City of Dunwoody Georgia

4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338
dunwoodyga.gov | 678.382.6700

To: Members
Dunwoody City Council

From: J. Jay Vinicki
Assistant City Manager

Re: Award of Construction of the former MRI Space at City Hall

Date: June 15, 2026

Action

Authorize the Mayor, City Manager, and City Attorney to sign all documents necessary and proper to build out the former MRI space in City Hall at a total cost not to exceed $722,056; to approve the following not to exceed amounts within that figure: Striker Contracting (Construction) $353,929, CWC (Furniture) $91,295, and Patterson & Pope (Evidence Room Shelving) $60,902; to create a capital project of $720,856 for MRI Construction with $69,063 coming from lease proceeds and $652,993 coming from General Fund fund balance.

Summary

When the City of Dunwoody purchased its current city hall location in 2018, one tenant (Elite Radiology) remained once the building was occupied. That lease expired in 2025 and the tenant moved out. The area was demolished by the tenant for a rebuild and the lease settled the remaining cost with the city for $69,063.

Staff contracted to design the space for Information Technology, Code Enforcement, and downstairs meeting space. The construction bid (ITB 26-03 Dunwoody City Hall Interior Renovations) was let and nine companies responded. The resulting figures are below:

Company	Amount
Striker Contracting LLC	$353,929.00
Thomas Turnkey LLC	$401,709.58
Banner Services Group LLC	$412,500.00
Tower Interior Construction	$429,718.00
Diversified Construction of Georgia	$432,975.00
Headley	$457,000.00
Prime Contractors Inc.	$477,755.00
Beatty Construction	$493,800.00
Multiplex LLC	$628,000.00

Staff and the project manager reviewed the bids and recommend Striker Contracting LLC at a not to exceed amount of $353,929. Also, some furniture and

evidence room shelving were also a separate part of the project and procured with CWC recommended for the furniture at a not to exceed amount of $91,295; and Patterson & Pope for evidence room shelving at a not to exceed amount of $60,902. This item asks for approval of all three vendors.

Vendors below the $50,000 which trigger Council approval are shown below for informational purposes.

Company	Description	Amount	Spent
Striker Contracting	Construction Bid	$ 353,929	
CWC	Furniture	$ 91,295	
Patterson & Pope	PD storage room shelving system	$ 60,902	
Precision Planning	Design Services	$ 41,300	($17,931.18)
CPS	Project Management	$ 26,000	($10,090.50)
GC&E	Door access/ security	$ 25,115	
PCS	WIFI, access points, and switches	$ 23,888	
Net Planner	Technology for rooms	$ 19,547	
SHI	Evoko- Meeting room scheduler	$ 6,727	
Fire Protection Srvc	Fire Protection Srvc	$ 2,220	$ (2,220.00)
CWC	Blinds	$ 4,400	
SHI	Printer	$ 1,200	
	Subtotal	**$ 656,523**	$(30,241.68)
Contingency	Contingency	$ 65,533	
	Grand Total	**$ 722,056**	
	Revenue from Lease	$ (69,063)	
	Needed	$ 652,993	

This project was seeded with the lease settlement amount of $69,063 knowing that until design plans and ITB were recommended a full cost would not be known. The project will need $651,793 from the General Fund fund balance which is an appropriate one time use for construction purposes. This action will lower estimate year end fund balance from $24.1 million to $23.4 million, leaving 7.5 months at the end of FY26.



