PROVIDE A HARD WIRED 120V CONNECTION TO THE DOOR OPERATOR POWER SUPPLY. COORDINATE WITH THE DOOR HARDWARE VENDOR FOR EXACT LOCATION AND REQUIREMENTS.
6. PROVIDE A NON-FUSED, MOTOR RATED, 15A, 2-POLE, 240VAC RATED TOGGLE SWITCH AS THE DISCONNECTING MEANS FOR THE FAN COIL UNIT.
7. PROVIDE A 120V ELECTRICAL CONNECTION TO THE RESTROOM FAUCET SENSORS AND TOILET FLUSH VALVE SENSORS. COORDINATE WITH THE PLUMBING CONTRACTOR FOR EXACT ROUGH-IN REQUIREMENTS.
8. ELECTRIC UNIT HEATER IS OUTFITTED WITH A FACTORY INSTALLED DISCONNECT SWITCH.
9. PROVIDE AN INTERMATIC TIME SWITCH MODEL FF60MC FOR OPERATION OF THE INFRARED BURNER UNIT. PROVIDE A 1/2\"/>
10. PROVIDE A 120V CONNECTION FOR FIRE/SMOKE DAMPER. COORDINATE WITH THE FIRE ALARM CONTRACTOR AND MECHANICAL CONTRACTOR FOR INTERFACE REQUIREMENTS.

SHEET KEYNOTES

1. RELOCATE AND EXTEND THE EXISTING SIEMENS 1200A ELECTRICAL BUS DUCT TO THE NEW 1ST, 2ND, AND 3RD FLOOR ELECTRICAL CLOSETS. PROVIDE ADDITIONAL NEW LENGTHS OF BUS DUCTS AND FITTINGS AS REQUIRED. REFER TO THE ONE-LINE DIAGRAM FOR BUS DUCT DISCONNECT REQUIREMENTS FOR EACH CONNECTED PANEL.
2. LANDSCAPE LIGHTING IS CONTROLLED THROUGH THE BUILDING'S LIGHTING CONTROL PANEL.
3. PROVIDE A WIREMOLD 6ATCQY POWER AND DATA POKE-THRU DEVICE. PROVIDE DEVICE WITH TWO 20AMP DUPLEX RECEPTACLES. FIELD VERIFY AV AND DATA RECEPTACLE REQUIREMENTS WITH OWNER PRIOR TO ORDERING.
4. ROUTE CONDUIT FOR THE RECEPTION DESK DOWN WALL AND BENEATH THE FLOOR. THE EXACT STUB UP LOCATION SHALL BE COORDINATED IN THE FIELD.
5. PROVIDE A HARD WIRED 120V CONNECTION TO THE DOOR OPERATOR POWER SUPPLY. COORDINATE WITH THE DOOR HARDWARE VENDOR FOR EXACT LOCATION AND REQUIREMENTS.
6. PROVIDE A NON-FUSED, MOTOR RATED, 15A, 2-POLE, 240VAC RATED TOGGLE SWITCH AS THE DISCONNECTING MEANS FOR THE FAN COIL UNIT.
7. PROVIDE A 120V ELECTRICAL CONNECTION TO THE RESTROOM FAUCET SENSORS AND TOILET FLUSH VALVE SENSORS. COORDINATE WITH THE PLUMBING CONTRACTOR FOR EXACT ROUGH-IN REQUIREMENTS.
8. ELECTRIC UNIT HEATER IS OUTFITTED WITH A FACTORY INSTALLED DISCONNECT SWITCH.
9. PROVIDE AN INTERMATIC TIME SWITCH MODEL FF60MC FOR OPERATION OF THE INFRARED BURNER UNIT. PROVIDE A 1/2\"/>
10. PROVIDE A 120V CONNECTION FOR FIRE/SMOKE DAMPER. COORDINATE WITH THE FIRE ALARM CONTRACTOR AND MECHANICAL CONTRACTOR FOR INTERFACE REQUIREMENTS.

POWER PLAN, FIRST LEVEL
TELEGRAPH DISTRICT
401 BUILDING RENOVATION

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GENERAL SHEET NOTES

- A. PROVIDE A WIREMOLD 4FFATC SERIES POWER AND DATA SINGLE PIECE FIRE-RATED FURNITURE FEED POKE-THROUGH DEVICE (TYPICAL FOR ALL OPEN OFFICE WORKSTATIONS.)

SHEET KEYNOTES

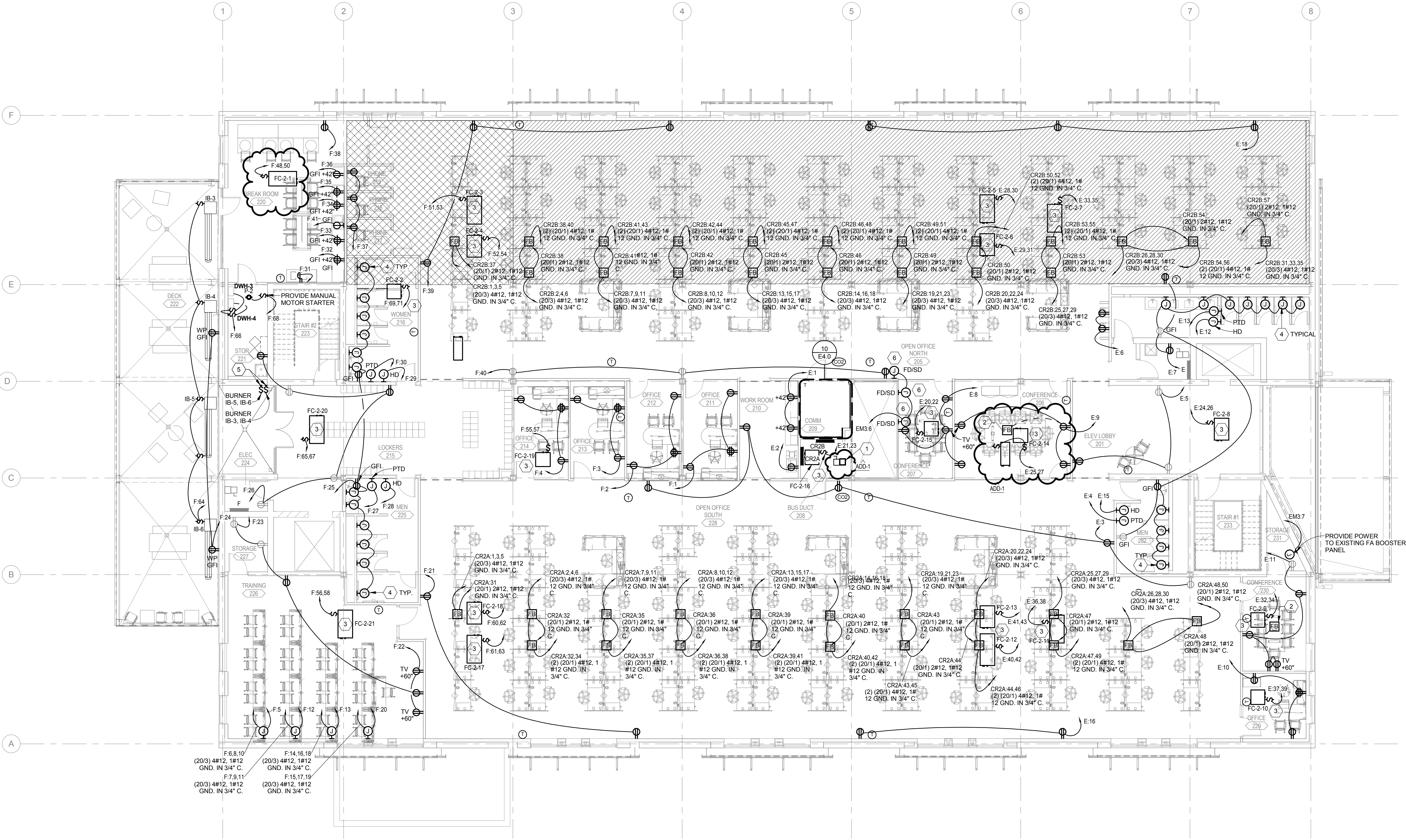
1. RELOCATE AND EXTEND THE EXISTING SIEMENS 1200A ELECTRICAL BUS DUCT TO THE NEW 1ST, 2ND, AND 3RD FLOOR ELECTRICAL CLOSETS. PROVIDE ADDITIONAL NEW LENGTHS OF BUS DUCTS AND FITTINGS AS REQUIRED. REFER TO THE ONE-LINE DIAGRAM FOR BUS DUCT DISCONNECT REQUIREMENTS FOR EACH CONNECTED PANEL.
2. PROVIDE A WIREMOLD SATISFY POWER AND DATA POKE-THRU DEVICE. PROVIDE DEVICE WITH TWO 20AMP DUPLEX RECEPTACLES. FIELD VERIFY AV AND DATA RECEPTACLE REQUIREMENTS WITH OWNER PRIOR TO ORDERING.
3. PROVIDE A NON-FUSED, MOTOR RATED, 15A, 2-POLE, 240VAC RATED TOGGLE SWITCH AS THE DISCONNECTING MEANS FOR THE FAN COIL UNIT.
4. PROVIDE A 120V ELECTRICAL CONNECTION TO THE RESTROOM FAUCET SENSORS AND TOILET FLUSH VALVE SENSORS. COORDINATE WITH THE PLUMBING CONTRACTOR FOR EXACT ROUGH-IN REQUIREMENTS.
5. PROVIDE AN INTERMATIC TIME SWITCH MODEL FF60MC FOR OPERATION OF THE INFRASER BURNER UNIT. PROVIDE A 1/2" CONDUIT AND 24VAC CONTROL WIRING FROM TIME SWITCH TO THE BURNER CONTROLS.
6. PROVIDE A 120V CONNECTION FOR FIRE/SMOKE DAMPER. COORDINATE WITH THE FIRE ALARM CONTRACTOR AND MECHANICAL CONTRACTOR FOR INTERFACE REQUIREMENTS.

POWER PLAN, SECOND LEVEL
TELEGRAPH DISTRICT
401 BUILDING RENOVATION

E1.2

10-16202-00
02/26/2016
Revised
Author: JF
03/11/16

POWER PLAN, SECOND LEVEL
SCALE: 1/8" = 1'-0"



GENERAL SHEET NOTES

- A. PROVIDE A WIREMOLD 4FFATC SERIES POWER AND DATA SINGLE PIECE FIRE-RATED FURNITURE FEED POKE-THROUGH DEVICE (TYPICAL FOR ALL OPEN OFFICE WORKSTATIONS.)

SHEET KEYNOTES

1. RELOCATE AND EXTEND THE EXISTING SIEMENS 1200A ELECTRICAL BUS DUCT TO THE NEW 1ST, 2ND, AND 3RD FLOOR ELECTRICAL CLOSETS. PROVIDE ADDITIONAL NEW LENGTHS OF BUS DUCTS AND FITTINGS AS REQUIRED. REFER TO THE ONE-LINE DIAGRAM FOR BUS DUCT DISCONNECT REQUIREMENTS FOR EACH CONNECTED PANEL.
2. POWER FOR EXTERIOR NEON SIGN ON TOP OF EAST EXTERIOR FACADE. COORDINATE EXACT LOCATION WITH ARCHITECTURAL ELEVATION AND SIGNAGE CONTRACTOR.
3. PROVIDE A WIREMOLD 6ATCGY POWER AND DATA POKE-THRU DEVICE. PROVIDE DEVICE WITH TWO 20AMP DUPLEX RECEPTACLES. FIELD VERIFY AV AND DATA RECEPTACLE REQUIREMENTS WITH OWNER PRIOR TO ORDERING.
4. PROVIDE A HARD WIRED 120V CONNECTION AND JUNCTION BOX FOR A FUTURE PROJECTOR.
5. PROVIDE A NON-FUSED, MOTOR RATED, 15A, 2-POLE, 240VAC RATED TOGGLE SWITCH AS THE DISCONNECTING MEANS FOR THE FAN COIL UNIT.
6. PROVIDE A NEW 42 CIRCUIT PANEL TO REPLACE THE EMPTY SECOND SECTION OF EXISTING PANEL "H".
7. PROVIDE A 120V ELECTRICAL CONNECTION TO THE RESTROOM FAUCET SENSORS AND TOILET FLUSH VALVE SENSORS. COORDINATE WITH THE PLUMBING CONTRACTOR FOR EXACT ROUGH-IN REQUIREMENTS.
8. PROVIDE AN INTERMATIC TIME SWITCH MODEL FF60MC FOR OPERATION OF THE INFRARED BURNER UNIT. PROVIDE A 1/2" CONDUIT AND 24VAC CONTROL WIRING FROM TIME SWITCH TO THE BURNER CONTROLS.
9. PROVIDE A 120V CONNECTION FOR FIRE/SMOKE DAMPER. COORDINATE WITH THE FIRE ALARM CONTRACTOR AND MECHANICAL CONTRACTOR FOR INTERFACE REQUIREMENTS.
10. PROVIDE A POWER CONNECTION TO THE MECHANICAL BRANCH CIRCUIT CONTROLLER. PROVIDE A 15A, 2-POLE, 240V TOGGLE SWITCH AS A DISCONNECTING MEANS.



