

SECTION 01 01 10 - SUMMARY OF WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of this contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 WORK COVERED BY CONTRACT DOCUMENTS

- A. The project consists of demolition and removal of existing roof consisting of TPO, torchdown and 3-layer BUR down to the existing structural wood deck. Installation of a new 60 mil. PVC roofing system complete associated required flashings and boot flashings as shown on the drawings and technical specifications.

1.3 WORK SEQUENCE

- A. The Work will be conducted in a single phase single contract.

1.4 CONTRACTORS USE OF PREMISES

- A. General: During the construction period, the Contractor shall limit his use of the premises to the work indicated, so as to allow for Owner occupancy and use.

- B. Use of the Site: Limit use of the premises to work in areas indicated. Confine operations to areas within contract limits indicated. Do not disturb portions of the site beyond the areas in which the Work is indicated.

- 1. Owner Occupancy: Allow for Owner occupancy and use by the public.

- 2. Driveways and Entrances: Keep driveways and entrances serving the premises clear and available to the Owner, the Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.

- C. Use of the Existing Buildings: Maintain the existing building in a weathertight condition throughout the construction period. Repair damage caused by construction operations. Take all precautions necessary to protect the building and its occupants during the construction period. Contractor shall only remove as much existing roofing as they can adequately protect from inclement weather each day work is performed. Contractor must maintain adequate weather protection to prevent leaks from entering into the existing building and to maintain proper roof drainage from roof drains, roof scuppers and downspouts during the entire construction project.

1.5 EXAMINATION

- A. Persons performing Work shall examine surfaces to receive their Work and shall report in writing to Contractor, with copy to Architect, conditions detrimental to Work. Failure to examine and report makes the person responsible, at no increase in Contract Sum, for corrections Architect may require. Commencement of Work constitutes acceptance of surface.

1.06 SURROUNDING SITE CONDITION SURVEY

- A. Prior to commencement of Work Contractor, Owner, and Architect shall jointly survey the existing sites, and surrounding conditions making permanent note of such existing damage as cracks, sags, or other similar damage. This record shall serve as a basis for determination of subsequent damage due to the Contractor's operations.

1.07 PROTECTION OF EXISTING STRUCTURES AND UTILITIES

- A. The Drawings indicate existing above and below grade structures, drainage lines, storm drains, sewers, water, gas, electrical, and other similar items and utilities which are known to the Owner.
- B. The Contractor shall locate these known existing installations before proceeding with trenching, or other operations which may cause damage, shall maintain them in service where appropriate, and shall repair any damage to them caused by the Work, at no increase in Contract Sum.

1.8 OCCUPANCY REQUIREMENTS

- A. Full Owner Occupancy: The Owner will occupy the site and existing building during the entire construction period. Cooperate with the Owner during construction operations to minimize conflicts and facilitate owner usage. Perform the Work so as not to interfere with the Owner's operations.

PART 2 - PRODUCTS (Not Applicable)

PART 3 – EXECUTION (Not Applicable)

END OF SECTION

SECTION 01 25 00

CONTRACT MODIFICATION PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

- A. Requirements Include:
 - 1. Promptly implement change order and field order procedures.
 - a. Provide full written data required to evaluate changes.
 - b. Maintain detailed records of work done on a time-and-material/force account basis.
 - c. Provide full documentation to Architect on request.
- B. Related Requirements:
 - 1. Coordinate related requirements specified in other parts of Project Manual including but not limited to the following:
 - a. Change Orders/General Conditions (AIA A201), Article 7; Applications for Payment; Construction Schedules; Schedule of Values; Substitutions and Product Options; Project Record Documents.
 - 2. Designate in writing the names of authorized members of Contractor's organizations who accept changes in the work, and are responsible for informing other workers of the authorized changes.
 - 3. Contractor agrees; Architect approves; Owner authorizes.
- C. Definitions:
 - 1. Change Order: See General Conditions (AIA A201) and Change Order Document (AIA G701).
 - 2. Architect's Supplemental Instructions: Work order, instructions, or interpretations, signed by Architect making minor changes in the work not involving a change in Contract Sum or Contract Time.
 - 3. Construction Change Authorization: Written order to the Contractor, signed by Owner, Architect and Contractor amending Contract Documents as described. This order authorizes Contractor to proceed with a change altering Contract Sum or Contract Time, and is to be included in a subsequent Change Order.
- D. Preliminary Initiation/Changes:
 - 1. Changes may be initiated by Owner and Architect through a Proposal Request submitted to Contractor. Request will include:
 - a. Detailed description of Change, Products, and location of change in Project.
 - b. Supplementary or revised Drawings and Specifications.
 - c. Projected time span for making change.
 - (1) Statement as to whether overtime work is, or is not, authorized.
 - d. A specific period of time during which requested price will be considered valid.
 - e. Documentation supporting any change in Contract Sum or Contract Time, as appropriate.

- E. Construction Change Authorization:
1. In lieu of Proposal Request, Architect may issue a construction change authorization for Contractor to proceed with a change for subsequent inclusion in Change Order.
 2. Authorization describes work change additions and deletions, with attachments of revised Contract Documents to define details and designate any change in Contract Sum and Contract Time.
 3. Owner and Architect will sign and date as authorization to proceed with changes. General Contractor can not be paid for the work until it is incorporated into a change order and signed by all parties.
 4. Contractor signs and dates to indicate agreement with terms.
- F. Documentation of Proposals and Claims:
1. Support each lump sum proposal quotation, and each unit price (not previously established) with sufficient substantiating data.
 2. On request provide additional data to support time and cost computations:
 - a. Labor required; hours, hourly rate.
 - b. Equipment required.
 - c. Products required.
 - (1) Recommended source of purchase and unit cost.
 - (2) Quantities required of each material.
 - (3) Material unit costs and extended price.
 - d. Taxes, insurance, and bonds.
 - e. Documented credit for work deleted from Contract.
 - f. Overhead and profit. Article 7 Supplementary Conditions.
 - g. Justification for any change in Contract Time.
 3. Support each claim for additional costs, and time and material/force account work with documentation, as required for lump sum proposal. Include additional information:
 - a. Name of Owner's authorized agent who ordered work, and date of order.
 - b. Dates and times work was performed, and by whom.
 - c. Time record, summary of hours worked, and hourly rates paid.
 - d. Receipts and invoices for:
 - (1) Equipment used, listing dates and times of use.
 - (2) Products used, listing of quantities.
 - (3) Subcontracts.
 4. Document requests for substitutions for Products as specified.
- G. Preparation of Change Orders:
1. Architect will prepare Change Orders.
 2. Change Order Form: AIA Document G701.
 3. Change Order provides accounting of any Contract Sum and Contract Time adjustment.
- H. Lump Sum/Fixed Price Change Order:
1. Content of Change Orders will be based on, either:
 - a. Architect's Proposal Request and Contractor's responsible Proposal as mutually agreed between Owner and Contractor.
 - b. Contractor's Change Proposal, as recommended by Architect.
 2. Proper signatures (dated) authorize you to proceed with changes.
 3. Sign and date Change Order if you agree with terms.

- I. Unit Price Change Order:
 1. Content of Change Orders will be based on, either:
 - a. Definition of extent of required changes.
 - b. Contractor's Proposal for change, as approved with appropriate signatures.
 - c. Survey of completed work.
 2. The amount of unit prices is to be:
 - a. Any stated in the Bid Form/Agreement.
 - b. Those mutually agreed upon between Owner and Contractor.
 3. When Change Order quantities can be determined prior to start of work:
 - a. Appropriate listed persons will sign and date as authorization for you to proceed.
 - b. Sign and date Change Order to indicate your agreement with terms.
 4. When quantities cannot be determined prior to start of work the following procedures will be followed:
 - a. Appropriately signed and issued construction Modification Proposal will authorize you to proceed on unit price basis, and cite applicable unit prices.
 - b. At completion of change, Architect will determine cost of work based on unit prices and quantities used.
 - (1) Submit documentation establishing any claims for Contract Time change.
 - c. Architect signs and dates the Change Order establishing change in Contract Sum and Contract Time.
 - d. All pertinent listed parties sign and date Change Order indicating their agreement.
- J. Time and Material/Force Account Change Order/Construction Change Authorization:
 1. Appropriately executed and signed Change Order authorizes you to proceed.
 2. At completion of change, submit itemized accounting and supporting data as provided in Article "Documentation of Proposals and Claims" of this Section.
 3. All concerned sign and date Change Order and/or Construction change authorization establishing change in Contract Sum and Contract Time.
 4. Contractor signs and dates indicating his agreement.
- K. Correlation With Contractor's Submittals:
 1. Quarterly revise Schedule of Values and Request for Payment forms to record each change as a separate item of work. Record adjusted Contract Sum.
 2. Monthly revise Construction Schedule reflecting each change in Contract Time.
 - a. Revise sub schedules to show changes for other items of work affected by changes.
 - b. Upon completion of work under Change Order, enter pertinent changes in Record Documents.
- L. Distribution:
 1. Send copies to all concerned parties.
 - a. Change orders:
 - (1) Upon authorization, Owner transmits one signed copy each to Contractor and Architect.
 - (2) Construction Change Authorization:
 - (3) Distribution of copies:
 - (a) One to Owner.

- (b) One to Contractor.
- (c) One to Architect.

PART 2 - PRODUCTS NOT USED

PART 3 - EXECUTION NOT USED

END OF SECTION

SECTION 01 29 00
PAYMENT PROCEDURES

PART 1 - GENERAL

1.1 APPLICATIONS FOR PAYMENT

- A. Format and Data Required:
 - 1. Schedule of Values: Submit on AIA Document G703.
 - 2. Applications for Payment: Submit on AIA Document G702.

- B. Preparation of Application for Each Progress Payment:
 - 1. Application-Form:
 - a. Fill in required information.
 - (1) Include Change Orders approved prior to Application Submittal date.
 - (2) Fill in summary of dollar values to agree with respective total indicated on any continuation sheets.
 - (3) Sign by responsible officer of Contract firm.
 - (4) Sign all copies; no photocopies of signatures permitted.
 - (5) Indicate for each line item, the percentage of completion as reflected in the dollar value of completed work.
 - 2. Continuation Sheets:
 - a. Totally fill in all scheduled component work items. Show item number/scheduled dollar value/item/Schedule of Values.
 - b. Fill in dollar value in each column for each scheduled line item.
 - (1) Round off values to nearest dollar. Tally Sheet.
 - (2) If no work has been performed entire zero.
 - c. At end of continuation sheets, list each Change Order approved prior to submission date.
 - (1) List by Change Order Number, and description, as for an original component item of work.

- C. Post Addendums in field Specifications prior to first Progress Payment.

- D. Substantiating Data for Final Payment:
 - 1. When Owner or Architect requires substantiating data, submit suitable information, with cover letter.
 - 2. Submit one copy of data and cover letter for each copy of Application.

- E. Preparation of Application for Final Payment:
 - 1. Fill in application form, as specified, for progress payment.
 - 2. Use continuation-sheet for presenting final accounting statement, as specified: Project Closeout.

- F. Submittal Procedure:
1. Submit Application for Payment at times stipulated in Agreement. Allow stipulated time for processing.
 2. Number: Three (3) copies of each Application, unless otherwise directed at Pre-construction Meeting OR Digital copy is acceptable.
 3. When Architect finds Application properly completed and correct, he transmits Payment Certificate to Owner.
 4. If Architect finds application improperly or incorrectly executed, an annotated copy is returned for NEW SUBMITTAL.
 5. Submit revised Progress Schedule with each Application for Payment.

PART 2 - PRODUCTS NOT USED

PART 3 - EXECUTION NOT USED

END OF SECTION

SECTION 01 31 10

PROJECT COORDINATION

PART 1 - GENERAL

1.1 PROJECT COORDINATION

- A. General:
1. Coordinate with Work of other Sections to ensure that all fixtures, devices, switches, outlets, ducts, pipes, and similar items can be installed as shown without modifications to framing. Provide all blockouts, raceways and similar framing as required.
 2. Coordinate the Work; do not delegate responsibility for coordination to any subcontractor.
 3. Anticipate interrelationship of all subcontractors and their relationship with the total Work.
 4. Resolve differences or disputes between subcontractors and materials suppliers concerning coordination, interference, or extent of Work between Sections. Contractor's decisions, if consistent with Contract Document requirements, shall be final.

1.2 MECHANICAL AND ELECTRICAL COORDINATION

- A. "Tight" Conditions:
1. Resolve all "tight" conditions involving Work of various Sections in advance of installation.
 2. If necessary, and before Work proceeds in these areas, prepare supplementary drawings for review showing all Work in "tight" areas.
 3. Provide supplementary drawings, and additional Work necessary to overcome "tight" conditions, at no increase in Contract Sum.

1.3 JOB SITE ADMINISTRATION

- A. Field Measurements and Templates:
1. Obtain field measurements required for accurate fabrication and installation of Work included in this Contract. Exact measurements are the Contractor's responsibility.
 2. Furnish or obtain templates, patterns, and setting instructions as required for installation of all Work. Verify in field.
- B. Responsibility:
1. The Contractor shall be in charge of this Contract and the Site, as well as directing and scheduling of all Work.
 2. Final responsibility for performance, interface, and completion of Work and Project shall be the Contractor's.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Comply with Specifications for each specific product involved.

PART 3 - EXECUTION

3.1 CUTTING AND PATCHING

- A. Execute cutting and patching Work and structural reinforcing in a manner to prevent damage to other Work and to provide proper surfaces for installation of repairs, penetrations through surfaces, or other items.
- B. For all new Work employ original installer or fabricator to perform cutting and patching for weather exposed or moisture resistance elements, fireproofing, and finished surfaces exposed to view.
- C. Provide cutting and patching for all existing work, where mechanical and electrical utilities or similar services extend beyond limits of work for new construction, to match existing.
- D. General: Provide and be responsible for all cutting, fitting, and patching required to complete the Work, or to:
 - 1. Make its several parts fit together and to provide for installation of ill-timed Work.
 - 2. Uncover portions of Work to provide for installation of ill-timed Work.
 - 3. Remove and replace defective Work.
 - 4. Remove and replace Work not conforming to Contract Document requirements.
 - 5. Remove samples of installed Work as specified for testing.
 - 6. Provide routine penetrations on non-structural surfaces for installation of piping.
- E. Project Conditions:
 - 1. Inspect existing conditions including elements subject to damage or movement during cutting and patching.
 - 2. After uncovering Work, inspect conditions affecting installation of products or performance of Work.
 - 3. Report unsatisfactory or questionable conditions to Architect in writing. Do not proceed with Work until Architect provides further instructions.
- F. Materials:
 - 1. Those required for original installation.
 - 2. For any change in materials, submit request for substitution to Architect.
- G. Preparation:
 - 1. Provide adequate temporary support as required to assure structural value or integrity of the affected portion of the Work.
 - 2. Provide devices and methods to protect other portions of the Project which may be exposed by uncovering Work.
 - 3. Maintain the existing buildings in a weathertight condition throughout the construction period. Repair damage caused by construction operations. Take all precautions necessary to protect the building and its occupants during the

construction period. Contractor shall only remove as much existing roofing as they can adequately protect from inclement weather each day work is performed. Contractor must maintain adequate weather protection to prevent leaks from entering into the existing building and to maintain proper roof drainage from roof drains, roof scuppers and downspouts during the entire construction project.

- H. Performance:
 - 1. Execute cutting and patching by methods which will avoid damage to other areas, and will provide proper surfaces to receive patching and finishing. Cutting which will in any way impair the structural strength of the buildings will not be allowed. Pay all costs, as determined by Architect for remedial Work necessitated by cutting which impaired the structural integrity of the building.
 - 2. Execute fitting and adjustment of products to provide a finished installation to comply with specified products, functions, tolerances, and finishes.
 - 3. Restore Work which has been cut or removed; install new products to provide completed Work in accordance with Contract Document requirements.

- I. Adjust and fit products to provide a neat installation. Finish or refinish surfaces, as required, to match adjacent finishes. Repaint surfaces to nearest change in plane.

END OF SECTION

SECTION 01 31 20 - PROJECT MEETINGS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section specifies administrative and procedural requirements for project meetings, including, but not limited to, the following:
 - 1. Preconstruction conferences.
 - 2. Preinstallation conferences.
 - 3. Progress meetings.
 - 4. Coordination meetings.
- B. Related Sections: The following Sections contain requirements that relate to this Section:
 - 1. Division 1 Section "Coordination" for procedures for coordinating project meetings with other construction activities.
 - 2. Division 1 Section "Submittals" for submitting the Contractor's Construction Schedule.
 - 3. Division 7 Section "PVC-Roofing" for preinstallation roofing conferences.

1.3 PRECONSTRUCTION CONFERENCE

- A. Schedule a preconstruction conference before starting construction, at a time convenient to the Owner and the Architect, but no later than 10 days after execution of the Agreement. Hold the conference at the Project Site or another convenient location. Conduct the meeting to review responsibilities and personnel assignments.
- B. Attendees: Authorized representatives of the Owner, Architect, and their consultants; the Contractor and its superintendent; major subcontractors; manufacturers; suppliers; and other concerned parties shall attend the conference. All participants at the conference shall be familiar with the Project and authorized to conclude matters relating to the Work.
- C. Agenda: Discuss items of significance that could affect progress, including the following:

1. Tentative construction schedule.
2. Critical work sequencing and protection of existing building from inclement weather.
3. Designation of responsible personnel.
4. Procedures for processing field decisions and Change Orders.
5. Procedures for processing Applications for Payment.
6. Distribution of Contract Documents.
7. Submittal of Shop Drawings, Product Data, and Samples.
8. Preparation of record documents.
9. Use of the premises.
10. Parking availability.
11. Office, work, and storage areas.
12. Equipment deliveries and priorities.
13. Safety procedures.
14. First aid.
15. Security.
16. Housekeeping.
17. Working hours.

1.4 PREINSTALLATION CONFERENCES

- A. Conduct a preinstallation conference at the Project Sites before each construction activity that requires coordination with other construction.
- B. Attendees: The Installer and representatives of manufacturers and fabricators involved in or affected by the installation, and its coordination or integration with other materials and installations that have preceded or will follow, shall attend the meeting. Advise the Architect of scheduled meeting dates.
 1. Review the progress of other construction activities and preparations for the particular activity under consideration at each preinstallation conference, including requirements for the following:
 - a. Contract Documents.

- b. Options.
 - c. Related Change Orders.
 - d. Purchases.
 - e. Deliveries.
 - f. Shop Drawings, Product Data, and quality-control samples.
 - g. Review of mockups.
 - h. Possible conflicts.
 - i. Compatibility problems.
 - j. Time schedules.
 - k. Weather limitations and protection of building from inclement weather during construction.
 - l. Manufacturer's recommendations.
 - m. Warranty requirements.
 - n. Compatibility of materials.
 - o. Acceptability of substrates.
 - p. Temporary facilities.
 - q. Space and access limitations.
 - r. Governing regulations.
 - s. Safety.
 - t. Inspecting and testing requirements.
 - u. Required performance results.
 - v. Recording requirements.
 - w. Protection.
2. Record significant discussions and agreements and disagreements of each conference, and the approved schedule. Promptly distribute the record of the meeting to everyone concerned, including the Owner and the Architect.

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

1.5 PROGRESS MEETINGS

- A. Conduct progress meetings at the Project Sites at regular intervals. Notify the Owner and the Architect of scheduled meeting dates. Coordinate dates of meetings with preparation of the payment request.
- B. Attendees: In addition to representatives of the Owner and the Architect, each subcontractor, supplier, or other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the conference shall be familiar with the Project and authorized to conclude matters relating to the Work.
- C. Agenda: Review and correct or approve minutes of the previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to the status of the Project.
 1. Contractor's Construction Schedule: Review progress since the last meeting. Determine where each activity is in relation to the Contractor's Construction Schedule, whether on time or ahead or behind schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to insure that current and subsequent activities will be completed within the Contract Time.
 2. Review the present and future needs of each entity present, including the following:
 - a. Interface requirements.
 - b. Time.
 - c. Sequences.
 - d. Status of submittals.
 - e. Deliveries.
 - f. Off-site fabrication problems.
 - g. Access.
 - h. Site utilization.
 - i. Temporary facilities and services.
 - j. Hours of work.

- k. Hazards and risks.
 - l. Housekeeping.
 - m. Quality and work standards.
 - n. Change Orders.
 - o. Documentation of information for payment requests.
- D. Reporting: No later than 3 days after each meeting, Architect shall distribute minutes of the meeting to each party present and to parties who should have been present. Include a brief summary, in narrative form, of progress since the previous meeting and report.
- 1. Schedule Updating: Revise the Contractor's Construction Schedule after each progress meeting where revisions to the schedule have been made or recognized. Issue the revised schedule concurrently with the report of each meeting.

1.6 COORDINATION MEETINGS

- A. Conduct project coordination meetings at regular intervals convenient for all parties involved. Project coordination meetings are in addition to specific meetings held for other purposes, such as regular progress meetings and special preinstallation meetings.
- B. Request representation at each meeting by every party currently involved in coordination or planning for the construction activities involved.
- C. Record meeting results and distribute copies to everyone in attendance and to others affected by decisions or actions resulting from each meeting.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

END OF SECTION 01 31 20

SECTION 01 32 50 - SCHEDULES AND REPORTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for schedules and reports required for proper performance of the Work, including:
 - 1. Preliminary construction schedule.
 - 2. Contractor's construction schedule.