MRI Re-fit / City Hall

June 15, 2026

City of Dunwoody Georgia

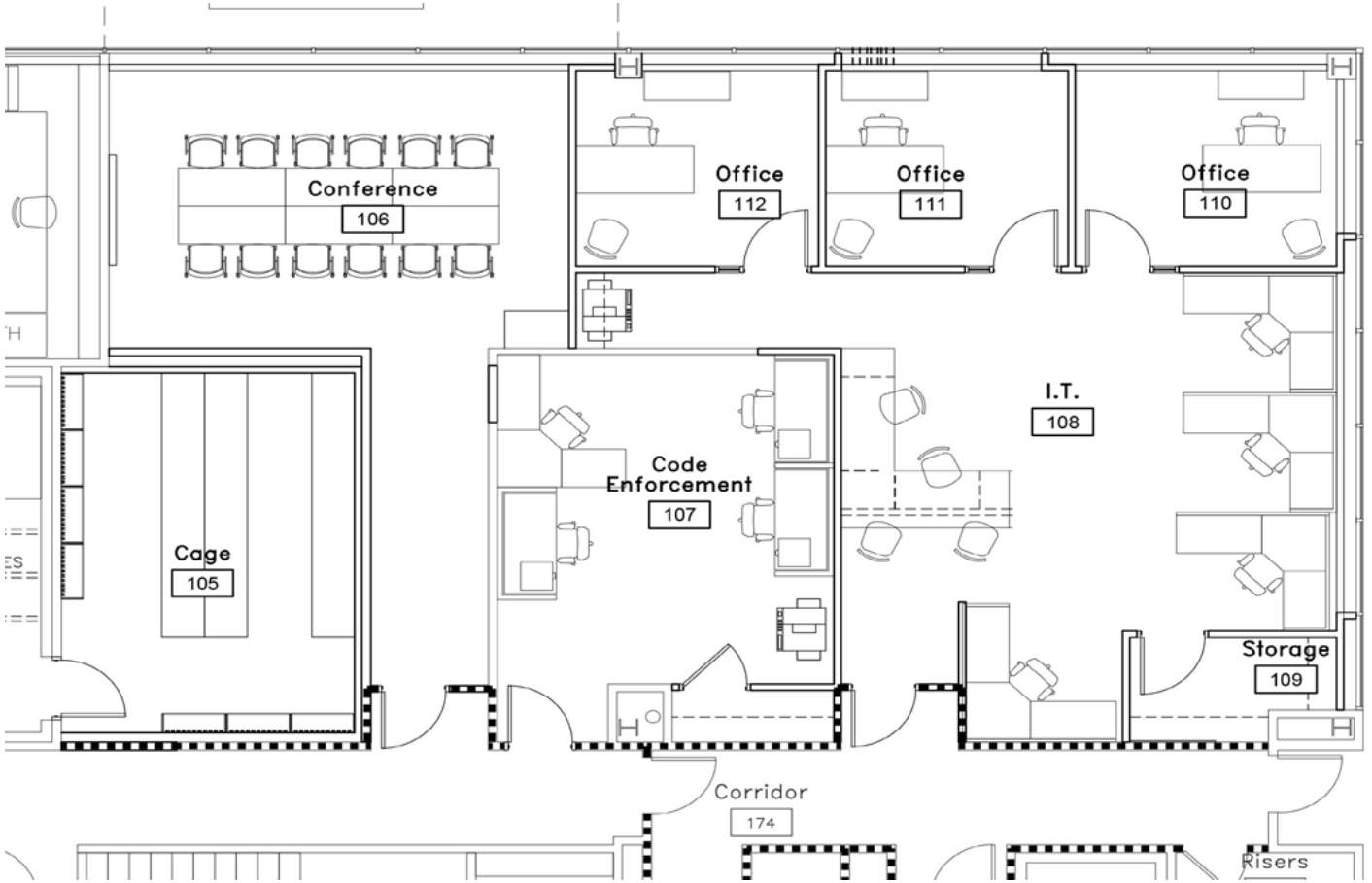
MRI Re-fit / City Hall

- The inherited MRI tenant lease ran out in 2025 and they moved out of City Hall.
- Staff worked on the best fit for the existing space.
  - Police: Expansion of evidence room.
  - Information Technology: Current space is severely cramped. Especially, when staff is working on departmental equipment.
  - Code Enforcement: Move to first floor because of the in/out nature of the positions.
  - Bottom Floor Conference Room Space.