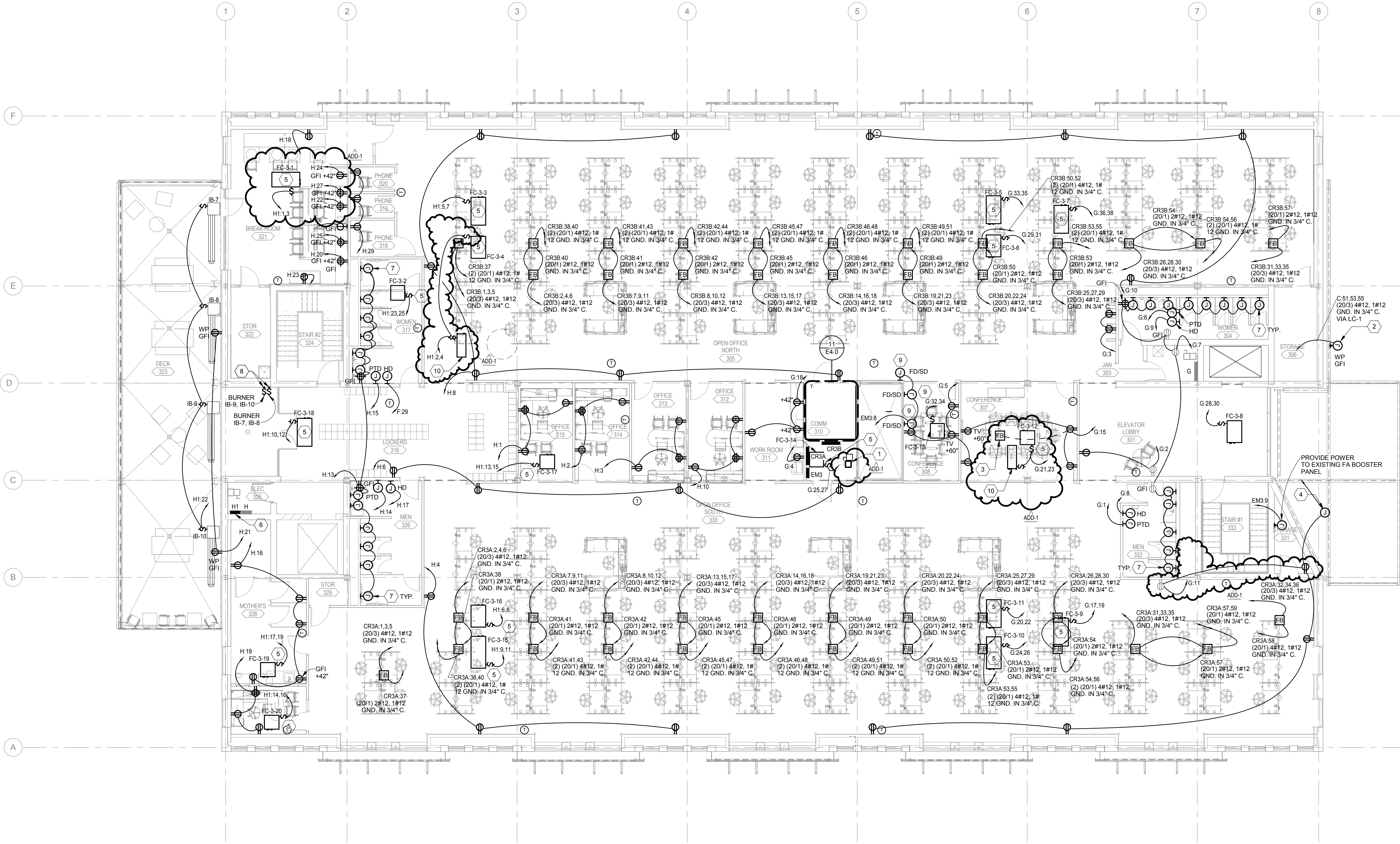
POWER PLAN, THIRD LEVEL
TELEGRAPH DISTRICT
401 BUILDING RENOVATION

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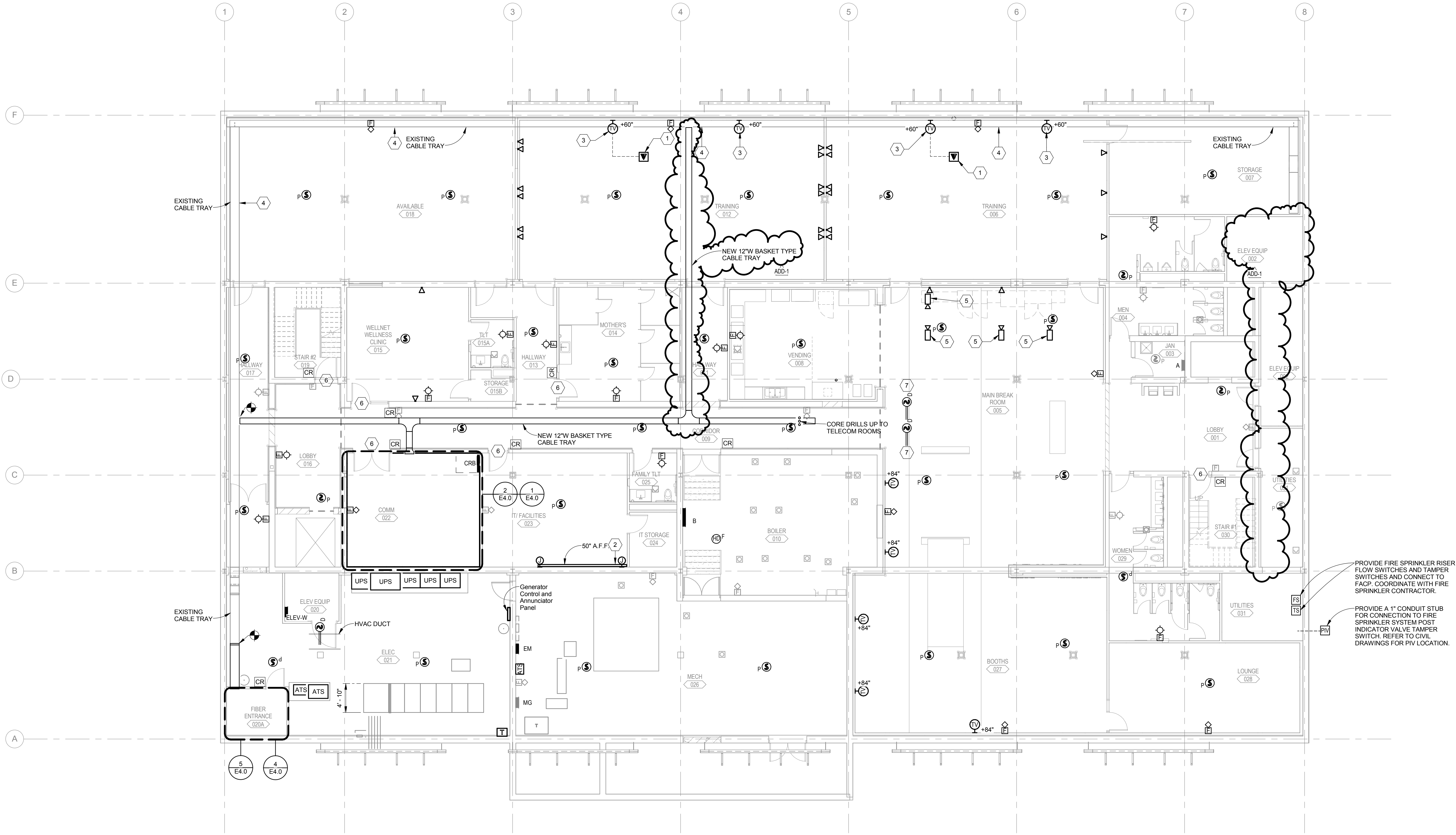
POWER PLAN, THIRD LEVEL
SCALE: 1/8" = 1'-0"

NORTH



GENERAL SHEET NOTES

- A. THE EXISTING FIRE ALARM CABLING SHALL BE REPLACED.
- SHEET KEYNOTES**
1. PROVIDE A HUBBELL S1SFBAV FLOOR MOUNTED BOX FOR AV WIRING TO THE INSTRUCTORS STATION. PROVIDE ONE 1" DIAMETER CONDUIT AND ONE 1-1/2" DIAMETER CONDUIT STUBBED TO THE TV LOCATION. SAWCUT AND PATCH FLOOR AS REQUIRED FOR INSTALLATION.
 2. PROVIDE A WIREMOLD 4000 SERIES COMBINATION POWER AND COMMUNICATIONS RACEWAY. PROVIDE DUPLEX RECEPTACLES AND DATA PORTS EVERY 18" ON CENTER. PROVIDE A JUNCTION BOX ON EACH END WITH 1" CONDUITS STUBBED TO THE ACCESSIBLE CEILING SPACE.
 3. PROVIDE A CHIEF PAC206 RECESSED WALL AV ROUGH IN BOX FOR THE TV MONITOR WITH 1" CONDUIT STUB UP TO THE ACCESSIBLE CEILING SPACE.
 4. THE EXISTING ANGLE BRACKETS SUPPORTING THE EXISTING CABLE TRAY IN THIS AREA SHALL BE REMOVED TO ACCOMMODATE THE NEW CEILING BEING INSTALLED IN THIS AREA. PROVIDE NEW SUPPORTS FOR THE CABLE TRAY AS NEEDED TO HANG THE TRAY FROM THE FLOOR DECK ABOVE.
 5. CAMERAS WILL BE FURNISHED BY COMPANY KITCHEN. SHOWN FOR INFORMATION ONLY.
 6. ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT ROUGH-IN AS REQUIRED FOR DOOR SECURITY AND ACCESS CONTROL EQUIPMENT. PROVIDE 3/4" CONDUIT STUBS TO THE DOOR FRAME LOCATION FOR DOOR POSITION SWITCHES, ELECTRIC STRIKES, AND ELECTRIC TRANSFER HINGES. COORDINATE WITH THE DOOR HARDWARE VENDOR AND SECURITY CONTRACTOR FOR EXACT REQUIREMENTS.
 7. PROVIDE DUCT MOUNTED SMOKE DETECTOR FOR ACTIVATION OF FIRE/SMOKE DAMPER.



SYSTEMS PLAN, BASEMENT LEVEL
TELEGRAPH DISTRICT
401 BUILDING RENOVATION

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 **SYSTEMS PLAN, BASEMENT LEVEL**
SCALE: 1/8" = 1'-0"

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SHEET KEYNOTES

- 1 PROVIDE A JUNCTION BOX AND A 1" CONDUIT STUBBED TO THE ACCESSIBLE CEILING SPACE FOR DATA CONNECTION TO FUTURE EXTERIOR PROJECTOR.
- 2 6" X 4" WIRE BASKET TYPE CABLE TRAY MOUNTED AT 11'-0" A.F.F.
- 3 12"x4" WIRE BASKET TYPE CABLE TRAY MOUNTED AT 11'-0" A.F.F.
- 4 PROVIDE A WIREMOLD 4FP/2C SERIES POWER AND DATA SINGLE PIECE FIRE-RATED FURNITURE FEED POKE-THROUGH DEVICE.
- 5 PROVIDE A WIREMOLD 6AT/2CY POWER AND DATA POKE-THRU DEVICE. PROVIDE DEVICE WITH TWO 20AMP DUPLEX RECEPTACLES. FIELD VERIFY AV AND DATA RECEPTACLE REQUIREMENTS WITH OWNER PRIOR TO ORDERING.
- 6 CCTV CAMERAS SHOWN FOR INFORMATION ONLY. PROVIDED BY NELNET.
- 7 ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT ROUGH-IN AS REQUIRED FOR DOOR SECURITY AND ACCESS CONTROL EQUIPMENT. PROVIDE 3/4" CONDUIT STUBS TO THE DOOR FRAME LOCATION FOR DOOR POSITION SWITCHES, ELECTRIC STRIKES, AND ELECTRIC TRANSFER HINGES. COORDINATE WITH THE DOOR HARDWARE VENDOR AND SECURITY CONTRACTOR FOR EXACT REQUIREMENTS.
- 8 PROVIDE DUCT MOUNTED SMOKE DETECTOR FOR ACTIVITY IN THE BREAK ROOMS.
- 9 PROVIDE A 1" CONDUIT ROUTED FROM FLOOR BOX TO THE TV WALL OUTLET LOCATION.

SYSTEMS PLAN, FIRST LEVEL TELEGRAPH DISTRICT 401 BUILDING RENOVATION

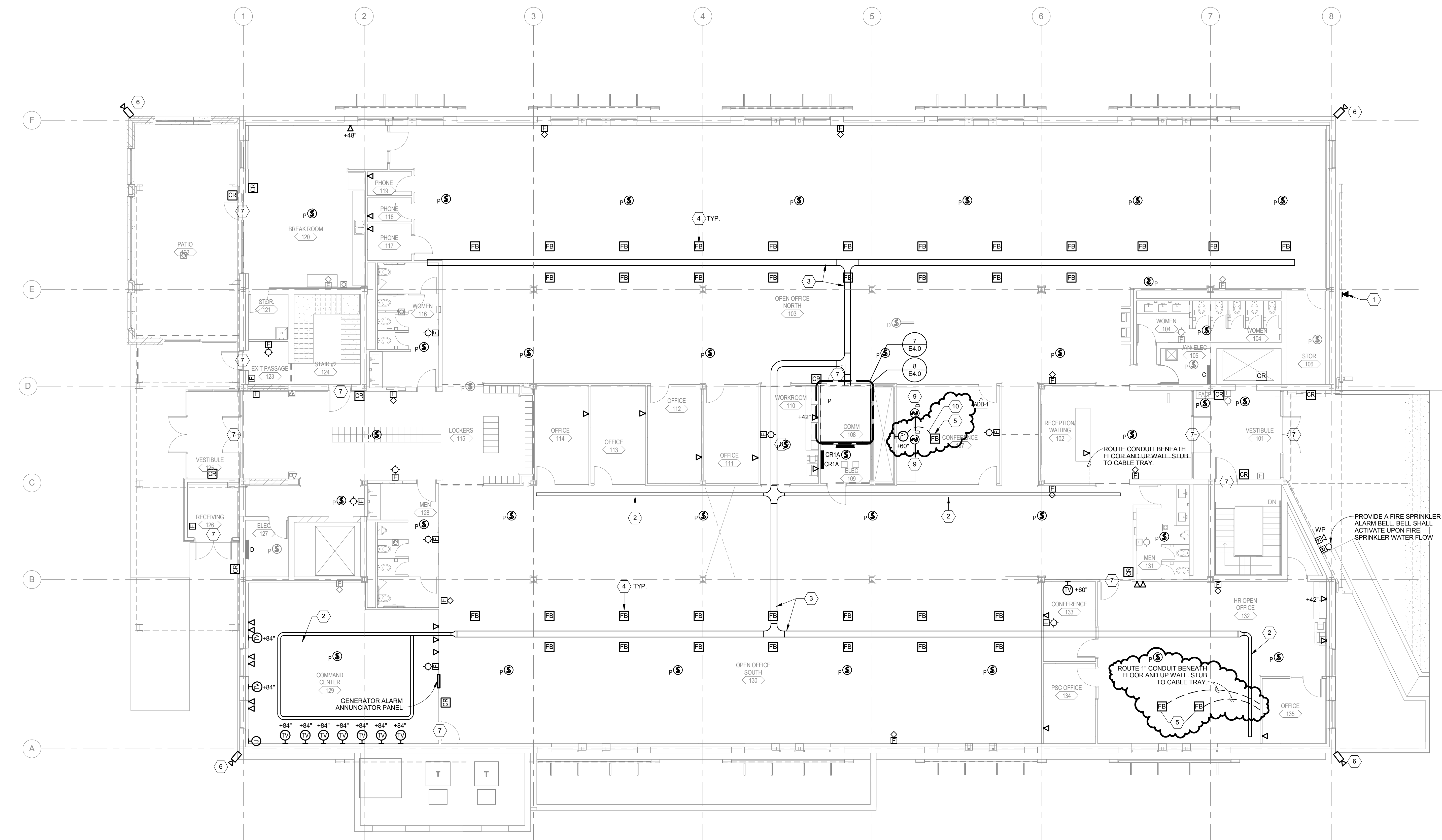
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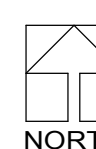
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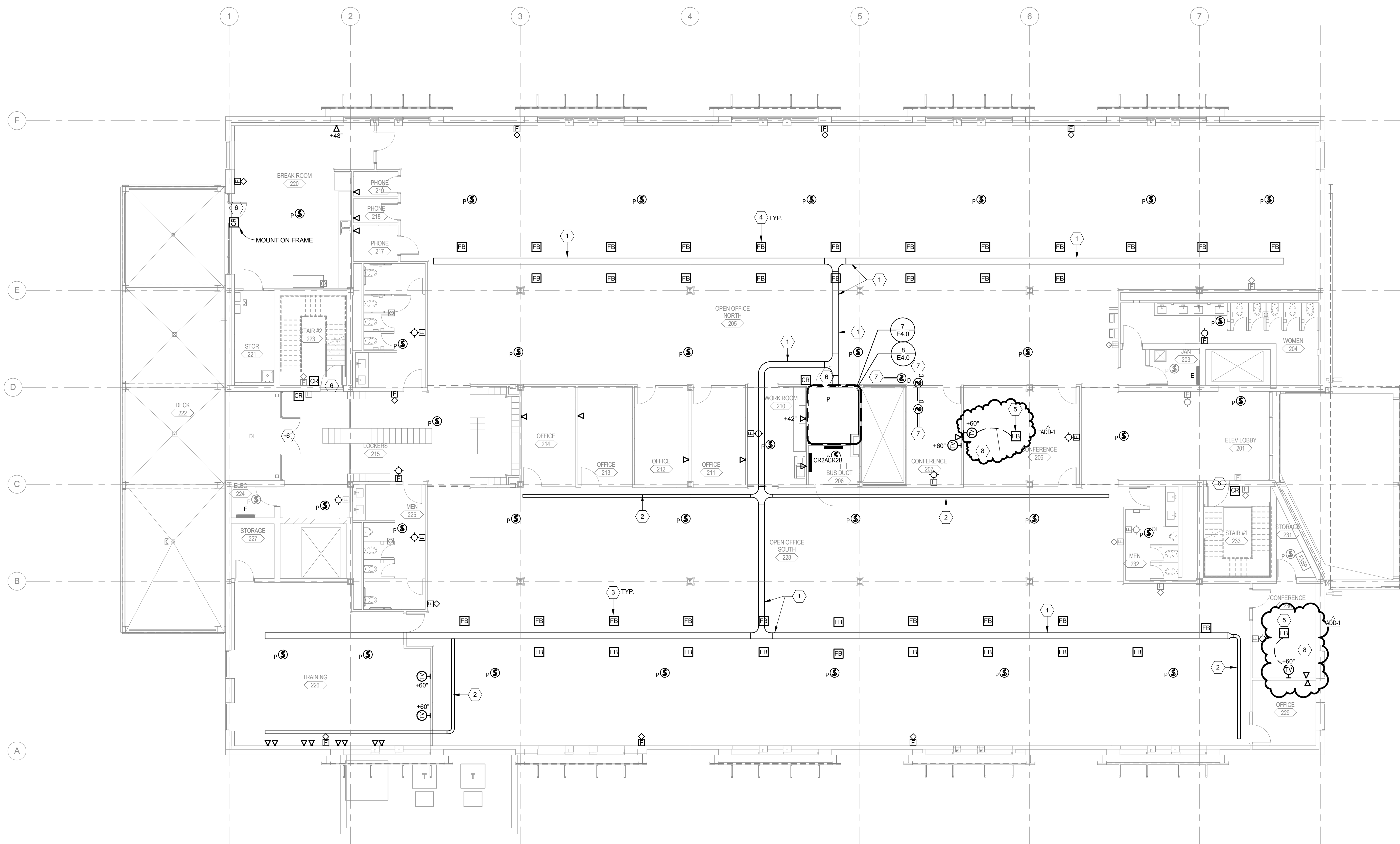