1.3 SUBMITTAL PROCEDURES

- A. Coordination: Coordinate preparation and processing of schedules and reports with performance of other construction activities.

1.4 CONTRACTOR'S CONSTRUCTION SCHEDULE

- A. Bar-Chart Schedule: Prepare a comprehensive, fully developed, horizontal bar-chart-type, contractor's construction schedule. Base the schedule on the Preliminary Construction Schedule and whatever updating and feedback was received since the start of the Project.
 - 1. Submit the schedule within 7 calendar days after notice to proceed is received.
 - 2. Provide a separate time bar for each significant construction activity. Provide a continuous vertical line to identify the first working day of each week.
 - a. If practical, use the same breakdown of units of the Work as indicated in the Schedule of Values.
 - 3. Within each time bar, indicate estimated completion percentage in 10 percent increments. As Work progresses, place a contrasting mark in each bar to indicate Actual Completion percentage.
 - 4. Prepare the schedule on a sheet, or series of sheets, of stable transparency, or other reproducible media, of sufficient width to show data for the entire construction period.
 - 5. Secure time commitments for performing critical elements of the Work from parties involved. Coordinate each element on schedule with other construction activities. Include minor elements involved in the overall sequence of the Work.

Show each activity in proper sequence. Indicate graphically the sequences necessary for completion of related portions of the Work.

6. Coordinate the Contractor's Construction Schedule with the Schedule of Values, list of subcontracts, Submittal Schedule, progress reports, payment requests, and other required schedules and reports.
7. Indicate completion in advance of the date established for Substantial Completion. Indicate Substantial Completion on the schedule to allow time for the Architect's administrative procedures necessary for certification of Substantial Completion.
8. Final inspection and final completion.

1.5 SUBMITTAL SCHEDULE

- A. After development and acceptance of the Contractor's Construction Schedule, prepare a complete schedule of submittals. Submit the schedule within 2 days of the date required for submittal of the Contractor's Construction Schedule.
 1. Coordinate Submittal Schedule with the list of subcontracts, Schedule of Values and the list of products as well as the Contractor's Construction Schedule.
- B. Prepare the schedule in chronological order. Provide the following information:
 1. Scheduled date for the first submittal.
 2. Related Section number.
 3. Submittal category.
 4. Name of the subcontractor.
 5. Description of the part of the Work covered.
 6. Scheduled date for resubmittal.
 7. Scheduled date for the Architect final release or approval.
- C. Distribution: Following the Architect's response to the initial submittal, print and distribute copies to the Architect, Owner's representatives, subcontractors, and other parties required to comply with submittal dates indicated.
 1. Post copies in the Project meeting room and temporary field office.
 2. When revisions are made, distribute to the same parties and post in the same locations. Delete parties from distribution when they have completed their assigned part of the Work and are no longer involved in construction activities.

- D. Schedule Updating: Revise the schedule after each meeting or other activity where revisions have been recognized or made. Issue the updated schedule concurrently with the report of each meeting.
- C. Field Correction Reports: When the need to take corrective action that requires a departure from the Contract Documents arises, prepare a detailed report. Include a statement describing the problem and recommended changes. Indicate reasons the Contract Documents cannot be followed. Submit a copy to the Architect immediately.

1.6 SPECIAL REPORTS

- A. General: Submit special reports directly to the Owner's representatives within one day of an occurrence. Submit a copy to the Architect and other parties affected by the occurrence.
- B. Reporting Unusual Events: When an event of an unusual and significant nature occurs at the site, prepare and submit a special report. List the chain of events, persons participating, response by the Contractor's personnel, an evaluation of the results or effects and similar pertinent information. Advise the Owner's representatives in advance when such events are known or predictable.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

END OF SECTION

SECTION 01 33 40
SUBMITTALS AND SHOP DRAWINGS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for submittals required for performance of the Work, including the following:

- 1. Contractor's construction schedule.
- 2. Submittal schedule.
- 3. Daily construction reports.
- 4. Shop Drawings.
- 5. Product Data.
- 6. Samples.
- 7. Quality assurance submittals.

- B. Administrative Submittals: Refer to other Division 1 Sections and other Contract Documents for requirements for administrative submittals. Such submittals include, but are not limited to, the following:

- 1. Permits.
- 2. Applications for Payment.
- 3. Performance and payment bonds.
- 4. Insurance certificates.
- 5. List of subcontractors.

1.3 DEFINITIONS

- A. Coordination Drawings show the relationship and integration of different construction elements that require careful coordination during fabrication or installation to fit in the space provided or to function as intended.

1. Preparation of Coordination Drawings is specified in Division 1 Section "Coordination" and may include components previously shown in detail on Shop Drawings or Product Data.
- B. Field samples are full-size physical examples erected on-site to illustrate finishes, coatings, or finish materials. Field samples are used to establish the standard by which the Work will be judged.
- C. Mockups are full-size assemblies for review of construction, coordination, testing, or operation; they are not Samples.

1.4 SUBMITTAL PROCEDURES

- A. Coordination: Coordinate preparation and processing of submittals with performance of construction activities. Transmit each submittal sufficiently in advance of performance of related construction activities to avoid delay.
 1. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.
 2. Coordinate transmittal of different types of submittals for related elements of the Work so processing will not be delayed by the need to review submittals concurrently for coordination.
 - a. The Contract Administrator reserves the right to withhold action on a submittal requiring coordination with other submittals until all related submittals are received.
 3. Processing: To avoid the need to delay installation as a result of the time required to process submittals, allow sufficient time for submittal review, including time for resubmittals.
 - a. Allow 2 weeks for initial review. Allow additional time if the Contract Administrator must delay processing to permit coordination with subsequent submittals.
 - b. No extension of Contract Time will be authorized because of failure to transmit submittals to the Contract Administrator sufficiently in advance of the Work to permit processing.
- B. Submittal Preparation: Place a permanent label or title block on each submittal for identification. Indicate the name of the entity that prepared each submittal on the label or title block.
- C. Submittal Transmittal: Package each submittal appropriately for transmittal and handling. Transmit each submittal from the Contractor to the Contract Administrator using a transmittal form. The Contract Administrator will not accept submittals received from sources other than the Contractor.

1. On the transmittal, record relevant information and requests for data. On the form, or separate sheet, record deviations from Contract Document requirements, including variations and limitations. Include Contractor's certification that information complies with Contract Document requirements.

1.5 CONTRACTOR'S CONSTRUCTION SCHEDULE

- A. Bar-Chart Schedule: Prepare a fully developed, horizontal bar-chart-type, contractor's construction schedule. Submit within 7 days after the date established for "Commencement of the Work."
- B. Phasing: On the schedule, show how requirements for phased completion to permit Work by separate Contractors and partial occupancy by the Owner affect the sequence of Work.
- C. Work Stages: Indicate important stages of construction for each major portion of the Work, including submittal review, testing, and installation.
- D. Area Separations: Provide a separate time bar to identify each major construction area for each major portion of the Work. Indicate where each element in an area must be sequenced or integrated with other activities.
- E. Distribution: Following response to the initial submittal, print and distribute copies to the Contract Administrator, Owner, subcontractors, and other parties required to comply with scheduled dates. Post copies in the Project meeting room and temporary field office.
 1. When revisions are made, distribute to the same parties and post in the same locations. Delete parties from distribution when they have completed their assigned portion of the Work and are no longer involved in construction activities.
- F. Schedule Updating: Revise the schedule after each meeting, event, or activity where revisions have been recognized or made. Issue the updated schedule concurrently with the report of each meeting.

1.6 SHOP DRAWINGS

- A. Submit newly prepared information drawn accurately to scale. Highlight, encircle, or otherwise indicate deviations from the Contract Documents. Do not reproduce Contract Documents or copy standard information as the basis of Shop Drawings. Standard information prepared without specific reference to the Project is not a Shop Drawing.
- B. Shop Drawings include fabrication and installation Drawings, setting diagrams, schedules, patterns, templates and similar Drawings. Include the following information:
 1. Dimensions.
 2. Identification of products and materials included by sheet and detail number.
 3. Compliance with specified standards.

4. Notation of coordination requirements.
5. Notation of dimensions established by field measurement.
6. Do not use Shop Drawings without an appropriate final stamp indicating action taken.

1.9 PRODUCT DATA

- A. Collect Product Data into a single submittal for each element of construction or system. Product Data includes printed information, such as manufacturer's installation instructions, catalog cuts, standard color charts, roughing-in diagrams and templates, standard wiring diagrams, and performance curves.
 1. Mark each copy to show applicable choices and options. Where printed Product Data includes information on several products that are not required, mark copies to indicate the applicable information. Include the following information:
 - a. Manufacturer's printed recommendations.
 - b. Compliance with trade association standards.
 - c. Compliance with recognized testing agency standards.
 - d. Application of testing agency labels and seals.
 - e. Notation of dimensions verified by field measurement.
 - f. Notation of coordination requirements.
 2. Do not submit Product Data until compliance with requirements of the Contract Documents has been confirmed.
 3. Submittals: Submit 2 copies of each required submittal; submit 4 copies where required for maintenance manuals. The Contract Administrator will retain one and will return the other marked with action taken and corrections or modifications required.
 4. Distribution: Furnish copies of final submittal to installers, subcontractors, suppliers, manufacturers, fabricators, and others required for performance of construction activities. Show distribution on transmittal forms.
 - a. Do not proceed with installation until a copy of Product Data is in the Installer's possession.
 - b. Do not permit use of unmarked copies of Product Data in connection with construction.

1.10 QUALITY ASSURANCE SUBMITTALS

- A. Submit quality-control submittals, including design data, certifications, manufacturer's instructions, manufacturer's field reports, and other quality-control submittals as required under other Sections of the Specifications.
- B. Certifications: Where other Sections of the Specifications require certification that a product, material, or installation complies with specified requirements, submit a notarized certification from the manufacturer certifying compliance with specified requirements.
 - 1. Signature: Certification shall be signed by an officer of the manufacturer or other individual authorized to sign documents on behalf of the company.
- C. Inspection and Test Reports: Requirements for submittal of inspection and test reports from independent testing agencies are specified in Division 1 Section "Quality Control."

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

END OF SECTION

SECTION 01 41 00

REGULATORY REQUIREMENTS

PART 1 - GENERAL

1.1 APPLICABLE CODES AND STANDARDS

- A. Any specific reference in the Specifications to codes, regulations, reference standards, manufacturer's instructions or requirements of regulatory agencies shall mean the latest printed edition of each in effect at the date of submission of bids unless the document is shown dated.

- B. Perform the Work in conformance with the applicable requirements of all regulatory agencies including, but not limited to, the following:
 - 1. International Existing Building Code (IEBC) 2018 Edition
 - 2. National Electrical Code (NEC). 2018 Edition
 - 3. Uniform Plumbing Code (UPC). 2018 Edition
 - 4. International Mechanical Code (IMC). 2018 Edition
 - 5. Washington State Non-Residential Energy Code.2015 Edition
 - 6. Washington State Ventilation and Indoor Air Quality Code.
 - 7. Washington State Regulations for Barrier-Free Facilities.
 - 8. Americans with Disabilities Act (ADA).

PART 2 - PRODUCTS NOT USED

PART 3 - EXECUTION NOT USED

END OF SECTION

SECTION 01 42 00

REFERENCES

PART 1 - GENERAL

1.1 ABBREVIATIONS

- A. The following abbreviations of organizations may be used in the Contract Documents.

AAMA	Architectural Aluminum Manufacturer's Association
ACI	American Concrete Institute
AGC	Associated General Contractors of America
AIA	American Institute of Architects
AISC	American Institute of Steel Construction
AITC	American Institute of Timber Construction
ANSI	American National Standards Institute
APA	American Plywood Association
ASTM	American Society for Testing and Materials
AWPA	American Wood Preservers Association
AWS	American Welding Society
AWI	Architectural Woodwork Institute
BHMA	Builder's Hardware Manufacturers Association
CLFMI	Chain Link Fence Manufacturers Institute
CRSI	Concrete Reinforcing Steel Institute
CS	U.S. Commercial Standard
DHI	Door and Hardware Institute
FGMA	Flat Glass Marketing Association
FM	Factory Mutual System
FS	Federal Specification
GA	Gypsum Association
MLSFA	Metal Lath/Steel Framing Association
NAAMM	National Association of Architectural Metal Manufacturers
NEC	National Electrical Code
NEMA	National Electrical Manufacturers Association
NFPA	National Fire Protection Association; National Forest Products Association
NWMA	National Woodwork Manufacturers' Association
NWWDA	National Wood Window and Door Association
PCI	Prestressed Concrete Institute
PDCA	Painting and Decorating Contractors of America
PS	U.S. Product Standard
SDI	Steel Deck Institute; Steel Door Institute
SMACNA	Sheet Metal and Air Conditioning Contractors National Association, Inc.
SSPC	Steel Structures Painting Council

TCA	Tile Council of America
TPI	Truss Plate Institute
UBC	Uniform Building Code
UL	Underwriters' Laboratories, Inc.
UMC	Uniform Mechanical Code
UPC	Uniform Plumbing Code
WABO	Washington Association of Building Officials
WAC	Washington Administrative Code
WSDOT	Washington State Department of Transportation
WWPA	Western Wood Products Association

1. Additional abbreviations, used only on the Drawings, are listed thereon.

1.2 SYMBOLS

- A. Symbols, used only on the Drawings, are shown thereon.

1.3 DEFINITIONS

- A. Terms used on the Drawings or in the Specifications in addition to those shown in General Conditions shall have the following meanings:

TERM	MEANING
As Directed	"By the Architect"
As Required	"By Code; by good building practice; by the condition prevailing; by Contract Documents; by Owner, or by Architect"
As Selected	"By Architect"
Equal	In the opinion of the Architect. The burden of proof of equality is the responsibility of the Contractor.
Furnish	"Supply and deliver to the Project ready for installation and in operable condition."
Install	"Incorporate in the Work in final position, complete, anchored, connected, and in operable condition."
NIC	Not in Contract
Project	Total construction of which Work performed under the Contract Documents may be the whole or a part.
TERM	MEANING
Provide	"Furnish and install complete." When neither "furnish", "install", nor "provide" is stated, "provide" is implied.
Shown	"As indicated on the Drawings"

Specified "As written in the Project Manual"

PART 2 - PRODUCTS NOT USED

PART 3 - EXECUTION NOT USED

END OF SECTION

SECTION 01 50 00 - TEMPORARY FACILITIES & CONTROLS

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes requirements for temporary facilities and controls, including temporary utilities, support facilities, and security and protection.
- B. Temporary utilities include, but are not limited to, the following:
 - 1. Water service and distribution.
 - 2. Temporary electric power and light.
 - 3. Ventilation.
 - 4. Telephone service.
 - 5. Sanitary facilities, including drinking water and port a potties to be provided by Contractor at job site.
- C. Support facilities include, but are not limited to, the following:
 - 1. Field offices and storage sheds.
 - 2. Temporary enclosures
 - 3. Hoists.
 - 4. Temporary project identification signs and bulletin boards.
 - 5. Waste disposal services.
 - 6. Construction aids and miscellaneous services and facilities.
- D. Security and protection facilities include, but are not limited to, the following:
 - 1. Temporary fire protection.
 - 2. Barricades, warning signs, and lights.
 - 3. Environmental protection.

1.2 RESPONSIBILITIES

- A. The contractor is responsible for the following:
 - 1. Installation, operation, maintenance, and removal of each temporary facility usually considered as its own normal construction activity, as well as the costs and use charges associated with each facility.
 - 2. Plug-in electric power cords and extension cords, supplementary plug-in task lighting, and special lighting necessary exclusively for its own activities.
 - 3. Storage and fabrication sheds.
 - 4. Special or unusual hoisting requirements, including hoisting loads in excess of 100 pounds, cranes utilized to hoist material or equipment onto the existing roof deck.
 - 5. Collection and disposal of hazardous, dangerous, unsanitary, or other harmful waste material.
 - 6. Secure lockup of tools, materials, and equipment.
 - 7. Construction aids and miscellaneous services and facilities necessary for construction activities.

1.3 USE CHARGES

- A. General: Cost or use charges for temporary facilities are not chargeable to the Owner or the Architect. The Architect will not accept contractor's cost or use charges for temporary services or facilities as a basis of claim for an adjustment in the Contract Sum or the Contract Time.
- B. Water Service: Use water from the Owner's existing water system without metering and without payment of use charges.
- C. Electric Power Service: Use electric power from the Owner's existing system without metering and without payment of use charges. Contractor should plan for temporary generator if power is not readily available to the roof project site.

1.4 QUALITY ASSURANCE

- A. Regulations: Contractor shall comply with industry standards and with applicable laws and regulations of authorities having jurisdiction including, but not limited to, the following:
 - 1. Building code requirements.
 - 2. Health and safety regulations.
 - 3. Utility company regulations.
 - 4. Police, fire department and rescue squad rules.
 - 5. Environmental protection regulations.
- B. Standards: Contractor shall comply with NFPA 241 "Standard for Safeguarding Construction, Alterations, and Demolition Operations," ANSI-A10 Series standards for "Safety Requirements for Construction and Demolition," and NECA Electrical Design Library "Temporary Electrical Facilities."
 - 1. Trade Jurisdictions: Assigned responsibilities for installation and operation of temporary utilities are not intended to interfere with the normal application of trade regulations and union jurisdictions.
 - 2. Electrical Service: Comply with NEMA, NECA and UL standards and regulations for temporary electric service. Install service to comply with NFPA 70.
- C. Inspections: Arrange for authorities having jurisdiction to inspect and test each temporary utility before use. Obtain required certifications and permits.

1.5 PROJECT CONDITIONS

- A. Conditions of Use: Keep temporary services and facilities clean and neat in appearance. Operate in a safe and efficient manner. Relocate temporary services and facilities as the Work progresses. Do not overload facilities or permit them to interfere with progress. Take necessary fire-prevention measures. Do not allow hazardous, dangerous, or unsanitary conditions, or public nuisances to develop or persist on-site.

1.06 TEMPORARY CONTROLS

- A. The Washington State Clean Air Act requires the use of all known, available, and reasonable means of controlling air pollution, including dust. Control dust generated during construction activities by wetting dust sources such as areas of exposed soils, washing truck wheels before they leave the Site, and installing and maintaining gravel construction entrances. Construction vehicle track-out is also a major dust source. Any evidence of track out can trigger violations and fines from the Department of Ecology or the Puget Sound Air Pollution Control Agency. (SEPA Natural Environment/Air Quality Policies).
- B. Mitigation of Damages: During construction protect all adjacent property and structures from damage due to and including, but not limited to, subsidence, erosion and inundation. Mitigation of damages caused by Contractor's operations shall be the sole responsibility of the Contractor.

PART 2 - PRODUCTS

NOT USED

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Use qualified personnel for installation of temporary facilities. Locate facilities where they will serve the Project adequately and result in minimum interference with performance of the Work. Relocate and modify facilities as required.
- B. Contractor shall provide each facility ready for use when needed to avoid delay. Maintain and modify as required. Do not remove until facilities are no longer needed or are replaced by authorized use of completed permanent facilities.

3.2 SUPPORT FACILITIES INSTALLATION

- A. Locate field offices, storage sheds, sanitary facilities, and other temporary construction and support facilities for easy access. See staging area plan within the Drawings for location of storage and staging area allotted to the contractor.
 - 1. Maintain support facilities until near Substantial Completion. Remove prior to Substantial Completion. Personnel remaining after Substantial Completion will be permitted to use permanent facilities, under conditions acceptable to the Owner.
- B. Temporary Lifts and Hoists: Provide facilities for hoisting materials and employees. Truck cranes and similar devices used for hoisting materials are considered "tools and equipment" and not temporary facilities.
- C. Collection and Disposal of Waste: Collect waste from construction areas and elsewhere daily. Comply with requirements of NFPA 241 for removal of combustible waste material and debris. Enforce requirements strictly. Do not hold materials more than 7 days during normal weather or 3 days when the temperature is expected to rise above 80 deg F (27 deg C). Handle hazardous, dangerous, or unsanitary waste

materials separately from other waste by containerizing properly. Dispose of material lawfully. See staging plan on Drawings for location of areas for debris chutes and dumpster locations.

3.3 SECURITY AND PROTECTION FACILITIES INSTALLATION

A. Temporary Fire Protection:

1. Store combustible materials in containers in fire-safe locations.
2. Maintain unobstructed access to fire extinguishers, fire hydrants, temporary fire-protection facilities, stairways, and other access routes for fighting fires. Prohibit smoking in hazardous fire-exposure areas.
3. Provide supervision of welding operations, combustion-type temporary heating units, and similar sources of fire ignition.

B. Barricades, Warning Signs, and Lights: Comply with standards and code requirements for erecting structurally adequate barricades. Paint with appropriate colors, graphics, and warning signs to inform personnel and the public of the hazard being protected against. Where appropriate and needed, provide lighting, including flashing red or amber lights.

3.4 OPERATION, TERMINATION, AND REMOVAL

A. Supervision: Enforce strict discipline in use of temporary facilities. Limit availability of temporary facilities to essential and intended uses to minimize waste and abuse.