MRI Re-fit / City Hall

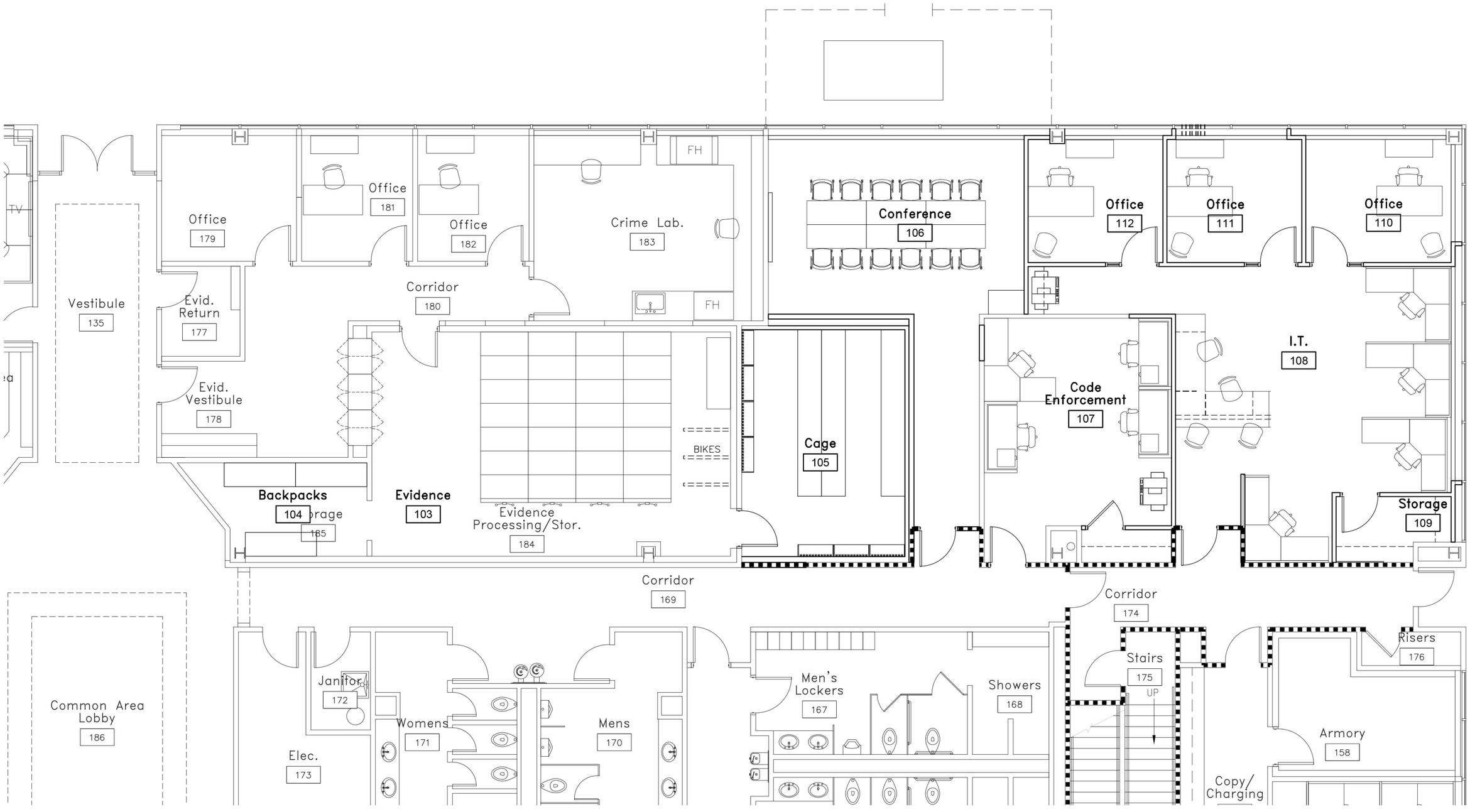
- Invitation to Bid had nine bids ranging from $353,929 to $628,000.
- Staff Recommends City Hall Construction to Striker Contracting LLC at $353,929.
- Included in this item are items purchased off statewide contract, but needing Council approval due to the dollar threshold. $91,295 of furniture and $60,902 of shelving for the evidence room.
- Total project cost: $722,056 reduced by $69,063 for the lease termination. Recommendation is to use $652,933 of General Fund fund balance for the remainder leaving 7.5 months reserved.

MRI Re-fit / City Hall



MRI Re-fit / City Hall

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	Needed	$ 652,993	



PRECISION Planning Inc.