 **SYSTEMS PLAN, FIRST LEVEL**
SCALE: 1/8" = 1'-0"



SHEET KEYNOTES

- 12"x4" WIRE BASKET TYPE CABLE TRAY MOUNTED AT 11'-0" A.F.F.
- 6" X 4" WIRE BASKET TYPE CABLE TRAY MOUNTED AT 11'-0" A.F.F.
- PROVIDE A WIREMOLD 4FATC SERIES POWER AND DATA SINGLE PIECE FIRE-RATED FURNITURE FEED POKE-THROUGH DEVICE.
- PROVIDE A WIREMOLD E8BFF SERIES POWER AND DATA SINGLE PIECE FLUSH MOUNTED FURNITURE FEED FLOOR BOX FOR THE RAISED FLOOR AREAS. TYPICAL FOR ALL 2ND FLOOR NORTH OPEN OFFICE LOCATIONS.
- PROVIDE A WIREMOLD 6ATCGY POWER AND DATA POKE-THRU DEVICE. PROVIDE DEVICE WITH TWO 20AMP DUPLEX RECEPTACLES. FIELD VERIFY AV AND DATA RECEPTACLE REQUIREMENTS WITH OWNER PRIOR TO ORDERING.
- ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT ROUGH-IN AS REQUIRED FOR DOOR SECURITY AND ACCESS CONTROL EQUIPMENT. PROVIDE 3/4" CONDUIT STUBS TO THE DOOR FRAME LOCATION FOR DOOR POSITION SWITCHES, ELECTRIC STRIKES, AND ELECTRIC TRANSFER HINGES. COORDINATE WITH THE DOOR HARDWARE VENDOR AND SECURITY CONTRACTOR FOR EXACT REQUIREMENTS.
- PROVIDE DUCT MOUNTED SMOKE DETECTOR FOR ACTIVATION OF FIRE SMOKE DAMPERS.
- PROVIDE 1" CONDUIT ROUTED FROM FLOOR BOX TO THE TV WALL OUTLET LOCATION.



 **SYSTEMS PLAN, SECOND LEVEL**
SCALE: 1/8" = 1'-0"

SYSTEMS PLAN, SECOND LEVEL TELEGRAPH DISTRICT 401 BUILDING RENOVATION

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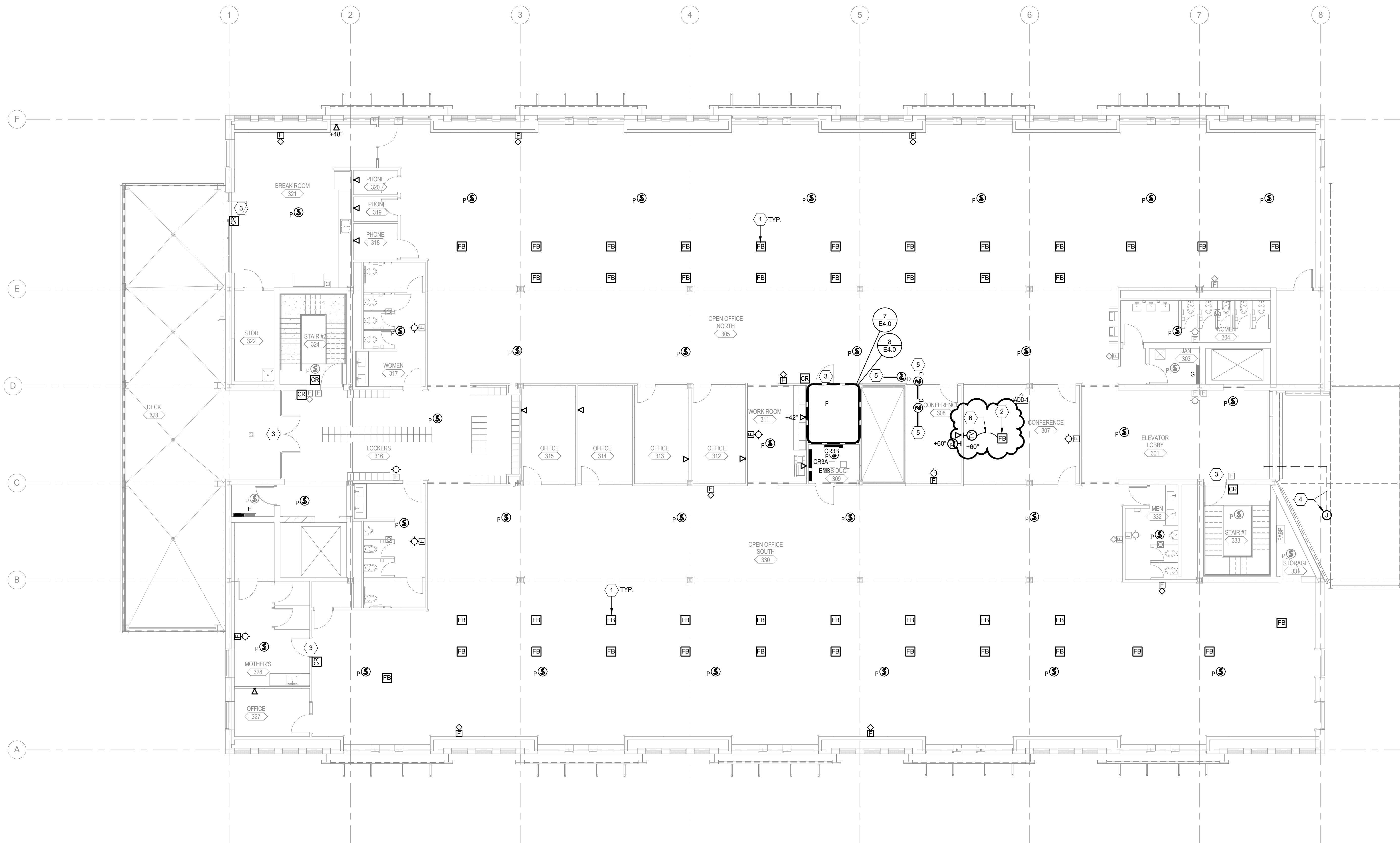
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SHEET KEYNOTES

- 1 PROVIDE A WIREMOLD 4FATC SERIES POWER AND DATA SINGLE PIECE FIRE-RATED FURNITURE FEED POKE-THROUGH DEVICE.
- 2 PROVIDE A WIREMOLD 6ATCGY POWER AND DATA POKE-THRU DEVICE. PROVIDE DEVICE WITH TWO 20AMP DUPLEX RECEPTACLES. FIELD VERIFY AV AND DATA RECEPTACLE REQUIREMENTS WITH OWNER PRIOR TO ORDERING.
- 3 ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT ROUGH-IN AS REQUIRED FOR DOOR SECURITY AND ACCESS CONTROL EQUIPMENT. PROVIDE 3/4" CONDUIT STUBS TO THE DOOR FRAME LOCATION FOR DOOR POSITION SWITCHES, ELECTRIC STRIKES, AND ELECTRIC TRANSFER HINGES. COORDINATE WITH THE DOOR HARDWARE VENDOR AND SECURITY CONTRACTOR FOR EXACT REQUIREMENTS.
- 4 PROVIDE A JUNCTION BOX AND A 1" CONDUIT STUBBED TO THE ACCESSIBLE CEILING SPACE FOR DATA CONNECTION TO FUTURE EXTERIOR PROJECTOR.
- 5 PROVIDE DUCT MOUNTED SMOKE DETECTOR FOR PROTECTION OF PUBLIC SPACE RAISED.
- 6 PROVIDE A 1" CONDUIT ROUTED FROM FLOOR BOX TO THE TV WALL OUTLET LOCATION.



 SYSTEMS PLAN, THIRD LEVEL
SCALE: 1/8" = 1'-0"

SYSTEMS PLAN, THIRD LEVEL TELEGRAPH DISTRICT 401 BUILDING RENOVATION

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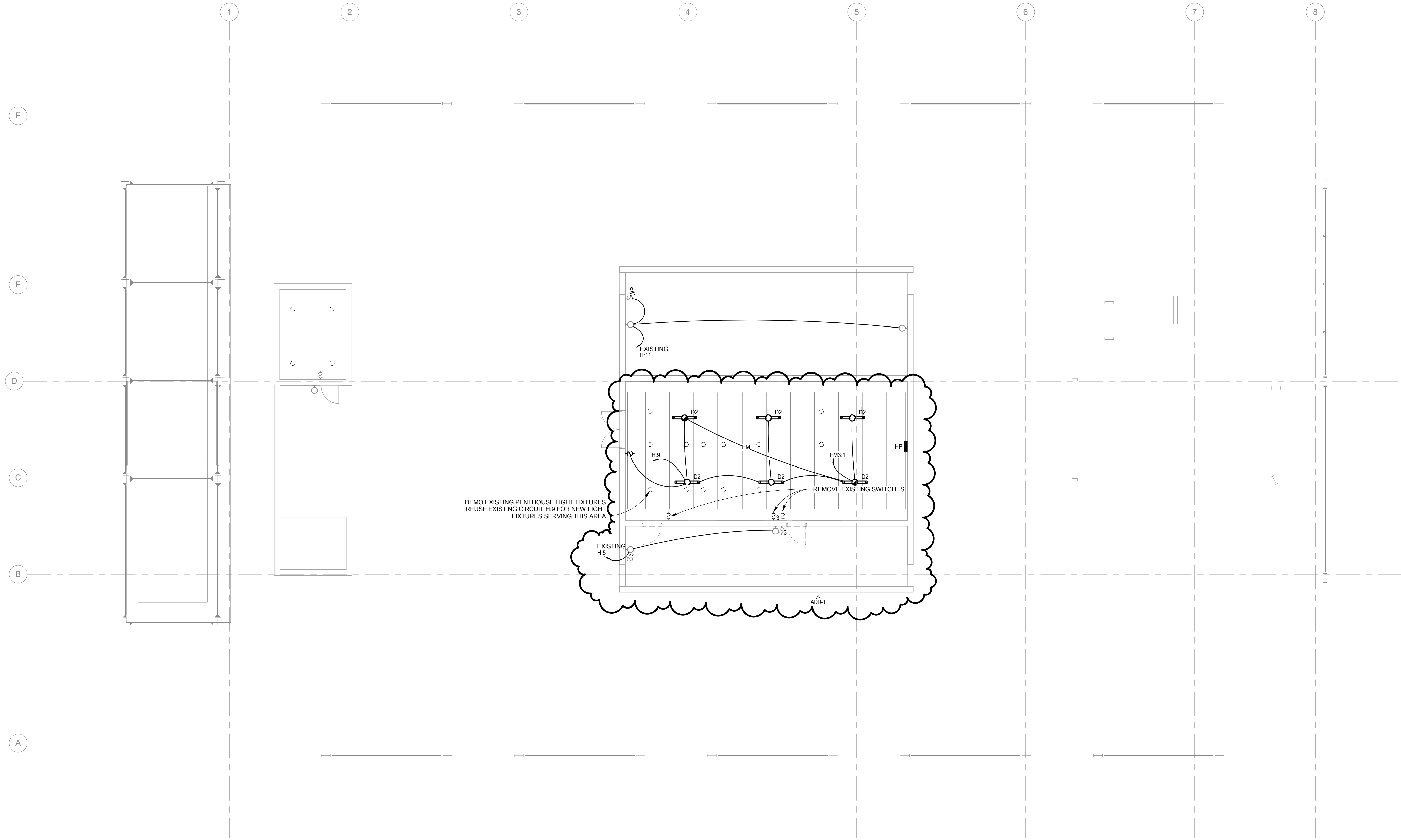
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LIGHTING PLAN, PENTHOUSE

SCALE: 1/8" = 1'-0"