B. Maintenance: Maintain facilities and good operating condition until removal. Protect from damage by freezing temperatures and similar elements.

1. Maintain operation of temporary enclosures, heating, cooling, humidity control, ventilation, and similar facilities on a 24-hour basis where required to achieve indicated results and to avoid possibility of damage.
2. Protection: Prevent water-filled piping from freezing. Maintain markers for underground lines. Protect from damage during excavation operations.

END OF SECTION

SECTION 01 63 00 - SUBSTITUTIONS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for handling requests for substitutions made after award of the Contract.

1.3 DEFINITIONS

- A. Definitions in this Article do not change or modify the meaning of other terms used in the Contract Documents.
- B. Substitutions: Changes in products, materials, equipment, and methods of construction required by the Contract Documents proposed by the Contractor after award of the Contract are considered to be requests for substitutions. The following are not considered to be requests for substitutions:
 - 1. Substitutions requested during the bidding period, and accepted by Addendum prior to award of the Contract, are included in the Contract Documents and are not subject to requirements specified in this Section for substitutions.
 - 2. Revisions to the Contract Documents requested by the Owner or Engineers.
 - 3. Specified options of products and construction methods included in the Contract Documents.
 - 4. The Contractor's determination of and compliance with governing regulations and orders issued by governing authorities.

1.4 SUBMITTALS

- A. Substitution Request Submittal: The Architect will consider requests for substitution if received ten (10) days prior to bid submittal. Requests received after this date will not be considered.
 - 1. Submit 3 copies of each request for substitution for consideration. Submit requests in the form and according to procedures required for change-order proposals.
 - 2. Identify the product or the fabrication or installation method to be replaced in each request. Include related Specification Section and Drawing numbers.
 - 3. Provide complete documentation showing compliance with the requirements for substitutions, and the following information, as appropriate:

- a. Coordination information, including a list of changes or modifications needed to other parts of the Work and to construction performed by the Owner and separate contractors, that will be necessary to accommodate the proposed substitution.
 - b. A detailed comparison of significant qualities of the proposed substitution with those of the Work specified. Significant qualities may include elements, such as performance, weight, size, durability, and visual effect.
 - c. Product Data, including Drawings and descriptions of products and fabrication and installation procedures.
 - d. Samples, where applicable or requested.
 - e. A statement indicating the substitution's effect on the Contractor's Construction Schedule compared to the schedule without approval of the substitution. Indicate the effect of the proposed substitution on overall Contract Time.
 - f. Cost information, including a proposal of the net change, if any in the Contract Sum.
 - g. The Contractor's certification that the proposed substitution conforms to requirements in the Contract Documents in every respect and is appropriate for the applications indicated.
 - h. The Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of the failure of the substitution to perform adequately.
4. Architect's Action: If necessary, the Architect will request additional information or documentation for evaluation upon receipt of a request for substitution. The Architect will notify the Contractor of acceptance or rejection of the substitution by Adenda during the bidding process.
 - a. Use the product specified if the Architect cannot make a decision on the use of a proposed substitute within the time allocated.

PART 2 - PRODUCTS

2.1 SUBSTITUTIONS

- A. Conditions: The Architect will receive and consider the Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, the Architect will return the requests without action except to record noncompliance with these requirements.
 1. Extensive revisions to the Contract Documents are not required.
 2. Proposed changes are in keeping with the general intent of the Contract Documents.
 3. The request is timely, fully documented, and properly submitted.
 4. The specified product or method of construction cannot be provided within the Contract Time. The Architect will not consider the request if the product or method cannot be provided as a result of failure to pursue the Work promptly or coordinate activities properly.
 5. The request is directly related to an "or-equal" clause or similar language in the Contract Documents.

6. The requested substitution offers the Owner a substantial advantage, in cost, time, energy conservation, or other considerations, after deducting additional responsibilities the Owner must assume. The Owner's additional responsibilities may include compensation to the Engineers for redesign and evaluation services, increased cost of other construction by the Owner, and similar considerations.
 7. The specified product or method of construction cannot receive necessary approval by a governing authority, and the requested substitution can be approved.
 8. The specified product or method of construction cannot be provided in a manner that is compatible with other materials and where the Contractor certifies that the substitution will overcome the incompatibility.
 9. The specified product or method of construction cannot be coordinated with other materials and where the Contractor certifies that the proposed substitution can be coordinated.
 10. The specified product or method of construction cannot provide a warranty required by the Contract Documents and where the Contractor certifies that the proposed substitution provides the required warranty.
 11. Where a proposed substitution involves more than one prime contractor, each contractor shall cooperate with the other contractors involved to coordinate the Work, provide uniformity and consistency, and assure compatibility of products.
- B. The Contractor's submittal and the Architect's acceptance of Shop Drawings, Product Data, or Samples for construction activities not complying with the Contract Documents do not constitute an acceptable or valid request for substitution, nor do they constitute approval.

PART 3 - EXECUTION (Not Applicable)

END OF SECTION

SECTION 01 63 10
SUBSTITUTION REQUEST FORM

SUBMITTED TO:

PROJECT: Skagit County Commissions Building Re-roofing project

SPECIFIED ITEM:

Section No. Paragraph No. Description of Specified Item

The Undersigned requests consideration for the following substitution to that specified

PROPOSED SUBSTITUTION:

ATTACHED DATA:

Include product description, specifications, drawings, photographs, performance, and test data as necessary for evaluation. Clearly identify proposed substitution and portions of data from other items where more than one item is described. Include description of changes to Contract Documents required by proposed substitution.

CERTIFICATION:

The Undersigned certifies that the following paragraphs are correct:

1. Proposed substitution does not affect dimensions shown on Drawings.
2. The Undersigned will pay for changes to building design, including engineering design, detailing, and construction costs, caused by requested substitution.
3. Proposed substitution will have no adverse effect on other trades, Construction Schedule, or specified warranty requirements.
4. Maintenance and service parts will be locally available for proposed substitution.

Undersigned further states that function, appearance, and quality of proposed substitution are equivalent or superior to specified item.

SUBMITTED BY:

Signature _____

Firm _____

Address _____

Date _____

Telephone () _____

FAX () _____

FOR USE BY ARCHITECT:

Approved Approved as Noted

Not Approved Received too Late

By _____

Date _____

Remarks _____

END OF SECTION

SECTION 01 70 00 - CONTRACT CLOSOUT

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for contract closeout including, but not limited to, the following:
 - 1. Inspection procedures.
 - 2. Project record document submittal.
 - 3. Operation and maintenance manual submittal.
 - 4. Submittal of warranties.
 - 5. Final cleaning.

1.3 SUBSTANTIAL COMPLETION

- A. Preliminary Procedures: Before requesting inspection for certification of Substantial Completion, complete the following. List exceptions in the request.
 - 1. In the Application for Payment that coincides with, or first follows, the date Substantial Completion is claimed, show 100 percent completion for the portion of the Work claimed as substantially complete.
 - a. Include supporting documentation for completion as indicated in these Contract Documents and a statement showing an accounting of changes to the Contract Sum.
 - b. If 100 percent completion cannot be shown, include a list of incomplete items, the value of incomplete construction, and reasons the Work is not complete.
 - 2. Advise the Owner of pending insurance changeover requirements.
 - 3. Submit specific warranties, workmanship bonds, maintenance agreements, final certifications, and similar documents.
 - 4. Obtain and submit releases enabling the Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
 - 5. Submit record drawings, maintenance manuals, final project photographs, damage or settlement surveys, property surveys, and similar final record information.
- B. Inspection Procedures: On receipt of a request for inspection, the Architect will either proceed with inspection or advise the Contractor of unfilled requirements. The

Architect will prepare the Certificate of Substantial Completion following inspection or advise the Contractor of construction that must be completed or corrected before the certificate will be issued.

1. The Architect will repeat inspection when requested and assured that the Work is substantially complete.
2. Results of the completed inspection will form the basis of requirements for final acceptance.

1.4 FINAL ACCEPTANCE

A. Preliminary Procedures: Before requesting final inspection for certification of final acceptance and final payment, complete the following. List exceptions in the request.

1. Submit the final payment request with releases and supporting documentation not previously submitted and accepted. Include insurance certificates for products and completed operations where required.
2. Submit an updated final statement, accounting for final additional changes to the Contract Sum.
3. Submit a certified copy of the Architects final inspection list of items to be completed or corrected, endorsed and dated by the Architect. The certified copy of the list shall state that each item has been completed or otherwise resolved for acceptance and shall be endorsed and dated by the Architect.
4. Submit final meter readings for utilities, a measured record of stored fuel, and similar data as of the date of Substantial Completion or when the Owner took possession of and assumed responsibility for corresponding elements of the Work.
5. Submit consent of surety to final payment.
6. Submit a final liquidated damages settlement statement.
7. Submit evidence of final, continuing insurance coverage complying with insurance requirements.

B. Reinspection Procedure: The Architect will reinspect the Work upon receipt of notice that the Work, including inspection list items from earlier inspections, has been completed, except for items whose completion is delayed under circumstances acceptable to the Architect.

1. Upon completion of reinspection, the Architect will advise the Contractor of Work that is incomplete or of obligations that have not been fulfilled but are required for final acceptance.
2. If necessary, reinspection will be repeated.

1.5 RECORD DOCUMENT SUBMITTALS

A. General: Do not use record documents for construction purposes. Protect record documents from deterioration and loss in a secure, fire-resistant location. Provide access to record documents for the Architect's reference during normal working hours.

B. Record Drawings: Maintain a clean, undamaged set of blue or black line white-prints of Contract Drawings and Shop Drawings. Mark the set to show the actual installation where the installation varies substantially from the Work as originally shown. Mark

which drawing is most capable of showing conditions fully and accurately. Where Shop Drawings are used, record a cross-reference at the corresponding location on the Contract Drawings. Give particular attention to concealed elements that would be difficult to measure and record at a later date.

1. Mark record sets with red erasable pencil. Use other colors to distinguish between variations in separate categories of the Work.
 2. Mark new information that is important to the Owner but was not shown on Contract Drawings or Shop Drawings.
 3. Note related change-order numbers where applicable.
- C. Record Specifications: Maintain one complete copy of the Project Manual, including addenda. Include with the Project Manual one copy of other written construction documents, such as Change Orders and modifications issued in printed form during construction.
1. Mark these documents to show substantial variations in actual Work performed in comparison with the text of the Specifications and modifications.
 2. Give particular attention to substitutions and selection of options and information on concealed construction that cannot otherwise be readily discerned later by direct observation.
 3. Note related record drawing information and Product Data.
 4. Upon completion of the Work, submit record Specifications to the Architect for the Owner's records.
- D. Record Product Data: Maintain one copy of each Product Data submittal. Note related Change Orders and markup of record drawings and Specifications.
1. Mark these documents to show significant variations in actual Work performed in comparison with information submitted. Include variations in products delivered to the site and from the manufacturer's installation instructions and recommendations.
 2. Give particular attention to concealed products and portions of the Work that cannot otherwise be readily discerned later by direct observation.
 3. Upon completion of markup, submit complete set of record Product Data to the Consultant for the Owner's records.

PART 2 - PRODUCTS (Not Applicable)

PART 3 – EXECUTION

3.1 FINAL CLEANING

- A. Final clean jobsite and remove all construction debris. Leave site in like new condition.

END OF SECTION

PROJECT TEAM ABBREVIATIONS

OWNER/ TENANT
 SKAGIT COUNTY
 1800 CONTINENTAL PL.
 MOUNT VERNON, WA 98273
 PHONE: (360) 416-1179
 FAX:
 EMAIL: khansen@co.skagit.wa.us
 CONTACT: KEN HANSEN-Facilities Director

ARCHITECT
 CARLETTI ARCHITECTS, P.S.
 116 E FIR STREET, SUITE A
 MOUNT VERNON, WA 98273
 PHONE: (360) 424-0394
 FAX: (360) 424-5726
 EMAIL: peter@carlettiarchitects.com
 CONTACT: PETER CARLETTI

ABV	ABOVE	JNT	JOINT
AFF	ABOVE FINISH FLOOR		
AC TILE	ACOUSTICAL TILE	LVL	LEVEL
ACP	ACOUSTICAL CEILING PANEL	L	LONG LINE
ACT	ACTUAL	LAV	LAVATORY
AL	ALUMINUM	LIN	LINOLEUM
ARCH	ARCHITECTURAL	LT	LIGHT
A TILE	ASPHALT TILE		
AVG	AVERAGE	MAR	MARBLE
		MO	MASONRY OPENING
		MFR	MANUFACTURE
BFF	BOTTOM FINISH FLOOR	MATL	MATERIAL
BLKG	BLOCKING	MAX	MAXIMUM
BR	BRICK	MECH	MECHANICAL
BOS	BOTTOM OF STRUCTURE	MTL	METAL
		MIN	MINIMUM
		MUL	MULLION
CPT	CARPET	NAT	NATURAL
CLG	CEILING	NOM	NOMINAL
CEM	CEMENT	NA	NOT APPLICABLE
£	CENTER LINE	NIC	NOT IN THIS CONTRACT
C TO C	CENTER TO CENTER	NTS	NOT TO SCALE
CT	CERAMIC TILE		
CLO	CLOSET	NO. #	NUMBER
CW	COLD WATER		
COL	COLUMN	OC	ON CENTER
CONC	CONCRETE	OD	OUTSIDE DIMENSION
CMU	CONCRETE MASONRY UNIT	O	OVER
CONST	CONSTRUCTION	OVHD	OVERHEAD
CONT	CONTINUOUS		
COORD	COORDINATE		
COR	CORRIDOR	PNT	PAINT
CFM	CUBIC FEET PER MINUTE	PTD	PAINTED
		PL	PLASTER, PLATE
DTL	DETAIL	P LAM	PLASTIC LAMINATE
DIA	DIAMETER	PLYWOOD	PLYWOOD
DIM	DIMENSION	PT	POST-TENSIONED CONCRETE
DO	DITTO		PRESSURE-TREATED WOOD
DR	DOOR		
DN	DOWN	QT	QUARRY TILE
D.S.	DOWNSPOUT	RL	RAIN LEADER
DWG	DRAWING	REF	REFRIGERATOR,
DF	DRINKING FOUNTAIN		REFERENCE
		REINF	REINFORCING BAR
EA	EACH	REV	REVISION
ELEC	ELECTRICAL	R	RISER, RADIUS
ELEV. EL	ELEVATION	RM, RMS	ROOM, ROOMS
EQ	EQUAL	RO	ROUGH OPENING
(E) EXIST	EXISTING		
EXT	EXTERIOR	SCHED	SCHEDULE
		SEC	SECTION
FO	FACE OF, FINISH OPENING	SHT	SHEET
FRP	FIBERGLASS REINF POLYESTER	SV	SHEET VINYL
FIN	FINISH	SY	SOLID CORE
FAAP	FIRE ALARM ANNUNCIATOR	SPCS	SPECIFICATIONS
	PANEL	SF	SQUARE FEET
FD	FIRE DAMPER	S & V	STAIN & VARNISH
FE	FIRE EXTINGUISHER	SV	SHEET VINYL
FF	FACTORY FINISH	STRWY	STAIRWAY
FF	FINISH FLOOR	STL	STEEL
FRT	FIRE RETARDANT TREATED	STOR	STORAGE
FLASH	FLASHING	STRUCT	STRUCTURAL
FLR	FLOOR	SUSP	SUSPENDED
F.A.	FLUID-APPLIED	THRESH	THRESHOLD
FND	FOUNDATION	T.O.	TOP OF
FOIC	FURNISHED BY OWNER,	T	TREAD, THICKNESS
	INSTALLED BY CONTRACTOR	TEMPER	TEMPERED
FOIO	FURNISHED BY OWNER,	TS	TUBE STEEL
	INSTALLED BY OWNER	TYP	TYPICAL
FCIC	FURNISHED BY CONTRACTOR,	UNFIN	UNFINISHED
	INSTALLED BY CONTRACTOR	UNO	UNLESS NOTED OTHERWISE
		UR	URNAL
GA	GAUGE		
GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE
GAP	GENERATOR ALARM PANEL	VERT	VERTICAL
GL	GLASS	VIN	VINYL
GWB	GYPSUM WALLBOARD	VR	VAPOR RETARDER
		VTO	VENT TO OUTSIDE
HC	HANDICAP	WC	WATER CLOSET
HDWE	HARDWARE	WP	WATERPROOFING
HP	HEAT PUMP	WS	WHEEL STOP
HT	HEIGHT	W	WOOD
HM	HOLLOW METAL	WDO	WITH WOOD
HOR	HORIZONTAL	w/	WROUGHT IRON
HB	HOSE BIB	WD	WOOD
HW	HOT WATER	WI	WROUGHT IRON
HWT	HOT WATER TANK	WRGB	WATER RESISTANT GYPSUM BOARD
HMD	HOLLOW METAL DOOR	ZINC.	ZINCALUME
HMF	HOLLOW METAL FRAME		
ID	INSIDE DIMENSION		
INSUL	INSULATION		
INT	INTERIOR		

GENERAL NOTES

- IN GENERAL, PLAN DIMENSIONS SHOWN ARE TO FACE OF STUD OR FACE OF CONCRETE, UNLESS OTHERWISE NOTED. DO NOT SCALE THESE DRAWINGS. USE CALCULATED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS, DATUM, AND LEVELS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- ALL WORK SHALL COMPLY WITH THE 2018 IEBC, IFC, IPC, IMC AS AMENDED BY WASH. STATE. PROJECT SHALL ALSO COMPLY WITH THE 2018 NREC AND THE VIACQ CODES. PROJECT SHALL ALSO COMPLY W/ JURISDICTIONAL CODE AMENDMENTS BY THE LOCAL AGENCY. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS & INSPECTIONS TO COMPLETE THE WORK. CONTRACTOR TO HAVE CURRENT VALID CITY OR COUNTY BUSINESS LICENSE PRIOR TO ISSUANCE OF PERMIT, WHEN REQUIRED BY LAW.
- ERRORS, OMISSIONS, AND DISCREPANCIES, IF ANY, SHALL BE REFERRED TO THE ARCHITECT IMMEDIATELY FOR DIRECTION OF HOW TO PROCEED.
- VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT PROVIDED IN THE CONTRACT BY OTHERS PROVIDE ALL BLOCK-OUTS, BLOCKING, BACKING AND JACKS REQUIRED FOR DUCTS, PIPES, CONDUITS, EQUIPMENT, FIXTURES, AND CABINETS. VERIFY SIZE AND LOCATION. DO NOT SIGNIFICANTLY VARY OR MODIFY THE WORK SHOWN, EXCEPT UPON WRITTEN INSTRUCTIONS OF THE ARCHITECT.
- VERIFY LOCATION OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO, SEWER, SEPTIC, WATER, GAS, POWER, AND TELEPHONE. CAP, MARK AND PROTECT.
- DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATION MAY BE REQUIRED TO SUIT THE FIELD DIMENSIONS OF CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK OF THE CONTRACT.
- PROVIDE CLOSURE MEETING THE REQUIREMENTS OF ALL GOVERNING AUTHORITIES, AT RATED PARTITIONS, FLOORS, CEILINGS, AND ROOF LOCATIONS. ALL REQUIRED FIRE-RATED PARTITIONS SHALL BE CONTINUOUS FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE.
- THE CONTRACTOR SHALL CONSULT PLANS OF ALL TRADES, INCLUDING DESIGN-BUILD DOCUMENTS REQUIRED BY CONTRACT DOCUMENTS, TO VERIFY SIZE, WEIGHT, POWER, LOCATION AND OTHER REQUIREMENTS AND LOCATION OF THOSE ITEMS TO BE INSTALLED PRIOR TO COMMENCEMENT OF WORK.
- NO BUILDING OR PORTION OF A BUILDING SHALL BE OCCUPIED OR USED FOR STORAGE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. NO EXCEPTIONS.
- SEPERATE PERMITS ARE REQUIRED FOR PLUMBING, MECH. ELEC. FIRE SPRINKLER, FIRE ALARM SYSTEMS & SIGNAGE.
- ALL EXPOSED EXTERIOR SHEET METAL SHALL BE GALVANIZED, PRIMED AND PAINTED.
- ALL WOOD IN CONTACT W/ CONCRETE SHALL BE PRESSURE TREATED. PRESSURE TREATED WOOD SHALL BE USED FOR WOOD MEMBERS WHICH FORM THE STRUCTURAL SUPPORT OF BALCONIES, DECKS, OR PORCHES ETC. WHEN SUCH MEMBERS ARE EXPOSED TO THE WEATHER.
- SLOPE ALL DECKS, PATIOS, AND WALKWAYS AWAY FROM BUILDING. MINIMUM OF 1/8"/FT FOR POSITIVE DRAINAGE.
- PROVIDE EXPANSION JOINTS IN ALL CONCRETE SLABS AS REQUIRED TO PREVENT CRACKING, SAW CUT ALL SLABS AS REQ'D.
- PROVIDE FIREBLOCKING, DRAFTSTOPS, AND FIRESTOPS IN ATTICS, FLOORS, AND WALL CAVITIES AS REQUIRED PER THE IBC.
- ROOF DRAINS, AND OVERFLOW DRAINS SHALL COMPLY W/ THE IPC & IBC. AND WALL CAVITIES AS REQUIRED PER THE IBC.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO REVIEW BY THE ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.
- CONTRACTOR SHALL RETAIN ONE SET OF THE PLANS TO NOTE AND DOCUMENT ALL CHANGES DURING CONSTRUCTION. THE SET SHALL BE A PART OF THE CONTRACTOR'S CLOSE-OUT PACKAGE TO THE OWNER. CLOSE-OUT PACKAGE SHALL INCLUDE: (1) SET OF SHOP DRAWINGS, PRODUCT LITERATURE, EQUIPMENT WARRANTIES MANUALS.
- CONTRACTOR SHALL PROVIDE SOLID BLOCKING, UNLESS NOTED OTHERWISE AS REQUIRED FOR NAILING OF ALL INTERIOR AND EXTERIOR TRIMS, FINISHES, AND FIXTURES. THE CONTRACTOR SHALL PROVIDE FOR ALL THE NECESSARY FRAMING AND BRACING FOR THE INSTALLATION OF OWNER FURNISHED ITEMS SUCH AS SIGNAGE, MENU BOARDS ETC.
- WHERE EXISTING WORK IS DAMAGED, CUT, OR DEFACED DUE TO PERFORMANCE OF NEW WORK, THE CONTRACTOR SHALL PATCH AND REPAIR SAME TO MATCH ADJOINING SURFACES. REPAIRED FINISHES SHALL BE EXTENDED TO THE NEAREST VISUAL BREAK LINES SUCH AS CORNERS, CEILING LINES, TOP OF BASE OR SIMILAR.
- THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY BE REPRODUCED ONLY WITH THE WRITTEN PERMISSION OF THE ARCHITECT. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME OF THE ARCHITECT.