Dunwoody City Hall Renovations

Main Level Floor Plan

SCALE: 1/8”=1’-0” A25-159 06-08-26

PROJECT MANUAL

FOR THE

Dunwoody City Hall Interior Renovation
ITB 26-03

DEKALB COUNTY
DUNWOODY, GA

*The drawings, specifications, and other bidding documents of Precision Planning, Inc. for the **Construction of the Dunwoody City Hall Interior Renovation** project are provided for your use in offering bids for this project. Supplying these documents for bidding purposes does not convey any type of license for copying or transfer of ownership or intellectual property right, including copyright, to plan holders. No electronic devices, including photocopy, may be used to copy any part of these documents without the written permission of the Architect or other copyright holder.*

OWNER
CITY OF DUNWOODY
4800 ASHFORD DUNWOODY ROAD
DUNWOODY, GA 30338

Prepared by:

PRECISION Planning Inc.
400 Pike Boulevard
Lawrenceville, GA 30046
770-338-8000

April 30, 2026

CONSTRUCTION OF THE DUNWOODY CITY HALL INTERIOR RENOVATION
ITB 26-03

TABLE OF CONTENTS

SECTION/TITLE **PAGES**

I. BIDDING REQUIREMENTS
INVITATION TO BID ..... Page 1 to Page-8
STANDARD INSTRUCTIONS ..... Page 9
EXHIBIT A – PRE-BID SITE VISIT INFORMATION Page-10
EXHIBIT B – BID FORM ..... Page-11 to Page 12
EXHIBIT C – CONTRACTOR AFFIDAVIT ..... Page 13

II. CONTRACT FORMS
AIA A105-2017 – DRAFT STANDARD SHORT FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR ..... Page 1 to Page 12

III. TECHNICAL SPECIFICATIONS

DIVISION 1 – GENERAL REQUIREMENTS
SECTION 01 01 00 – SUMMARY OF WORK ..... 01 01 00-1 to 01 01 00-2
SECTION 01 01 10 – PROJECT PHASING ..... 01 01 10-1 to 01 01 10-2
SECTION 01 12 00 – CONTRACT RESPONSIBILITIES ..... 01 12 00-1 to 01 12 00-2
SECTION 01 25 00 – PROCEDURES FOR CONTRACT MODIFICATIONS ..... 01 25 00-1 to 01 25 00-4
SECTION 01 29 00 – PROCEDURES FOR PAYMENT APPLICATIONS ..... 01 29 00-1 to 01 29 00-3
SECTION 01 31 00 – PROJECT COORDINATION ..... 01 31 00-1 to 01 31 00-3
SECTION 01 31 20 – PROJECT MEETINGS ..... 01 31 20-1 to 01 31 20-3
SECTION 01 32 00 – CONSTRUCTION SCHEDULES ..... 01 32 00-1 to 01 32 00-2
SECTION 01 32 20 – CONTRACT REPORTING 01 32 20-1
SECTION 01 33 00 – SUBMITTALS ..... 01 33 00-1 to 01 33 00-6
SECTION 01 41 00 – REGULATORY REQUIREMENTS 01 41 00-1
SECTION 01 42 00 – DEFINITIONS AND EXPLANATIONS ..... 01 42 00-1 to 01 42 00-4
SECTION 01 45 00 – QUALITY CONTROL PROCEDURES ..... 01 45 00-1 to 01 45 00-5
SECTION 01 50 00 – TEMPORARY FACILITIES, CONTROLS AND SERVICES ..... 01 50 00-1 to 01 50 00-4
SECTION 01 60 00 – PRODUCT REQUIREMENTS AND SELECTION ..... 01 60 00-1 to 01 60 00-3
SECTION 01 63 00 – PRODUCT SUBSTITUTION PROCEDURES ..... 01 63 00-1 to 01 63 00-4
SECTION 01 65 00 – MATERIAL & EQUIPMENT HANDLING & STORAGE ..... 01 65 00-1 to 01 65 00-2
SECTION 01 73 00 – CONSTRUCTION EXECUTION ..... 01 73 00-1 to 01 73 00-3
SECTION 01 73 50 – CUTTING AND PATCHING ..... 01 73 50-1 to 01 73 50-3
SECTION 01 74 00 – CLEANING ..... 01 74 00-1 to 01 74 00-3
SECTION 01 77 00 – CONTRACT CLOSE-OUT ..... 01 77 00-1 to 01 77 00-9
SECTION 01 78 20 – OPERATIONS AND MAINTENANCE DATA ..... 01 78 20-1 to 01 78 20-6
SECTION 01 78 40 – WARRANTIES ..... 01 78 40-1 to 01 78 40-3
SECTION 01 81 00 – PROJECT RECORD DOCUMENTS ..... 01 81 00-1 to 01 81 00-2
SECTION 01 81 50 – SYSTEM DEMONSTRATION AND TRAINING ..... 01 81 50-1 to 01 81 50-2