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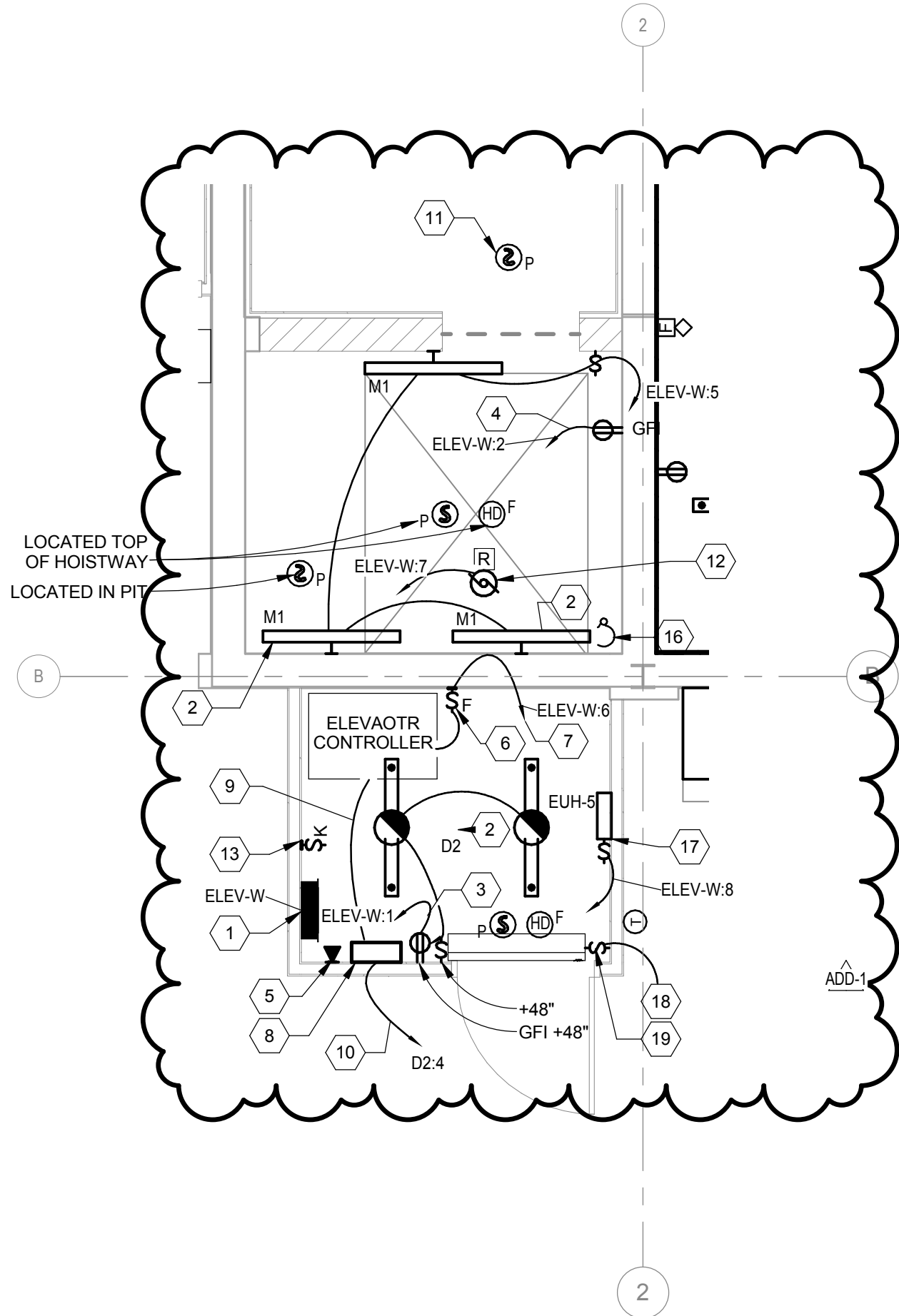




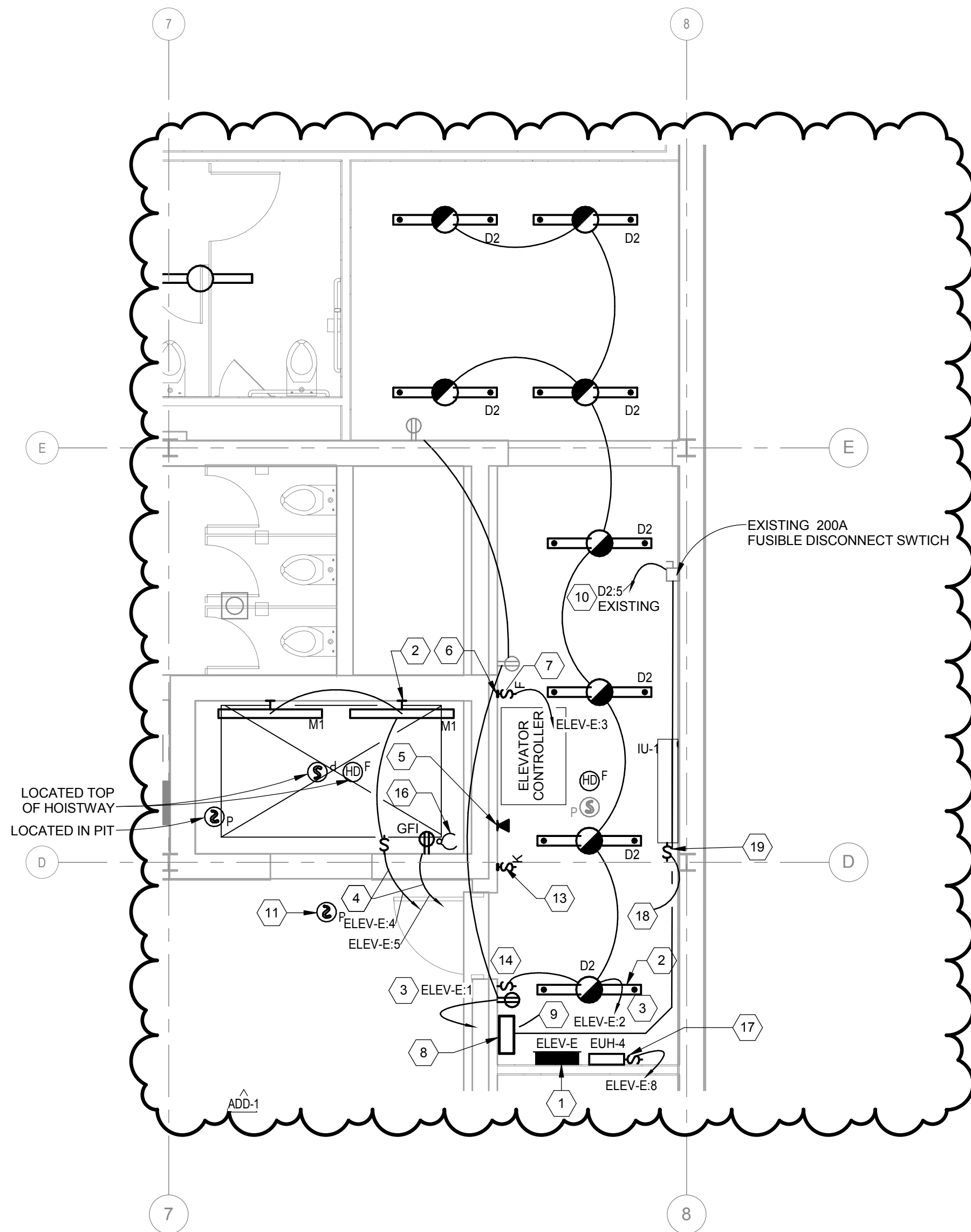
ELECTRICAL AND SYSTEMS ENLARGED PLANS
TELEGRAPH DISTRICT
401 BUILDING RENOVATION

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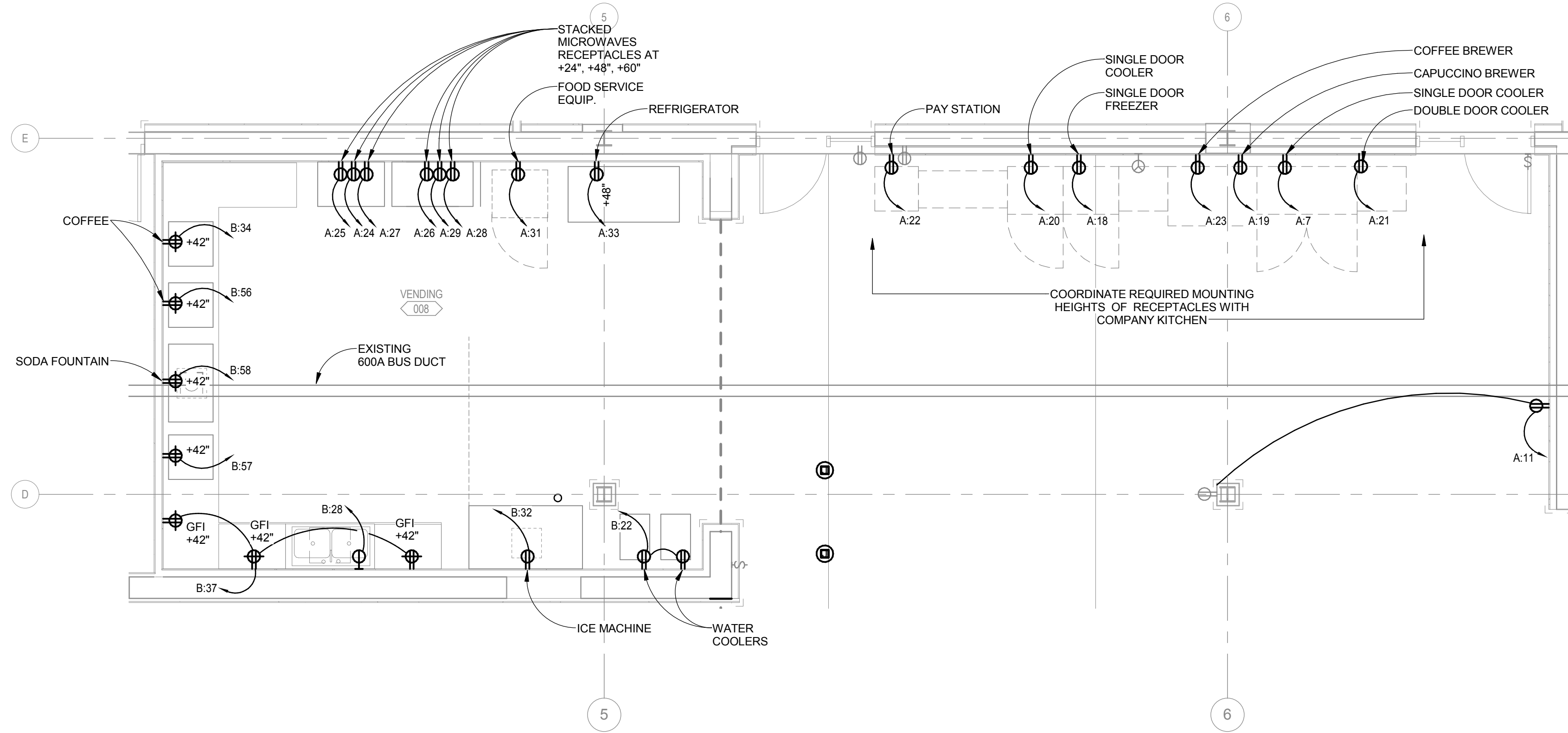
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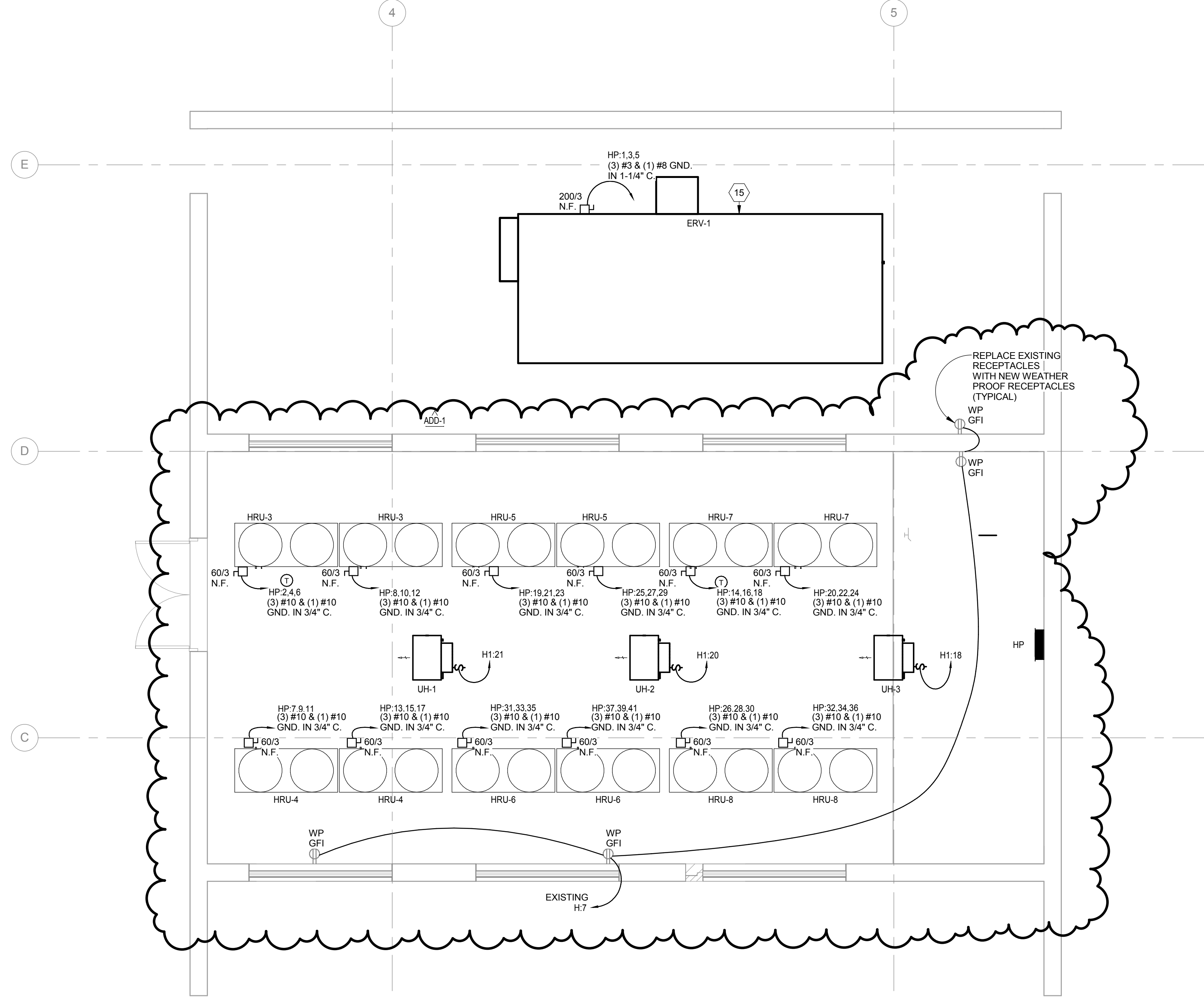
1 ENLARGED WEST ELEVATOR PLAN
E4.1 SCALE: 1/4" = 1'-0"



2 ENLARGED EAST ELEVATOR PLAN
E4.1 SCALE: 1/4" = 1'-0"



3 ENLARGED VENDING POWER PLAN
E4.1 SCALE: 1/4" = 1'-0"



4 ENLARGED POWER PLAN, PENTHOUSE
E4.1 SCALE: 1/4" = 1'-0"

GENERAL SHEET NOTES

- THE ACTIVATION OF ANY HEAT DETECTOR LOCATED WITHIN THE ELEVATOR MACHINE ROOM, AT THE TOP OF THE HOISTWAY, OR IN THE HOISTWAY PIT SHALL SHUNT TRIP THE ELEVATOR CONTROLLER POWER PER ASME A17.1 REQUIREMENTS.
- HEAT DETECTORS SHALL BE 135 DEGREE FIXED TEMPERATURE TYPE AND SHALL BE LOCATED WITHIN 24" OF THE SPRINKLER HEADS PER NFPA 72 REQUIREMENTS. HEAT DETECTOR(S) IN THE HOISTWAY PIT CAN BE OMITTED IF THE FIRE SPRINKLER HEAD IS LOCATED LESS THAN 24" FROM THE PIT FLOOR. COORDINATE ALL LOCATIONS WITH THE FIRE SPRINKLER CONTRACTOR.
- SMOKE DETECTORS SHALL BE PHOTOELECTRIC TYPE. THE ACTIVATION OF ANY SMOKE DETECTOR LOCATED WITHIN ANY ELEVATOR LOBBY, THE ELEVATOR MACHINE ROOM, OR AT THE TOP OF THE HOISTWAY SHALL INITIATE ELEVATOR RECALL PER NFPA 72 REQUIREMENTS FOR ELEVATOR RECALL.
- VERIFY ALL EQUIPMENT LOCATIONS AND REQUIREMENTS WITH ELEVATOR MANUFACTURER'S SHOP DRAWINGS PRIOR TO ROUGH-IN OR INSTALLATION OF EQUIPMENT.
- THE ENTIRE SYSTEM OF ELEVATOR CONTROL AND POWER SUPPLY SHALL BE REVIEWED AND APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION PRIOR TO ROUGH-IN OR ORDERING OF ANY EQUIPMENT OR MATERIALS. PROMPTLY NOTIFY THE ENGINEER OF ANY ISSUE WHICH MAY IMPEDE THE INSTALLATION OF THESE SYSTEMS AS INDICATED HEREIN.
- ALL ELEVATOR ELECTRICAL EQUIPMENT AND WIRING LOCATED IN THE HOISTWAY AND LESS THAN 48" ABOVE THE PIT FLOOR SHALL BE IDENTIFIED FOR USE IN WET LOCATIONS AND SHALL BE NEMA 4.