PROJECT DATA

PROPERTY INFORMATION

PROPERTY ADDRESS: 1800 CONTINENTAL PLACE
MOUNT VERNON, WA 98273

BUILDING CODE: 2018 IEBC/2018 IFC

ENERGY CODE: 2018 WASHINGTON STATE NREC

FIRE SPRINKLERS: RE-ROOF ONLY NOT APPLICABLE

FIRE ALARM: RE-ROOF ONLY NOT APPLICABLE

PARCEL #
P25955

TAX ID #
340417-2-021-0503

LEGAL DESCRIPTION

(DK17) PARCEL 'A': THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, DESCRIBED AS FOLLOWS: BEGINNING AT THE WESTERLY MOST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE EMMANUEL BAPTIST CHURCH OF MOUNT VERNON, A WASHINGTON CORPORATION, BY DEED DATED NOVEMBER 15, 1972, AND RECORDED NOVEMBER 20, 1972, AS AUDITOR'S FILE NO. 777058, THENCE SOUTH 30 DEGREES 25' 00" EAST ALONG THE SOUTHWESTERLY LINE OF SAID CHURCH TRACT A DISTANCE OF 220.71 FEET; THENCE NORTH 00 DEGREES 16' 12" WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 258.66 FEET TO A POINT 10.81 FEET SOUTH OF THE NORTHWESTERLY LINE OF SAID CHURCH TRACT; THENCE NORTH 89 DEGREES 37' 00" WEST A DISTANCE OF 15.00 FEET TO THE NORTHWESTERLY LINE OF SAID CHURCH TRACT; THENCE SOUTH 54 DEGREES 23' 00" WEST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 117.50 FEET TO THE POINT OF BEGINNING, ALSO TOGETHER WITH PARCEL 'B', TRACT 3 OF SHORT PLAT NO. MV-15-81, APPROVED AUGUST 31, 1981 AND RECORDED SEPTEMBER 1, 1981, AS AUDITOR'S FILE NO. 810900001, IN VOLUME 5 OF SHORT PLATS, PAGE 122, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE, BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT 3, WHICH LIES SOUTH 89 DEGREES 37' 00" EAST 240.40 FEET FROM THE SOUTHWEST CORNER THEREOF, THENCE NORTH 00 DEGREES 16' 12" WEST TO A POINT ON THE NORTHEASTERLY LINE OF SAID TRACT 3, SAID POINT ALSO BEING THE MOST SOUTHERLY POINT OF PARCEL 'A' AS HEREINAFORE DESCRIBED AND TERMINUS OF THIS LINE. SURVEY RECORDED UNDER AF#20050918015.

PARKING CALCULATION

RE-ROOF ONLY NO CHANGE

LANDSCAPING REQUIREMENTS

RE-ROOF ONLY NO CHANGE

BUILDING CODE DATA

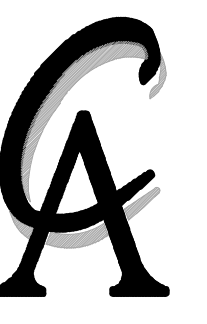
OCCUPANCY: RE-ROOF ONLY NO CHANGE

CONSTRUCTION TYPE: VB RE-ROOF ONLY NO CHANGE

DRAWING INDEX

ARCHITECTURAL

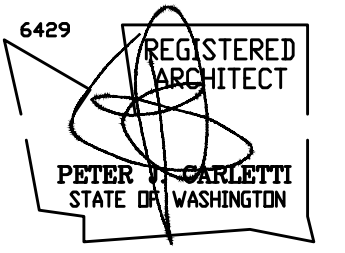
- A-0.0 COVER SHEET, GENERAL NOTES
- A-2.0 PROPOSED ROOF PLAN
- A-2.1 PICTURES KEY PLAN
- A-2.2 PICTURES
- A-2.3 PICTURES
- A-6.0 ROOF DETAILS



CARLETTI ARCHITECTS P.S.
 architecture, planning, interior design

116 EAST FIR STREET
 SUITE A
 MOUNT VERNON, WA 98273

Phone: (360) 424-0394
 Fax: (360) 424-5726



SKAGIT COUNTY
 COMMISSIONERS BUILDING RE-ROOF
 1800 CONTINENTAL PLACE
 MOUNT VERNON, WA 98273

CONTACT:
 KEN HANSEN-Facilities Director
 SKAGIT COUNTY
 (360) 416-1179
 khansen@co.skagit.wa.us

21-513
 PROJECT NUMBER:

REVISIONS:

06/25/21 BID SET

SHEET TITLE:
 COVER SHEET

PJC
 PROJECT ARCHITECT.

PJC
 DRAWN BY:

PJC
 CHECKED BY:

05/26/21
 DATE

21-513 SC COMMISSIONERS REROOF
 COMPUTER FILE NAME

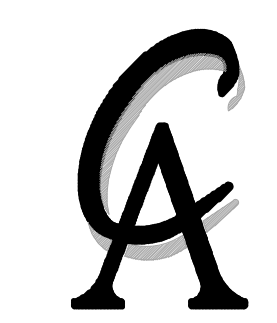
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SYMBOLS

- NORTH ARROW
- WALL SECTION
- DETAIL
- PROPERTY CORNER INTERSECTION
- ELEVATION MARK
- ROOM NAME / NUMBER
- DOOR MARK
- WINDOW MARK
- FLOOR MATERIAL ADJACENCY
- REVISION MARK
- INTERIOR ELEVATION MARKS



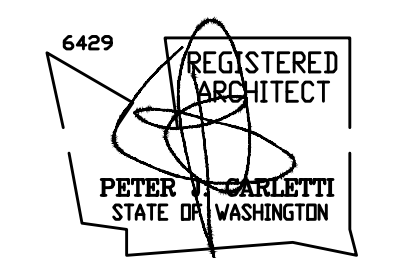
VICINITY MAP



CARLETTI ARCHITECTS P.S.
architecture, planning, interior design

116 EAST FIR STREET
SUITE A
MOUNT VERNON, WA. 98273

Phone: (360) 424-0394
Fax: (360) 424-5726



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MOUNT VERNON, WA 98273

CONTACT:
KEN HANSEN-Facilities Director
SKAGIT COUNTY
(360) 416-1179
khanse@c.sc.skagit.wa.us

21-513
PROJECT NUMBER:

REVISIONS: 1
06/25/21 BID SET

SHEET TITLE:
ROOF PLAN

PJC
PROJECT ARCHITECT:

PJC
DRAWN BY:

PJC
CHECKED BY:

05/26/21
DATE

21-513 SC COMMISSIONERS REROOF
COMPUTER FILE NAME

A=2.0

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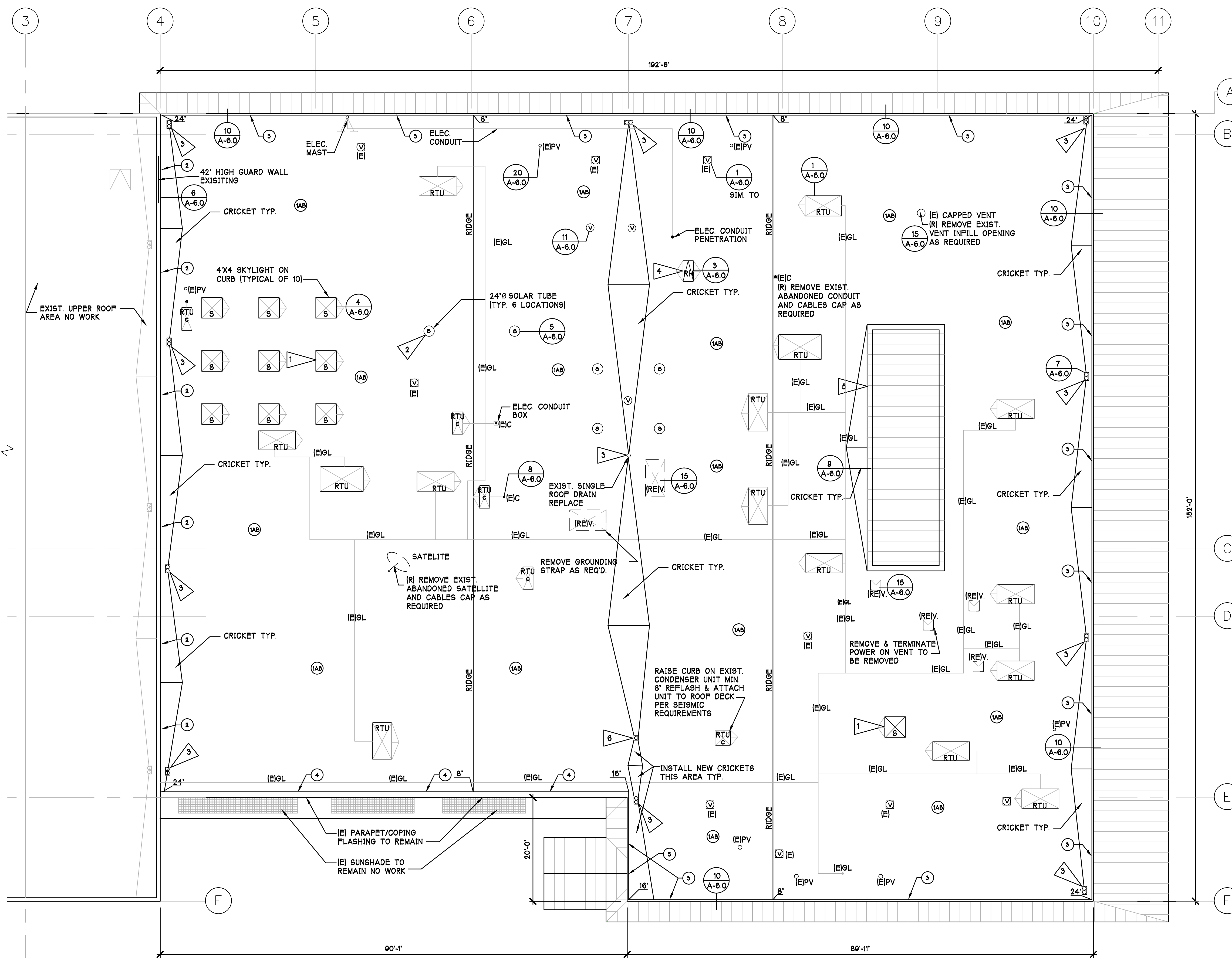
- ROOF PLAN KEY NOTES:**
- 4 (A-6.0) 1 5 CURB MOUNTED SKYLIGHT TYP. OF (10) LOCATIONS RAISE CURB UP 3' MIN. INSTALL PAINTED WOOD TRIM ON INSIDE OF SKYLIGHT ALL (4) SIDES TYP. INSTALL NEW ROOF MEMBRANE UP UNDER EXISTING CURB FLASHING PER MANUF. RECOMMENDATIONS
 - 5 (A-6.0) 2 8 24" SOLAR TUBE (TYPICAL OF 6). REMOVE SOLAR TUBE ASSEMBLY REFASTEN TO EXISTING WOOD STRUCTURAL DECK PER MANUF. RECOMMENDATIONS INSTALL NEW PVC BOOT PER MANUF. RECOMMENDATIONS
 - 7 (A-6.0) 3 8 REPLACE (10) EXIST. ROOF DRAINS EXIST. OVERFLOW DRAINS TO REMAIN. REPLACE (1) EXIST. SINGLE ROOF DRAIN (NO OVERFLOW) INSTALL NEW MEMBRANE INTO NEW DRAIN BOWLS & AROUND EXIST. OVERFLOW DRAIN PIPE PER MANUF. RECOMMENDATIONS
 - 3 (A-6.0) 4 RH 4'-0"x4'-0" ROOF HATCH EXISTING
 - 9 (A-6.0) 5 CLERESTORY LIGHT WELL EXISTING. REMOVE AND CUT/RAISE EXIST. METAL WALL PANELS AND BTM. FLASHING AS REQUIRED TO MAINTAIN PROPER CLEARANCES AFTER NEW RIGID INSULATION IS INSTALL
 - 7 (A-6.0) 6 (N)RD INSTALL NEW SINGLE ROOF DRAIN W/ STRAINER AND BOWL AND CLAMP INSTALL NEW MEMBRANE INTO DRAIN BOWL CONNECT NEW DRAIN TO EXISTING ROOF DRAIN AT NW CORNER W/ NEW CAST IRON PIPE INSTALL FROM UNDERNEATH REMOVE AND REINSTALL ACP CEILING TILES AS REQUIRED
- VERIFY ALL EXISTING CURBS THAT ARE TO REMAIN MAINTAIN A MIN. 6" ABOVE TOP OF NEW ROOF MEMBRANE AND RIGID INSULATION SYSTEM. NOTIFY ARCHITECT OF ANY CONDITIONS WHICH DO NOT MEET THIS.

ROOF PLAN LEGEND/NOTES:	
1A	REMOVE EXISTING (1) LAYER TPO ROOFING MEMBRANE, EXIST. (1) LAYER TORCHDOWN MEMBRANE, AND EXISTING (3) LAYER BUILT-UP HOT MOPPED ROOF SYSTEM INCLUDING ASBESTOS CONTAINING MATERIALS DOWN TO EXIST. PLYWOOD ROOF SHEATHING PATCH AND REPAIR ANY DRYROT. (ALLOW \$2,500 FOR DRYROT REPAIR) INSTALL NEW ROOF SYSTEM AS NOTED BELOW TYP. NEW ROOF CONSTRUCTION (EXIST. ROOF DECK IS CONSTRUCTED W/ 'BUILT IN SLOPE') NEW 60 MIL PVC ROOF MEMBRANE OR 1/2" HIGH DENSITY COVER BD. (R-2.5) O/ 3" POLYISO INSUL. (R-17.2) INSTALL IN (2) LIFTS OF 1-1/2" EA. (R-8.6 EA) REVERSE & STAGGER JOINTS (R-10.7 MIN. VALUE COMBINED) W/ R-21 BATTS EXISTING TOTAL R-VALUE R-40.7) INSTALL OVER VAPOR BARRIER O/ EXISTING WOOD STRUCTURAL DECK
2 (A-6.0)	EXISTING METAL ROOF TO WALL FLASHING TO REMAIN. INSTALL NEW MEMBRANE UP UNDER EXISTING FLASHING PER MANUF. RECOMMENDATIONS. REMOVE & REPLACE EXISTING COUNTER FLASHING AS REQ'D.
3 (A-6.0)	EXISTING MANSARD ROOF W/ METAL ROOF PANELS TO REMAIN REMOVE EXIST. PARAPET COPING FLASHING AND INSTALL NEW COPING/FLASHING W/ KYNAR FINISH STANDARD GREEN COLOR TO MATCH EXISTING PROFILE
4	EXISTING PARAPET COPING FLASHING TO REMAIN. TUCK NEW MEMBRANE UP UNDERNEATH COPING PER MANUF. RECOMMENDATIONS
5	INSTALL NEW SHEET METAL FLASHING CUT TO FIT EXISTING CONDITIONS COLOR TO BE GREEN KYNAR FINISH. CLOSE OFF EXISTING TRIANGULAR PORTION EXPOSED WALL AREA
20 (A-6.0) (E)IPV	EXIST. PLUMBING/MISC. VENT ROOF PENETRATION TYP. VENT LINES TO REMAIN. INSTALL NEW BOOT PER MANUF. RECOMMENDATIONS
8 (A-6.0) (E)IC	EXIST. ELECTRICAL CONDUIT PENETRATION INSTALL NEW BOOT AS PER MANUF. RECOMMENDATIONS
(E)IGL	EXIST. GAS LINE & BLOCKS. REPLACE EXISTING SUPPORTS W/ NEW NEOPRENE SUPPORTS WHERE NOT EXISTING.
(V)	EXISTING 24"x24" VENT ON CURB TO REMAIN. INSTALL NEW MEMBRANE UP UNDER EXISTING CURB FLASHING PER MANUF. RECOMMENDATIONS
11 (A-6.0) (V)	EXISTING CIRCULAR 12"-18" DIA. VENTS TO REMAIN. INSTALL NEW MEMBRANE BOOT PER MANUF. RECOMMENDATIONS
1 (A-6.0) RTU	EXISTING ROOF TOP UNIT (RTU) ON CURB TO REMAIN. INSTALL NEW MEMBRANE UP UNDER EXISTING CURB FLASHING
1 (A-6.0) RTU 2	EXISTING 24"x24" VENT ON CURB TO REMAIN. INSTALL NEW MEMBRANE UP UNDER EXISTING CURB FLASHING. REMOVE AND REPLACE FOAM INSULATION ON ALL LINE SETS TO CONDENSING LINES AT EACH UNIT (6) TOTAL
15 (A-6.0) (RE)IV	REMOVE EXIST. NOT USED CAPPED VENT PENETRATIONS ON CURBS W/ FLASHING INFILL W/ 2X6 WOOD FRAMING @ 12" O.C. W/ ROOF SHEATHING TO MATCH EXIST. INSTALL NEW ROOF MEMBRANE SYSTEM AS NOTED PER 1B OVER NEW ROOF SHEATHING AS NOTED TYP. (6) LOCATIONS (SIZES VARY SEE PLAN)
24'	INDICATED HEIGHT OF EXIST. PARAPET ABOVE TOP OF EXIST. ROOF
(R) =	EXISTING ITEM TO BE REMOVED. INFILL W/ 2X6 WOOD FRAMING @ 12" O.C. W/ ROOF SHEATHING TO MATCH EXISTING. INSTALL NEW ROOF MEMBRANE SYSTEM OVER NEW ROOF SHEATHING AS NOTED
15 (A-2.1)	SEE SHEET A-2.1 FOR PICTURE KEY PLAN SEE SHEETS A-2.2 AND A-2.3 FOR ROOF PICTURES
CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND CONDITIONS OF THE EXISTING BUILDING ROOF DEPICTED IN THE DRAWINGS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR POSSIBLE REDESIGN	

SEE WHATCOM ENVIRONMENTAL REPORT TITLED 'Asbestos Containing Materials Survey - Skagit County - Commissioner's Building Roof' ACM Final Report, dated June 21, 2021, 11 pages total

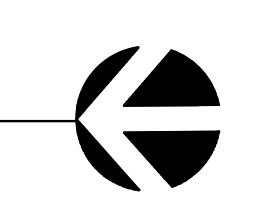
Roofing Layer-1 6/4/2021
Collected from the south side of the roof on a ridge line between 2 air handling units. Architects shuffled through core looking at materials and got the order of layers out of sequence. (ACM was a layer of silver paint on the middle of the sequence of materials)
Layer 6 of 6]4X Chrysoilite ACM

Roofing Layer-2 6/4/2021
Collected a full profile of roof sheathing material from beneath the tarp covered on the north side of the roof area, east of the satellite dish. Kept sequence of materials in correct order. (ACM was a layer of silver paint on the middle of the sequence of materials)
Layer 3 of 5]6X Chrysoilite ACM



ROOF PLAN

SCALE 1"=10'-0"

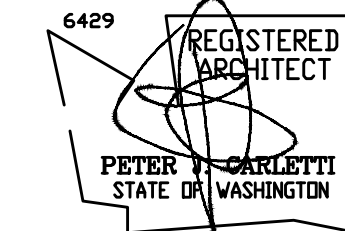




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architecture, planning, interior design

116 EAST FIR STREET
SUITE A
MOUNT VERNON, WA. 98273

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CONTACT:
KEN HANSEN-Facilities Director
SKAGIT COUNTY
(360) 416-1179
khanse@co.skagit.wa.us

21-513
PROJECT NUMBER:

REVISIONS: 1
06/25/21 BID SET

SHEET TITLE:
PICTURES KEY PLAN

PJC
PROJECT ARCHITECT.
PJC
DRAWN BY:

PJC
CHECKED BY:
05/26/21
DATE

21-513 SC COMMISSIONERS REROOF
COMPUTER FILE NAME

A-2.1

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ROOF PLAN KEY NOTES:

- 4 A-6.0 1 ▸ 4 CURB MOUNTED SKYLIGHT TYP. OF (10) LOCATIONS RAISE CURB UP 3' MIN. INSTALL PAINTED WOOD TRIM ON INSIDE OF SKYLIGHT ALL (4) SIDES TYP. INSTALL NEW ROOF MEMBRANE UP UNDER EXISTING CURB FLASHING PER MANUF. RECOMMENDATIONS
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- 7 A-6.0 3 ▸ 7 REPLACE (10) EXIST. ROOF DRAINS. EXIST. OVERFLOW DRAINS TO REMAIN. REPLACE (1) EXIST. SINGLE ROOF DRAIN (NO OVERFLOW) INSTALL NEW MEMBRANE INTO NEW DRAIN BOWLS & AROUND EXIST. OVERFLOW DRAIN PIPE PER MANUF. RECOMMENDATIONS
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- 7 A-6.0 6 ▸ 7 INSTALL NEW SINGLE ROOF DRAIN W/ STRAINER AND BOWL AND CLAMP INSTALL NEW MEMBRANE INTO DRAIN BOWL (N/R) CONNECT NEW DRAIN TO EXISTING ROOF DRAIN AT NW CORNER W/ NEW CAST IRON PIPE INSTALL FROM UNDERNEATH REMOVE AND REINSTALL ACP CEILING TILES AS REQUIRED

VERIFY ALL EXISTING CURBS THAT ARE TO REMAIN MAINTAIN A MIN. 6" ABOVE TOP OF NEW ROOF MEMBRANE AND RIGID INSULATION SYSTEM. NOTIFY ARCHITECT OF ANY CONDITIONS WHICH DO NOT MEET THIS.