DIVISION 2 – SITEWORK – EXISTING CONDITIONS
SECTION 02 41 19 – SELECTIVE DEMOLITION ..... 02 41 19-1 to 02 41 19-4

DIVISION 3 – CONCRETE
SECTION 03 30 00 – CAST-IN-PLACE CONCRETE ..... 03 30 00-1 to 03 30 00-8

DIVISION 5 – METALS
SECTION 05 40 00 – COLD FORMED METAL FRAMING ..... 05 40 00-1 to 05 40 00-7

Section/Title **Pages**

DIVISION 6 – WOOD AND PLASTICS
SECTION 06 01 00 – ROUGH CARPENTRY ..... 06 01 00-1 to 06 01 00-5
SECTION 06 40 23 – INTERIOR ARCHITECTURAL WOODWORK..... 06 40 23-1 to 06 40 23-7

DIVISION 7 – THERMAL AND MOISTURE PROTECTION
SECTION 07 21 00 – BUILDING INSULATION..... 07 21 00-1 to 07 21 00-4
SECTION 07 84 00 – FIRESTOPPING ..... 07 84 00-1 to 07 84 00-6
SECTION 07 92 00 – JOINT SEALANTS ..... 07 92 00-1 to 07 92 00-8

DIVISION 8 – DOORS, WINDOWS AND GLAZING
SECTION 08 11 00 – HOLLOW METAL FRAMES ..... 08 11 00-1 to 08 11 00-4
SECTION 08 14 16 – FLUSH WOOD DOORS ..... 08 14 16-1 to 08 14 16-5
SECTION 08 71 00 – FINISH HARDWARE ..... 08 71 00-1 to 08 71 00-7
SECTION 08 80 00 – GLAZING ..... 08 80 00-1 to 08 80 00-6

DIVISION 9 – FINISHES
SECTION 09 21 16 – GYPSUM BOARD ASSEMBLIES ..... 09 21 16-1 to 09 21 16-8
SECTION 09 51 13 – ACOUSTICAL PANEL CEILINGS..... 09 51 13-1 to 09 51 13-5
SECTION 09 65 00 – RESLIENT FLOORING..... 09 65 00-1 to 09 65 00-4
SECTION 09 68 13 – TILE CARPETING..... 09 68 13-1 to 09 68 13-6
SECTION 09 91 00 – PAINTING..... 09 91 00-1 to 09 91 00-4

DIVISION 10 – SPECIALTIES
SECTION 10 14 00 – SIGNAGE ..... 10 14 00-1 to 10 14 00-4
SECTION 10 44 00 – FIRE EXTINGUISHERS AND CABINETS..... 10 44 00-1 to 10 44 00-4
SECTION 10 56 23 – WIRE SHELVING.....10 56 23-1

DIVISION 12 – FURNISHINGS
SECTION 12 21 00 – WINDOW BLINDS..... 12 21 00-1 to 12 21 00-3

INVITATION TO BID

ITB 26-03

APRIL 30, 2026

GENERAL CONTRACTOR SERVICES

FOR

DUNWOODY CITY HALL INTERIOR RENOVATION

CITY OF DUNWOODY
4800 Ashford Dunwoody Rd
Dunwoody, Georgia

Solicitation Issue Date:	**April 30, 2026**
Bids Packages Due:	**May 28, 2026, 2:00 PM**

INVITATION TO BID
ITB 26-03

General Contractor Services for
Dunwoody City Hall Interior Renovation
4800 Ashford Dunwoody Rd
Dunwoody, Georgia

The City of Dunwoody ("Owner") is soliciting bids from firms interested in providing general contractor services for the construction of a project known as Dunwoody City Hall Interior Renovation ("Project").