SHEET KEYNOTES

- PROVIDE ELEVATOR LOAD CENTER. REFER TO PANEL SCHEDULES AND ONE-LINE DIAGRAM FOR MORE INFORMATION.
- PROVIDE LUMINAIRE AS SPECIFIED. THE SWITCH SERVING LUMINAIRE(S) IN THE HOISTWAY PIT SHALL BE MOUNTED IN A LOCATION THAT IS READILY ACCESSIBLE FROM THE PIT ACCESS LOCATION.
- PROVIDE A SEPARATE 20 AMP, 120 VOLT CIRCUIT PER NEC SECTION 620.23. THE CIRCUIT SERVING THE LIGHTING AND THE CIRCUIT SERVING THE RECEPTACLE SHALL BE SEPARATE FROM ONE ANOTHER TO PREVENT THE POSSIBILITY OF A FAULT ON THE RECEPTACLE CIRCUIT OR EQUIPMENT PLUGGED INTO THE RECEPTACLE FROM DE-ENERGIZING THE LIGHTING CIRCUIT. SHARING A NEUTRAL CONDUCTOR IS PERMITTED.
- PROVIDE A SEPARATE 20 AMP, 120 VOLT CIRCUIT PER NEC SECTION 620.24. THE CIRCUIT SERVING THE LIGHTING AND THE CIRCUIT SERVING THE RECEPTACLE SHALL BE SEPARATE FROM ONE ANOTHER TO PREVENT THE POSSIBILITY OF A FAULT ON THE RECEPTACLE CIRCUIT OR EQUIPMENT PLUGGED INTO THE RECEPTACLE FROM DE-ENERGIZING THE LIGHTING CIRCUIT. SHARING A NEUTRAL CONDUCTOR IS PERMITTED.
- PROVIDE SURFACE MOUNTED OUTLET BOX MOUNTED AT +48" A.F.F. FOR TELEPHONE CIRCUIT TO ELEVATOR CAB(S). PROVIDE 3/4" CONDUIT WITH PULL STRING TO ACCESSIBLE CEILING SPACE.
- PROVIDE AN EXTERNALLY OPERABLE FUSIBLE SWITCH CAPABLE OF BEING LOCKED IN THE OPEN POSITION FOR CAR LIGHTS, RECEPTACLE(S), AND VENTILATION PER NEC SECTION 620.53.
- PROVIDE DEDICATED 20 AMP, 120 VOLT CIRCUIT PER NEC SECTION 620.22.
- PROVIDE AN APPROPRIATELY RATED BUSSMANN POWER MODULE SWITCH OR LITTELFUSE LPS SERIES POWR-SWITCH. LOCATION INDICATED IS FOR CLARITY ONLY; LOCATE WITHIN 24" OF THE LATCH (STRIKE) SIDE OF THE DOOR. COORDINATE ALL REQUIREMENTS WITH THE ELEVATOR EQUIPMENT SUBMITTALS PRIOR TO PURCHASE OR ROUGH-IN. THE FOLLOWING FEATURES SHALL BE PROVIDED: 1) 120 VOLT SHUNT TRIP 2) CONTROL POWER TERMINAL BLOCK 3) GROUND LUG 4) CLASS J FUSEHOLDERS WITH APPROPRIATE TIME DELAY FUSES. 4) CONTROL POWER TRANSFORMER 5) 3PDT, 10 AMP, 120 VOLT FIRE SAFETY INTERFACE RELAY WITH 120 VOLT COIL 5) GREEN PILOT LIGHT TO INDICATE "ON" 6) TWO NORMALLY OPEN AND TWO NORMALLY CLOSED MECHANICALLY INTERLOCKED AUXILIARY CONTACTS FOR BATTERY LOWERING ACCESSORY. CONTACTS TO BE WIRED PER THE MANUFACTURER'S RECOMMENDATIONS TO PREVENT SIGNALING THE FIRE ALARM SYSTEM WHEN THE SWITCH IS MANUALLY OPENED. 9) SINGLE POLE FIRE ALARM VOLTAGE MONITORING RELAY TO MONITOR SHUNT TRIP VOLTAGE. 10) NEMA 1 ENCLOSURE.
- PROVIDE FINAL CONNECTION TO ELEVATOR CONTROLLER, INCLUDING WIRING FOR AUTOMATIC LOWERING ACCESSORY, IF PRESENT.
- PROVIDE FEEDERS TO UPSTREAM DISTRIBUTION. SEE PLANS FOR CIRCUIT DESIGNATION.
- PROVIDE A MINIMUM OF ONE SMOKE DETECTOR IN EACH ELEVATOR LOBBY. CEILING-MOUNTED SMOKE DETECTORS IN ELEVATOR LOBBIES SHALL BE MOUNTED WITHIN 21'-0" OF THE ELEVATOR DOORS PER NFPA 72 REQUIREMENTS. ACTIVATION OF LOBBY SMOKE DETECTOR(S) ON THE DESIGNATED RECALL LEVEL SHALL CAUSE THE ELEVATOR TO BE RECALLED TO AN ALTERNATE LEVEL. DESIGNATED AND ALTERNATE LEVELS TO BE DETERMINED BY THE ELEVATOR INSPECTOR AND FIRE MARSHAL.
- IF A HOISTWAY VENT MOTORIZED DAMPER IS REQUIRED, IT SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL PROVIDE A FIRE ALARM RELAY WITH A 120 VOLT CIRCUIT TO THE ELEVATOR LOAD CENTER. THE MOTORIZED DAMPER SHALL BE INTERLOCKED WITH THE FIRE ALARM SYSTEM VIA THIS RELAY SUCH THAT THE DAMPER OPENS IN AN ALARM CONDITION.
- IF A HOISTWAY VENT MOTORIZED DAMPER IS REQUIRED, PROVIDE KEYED SWITCH AND INTERLOCK KEYED SWITCH WITH HOISTWAY VENT MOTORIZED DAMPER TO PROVIDE MANUAL OVERRIDE CONTROL. COORDINATE LOCATION OF KEYED SWITCH WITH FIRE MARSHAL PRIOR TO ROUGH-IN.
- REPLACE EXISTING SWITCH WITH NEW SWITCH.
- ERV-1 IS FACTORY OUTFITTER WITH AN ELECTRICAL PANEL, GFI CONVENIENCE RECEPTACLE, AND INTERIOR LIGHTS IN EACH SECTION.
- PROVIDE A 120V ELECTRICAL CONNECTION BETWEEN THE ELEVATOR SUMP PUMP AND THE OIL MINDER CONTROL PANEL. COORDINATE WITH THE PLUMBING CONTRACTOR.
- ELECTRIC UNIT HEATER IS OUTFITTER WITH A FACTORY INSTALLED DISCONNECT SWITCH.
- SPLIT SYSTEM INDOOR UNIT IS POWERED FROM THE OUTDOOR UNIT. PROVIDE A 3/4" CONDUIT FROM THE INDOOR UNIT TO THE OUTDOOR UNIT AND PROVIDE MANUFACTURER'S RECOMMENDED WIRING BETWEEN THE INDOOR UNIT AND OUTDOOR UNIT.
- SPLIT SYSTEM INDOOR UNIT IS OUTFITTER WITH A FACTORY DISCONNECT SWITCH.

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Project # 015-2779
Drawing # 130951

1 ELECTRICAL ONE-LINE DIAGRAM

SCALE: 12" = 1'-0"

BUILDING ELECTRICAL LOAD SUMMARY

480/277 Wye, 3-Phase, 4-Wire

LOAD DESCRIPTION	CKT NO.	P	A (VA)	B (VA)	C (VA)
MSB SECTION A	1	3	419928.5	290628.7	284591.5
T-EM	2	3	12907.3	10501.7	11027.2
	3				
	4				
	5				
	6				
Total Load:			432.8 kVA	301.1 kVA	295.6 kVA
Total Amps:			1565.7 A	1090.2 A	1067.2 A
	CONNECTED VA		DEMAND FACTOR	DEMAND VA	SYSTEM TOTALS
Lighting	67815 VA		125.00%	84769 VA	
Receptacles	136848 VA		53.65%	73424 VA	Total Conn. Load: 1243.1 kVA
Motors	303416 VA		106.17%	322123 VA	Total Conn. Current: 1495.2 A
Kitchen	4000 VA		80.00%	3200 VA	Total Est. Demand: 1209.1 kVA
Cooling Only					Total Est. Demand: 1454.4 A
Heating Only	10330 VA		100.00%	10330 VA	Future Load Growth:
Non Concurrent					Min. Panel Rating (Amps): 1454 A
Existing Load					
Other Load	377217 VA		100.00%	377217 VA	
Elevator	107719 VA		95.00%	102333 VA	

SHEET KEYNOTES

A THE CONTRACTOR MAY SUBSTITUTE APPROPRIATELY SIZED ALUMINUM CONDUCTORS IN LIEU OF COPPER CONDUCTORS.

SHEET KEYNOTES

- PROVIDE AN EMPTY CONDUIT FOR GENERATOR CONTROL WIRING PER SIZE AS INDICATED. PROVIDE SIZE AND QUANTITY OF CONTROL CONDUCTORS AS REQUIRED BY THE GENERATOR SET MANUFACTURER.
- CONFIGURE THE ADJUSTABLE TRIP CIRCUIT BREAKER FOR THE TRIP CURRENT. INDICATED. PROVIDE LABEL "ADJUSTABLE RATING SHALL NOT BE INCREASED OVER 800 AMPS".
- REPLACE THE EXISTING TRIP UNIT WITH A NEW TRIP UNIT AS INDICATED.
- GENERATOR SET ENCLOSURE ELECTRICAL PANEL IS FURNISHED WITH AND INSTALLED IN THE GENERATOR SET ENCLOSURE.

FEEDER CHART			
FEEDER ID	FEEDER CAPACITY (AMPS)	CONFIGURATION	COMMENTS
1200-3	1240	PARALLEL 4 SETS OF: (4) #350Kcmil, (1) #3/0 G IN 3" CONDUITS	
1200-4	1240	PARALLEL 4 SETS OF: (4) #350Kcmil, (1) #3/0 G IN 3" CONDUITS	
800-3	820	PARALLEL 2 SETS OF: (3) #600Kcmil, (1) #1/0 G IN 4" CONDUITS	
800-4	820	PARALLEL 2 SETS OF: (4) #600Kcmil, (1) #1/0 G IN 4" CONDUITS	
400-3	380	(3) #500, (1) #3 G IN 3-1/2" CONDUIT	
225-4	230	(4) #4/0, (1) #4 G IN 2-1/2" CONDUIT	
200-4	200	(4) #3/0, (1) #6 G IN 2" CONDUIT	
150-4	150	(4) #1/0, (1) #6 G IN 2" CONDUIT	
100-4	95	(4) #2, (1) #8 G IN 1-1/4" CONDUIT	
70-3	70	(3) #4, (1) #8 G IN 1" CONDUIT	
50-4	55	(4) #6, (1) #10 G IN 1" CONDUIT	

LEGEND
— EXISTING EQUIPMENT TO REMAIN OR RELOCATED EQUIPMENT
— NEW EQUIPMENT

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Drawing # 130951

PANEL ELEV-E				PHASE BUS RATING 100 A				LOCATION ELEV EQUIP 002			
VOLTAGE 120/208 Wye				AIC RATING 10K				MOUNTING SURFACE			
MCB OR MLO MLO				AVAILABLE SHORT CKT... 0.9kA				NEW OR EXISTING NEW			
FED FROM EM											
NOTE	LOAD DESCRIPTION	C/B	CKT NO.	A	B	C	CKT NO.	C/B	LOAD DESCRIPTION	NOTE	
	ELEV EQUIP ROOM RECEPTACLE	20 A/1	1	540	512		2	20 A/1	ELEV EQUIP ROOM LIGHTS		
	ELEVATOR CAR LIGHTS AND RECEPTACLE	20 A/1	3		180	192	4	20 A/1	ELEV PIT LIGHT		
	ELEV PIT RECEPTACLE	20 A/1	5			180	1500	6	20 A/1	ELEV SUMP PUMP & OIL MINDER	
	ELEVATOR EQUIP ROOM SPLIT SYSTEM	20 A/2	7	138	1500			8	20 A/1	UNIT POWER ELEV 4	
--	Space	--	9		138	0		10	Space		
--	Space	--	11			0	0	12	Space		
--	Space	--	13	0	0			14	Space		
--	Space	--	15		0	0		16	Space		
--	Space	--	17			0	0	18	Space		
--	Space	--	19	0	0			20	Space		
--	Space	--	21			0	0	22	Space		
--	Space	--	23			0	0	24	Space		
LOAD CLASSIFICATIONS		CONNECTED (VA)	DEMAND FACTOR	DEMAND (VA)		KVA	AMPS	NOTES:			
LIGHTING		704 VA	125.00%	880 VA		2.69	24	APCI - ARC FAULT CIRCUIT INTERRUPTION TYPE CIRCUIT BREAKER			
RECEPTACLES		900 VA	100.00%	900 VA		0.51	4	C2# - CONTROL ZONE NUMBER FOR REMOTE CONTROL			
MOTORS		2820 VA	113.30%	3195 VA		1.68	16	BMS# - ROUTE CIRCUIT THROUGH BUILDING MANAGEMENT SYSTEM			
KITCHEN								GFCI - GROUND FAULT CIRCUIT INTERRUPTING TYPE CIRCUIT BREAKER			
COOLING ONLY								GFPE - GROUND FAULT PROTECTION EQUIPMENT CIRCUIT BREAKER			
HEATING ONLY								HLO - HANDLE LOCK ON DEVICE FOR CIRCUIT BREAKER			
NON CONCURRENT								HPL - PADLOCK ATTACHMENT TO LOCK CB HANDLE IN OPEN POSITION			
EXISTING LOAD											
OTHER LOAD											