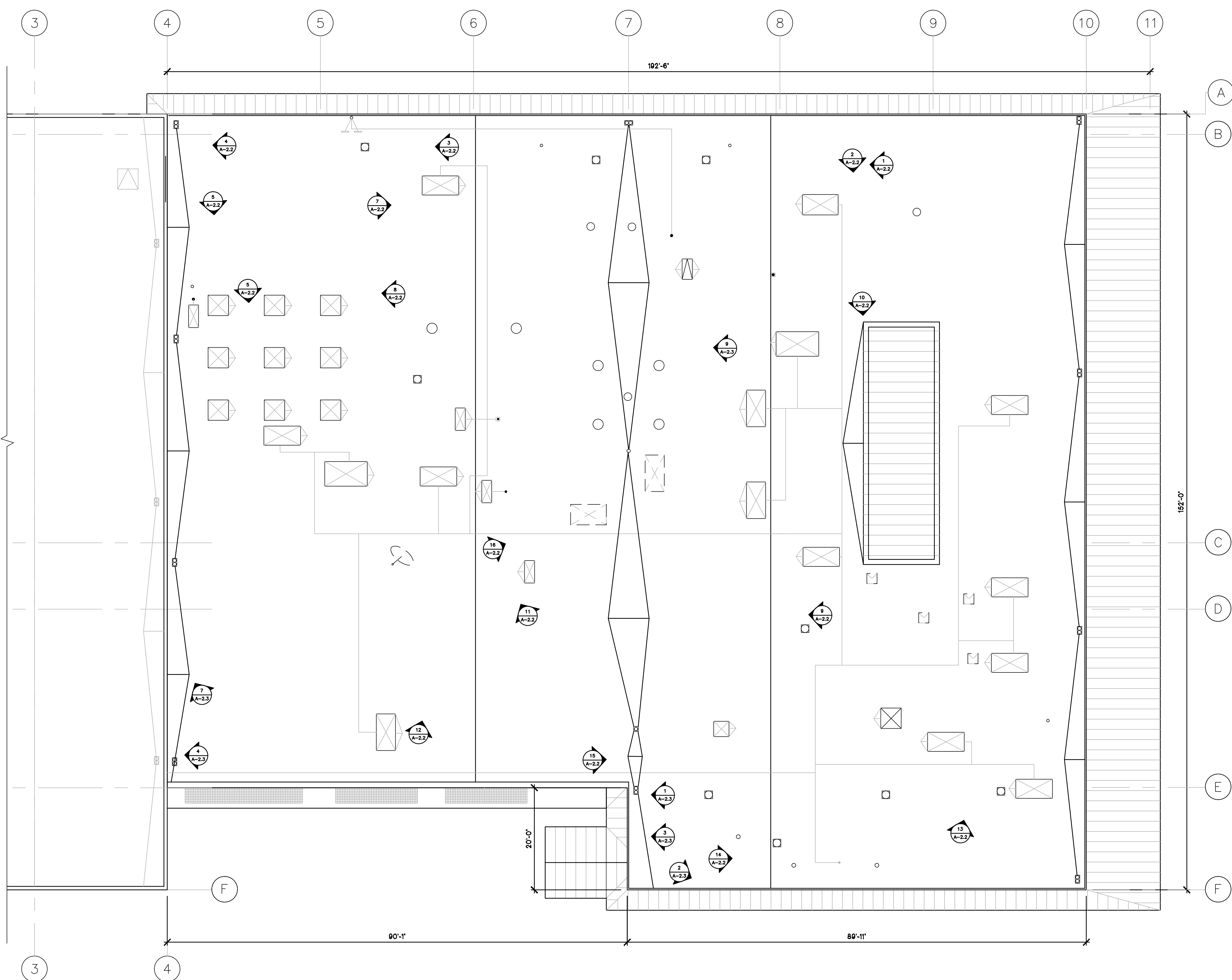
ROOF PLAN LEGEND/NOTES:

No.	1A	REMOVE EXISTING (1) LAYER TPO ROOFING MEMBRANE, EXIST. (1) LAYER TORCHDOWN MEMBRANE, AND EXISTING (3) LAYER BUILT-UP HOT MOPPED ROOF SYSTEM INCLUDING ASBESTOS CONTAINING MATERIALS DOWN TO EXIST. PLYWOOD ROOF SHEATHING PATCH AND REPAIR ANY DRYROT. (ALLOW \$2,500 FOR DRYROT REPAIR) INSTALL NEW ROOF SYSTEM AS NOTED BELOW
	1B	INSTALL CRICKETS W/ SLOPED INSULATION AS REQUIRED TO ALLOW FOR PROPER ROOF DRAINAGE TO EXIST./REPLACED/NEW ROOF DRAINS INSTALL NEW CRICKETS AS REQUIRED BEHIND ALL EXISTING RTUS & VENTS
TYP. NEW ROOF CONSTRUCTION		
	1B	(EXIST. ROOF DECK IS CONSTRUCTED W/ 'BUILT IN SLOPE') NEW 60 MIL PVC ROOF MEMBRANE 0/ 3/4" HIGH DENSITY COVER BD. (R-2.5) 0/ 3" POLYISO INSUL. (R-17.2) INSTALL IN (2) LIFTS OF 1-1/2" EA. (R-8.6 EA) REVERSE & STAGGER JOINTS (R-19.7 MIN. VALUE COMBINED) W/ R-21 BATTS EXISTING TOTAL R-VALUE R-40.7) INSTALL OVER VAPOR BARRIER 0/ EXISTING WOOD STRUCTURAL DECK
6	2	EXISTING METAL ROOF TO WALL FLASHING TO REMAIN. INSTALL NEW MEMBRANE UP UNDER EXISTING FLASHING PER MANF. RECOMMENDATIONS. REMOVE & REPLACE EXISTING COUNTER FLASHING AS REQD.
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	5	INSTALL NEW SHEET METAL FLASHING CUT TO FIT EXISTING CONDITIONS COLOR TO BE GREEN KYNAR FINISH. CLOSE OFF EXISTING TRIANGULAR PORTION EXPOSED WALL AREA
20	6	EXIST. PLUMBING/MISC. VENT ROOF PENETRATION TYP. VENT LINES TO REMAIN. INSTALL NEW BOOT PER MANF. RECOMMENDATIONS
8	7	EXIST. ELECTRICAL CONDUIT PENETRATION INSTALL NEW BOOT AS PER MANF. RECOMMENDATIONS
	8	EXIST. GAS LINE & BLOCKS. REPLACE EXISTING SUPPORTS W/ NEW NEOPRENE SUPPORTS WHERE NOT EXISTING.
	9	EXISTING 24"x24" VENT ON CURB TO REMAIN INSTALL NEW MEMBRANE UP UNDER EXISTING CURB FLASHING PER MANF. RECOMMENDATIONS
11	10	EXISTING CIRCULAR 12"-18" DIA. VENTS TO REMAIN INSTALL NEW MEMBRANE BOOT PER MANF. RECOMMENDATIONS
1	11	EXISTING ROOF TOP UNIT (RTU) ON CURB TO REMAIN INSTALL NEW MEMBRANE UP UNDER EXISTING CURB FLASHING
1	12	EXISTING 24"x24" VENT ON CURB TO REMAIN INSTALL NEW MEMBRANE UP UNDER EXISTING CURB FLASHING REMOVE AND REPLACE FOAM INSULATION ON ALL LINE SETS TO CONDENSING LINES AT EACH UNIT (5) TOTAL
15	13	REMOVE EXIST. NOT USED CAPPED VENT PENETRATIONS ON CURBS W/ FLASHING INFILL W/ 2X6 WOOD FRAMING @ 12" O.C. W/ ROOF SHEATHING TO MATCH EXIST. INSTALL NEW ROOF MEMBRANE SYSTEM AS NOTED PER 15 OVER NEW ROOF SHEATHING AS NOTED TYP. (6) LOCATIONS (SIZES VARY SEE PLAN)
	14	INDICATED HEIGHT OF EXIST. PARAPET ABOVE TOP OF EXIST. ROOF
	15	EXISTING ITEM TO BE REMOVED. INFILL W/ 2X6 WOOD FRAMING @ 12" O.C. W/ ROOF SHEATHING TO MATCH EXISTING. INSTALL NEW ROOF MEMBRANE SYSTEM OVER NEW ROOF SHEATHING AS NOTED
	16	SEE SHEET A-2.1 FOR PICTURE KEY PLAN SEE SHEETS A-2.2 AND A-2.3 FOR ROOF PICTURES
CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND CONDITIONS OF THE EXISTING BUILDING ROOF DEPICTED IN THE DRAWINGS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR POSSIBLE REDESIGN		

SEE WHATCOM ENVIRONMENTAL REPORT TITLED "Asbestos Containing Materials Survey - Skagit County - Commissioner's Building Roof" ACM Final Report, dated June 21, 2021, 11 pages total

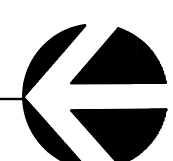
Roofing Layer-1 6/4/2021
Collected from the south side of the roof on a ridge line between 2 air handling units. Architects shuffled through core looking at materials and got the order of layers out of sequence. IACM was a layer of silver paint identified as Layer 6 of 6]4% Chrysothilite ACM

Roofing Layer-2 6/4/2021
Collected a full profile of roof sheathing material from beneath the tarp covered on the north side of the roof area, east of the satellite dish. Kept sequence of materials in correct order. IACM was a layer of silver paint on the middle of the sequence of materials Layer 3 of 5]6% Chrysothilite ACM



PICTURES KEY PLAN

SCALE 1"=10'-0"

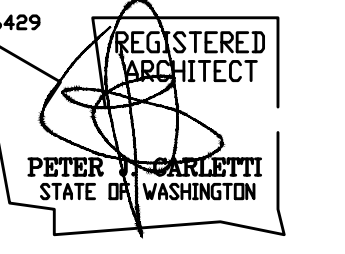




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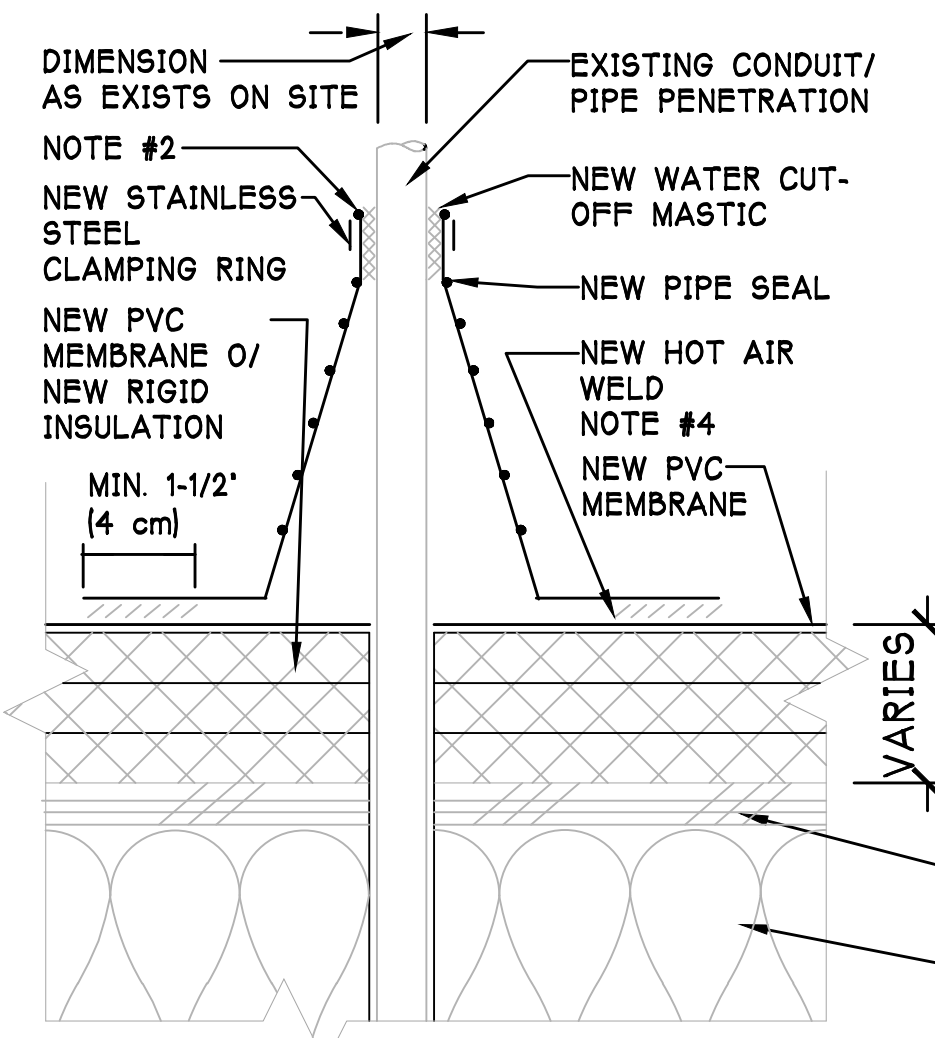
116 EAST FIR STREET
SUITE A
MOUNT VERNON, WA. 98273

Phone: (360) 424-0394
Fax: (360) 424-5726

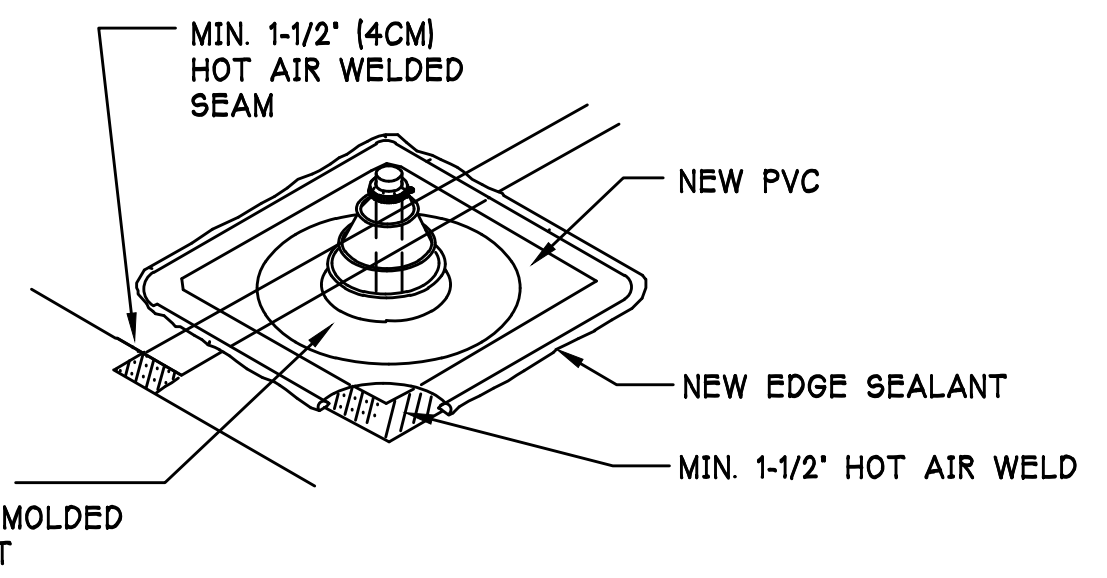


SKAGIT COUNTY
COMMISSIONERS BUILDING RE-ROOF
1800 CONTINENTAL PLACE
MOUNT VERNON, WA 98273

CONTACT:
KEN HANSEN-Facilities Director
SKAGIT COUNTY
(360) 416-1179
khansen@co.skagit.wa.us

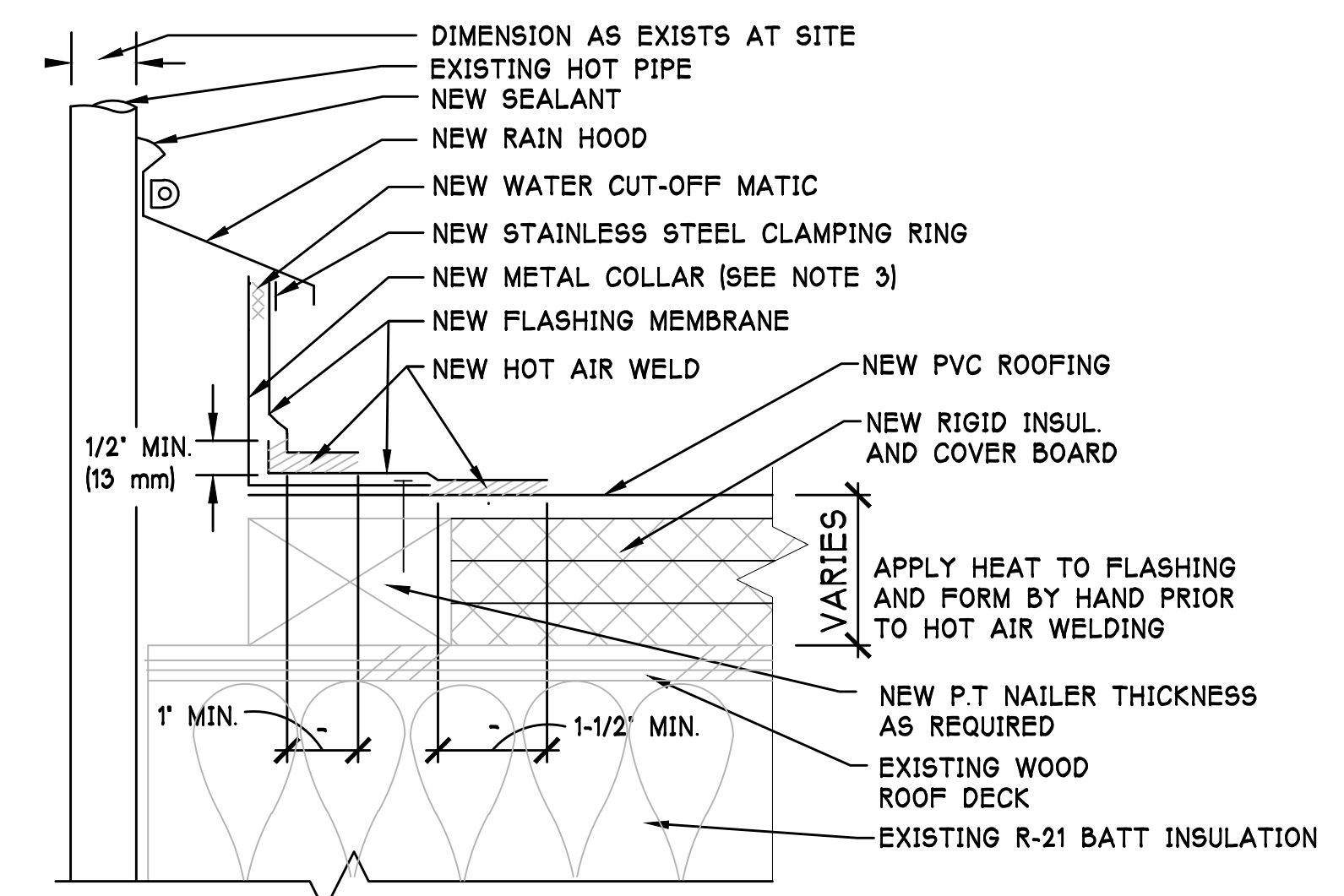


- NOTES:
1. REMOVE ALL LEAD AND OTHER FLASHING
 2. TEMPERATURE OF PIPE MUST NOT EXCEED 120 DEG. F (49 DEG C)
 3. PIPE SEAL MUST HAVE INTACT RIB AT TOP EDGE, REGARDLESS OF PIPE DIAMETER.
 4. PIPE SEAL DECK FLANGE MUST BE HOT AIR WELD MIN. OF 1-1/2' (4 CM).
 5. INSTALL A SECTION OF PVC MEMBRANE OVER SEAM INTERSECTIONS PRIOR TO INSTALLING PRE-MOLDED PIPE SEAL.