1. GENERAL PROJECT INFORMATION

Project Description
The Dunwoody City Hall Interior Renovation Project will be the interior renovation of a portion of the Dunwoody City Hall building located at 4800 Ashford Dunwoody Rd, Dunwoody, GA 30338. The renovation area is approximately 2,292 sf in the North-West section of the building to add new offices, a conference room, storage and admin spaces among others. The project will also include changes to the mechanical, plumbing, electrical and low voltage systems.

Project Delivery Method
The delivery method for this Project will be design-bid-build. The Owner has employed the services of Precision Planning, Inc. as the Design Professional and Comprehensive Program Services, Inc. (CPS) as Program Manager and Owners Representative to help facilitate the design and construction.

Construction Cost
The Project construction cost is estimated to be in the range of $255,000.

Project Schedule
The duration to complete construction is estimated at 4 months. (Note: *All of the dates indicated in this section are estimates and as such are subject to change.)*

2. PROCUREMENT PROCESS ITB

Selection of the GC will be a one-step process. The lowest responsive bidder shall be awarded the contract for the GC Services, subject to the terms of the Bidding Documents.

3. ITB SCHEDULE OF EVENTS

The following schedule represents the Owner's best estimate of the schedule that will be followed. All times indicated are prevailing times in Atlanta, Georgia. The Owner reserves the right to adjust the schedule as the Owner deems necessary.

(ITB) Estimated Timeline		
Event	**Projected Date**	**Projected Time**
a. Owner issues Invitation to Bid and provides access to bidding documents	**4/30/26**	**N/A**
b. Owner conducts Mandatory Pre-Bid Site Visit for Interested Firms	**5/7/26**	**10:00 AM**
c. Deadline for written Questions	**5/14/26**	**2:00 PM**
d. Responses to Questions Issued	**5/21/26**	**2:00 PM**
e. Deadline to submit Competitive Sealed Bids	**5/28/26**	**2:00 PM**

SUBMITTAL OF QUESTIONS AND REQUESTS FOR CLARIFICATION

All questions concerning this invitation and all questions arising subsequent to award must be in writing and are to be addressed to:

John Gates
Purchasing Manager
4800 Ashford Dunwoody Rd.
Dunwoody, GA 30338
John.Gates@dunwoodyga.gov

AND

Taylor Williams
Assistant Program Manager/Owner's Representative
CPS
twilliams@cps-atlanta.com

To maintain a "level playing field", and to assure that all proposers receive the same information, proposers are requested NOT to contact anyone other than the contact above until after the award of the contract. Doing so could result in disqualification of the proposer.

Written responses to all written inquiries received by the outlined date and time in the Fact Sheet will be posted on the City's Website under Business and Procurement Opportunities.

Proposers should periodically check the city's website for addenda and updates.

5. SUBMITTAL OF BID PACKAGE

(1) Original, (1) electronic PDF on a USB drive are to be submitted to:
Attn: John Gates
Purchasing Manager
4800 Ashford Dunwoody Rd.

Dunwoody, GA 30338

The Bid Package must be submitted no later than **Thursday**, **May 28, 2026**, by **2:00 PM** EST. The Bid Package must be received at the address indicated above in a sealed envelope or container marked "ITB 26-03, Bids for General Contractor Services – Dunwoody City Hall Interior Renovation" and be delivered to the Owner by the stated deadline above. Include the Bidder's company name, contact name and phone number on the submitting envelope or container.

No Bids will be received or accepted after the above specified date and time of the Bid opening. Bids submitted after the designated date and time will be deemed invalid and returned unopened to the Bidder. Bids submitted via facsimile or email shall be rejected.

Issuance of this ITB does not constitute a commitment on the part of the Owner to award a Contract pursuant to this ITB. The Owner reserves the right to reject any and all Bids submitted in response to this ITB, in whole or in part, for any reason, and to award a Contract pursuant to this ITB or cancel this ITB if it is considered to be in the best interests of the Owner. The Owner further reserves the right to make changes to this ITB at any time by issuance of written addendum/addenda, amendment(s) or clarification(s). Addenda will be posted on the City's Website under Business and Procurement Opportunities.

No Bidder may withdraw its Bid and must honor its Bid for 90 days after the actual date of the opening thereof or until the City of Dunwoody executes a Contract, whichever is sooner. Submittals must be on 8 ½" x 11" paper.

6. FINALIST NOTIFICATION

Once all bids have been evaluated the firms will be notified of the results.