TOTAL PHASE A

2.69

24

TOTAL PHASE B

0.51

4

TOTAL PHASE C

1.68

15

CONNECTED LOAD:

4.879

14

MAXIMUM DEMAND:

5.43

15

NOTES:

AFCI - ARC FAULT CIRCUIT INTERRUPTION TYPE CIRCUIT BREAKER

CZ# - CONTROL ZONE NUMBER FOR REMOTE CONTROL

BMS# - ROUTE CIRCUIT THROUGH BUILDING MANAGEMENT SYSTEM

GFCL - GROUND FAULT CIRCUIT INTERRUPTING TYPE CIRCUIT BREAKER

GFPE - GROUND FAULT PROTECTION EQUIPMENT CIRCUIT BREAKER

HLO - HANDLE LOCK ON DEVICE FOR CIRCUIT BREAKER

HPL- PADLOCK ATTACHMENT TO LOCK C/B HANDLE IN OPEN POSITION

PANEL ELEV-W				PHASE BUS RATING 100 A				LOCATION ELEV EQUIP 020			
VOLTAGE 120/208 Wye				AIC RATING 10K				MOUNTING SURFACE			
MCB OR MLO MLO				AVAILABLE SHORT CKT... 1.9kA				NEW OR EXISTING NEW			
FED FROM EM											
NOTE	LOAD DESCRIPTION	C/B	CKT NO.	A	B	C	CKT NO.	C/B	LOAD DESCRIPTION	NOTE	
	ELEV EQUIP ROOM RECEPT	20 A/1	1	180	180		2	20 A/1	ELEV PIT RECEPTACLE		
	ELEV SUMP PUMP & OIL MINDER	20 A/1	3		1500	128		4	20 A/1	ELEV EQUIP ROOM LIGHTING	
	ELEV PIT LIGHTING	20 A/1	5				288	180	6	20 A/1	ELEV CAR LIGHTS AND RECEPTACLE
	ELEV SHAFT SMOKE DAMPER	20 A/1	7	100	1500				8	20 A/1	Unit Phase Edits
	ELEV EQUIP ROOM SPLIT SYSTEM	20 A/2	9		138	0		10	Space		
--		--	11			138	0	12	Space	--	
--	Space	--	13	0	0			14	Space	--	
--	Space	--	15		0	0		16	Space	--	
--		--	17				0	0	18	Space	
--	Space	--	19	0	0			20	Space	--	
--	Space	--	21		0	0		22	Space	--	
--	Space	--	23				0	0	24	Space	
LOAD CLASSIFICATIONS		CONNECTED (VA)	DEMAND FACTOR	DEMAND (VA)	KVA		AMPS	NOTES:			
LIGHTING		416 VA	125.00%	520 VA	1.96		18	APCI - ARC FAULT CIRCUIT INTERRUPTION TYPE CIRCUIT BREAKER			
RECEPTACLES		540 VA	100.00%	540 VA	TOTAL PHASE A			CZ# - CONTROL ZONE NUMBER FOR REMOTE CONTROL			
MOTORS		2820 VA	113.30%	3195 VA	TOTAL PHASE B			BMS# - ROUTE CIRCUIT THROUGH BUILDING MANAGEMENT SYSTEM			
KITCHEN					TOTAL PHASE C		0.61	GFCI - GROUND FAULT CIRCUIT INTERRUPTING TYPE CIRCUIT BREAKER			
COOLING ONLY					CONNECTED LOAD:		4.331	12	GFPE - GROUND FAULT PROTECTION EQUIPMENT CIRCUIT BREAKER		
HEATING ONLY					MAXIMUM DEMAND:		4.81	13	HLO - HANDLE LOCK ON DEVICE FOR CIRCUIT BREAKER		
NON CONCURRENT EXISTING LOAD					HPL - PADLOCK ATTACHMENT TO LOCK CB HANDLE IN OPEN POSITION						
OTHER LOAD		100 VA	100.00%	100 VA							

TOTAL PHASE A

1.96

18

TOTAL PHASE B

1.77

16

TOTAL PHASE C

0.61

5

CONNECTED LOAD:

4.331

12

MAXIMUM DEMAND:

4.81

13

NOTES:

AFCI - ARC FAULT CIRCUIT INTERRUPTION TYPE CIRCUIT BREAKER

CZ# - CONTROL ZONE NUMBER FOR REMOTE CONTROL

BMS# - ROUTE CIRCUIT THROUGH BUILDING MANAGEMENT SYSTEM

GFCL - GROUND FAULT CIRCUIT INTERRUPTING TYPE CIRCUIT BREAKER

GFPE - GROUND FAULT PROTECTION EQUIPMENT CIRCUIT BREAKER

HLO - HANDLE LOCK ON DEVICE FOR CIRCUIT BREAKER

HPL- PADLOCK ATTACHMENT TO LOCK C/B HANDLE IN OPEN POSITION

PANEL EM				PHASE BUS RATING 225 A				LOCATION MECH 026			
VOLTAGE 120/208 Wye				AIC RATING 10K				MOUNTING SURFACE			
MCB OR MLO MLO				AVAILABLE SHORT CKT... 2.8kA				NEW OR EXISTING NEW			
FED FROM T-EM											
NOTE	LOAD DESCRIPTION	C/B	CKT NO.	A	B	C	CKT NO.	C/B	LOAD DESCRIPTION	NOTE	
--	PANEL ELEV-E	50 A/3	1	2553	1570		2	50 A/3	PANEL EM3	--	
--	--	--	3		510	1770		4	--	--	
--	--	--	5			1680	957	6	--	--	
--	PANEL ELEV-W	50 A/3	7	1888	180		8	20 A/1	(E) EAST PASSENGER ELEVATOR CONT.	--	
--	--	--	9		1766	0	10	20 A/1	(E) FACP	--	
--	--	--	11			606	778	12	20 A/1	Emerg. Lighting - West Stairway	--
--	EM LIGHTING - EAST STAIRWAY	20 A/1	13	736	1442		14	20 A/1	EM LIGHTING - BASEMENT WEST	--	
--	EM LIGHTING - BASEMENT EAST	20 A/1	15		819	834	16	20 A/1	EM LIGHTING - FIRST FLOOR NORTH	--	
--	EM LIGHTING - FIRST FLOOR SOUTH	20 A/1	17			1483	720	18	20 A/1	Basement Fire/Smoke Dampers	--
--	PANEL GEN	100 A/3	19	4804	0		20	--	Spare	--	
--	--	--	21		4804	0	22	--	Spare	--	
--	--	--	23			4804	0	24	--	Spare	--
--	Space	--	25	0	0		26	--	Space	--	
--	Space	--	27		0	0	28	--	Space	--	
--	Space	--	29			0	0	30	--	Space	--
LOAD CLASSIFICATIONS		CONNECTED (VA)	DEMAND FACTOR	DEMAND (VA)	KVA		AMPS	NOTES:			
LIGHTING		10509 VA	125.00%	13136 VA	TOTAL PHASE A 13.17		110	AFCI - ARC FAULT INTERRUPTION TYPE CIRCUIT BREAKER			
RECEPTACLES		1620 VA	100.00%	1620 VA	TOTAL PHASE B 10.50		88	CZ# - CONTROL ZONE NUMBER FOR REMOTE CONTROL			
MOTORS		4140 VA	109.06%	4515 VA	TOTAL PHASE C 11.03		93	BMS# - ROUTE CIRCUIT THROUGH BUILDING MANAGEMENT SYSTEM			
KITCHEN					CONNECTED LOAD: 34.91		97	GFCI - GROUND FAULT CIRCUIT INTERRUPTING TYPE CIRCUIT BREAKER			
COOLING ONLY					MAXIMUM DEMAND: 37.912		105	GPFE - GROUND FAULT PROTECTION EQUIPMENT CIRCUIT BREAKER			
HEATING ONLY		1500 VA	100.00%	1500 VA	HLO - HANDLE LOCK ON DEVICE FOR CIRCUIT BREAKER						
NON CONCURRENT					HPL - PADLOCK ATTACHMENT TO LOCK C/B HANDLE IN OPEN POSITION						
EXISTING LOAD											
OTHER LOAD		16231 VA	100.00%	16231 VA							

TOTAL PHASE A

13.17

110

TOTAL PHASE B

10.50

88

TOTAL PHASE C

11.03

93

CONNECTED LOAD:

34.91

97

MAXIMUM DEMAND:

37.912

105

NOTES:

AFCI - ARC FAULT CIRCUIT INTERRUPTION TYPE CIRCUIT BREAKER

CZ# - CONTROL ZONE NUMBER FOR REMOTE CONTROL

BMS# - ROUTE CIRCUIT THROUGH BUILDING MANAGEMENT SYSTEM

GFCL - GROUND FAULT CIRCUIT INTERRUPTING TYPE CIRCUIT BREAKER

GFPE - GROUND FAULT PROTECTION EQUIPMENT CIRCUIT BREAKER

HLO - HANDLE LOCK ON DEVICE FOR CIRCUIT BREAKER

HPL- PADLOCK ATTACHMENT TO LOCK C/B HANDLE IN OPEN POSITION

PANEL <u>EM3</u>				PHASE BUS RATING <u>100 A</u>				LOCATION <u>BUS DUCT 309</u>				
VOLTAGE <u>120/208 Wye</u>				AIC RATING <u>10K</u>				MOUNTING SURFACE				
MCB OR MLO <u>MLO</u>				AVAILABLE SHORT CKT.... <u>1.1kA</u>				NEW OR EXISTING <u>NEW</u>				
FED FROM <u>EM</u>												
NOTE	LOAD DESCRIPTION	C/B	CKT NO.	A	B	C	CKT NO.	C/B	LOAD DESCRIPTION	NOTE		
	EM LIGHTING - PENTHOUSE	20 A/1	1	128	942			2	20 A/1	EM LIGHTING - 2ND FLOOR SOUTH		
	EM LIGHTING - 3RD FLOOR NORTH	20 A/1	3		619	651		4	20 A/1	EM LIGHTING - 2ND FLOOR NORTH		
	EM LIGHTING - 3RD FLOOR SOUTH	20 A/1	5			957	0	6	20 A/1	Fire / Smoke Dampers 2nd Level		
	Fire Alarm Booster - 2nd Level	20 A/1	7	500	0			8	20 A/1	Fire/Smoke Dampers 3rd Level		
	Fire Alarm Booster Panel - 3rd Level	20 A/1	9		500	0		10	--	Space		
--	Space	--	11				0	0	12	--		
--	Space	--	13	0	0			14	--			
--	Space	--	15		0	0		16	--			
--	Space	--	17				0	0	18	--		
--	Space	--	19	0	0			20	--			
--	Space	--	21		0	0		22	--			
--	Space	--	23				0	0	24	--		
LOAD CLASSIFICATIONS		CONNECTED (VA)	DEMAND FACTOR	DEMAND (VA)	KVA		AMPS	NOTES:				
LIGHTING		3297 VA	125.00%	4121 VA	1.57		14	APCI - ARC FAULT CIRCUIT INTERRUPTION TYPE CIRCUIT BREAKER				
RECEPTACLES					1.77		16	CZ# - CONTROL ZONE NUMBER FOR REMOTE CONTROL				
MOTORS					TOTAL PHASE A			BMS# - ROUTE CIRCUIT THROUGH BUILDING MANAGEMENT SYSTEM				
KITCHEN					TOTAL PHASE B			GFCI - GROUND FAULT CIRCUIT INTERRUPTING TYPE CIRCUIT BREAKER				
COOLING ONLY					TOTAL PHASE C		0.96	8	GFPE - GROUND FAULT PROTECTION EQUIPMENT CIRCUIT BREAKER			
HEATING ONLY					CONNECTED LOAD:		4.297	12	HLO - HANDLE LOCK ON DEVICE FOR CIRCUIT BREAKER			
NON CONCURRENT					MAXIMUM DEMAND:		5.12125	14	HPL - PADLOCK ATTACHMENT TO LOCK CB HANDLE IN OPEN POSITION			
EXISTING LOAD												
OTHER LOAD		1000 VA	100.00%	1000 VA								

TOTAL PHASE A

1.57

14

TOTAL PHASE B

1.77

16

TOTAL PHASE C

0.96

8

CONNECTED LOAD:

4.297

12

MAXIMUM DEMAND:

5.12125

14

NOTES:

AFCI - ARC FAULT CIRCUIT INTERRUPTION TYPE CIRCUIT BREAKER

CZ# - CONTROL ZONE NUMBER FOR REMOTE CONTROL

BMS# - ROUTE CIRCUIT THROUGH BUILDING MANAGEMENT SYSTEM

GFCL - GROUND FAULT CIRCUIT INTERRUPTING TYPE CIRCUIT BREAKER

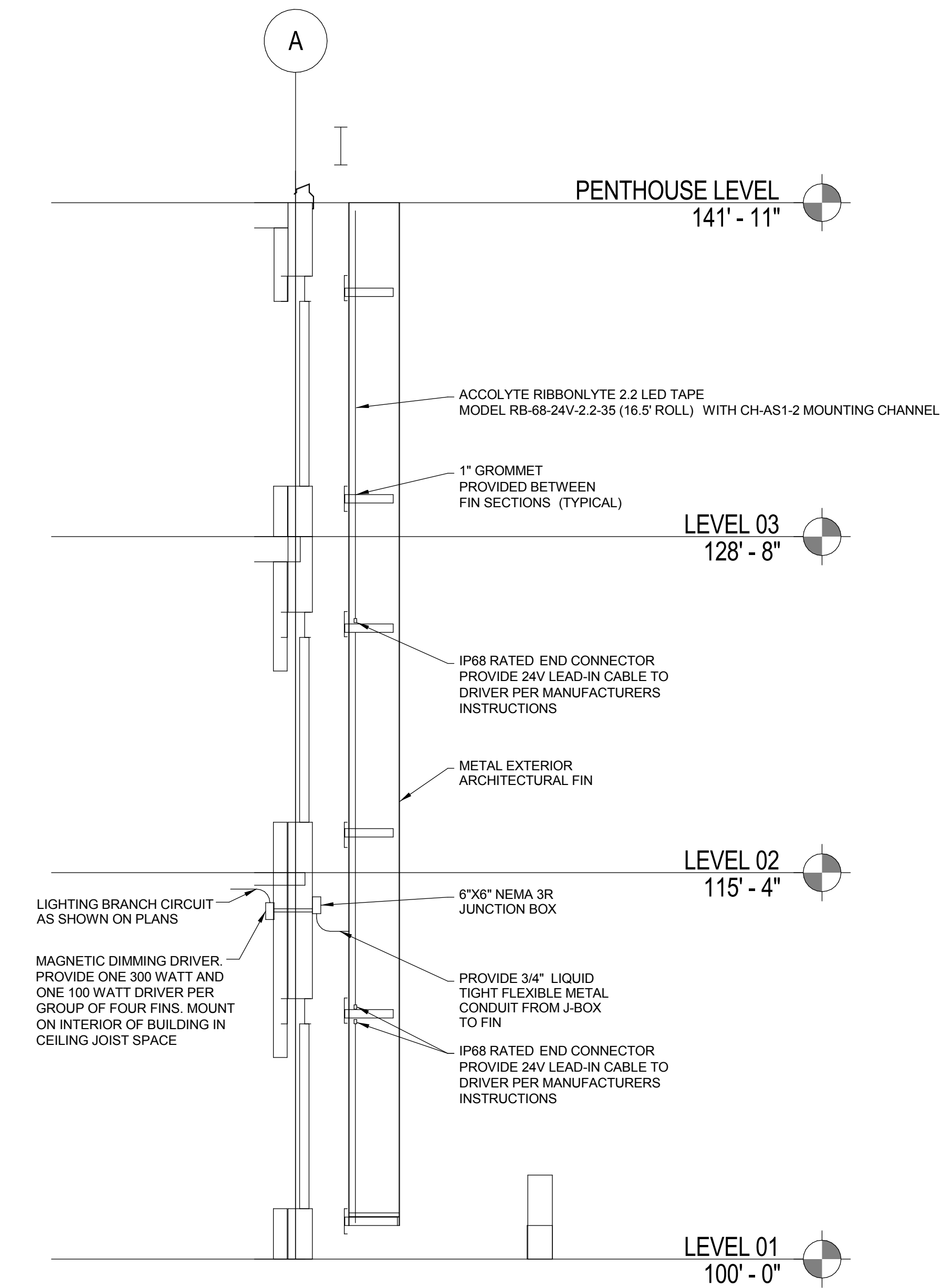
GFPE - GROUND FAULT PROTECTION EQUIPMENT CIRCUIT BREAKER

HLO - HANDLE LOCK ON DEVICE FOR CIRCUIT BREAKER

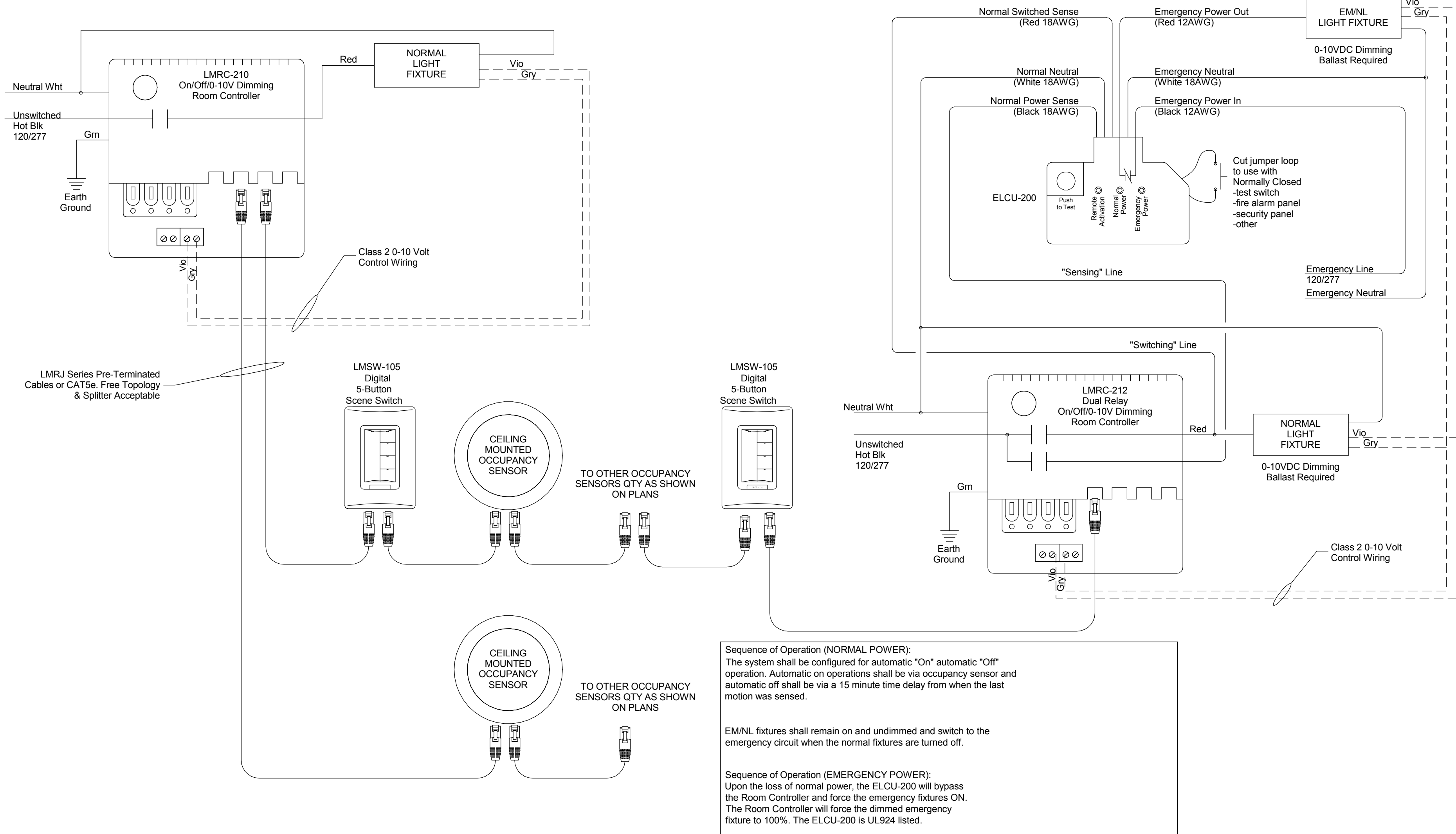
HPL- PADLOCK ATTACHMENT TO LOCK C/B HANDLE IN OPEN POSITION

PANEL CRB				PHASE BUS RATING 225 A				LOCATION COMM 022			
VOLTAGE 120/208 Wye				AIC RATING 10K				MOUNTING SURFACE			
MCB OR MLO MCB				AVAILABLE SHORT CKT... 1.3kA				NEW OR EXISTING NEW			
FED FROM MSB - G											
NOTE	LOAD DESCRIPTION	C/B	CKT	A	B	C	CKT	C/B	LOAD DESCRIPTION	NOTE	
	L21-30R - Rack R1 (A)	30 A/3	1	833	833			2	30 A/3	L21-30R - Rack R1 (B)	
--		--	3		833	833		4	--	--	
--		--	5			833	833	6	--	--	
	L21-30R - Rack R2 (A)	30 A/3	7	833	833			8	30 A/3	L21-30R - Rack R2 (B)	
--		--	9			833	833	10	--	--	
--		--	11				833	833	12	--	
	L21-30R - Rack R3 (A)	30 A/3	13	833	833			14	30 A/3	L21-30R - Rack R3 (B)	
--		--	15			833	833	16	--	--	
--		--	17				833	833	18	--	
	L21-30R - Rack R4 (A)	30 A/3	19	833	833			20	30 A/3	L21-30R - Rack R4 (B)	
--		--	21			833	833	22	--	--	
--		--	23				833	833	24	--	
	L21-30R - Rack R5 (A)	30 A/3	25	833	833			26	30 A/3	L21-30R - Rack R5 (B)	
--		--	27			833	833	28	--	--	
--		--	29				833	833	30	--	
	L21-30R - Rack R6 (A)	30 A/3	31	833	833			32	30 A/3	L21-30R - Rack R6 (B)	
--		--	33			833	833	34	--	--	
--		--	35				833	833	36	--	
	L21-30R - Rack R7 (A)	30 A/3	37	833	833			38	30 A/3	L21-30R - Rack R7 (B)	
--		--	39			833	833	40	--	--	
--		--	41				833	833	42	--	
	Security Panels	20 A/1	43	360	360			44	20 A/1	Receptacle COMM 022 - W. Wall	
	Receptacle COMM 022 - S. Wall	20 A/1	45		360	180		46	20 A/1	Receptacle COMM 022 - E. Wall	
	Receptacle COMM 022 - N. Wall	20 A/1	47			180	720	48	20 A/1	Receptacles Fiber Entrance 020A	
ST	L21-30R - Fiber Ent. Rack R1 (A)	20 A/3	49	833	833			50	20 A/3	L21-30R - Fiber Ent. Rack R1 (B)	
--		--	51			833	833	52	--	--	
--		--	53				833	833	54	--	
ST	L21-30R - Fiber Ent. Rack R2 (A)	20 A/3	55	833	833			56	20 A/3	L21-30R - Fiber Ent. Rack R2 (B)	
--		--	57			833	833	58	--	--	
--		--	59				833	833	60	--	
--	Spare	--	61	0	0			62	--	Spare	
--	Spare	--	63			0	0	64	--	Spare	
--	Spare	--	65				0	0	66	--	
--	Spare	--	67	0	0			68	--	Spare	
--	Spare	--	69			0	0	70	--	Spare	
--	Spare	--	71				0	0	72	--	
--	Spare	--	73	0	0			74	--	Spare	
--	Spare	--	75			0	0	76	--	Spare	
--	Spare	--	77				0	0	78	--	
--	Spare	--	79	0	0			80	--	Spare	
--	Spare	--	81			0	0	82	--	Spare	
--	Spare	--	83				0	0	84	--	
LOAD CLASSIFICATIONS		CONNECTED (VA)	DEMAND FACTOR	DEMAND (VA)	KVA	AMPS	NOTES:				
LIGHTING		2160 VA	100.00%	2160 VA	TOTAL PHASE A	15.72	131	AFCI - ARC FAULT CIRCUIT INTERRUPTION TYPE CIRCUIT BREAKER			
RECEPTACLES					TOTAL PHASE B	15.54	130	CPI - CONTROL ZONE NUMBER FOR REMOTE CONTROL			
MOTORS					TOTAL PHASE C	15.80	133	BMSI - ROUTE CIRCUIT THROUGH BUILDING MANAGEMENT SYSTEM			
KITCHEN					CONNECTED LOAD:	47.16	131	GFCI - GROUND FAULT CIRCUIT INTERRUPTING TYPE CIRCUIT BREAKER			
COOLING ONLY					MAXIMUM DEMAND:	47.16	131	GFPE - GROUND FAULT PROTECTION EQUIPMENT CIRCUIT BREAKER			
HEATING ONLY								HLO - HANDLE LOCK ON DEVICE FOR CIRCUIT BREAKER			
NON CONCURRENT								HPL- PADLOCK ATTACHMENT TO LOCK C/B HANDLE IN OPEN POSITION			
EXISTING LOAD								ST - SHUNT TRIP CIRCUIT BREAKER			
OTHER LOAD		45000 VA	100.00%	45000 VA							

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3 Elec Fin Lighting
E7.2 SCALE: 1/4" = 1'-0"