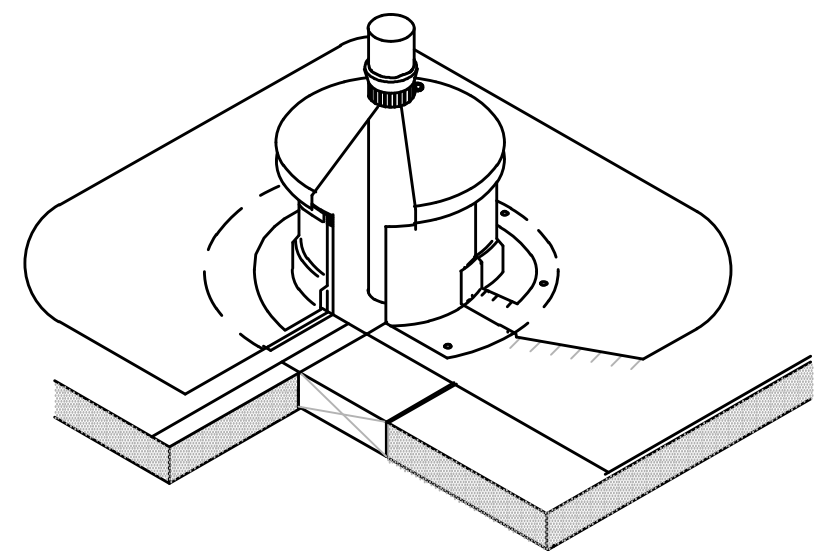


20 PLUMBING ROOF PENETRATION @ COLD PIPE

SCALE: N.T.S.

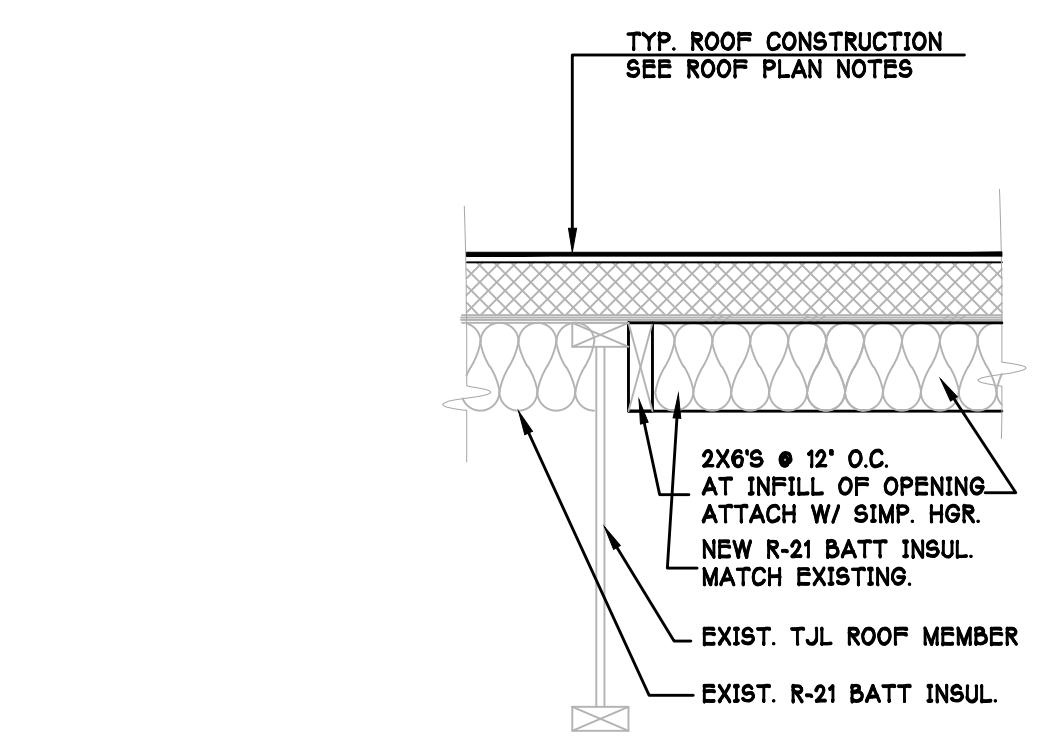


- NOTES:
1. FIELD FABRICATED PIPE FLASHING FOR USE WITH HOT PIPE, 120 DEG F (49 DEG C) OR HOTTER.
 2. FLASHING MEMBRANE WRAPPED AROUND PIPE SHALL HAVE MIN. 1-1/2' (4 CM) VERTICAL HOT AIR WELD
 3. TEMPERATURE OF METAL COLLAR MUST NOT EXCEED 120 DEG F (49 DEG C).



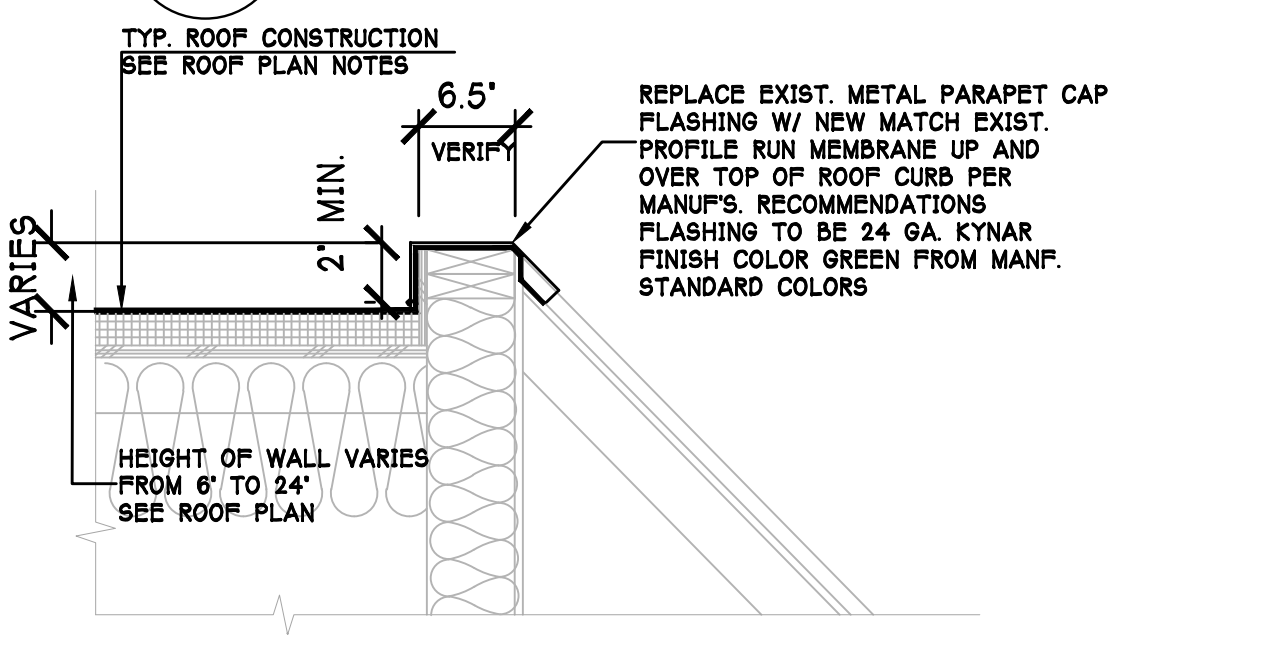
11 ROOF PENETRATION @ HOT PIPE

SCALE: N.T.S.