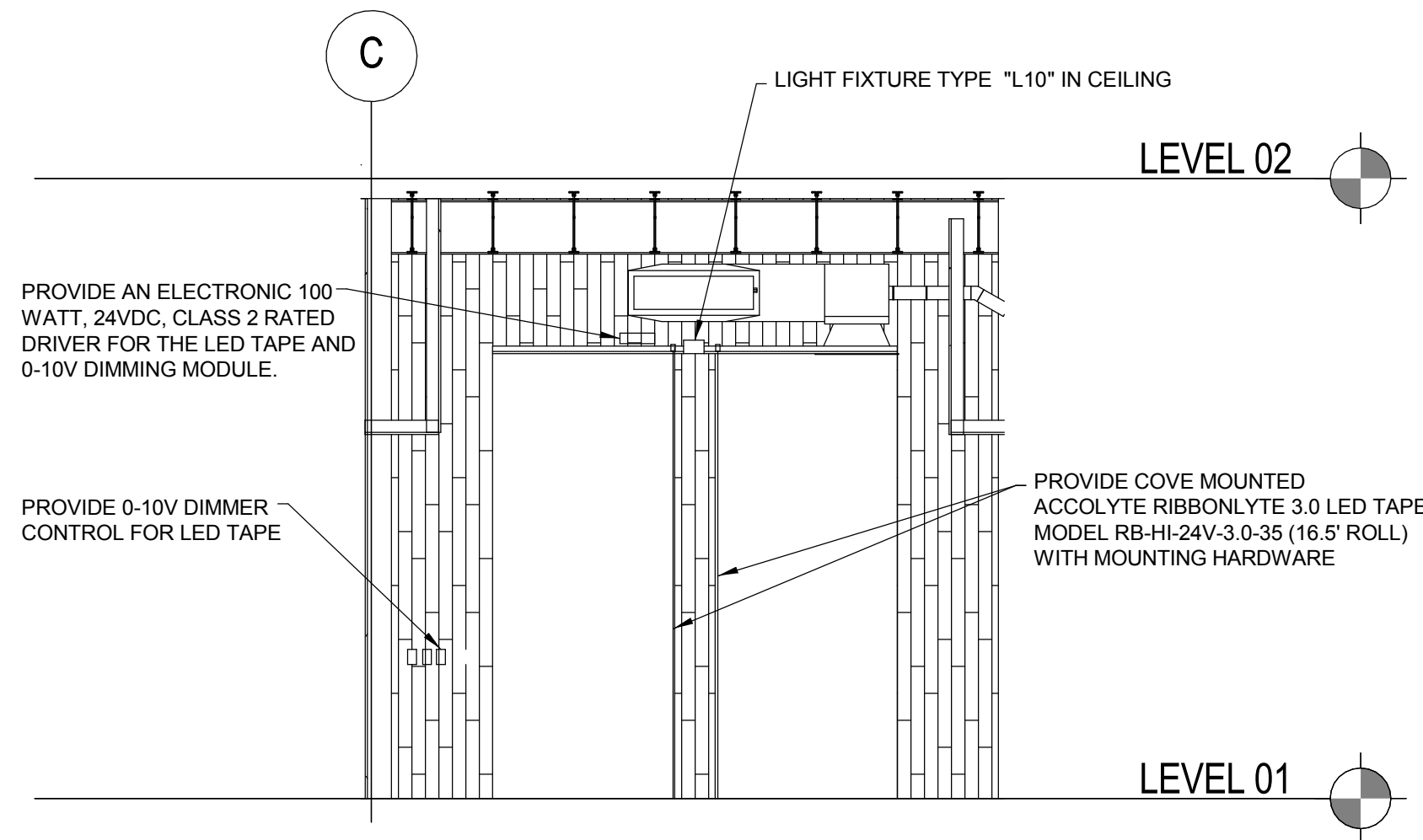


2 OPEN OFFICE LIGHTING CONTROL DIAGRAM
E7.2 SCALE: 1/2" = 1'-0"

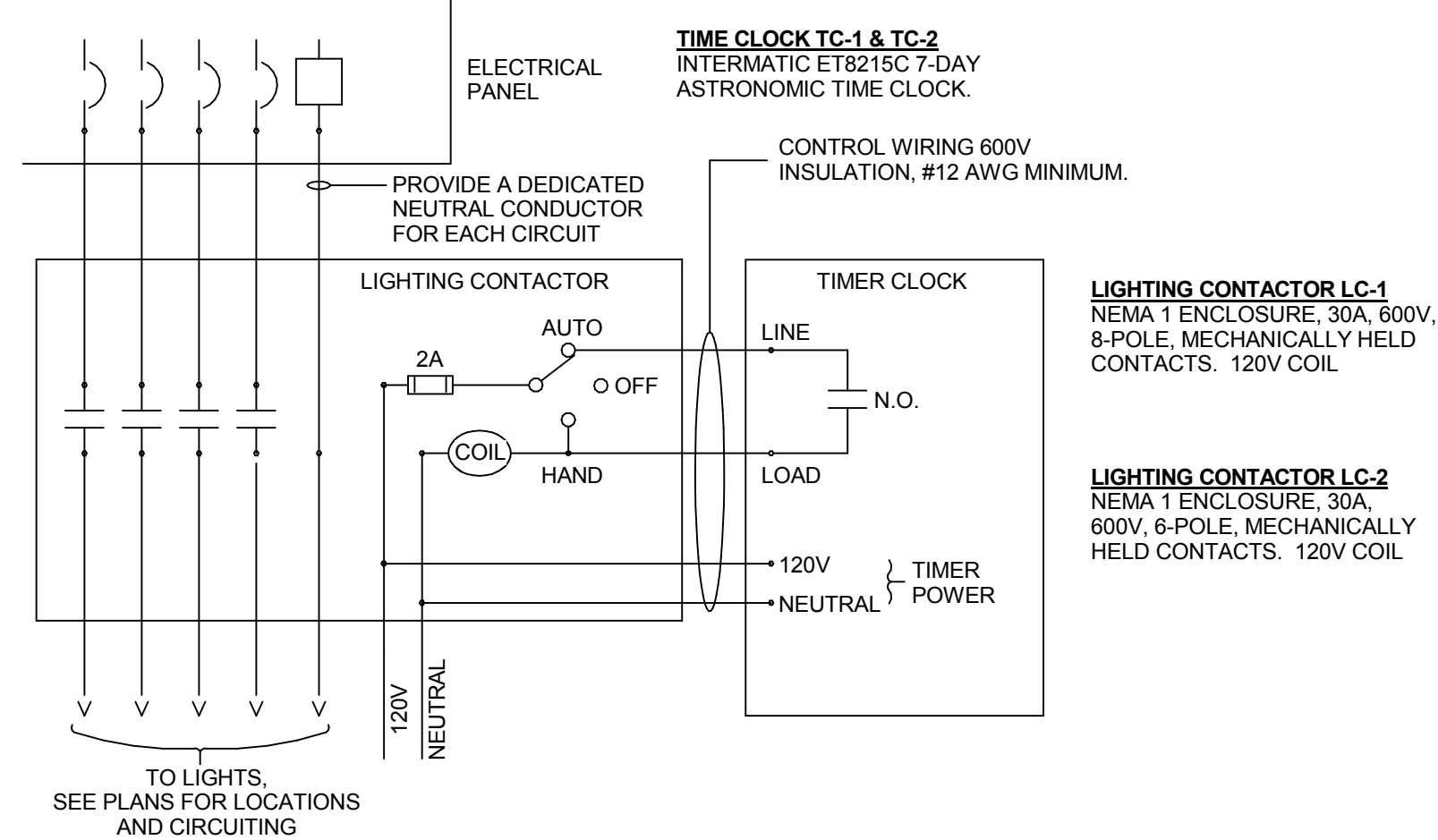
FIXTURE TYPE	DESCRIPTION	MANUFACTURER	MODEL	LIGHTING FIXTURE SCHEDULE						VOLTAGE	MOUNTING	COMMENTS
				NO.	WATTS	TYPE	CCT	CRI	APPARENT LOAD INPUT POWER VA/LF			
A1	RECESSED 2X4 DIRECT/INDIRECT LED TROFFER, 0-10V Dimming	SIMKAR	CENLED-24-S-SQ-60-35-U1	1	60 W	LED	3500 K		60 VA	120 V	RECESSED	Owner Furnished, Contractor Installed
A2	RECESSED 2X2 DIRECT/INDIRECT LED TROFFER, 0-10V DIMMING	SIMKAR	CENLED-22-S-SQ-43-35-U1	1	43 W	LED	3500 K		43 VA	120 V	RECESSED	Owner Furnished, Contractor Installed
B3	RECESSED 2X4 LENSED LED TROFFER, 0-10V DIMMING	SIMKAR	TYLED-24-W-05-35-U1	1	55 W	LED	3500 K		55 VA	120 V	RECESSED	Owner Furnished, Contractor Installed
C1	SURFACE CYLINDER DOWNLIGHT - 4"	GOTHAM	ICO-35/25-4AR-LD-60D-120-EZB-TRW	1	35 W	LED	3500 K		35 VA	120 V	SURFACE	
D2	CHAIN HUNG LINEAR - 4' FLUORESCENT WITH WIRE GUARD	SIMKAR	IE-2-32-UNV-CA24-LG48	2	32 W	FLUORESCENT	4100 K		64 VA	120 V	SUSPENDED	Owner Furnished, Contractor Installed
E1	WHITE SLIM LINE EXIT SIGN WITH RED LETTERS	SIMKAR	DLR-2-R-W-A	1	5 W	LED	3500 K		5 VA	120 V	CEILING	Owner Furnished, Contractor Installed
E2	WHITE SLIM LINE EXIT SIGN WITH RED LETTERS	SIMKAR	DLR-2-R-W-A	1	5 W	LED	3500 K		5 VA	120 V	WALL	Owner Furnished, Contractor Installed
EX1	SURFACE CYLINDER DOWNLIGHT - 5"	GOTHAM	ICO-30/25-6AR-LD-60D-120-EZB	1	42 W	LED	3000 K		42 VA	120 V	SURFACE	
EX2	EXTERIOR CYLINDRICAL WALL MOUNTED DOWN LIGHT	JUNO	COS-AO32-35K-UN-BL	1	45 W	LED	3500 K	75	45 VA	120 V	WALL	
EX5	EXTERIOR RECESSED LED DOWNLIGHT, 4K LUMENS	Gotham	ICO 35/40 6AR LD 60D 120 EZB	1	42 W	LED	3500 K		42 VA	120 V	RECESSED	
EX6	Ground Mounted LED Flood Light	Refer to Civil Drawings	Refer to Civil Drawings	1	183 W	LED	0 K		183 VA	120 V	Ground	
EX7	LED Building Facade Flood Light	Elliptar	S172-5036-S-06-8-00-0-30-EL-AVC-06-0D0	1	56 W	LED	3450 K		56 VA	120 V	SURFACE	
EX8	EXTERIOR SURFACE MOUNTED LED LINEAR - 8'	Axis Lighting	WBSLED-B3-MF-750-80-30-S-10'-AP-120-D-1-SC	1	66 W	LED	3000 K		66 VA	120 V	SURFACE	
EX9	EXTERIOR LED WALL PACK	Lithonia	WSTM LED-2A-30K-120-DDBXD	1	17 W	LED	3500 K	75	17 VA	120 V	WALL	
L4	4"X4' LED RECESSED LINEAR DIRECT, 0-10V DIMMING	FINELITE	HP-4 R-4'-HO-3500K-120V-SC-C1	1	37 W	LED	3500 K		37 VA	120 V	RECESSED	GRID CEILING MOUNTED
L4D	4"X4' LED RECESSED LINEAR DIRECT, 0-10V DIMMING	FINELITE	HP-4 R-4'-HO-3500K-120V-SC-SF	1	37 W	LED	3500 K		37 VA	120 V	RECESSED	DRY WALL CEILING MOUNTED - SPACKLE FLANGE
L6	4"X6' LED RECESSED LINEAR DIRECT, 0-10V DIMMING	FINELITE	HP-4 R-6'-HO-3500K-120V-SC-C1	1	56 W	LED	3500 K		56 VA	120 V	RECESSED	
L8	4"X8' LED RECESSED LINEAR DIRECT, 0-10V DIMMING	FINELITE	HP-4 R-8'-HO-3500K-120V-SC-SF	1	75 W	LED	3500 K		75 VA	120 V	RECESSED	
L10	4"10' LED RECESSED LINEAR DIRECT, 0-10V DIMMING	FINELITE	HP-6 R-10'-HO-3500K-F-120V-SC-C1	1	93 W	LED	3500 K		96 VA	120 V	RECESSED	Fixture length is approximate, field coordinate final fixture length required.
M1	Sealed Wet Location 4' Fluorescent	Lithonia	DMW-3-32-120-GEB10IS	3	32 W	FLUORESCENT	4100 K		96 VA	120 V	WALL	
P3	8" LED CYLINDER PENDANT	GOTHAM	EVO-AVL-3530-BBR-MD-D-MVQ1-EZ1-PM	1	37 W	LED	3500 K		42 VA	120 V	SUSPENDED	
P5	4"X4' LED SUSPENDED LINEAR DIRECT, 0-10V DIMMING	FINELITE	HP-4 D-4'-HO-3500K-120V-SC-C1	1	37 W	LED	3500 K		37 VA	120 V	SUSPENDED	
P6	4"X6' LED SUSPENDED LINEAR DIRECT, 0-10V DIMMING	FINELITE	HP-4 D-6'-HO-3500K-120V-SC-C1	1	56 W	LED	3500 K		56 VA	120 V	SUSPENDED	RAL color to be selected

LIGHTING FIXTURE SCHEDULE GENERAL NOTES

- REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS (RCP) FOR THE EXACT LOCATION OF ALL LIGHT FIXTURES. THE RCP SHALL TAKE PRECEDENCE OVER THE LIGHTING PLAN IF THERE ARE ANY DISCREPANCIES. COORDINATE LIGHT FIXTURE LAYOUT WITH HVAC/DUCTWORK/DIFFUSERS.
- COORDINATE THE MOUNTING HEIGHT OF ALL LIGHT FIXTURES WITH THE ARCHITECTURAL PLANS, ELEVATION OR ARCHITECT PRIOR TO ROUGH-IN.
- PROVIDE ALL ACCESSORIES INCLUDING TRIM RINGS, STEMS, CANOPIES, CORDS, MOUNTING HARDWARE, RESTRAINTS, HURRICANE CLIPS, ETC., NECESSARY TO MOUNT THE LIGHT FIXTURE IN A COMPLETE, PROPER, AND APPROVED METHOD.
- PROVIDE ANY SEISMIC BRACING AND/OR RESTRAINTS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- PROVIDE CHAIN HANGERS FOR ALL SUSPENDED CHANNELS AND/OR STRIP LIGHTS IN UNFINISHED AREAS.
- PROVIDE A DISCONNECTING MEANS THAT OPENS ALL SUPPLY CONDUCTORS TO ANY BALLAST SERVING FLUORESCENT LIGHT FIXTURES THAT UTILIZE DOUBLE-ENDED LAMPS AND THAT CAN BE SERVICED IN PLACE. THE DISCONNECTING MEANS SHALL ALSO OPEN THE NEUTRAL CONDUCTOR TO THE BALLAST WHEN THE LUMINAIRE IS SERVED BY A MULTI-WIRE BRANCH CIRCUIT.
- SUPPORT ALL LUMINAIRES COMPLETELY INDEPENDENT OF ANY SUSPENDED CEILING.
- WHEN REQUIRED, PROVIDE ALL NECESSARY LOW-VOLTAGE TRANSFORMERS, CONNECTORS, MOUNTING HARDWARE, ETC. FOR A COMPLETE LOW-VOLTAGE LIGHTING SYSTEM. INSTALL REMOTE LOW-VOLTAGE TRANSFORMERS IN A CONCEALED ACCESSIBLE AREA.
- WHEN REQUIRED, PROVIDE ALL NECESSARY MOUNTING HARDWARE, FITTINGS, CONNECTORS, PENDANT FEEDS, END CAPS, ETC. FOR A COMPLETE TRACK LIGHTING SYSTEM.
- PROVIDE EXTENSIONS FOR RECESSED LIGHT FIXTURES WHERE REQUIRED BY THE CEILING THICKNESS. COORDINATE WITH THE ARCHITECTURAL DETAILS.
- WHEN REQUIRED, PROVIDE FIRE-RATED LIGHT FIXTURE COVERS (LUMINAIRE TENTS) FOR THE LIGHT FIXTURE INSTALLED IN FIRE-RATED CEILING ASSEMBLIES OR PROVIDE FIRE RATED BOXES ON EACH LIGHT FIXTURE. COORDINATE LOCATION OF FIRE-RATED CEILING ASSEMBLIES WITH THE ARCHITECTURAL PLANS.
- PROVIDE LIGHT FIXTURES THAT ARE INSULATED CEILING (IC) RATED WHEN RECESSED INTO INSULATED CEILINGS. IF THE LIGHT FIXTURE CAN NOT BE PROVIDED WITH AN IC RATING, INSULATION SHALL NOT BE INSTALLED ABOVE OR WITHIN THREE INCHES OF THE LIGHT FIXTURE. COORDINATE LOCATION OF INSULATED CEILING WITH THE ARCHITECTURAL PLANS.
- COORDINATE MOUNTING LOCATION, NUMBER OF FACES AND DIRECTIONAL ARROWS OF EXIT SIGNS AS REQUIRED TO MARK PATHS OF EGRESS TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
- PROVIDE AN EMERGENCY LED DRIVER FOR LED LIGHT FIXTURES WHERE THEY ARE USED FOR BOTH NORMAL AND EMERGENCY LIGHTS.
- PROVIDE GENERATOR TRANSFER DEVICES (GTD) FOR LIGHT FIXTURES THAT ARE USED FOR BOTH NORMAL AND EMERGENCY LIGHTING WHERE A GENERATOR OR CENTRAL INVERTER IS USED FOR EMERGENCY POWER AND LIGHT FIXTURES ARE CONTROLLED BY LOCAL SWITCHING OR RELAYS.
- LUMINAIRES DENOTED BY "NL" INDICATE NIGHT LIGHT.
- LOCATE OCCUPANCY SENSORS A MINIMUM OF 4-6 FEET FROM MECHANICAL DIFFUSER. COORDINATE LOCATION WITH OCCUPANCY SENSOR MANUFACTURER TO PROVIDE ADEQUATE COVERAGE.
- WALL MOUNTED SENSOR SWITCHES SHALL BE SET TO MANUAL ON.
- PROVIDE UNIVERSAL VOLTAGE BALLASTS FOR ALL FLUORESCENT FIXTURES. CONTRACTOR SHALL VERIFY THE AVAILABLE VOLTAGE WITH THE LIGHT FIXTURES PRIOR TO ORDERING AND SUBMITTING SHOP DRAWINGS.
- PROVIDE FLUORESCENT EMERGENCY BALLASTS FOR COMPACT FLUORESCENT LIGHT FIXTURES WHERE THEY ARE USED FOR BOTH NORMAL AND EMERGENCY LIGHTS. ALL EMERGENCY FIXTURES SHALL BE CIRCUITED TO UNSWITCHED CIRCUITS UNLESS OTHERWISE INDICATED.



4 Reception Cove Lighting
E7.2 SCALE: 1/4" = 1'-0"



1 TIME CLOCK CONTROLLED LIGHTING CONTACTOR DETAIL
E7.2 SCALE: 1/2" = 1'-0"



LIGHTING SCHEDULES AND DETAILS
TELEGRAPH DISTRICT
401 BUILDING RENOVATION

E7.2
10-16-2023-00
02/26/2016
Revised
Ashman/1 03/11/16