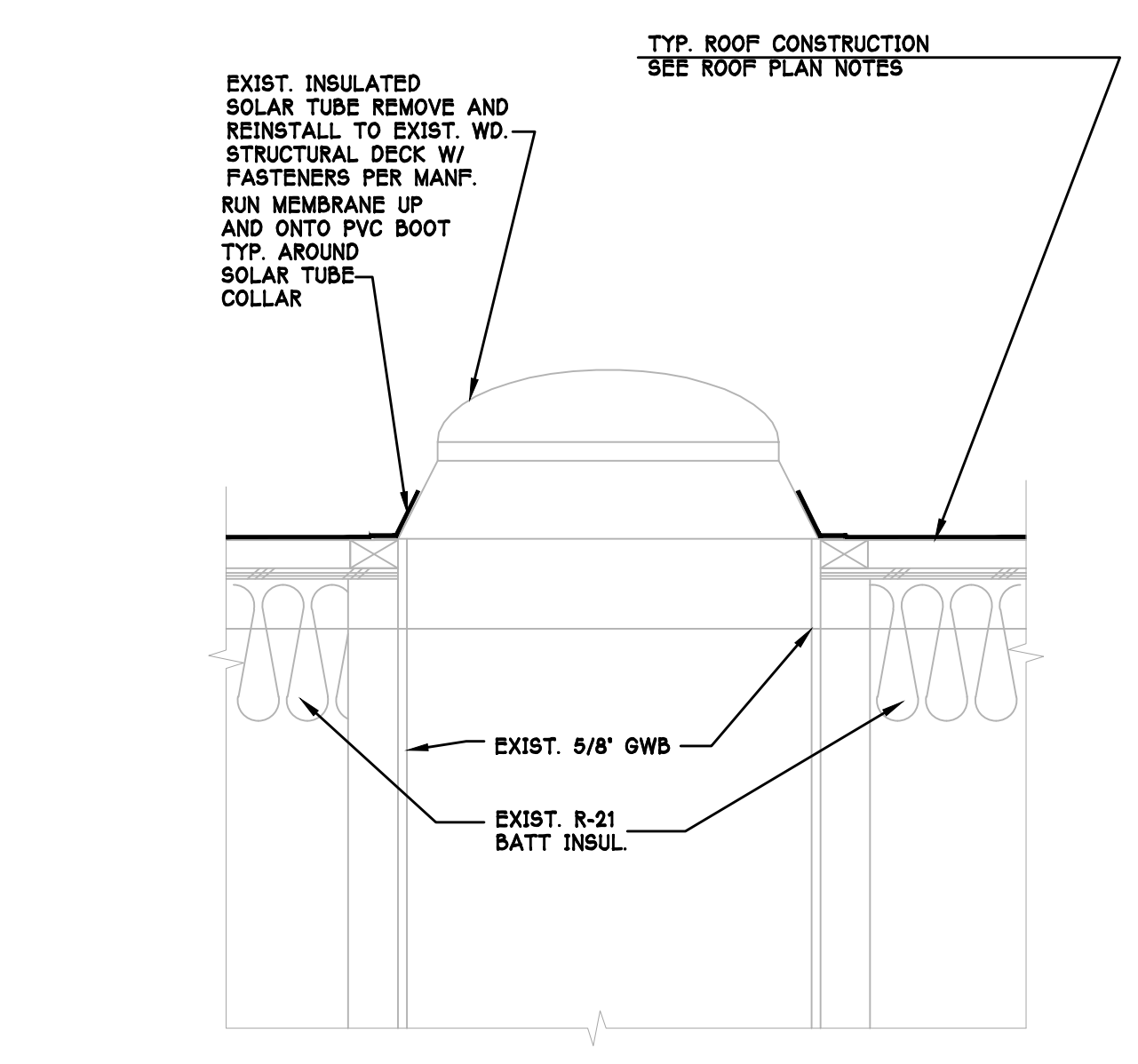
15 INFILL @ OPENINGS

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



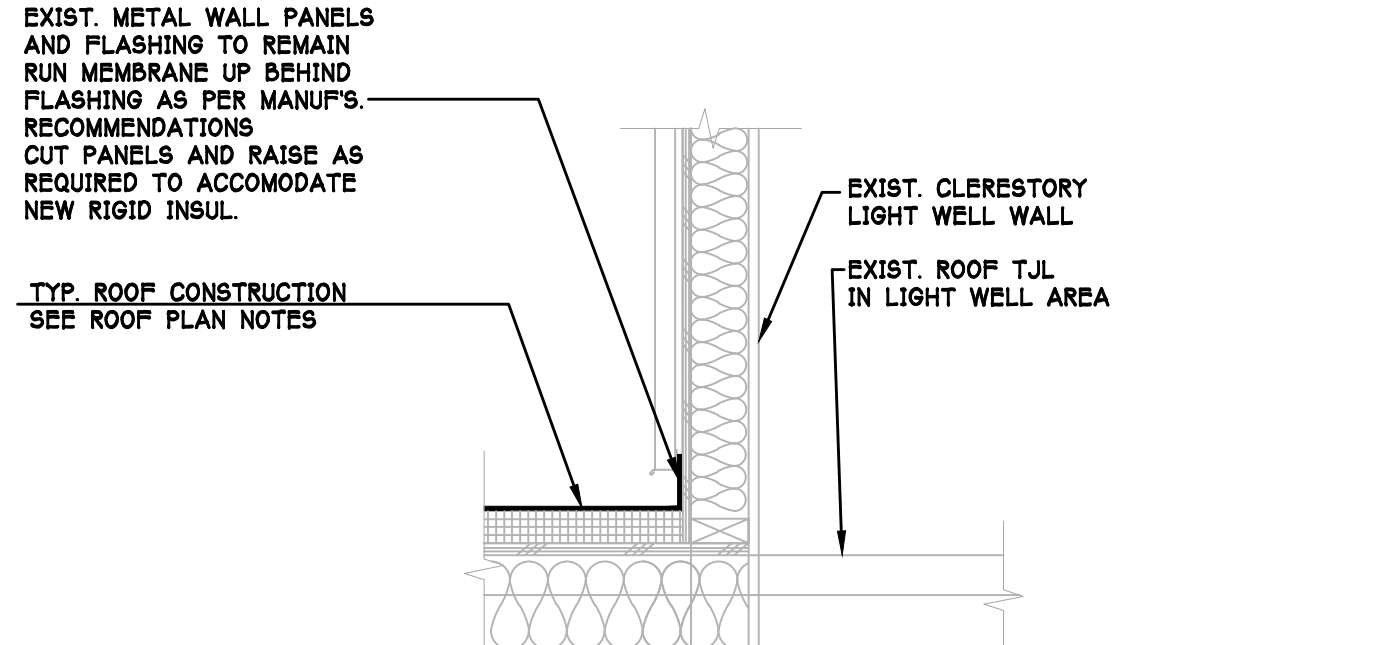
10 MANSARD PARAPET FLASHING

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



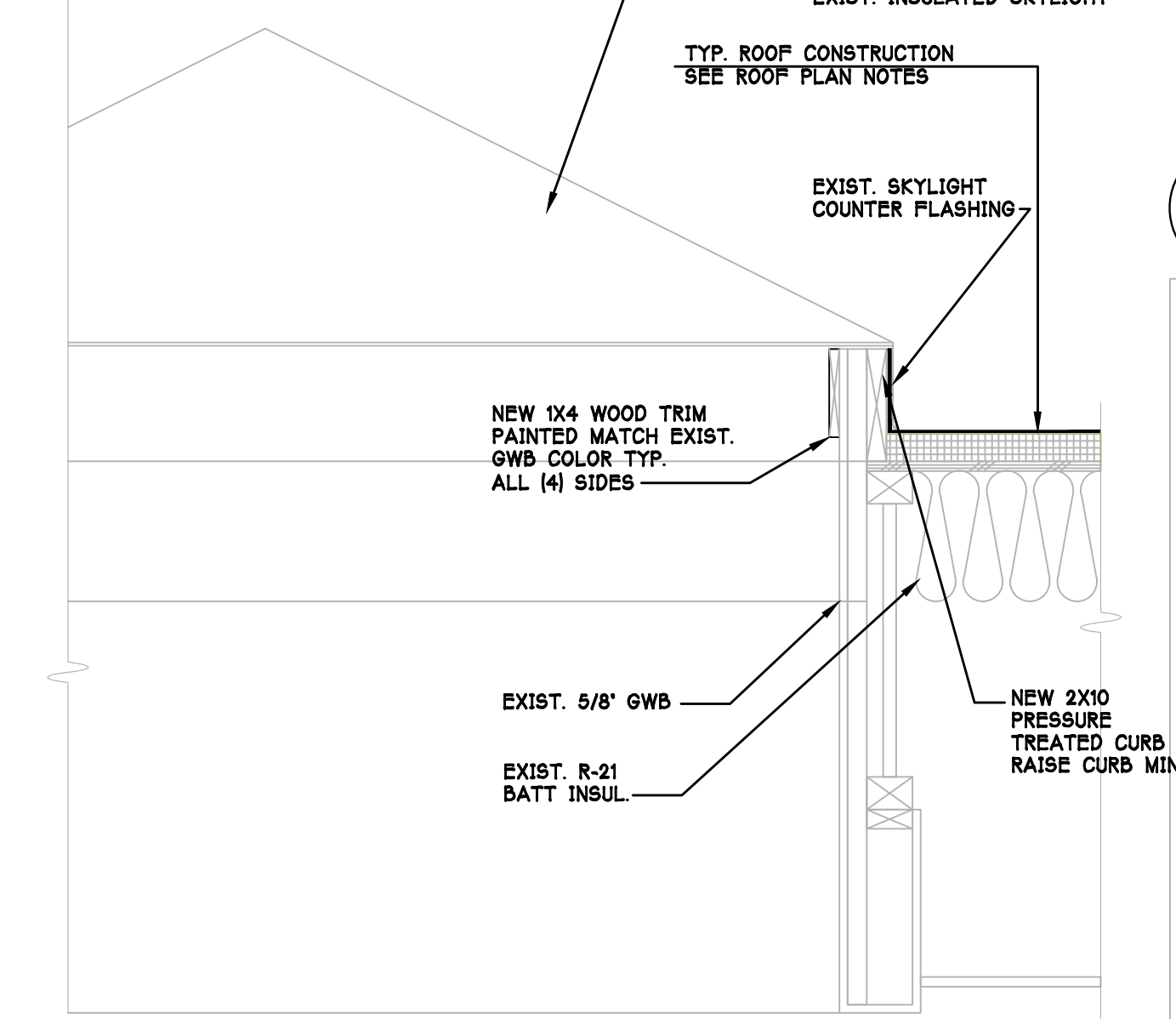
5 SOLAR TUBE 6 LOCATIONS

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



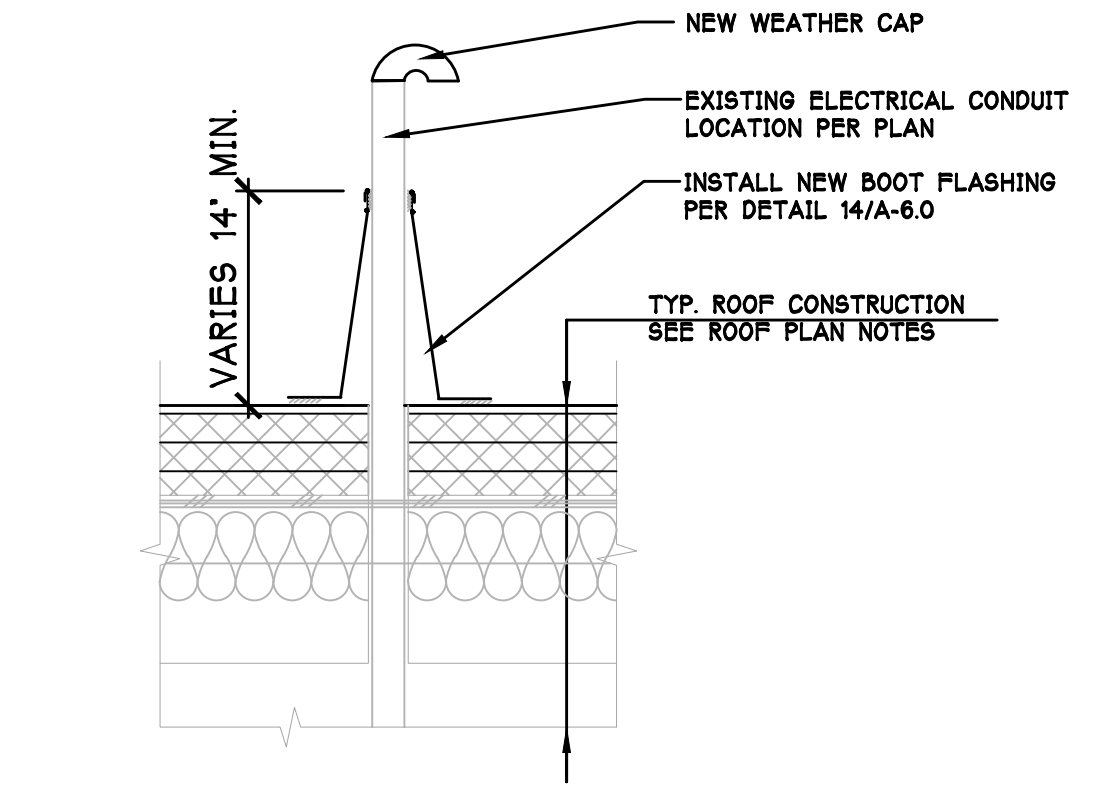
9 CLERESTORY LIGHT WELL WALL

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



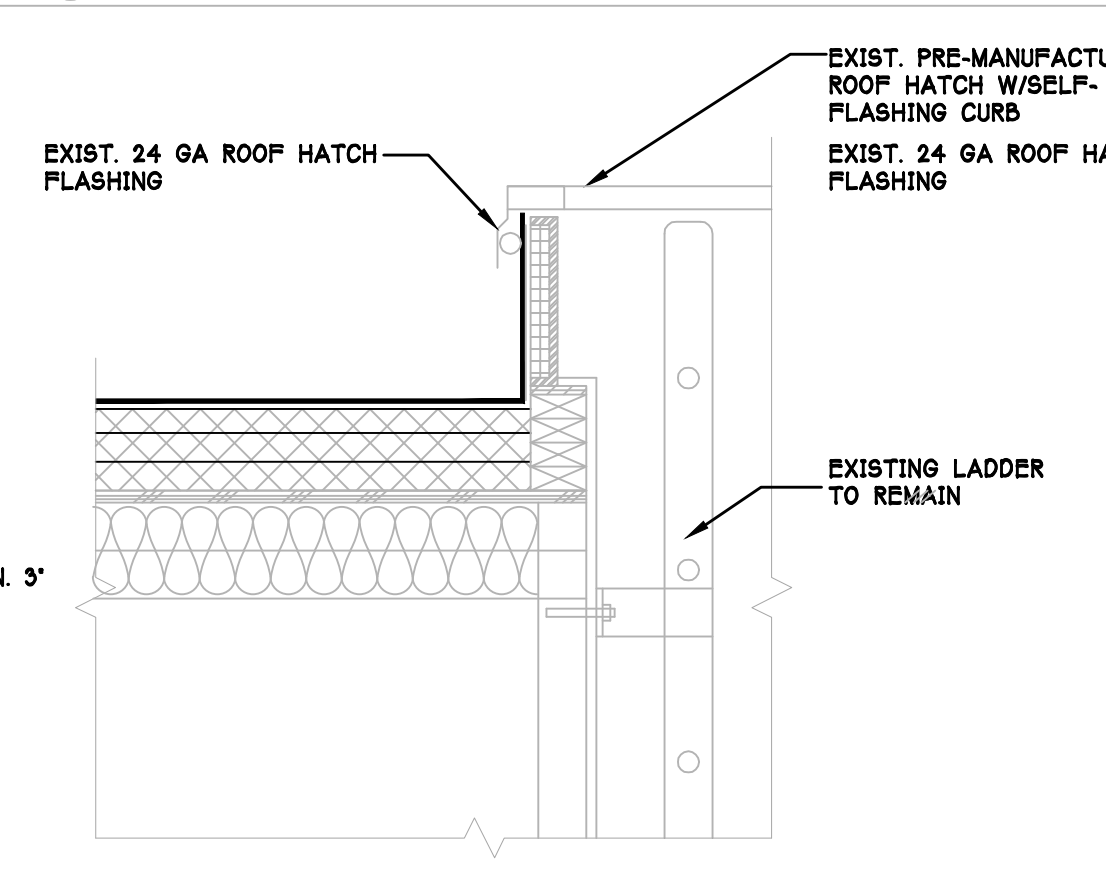
4 SKYLIGHT 10 LOCATIONS

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



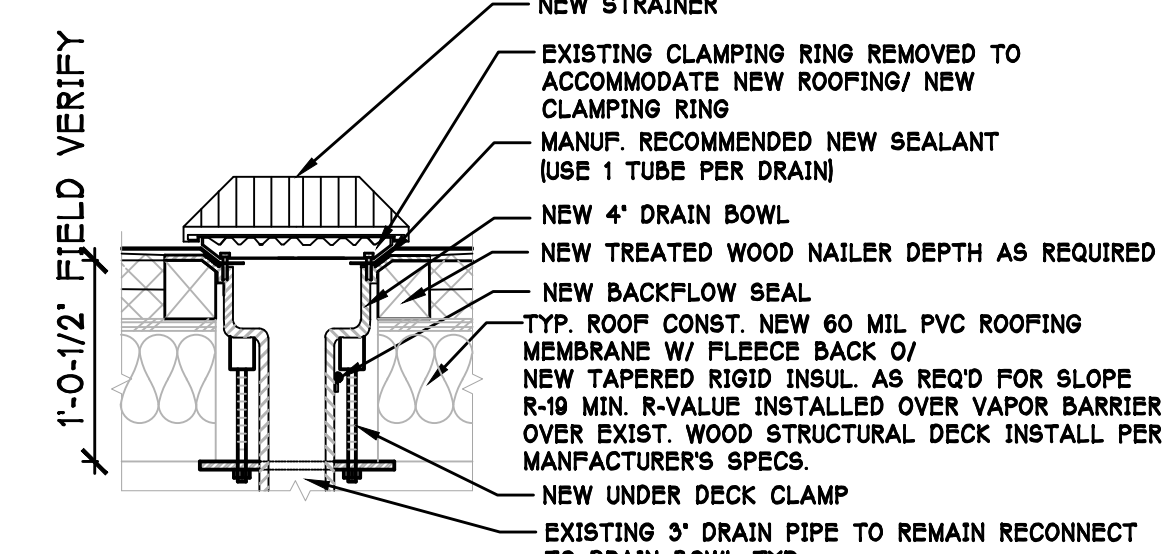
8 ELECTRICAL CONDUIT BOOT

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



3 ROOF HATCH @ (1) LOCATION

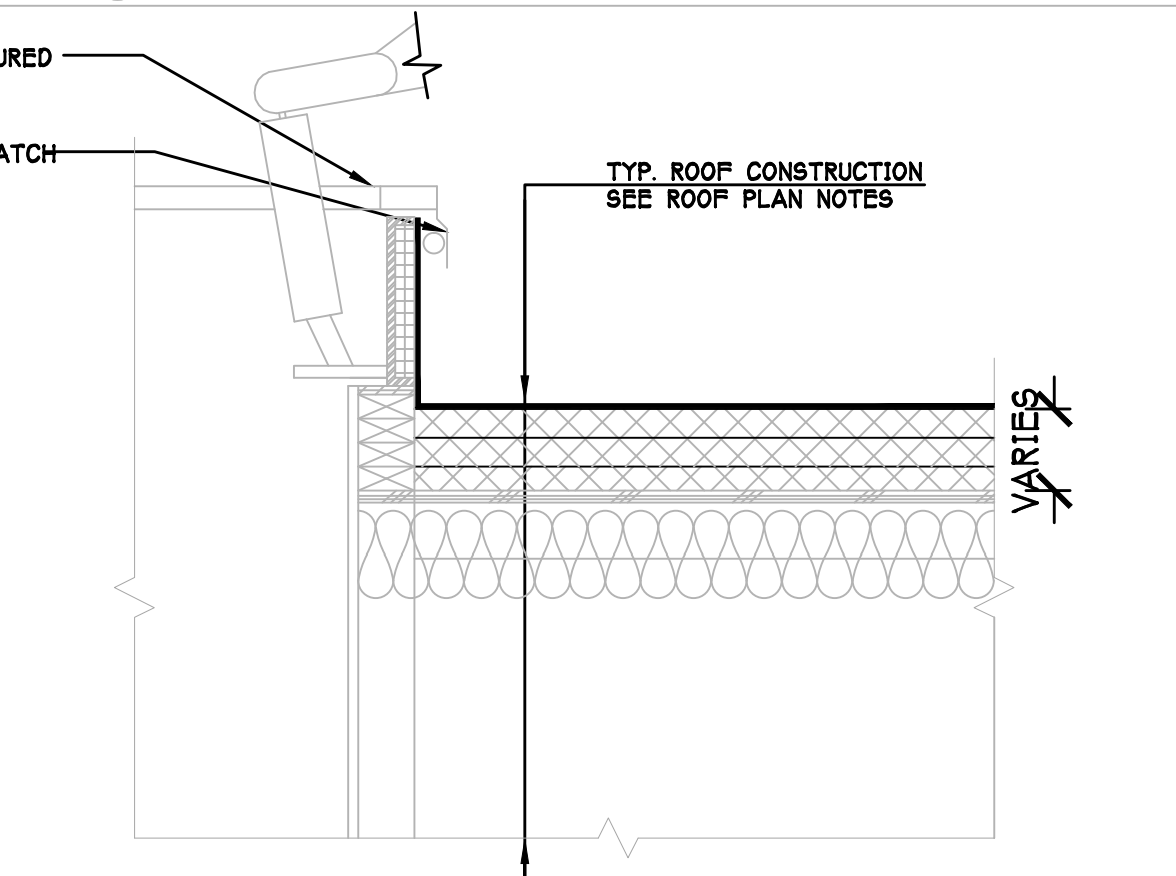
SCALE: 1/4"=1'-0"



1. FIELD SEAMS CANNOT CROSS THROUGH DRAIN CLAMPING RING AREA. (IF THIS OCCURS, A MEMBRANE 'TARGET' PIECE SHALL BE INSTALLED)
2. EXISTING DRAIN TO BE REMOVED AND REPLACED.
3. NEW DRAIN INSERT MUST HAVE CLAMPING RING AND BACK FLOW SEAL. INSTALL AS DIRECTED BY DRAIN INSERT MANUFACTURER.
4. EXTEND MEMBRANE 1-1/2' (38MM) BEYOND DRAIN BOLTS (DO NOT 'NOTCH' MEMBRANE) CUT HOLE IN MEMBRANE TO APPROPRIATE BOLT DIAMETER & INSERT BOLT.
5. HOLE IN MEMBRANE MUST BE GREATER THAN OR EQUAL TO THE DRAIN PIPE SIZE.
6. FASTENING RATES PER MANUF. RECOMMENDATIONS.
7. NEW DRAIN MUST HAVE A FUNCTIONAL CLAMPING RING THAT WORKS WITH THE WOOD STRUCTURAL DECK

7 ROOF DRAIN

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



6 RTU/EXHUAST CURBS TYP.

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

21-513 PROJECT NUMBER:

REVISIONS: 1

06/25/21 BID SET

SHEET TITLE:

DETAILS

PJC PROJECT ARCHITECT:

PJC DRAWN BY:

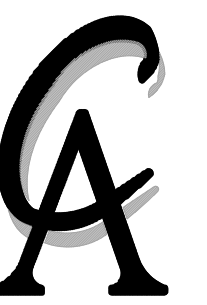
PJC CHECKED BY:

05/26/21 DATE

21-513 SC COMMISSIONERS REROOF COMPUTER FILE NAME

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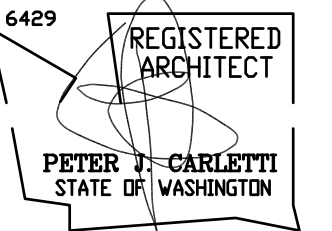
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116 EAST FIR STREET
SUITE A
MOUNT VERNON, WA. 98273


Phone: (360) 424-0394
Fax: (360) 424-5726



SKAGIT COUNTY
COMMISSIONERS BUILDING RE-ROOF
1800 CONTINENTAL PLACE
MOUNT VERNON, WA 98273

CONTACT:
KEN HANSEN-Facilities Director
SKAGIT COUNTY
(360) 416-1179
khanesen@co.skagit.wa.us

21-513
PROJECT NUMBER:

REVISIONS: 
06/25/21 BID SET

SHEET TITLE:

PICTURES

PJC
PROJECT ARCHITECT.

PJC
DRAWN BY:

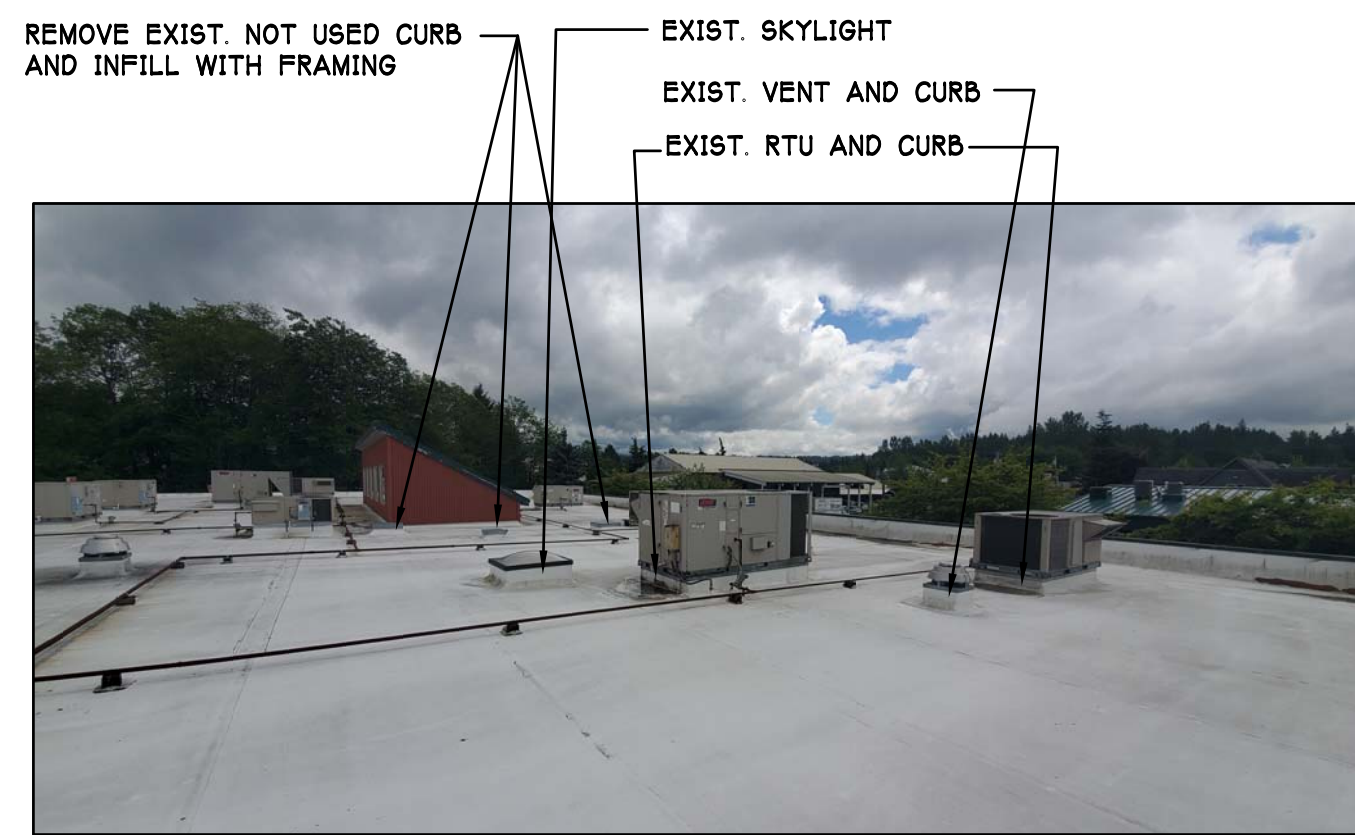
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05/26/21
DATE

21-513 SC COMMISSIONERS REROOF
COMPUTER FILE NAME

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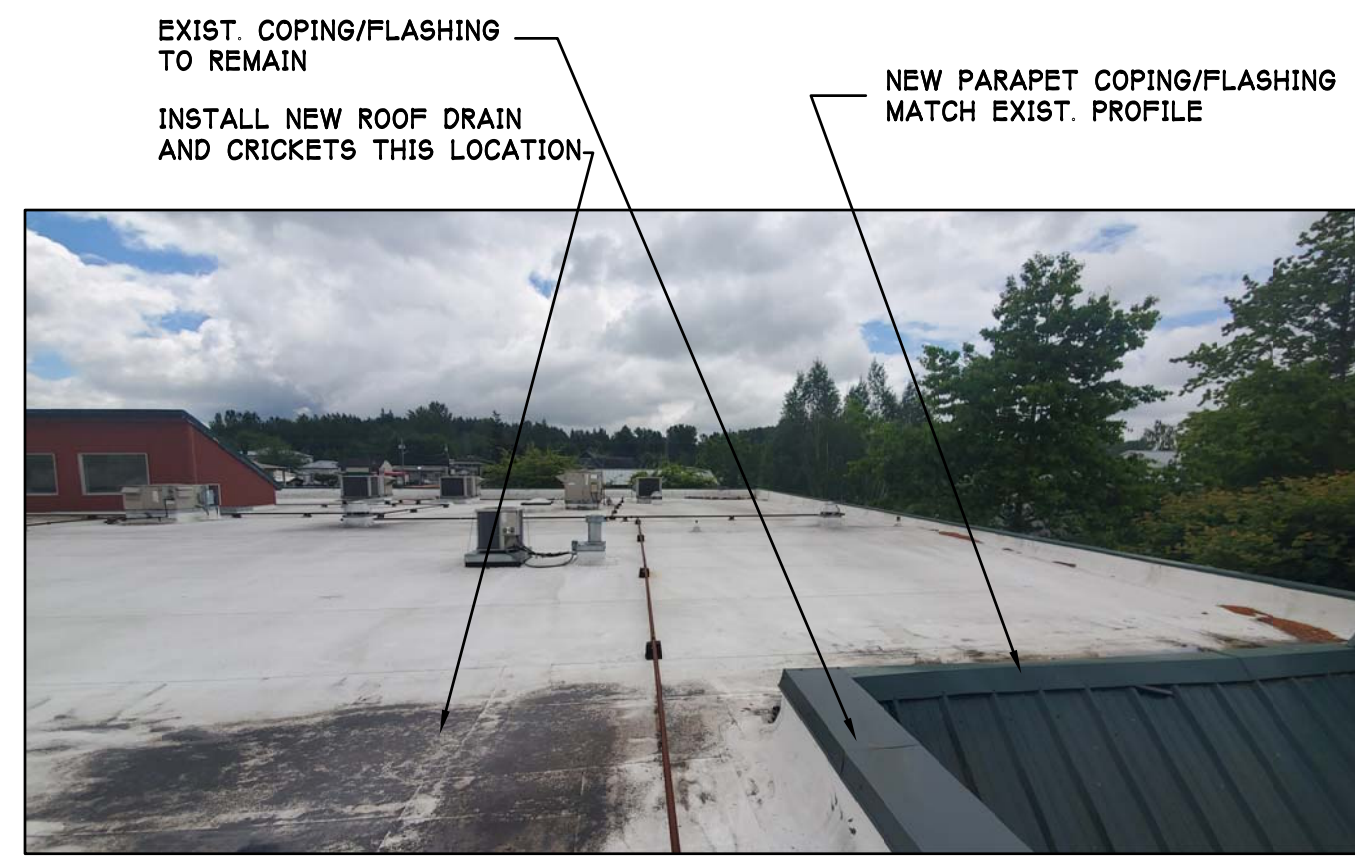
13 SW CORNER LOOKING EAST

N.T.S.



14 MANSARD PARAPET FLASHING

N.T.S.



15 LOOKING SOUTH

N.T.S.



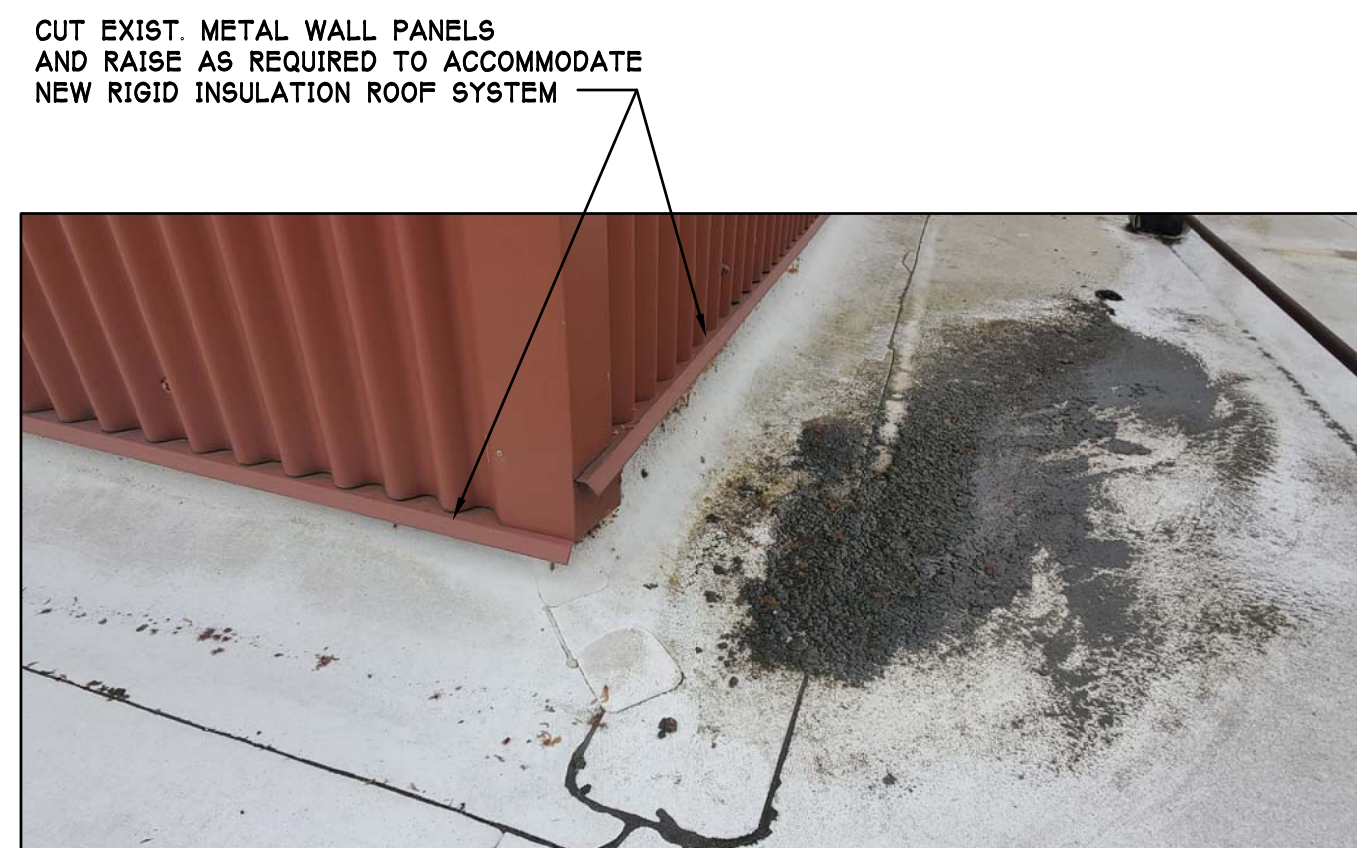
16 LOOKING SOUTH EAST

N.T.S.



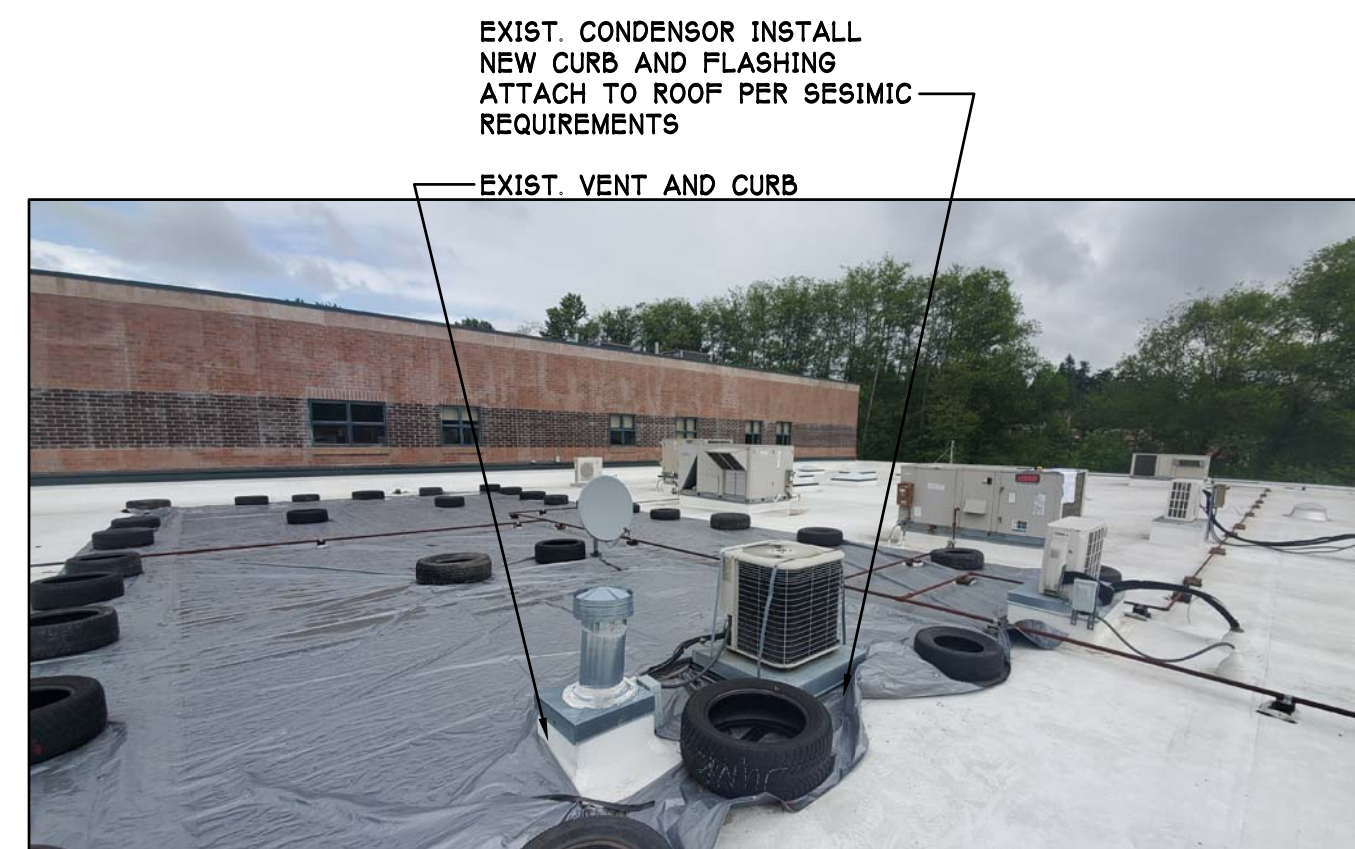
9 LOOKING NORTH

N.T.S.



10 CLERESTORY WALL TO ROOF

N.T.S.



11 CONDENSER AND VENT

N.T.S.



12 NW CORNER

N.T.S.



5 SKYLIGHT LOOKING WEST

N.T.S.



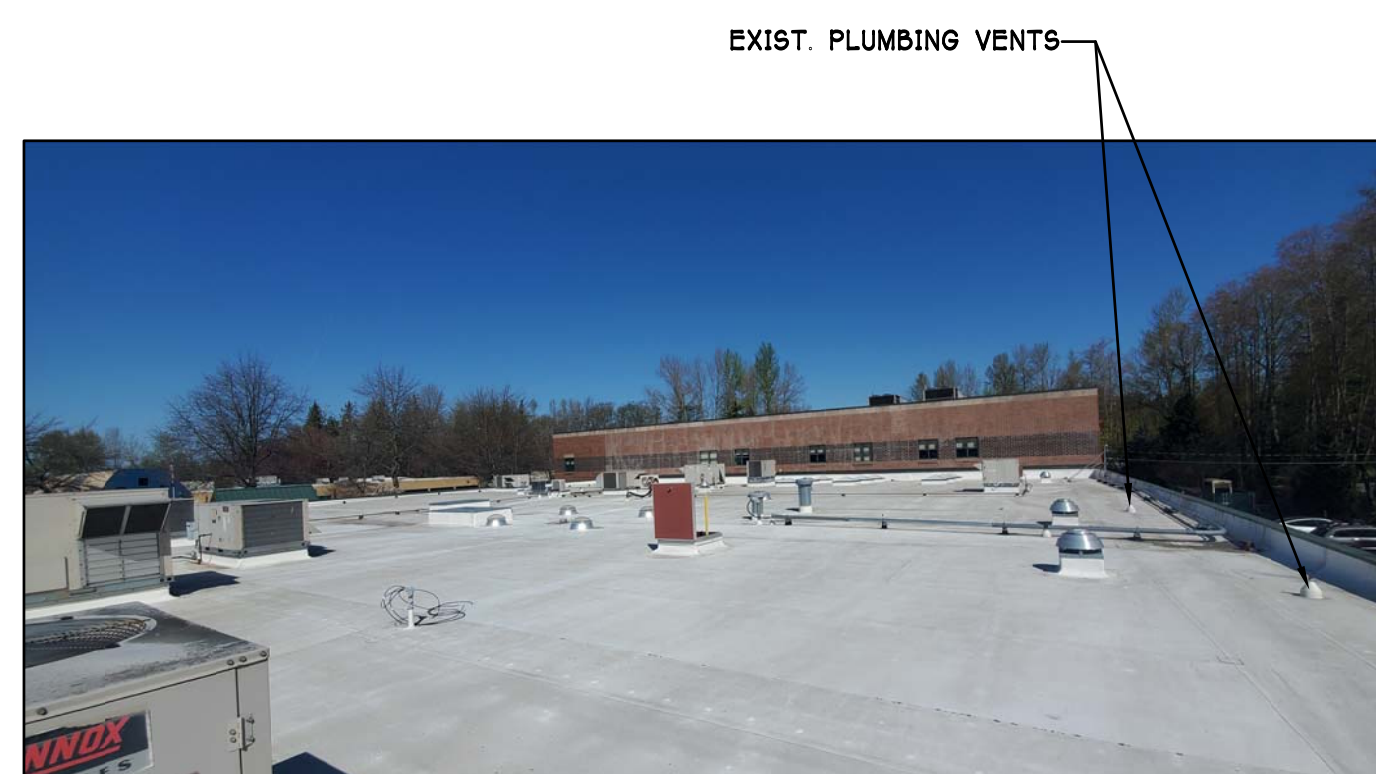
7 VIEW LOOKING SOUTH

N.T.S.



8 VIEW LOOKING WEST SKYLIGHTS

N.T.S.



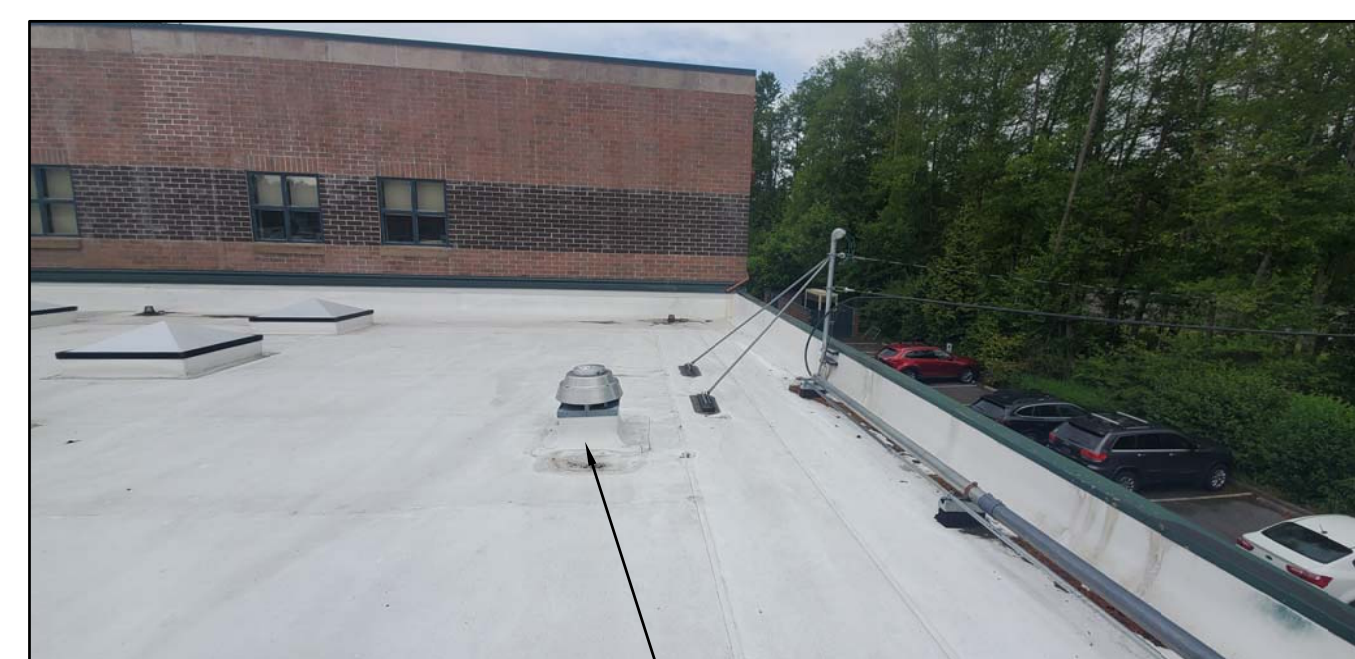
1 LOOKING NORTH

N.T.S.



2 LOOKING WEST @ CLERESTORY

N.T.S.



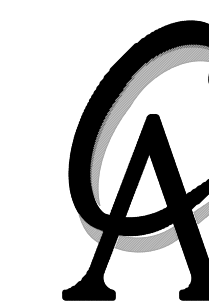
3 ELECTRICAL MAST

N.T.S.



4 ROOF DRAIN/OVERFLOW NE CORNER ROOF TO WALL FLASHING

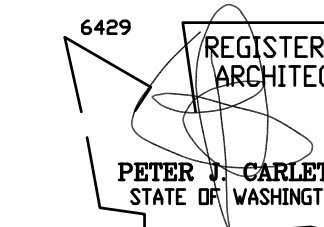
N.T.S.



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116 EAST FIR STREET
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khansen@co.skagit.wa.us



9 EXIST. SOLAR TUBES N.T.S.



7 EXISTING ROOF TO WALL FLASH COUNTER FLASHING N.T.S.

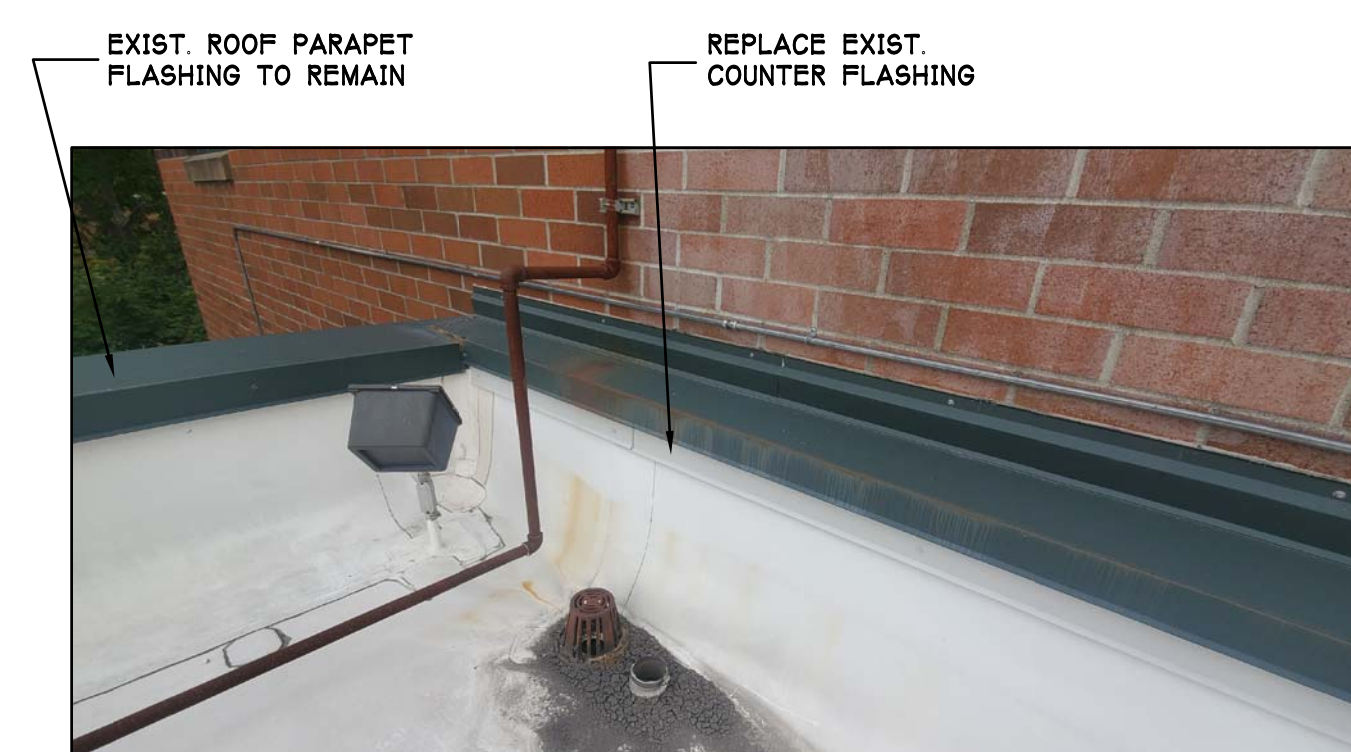


REPLACE EXIST. PARAPET COPING/FLASHING



REPLACE EXIST. PARAPET COPING/FLASHING

1 ROOF DRAIN/OVERFLOW NW CORNER N.T.S.



4 ROOF DRAIN NW CORNER EXIST. PARAPET FLASHING N.T.S.



REPLACE EXIST. PARAPET COPING/FLASHING
INSTALL NEW METAL FLASHING TO INFILL THIS AREA MATCH TO KYNAR GREEN PAINT FINISH

3 GABLE END FLASHING INFILL N.T.S.

21-513
PROJECT NUMBER:

REVISIONS: 1
06/25/21 BID SET

SHEET TITLE:

PICTURES

PJC
PROJECT ARCHITECT.

PJC
DRAWN BY:

PJC
CHECKED BY:

05/26/21
DATE

21-513 SC COMMISSIONERS REROOF
COMPUTER FILE NAME

A=2.3

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SECTION 01 78 70
WARRANTIES AND BONDS

PART 1 - GENERAL

1.1 SUMMARY

- A. Compile specified certificates, bonds and similar certification.
- B. Compile specified services and maintenance contracts.
- C. Co-execute submittals when so specified.
- D. Review submittals to verify compliance with Contract Documents.
 - 1. Submit to Architect on Contractor's letterhead. Architect reviews and transmits to Owner.
- E. Related Requirements:
 - 1. Coordinate related requirements specified in other parts of the Project Manual, including but not limited to following.
 - a. Each respective Section as required.

1.2 SUBMITTALS

- A. Assemble executed certificates, warranties, bonds, and any required service and maintenance contracts from the respective manufacturers, suppliers and subcontractors.
- B. Number of original signed copies required: Two each.
- C. Contents: Neatly type Table of Contents in orderly sequence. Furnish complete information for each item as follows:
 - 1. Product or work item;
 - 2. Firm, with name of principal, address, and telephone number;
 - 3. Scope;
 - 4. Date of beginning of warranty or service and maintenance contract;
 - 5. Duration of warranty or service maintenance contract;
 - 6. Information for Owner's personnel, including:
 - a. Proper procedure in case of failure;
 - 7. Instances which might affect validity of warranty or bond.
 - 8. Contractor, name of responsible principal, address, and telephone number.

1.3 FORM OF SUBMITTALS

- A. Prepare in duplicate, packets conforming to following requirements.
 - 1. Size: 8-1/2" X 11" punched sheets for 3-ring binder. Fold larger sheets to fit into binders.
 - 2. Binders: Commercial quality heavy-duty plastic or fiberboard 3-ring D-ring binders. All binding is subject to the Architect's approval.

3. Covers: Identify each packet with typed or printed title "WARRANTIES AND BONDS" and showing:
 - a. Title of Project.
 - b. Name of Contractor.

- B. Format/Warranties/Guarantees:
 1. In addition to guarantees required by "General Conditions of Contract", furnish written guarantees warranting certain portions of work for longer periods.
 2. Address them to Owner.
 3. Submit through Architect on Contractor's letterhead before final payment and acceptance of work by Owner.
 4. Where more than one subcontractor is involved, submit guarantee for each.

- C. Form of Guarantee for other specified installation:
 1. I (We), (insert name of contractor), certify (insert name of trade or portion of work being guaranteed) installed by (insert name of appropriate subcontractor) on (insert name of job) located at 700 S 2nd Street, Mount Vernon, Washington (Street address or location), is performed in strict accordance with Contract Documents. Further, I (We) guarantee this work to be (watertight, and without leaks) (other) caused by defects in materials and workmanship, for (fill in specific required guarantee period) years from (date of acceptance of work), and will repair, or replace, without delay, any defects in materials and workmanship discovered within guarantee period.

Sincerely,

(Name of Contractor/responsible principal/ address/telephone number). Signed by Owner, Partner, or other person authorized to commit firm.)

1.4 TIME OF SUBMITTALS

- A. For equipment or component parts of equipment put into service during progress of construction:
 1. Submit documents within ten days after final inspection and acceptance; or:
 - b. Otherwise make submittals within ten days after Date of Substantial Completion, prior to final request for payment.

- B. For items of work, where acceptance is delayed materially beyond the date of Substantial Completion, provide updated submittal within ten days after acceptance. List the date of acceptance as the start of the warranty period.

1.5 WARRANTY LENGTHS AND START DATES

- A. All materials, parts, and labor shall be warranted for a minimum period of (1) one year; unless greater lengths for specific sections are specified elsewhere within the Project Manual.

- B. Warranty periods shall begin on the date established as Substantial Completion.

SKAGIT COUNTY
COMMISSIONERS BLDG RE-ROOF

SECTION 01 78 70
WARRANTIES AND BONDS

PART 2 - PRODUCTS NOT USED

PART 3 - EXECUTION NOT USED

END OF SECTION