7. TERMS:

All respondents to this ITB are subject to instructions communicated in this document and additional terms and conditions contained herein

Restriction of Communications

From the issue date of this (ITB) solicitation until a successful bidder is selected and the selection is announced, bidder s are not allowed to communicate for any reason with any members of the Owner's Rep, Owner, or the Architect, except for submission of questions as instructed in the ITB, or during the bidder's conference (if applicable), or as provided by any existing work agreement(s). For violation of this provision, the Owner reserves the right to reject the Bid of the offending bidder.

Submittal Costs and Confidentiality

All expenses for preparing and submitting responses are the sole cost of the party submitting the response. The Owner is not obligated to any party to reimburse such expenses. All submittals

upon receipt become the property of the Owner. Labeling information provided in submittals "proprietary" or "confidential," or any other designation of restricted use will not protect the information from public view. Subject to the provisions of the Open Records Act, the details of the proposal documents will remain confidential until final award.

Award Conditions
This request is not an offer to contract. This request and any proposal submitted in response, regardless of whether the proposal is determined to be the best proposal, is not binding upon The City of Dunwoody and does not obligate The City of Dunwoody to procure or contract for any services. Neither The City of Dunwoody nor any party submitting a response will be bound unless and until a written contract mutually accepted by both parties is negotiated as to its terms and conditions and is signed by The City of Dunwoody and a party containing such terms and conditions as are negotiated between those parties. The Owner reserves the right to waive non-compliance with any requirements of this ITB and to reject any or all Bids submitted in response. Upon receipt and review of responses, the Owner will determine the party(s) and proposal that in the sole judgment of the Owner is in the best interest of the Owner (if any is so determined), with respect to the evaluation criteria stated herein. The Owner then intends to conduct negotiations with such party(s) to determine if a mutually acceptable contract may be reached and in the course of doing so may use ideas expressed in any proposal.

Reciprocal Preference Law
For the purposes of evaluation only, a bidder that resides in the State of Georgia will be granted the same preference over bidders that reside in another State in the same manner, on the same basis, and to the same extent that preference is granted in awarding bids for the same goods or services by such other State to bidders that reside therein. For the purposes of this law, the definition of a resident bidder is one who maintains a place of business with at least one employee inside the State of Georgia. A P.O. Box address will not satisfy this requirement.

Statement of Agreement
With submission of a bid, the Bidder agrees that he/she has carefully examined the Invitation to Bid, and the Bidder agrees that it is the Bidder's responsibility to request clarification on any issue(s) in any section of the Invitation to Bid with which the Bidder disagrees or needs clarified. The Bidder also understands that failure to mention these items in the proposal will be interpreted to mean that the Bidder is in full agreement with the terms, conditions, specifications and requirements in the therein. With submission of a bid, the Bidder hereby certifies: (a) that this bid is genuine and is not made in the interest or on behalf of any undisclosed person, firm, or corporation; (b) that Bidder has not directly or indirectly included or solicited any other Bidder to put in a false or insincere bid; (c) that Bidder has not solicited or induced any person, firm, or corporation to refrain from sending a proposal.

8. GENERAL INFORMATION

No Bid received after said time or at any place other than the time and place as stated in the notice shall be considered. No responsibility shall attach to the City of Dunwoody for the premature opening of a Bid Package not properly addressed and identified.

Withdrawal of Bid
A bidder may withdraw his Bid before the Bid due date, without prejudice to the bidder, by submitting a written request of withdrawal to the Procurement Department.

Rejection of Bid
The City of Dunwoody may reject any and all Bids and must reject a Bid of any party who has been delinquent or unfaithful in any formal contract with the City of Dunwoody. Also, the right is reserved to waive any irregularities or informalities in any Bid Package in the proposing procedure. The City of Dunwoody shall be the sole judge as to which Bid Package is best, and in ascertaining this, will take into consideration the business integrity, financial resources, facilities for performing the work, and experience in similar operations of the various bidders.

Statement of Experience and Qualifications
The bidder may be required, upon request, to prove to the satisfaction of the City of Dunwoody that he/she has the skill, experience, necessary facilities and ample financial resources to perform the contract(s) in a satisfactory manner and within the required time. If the available evidence of competency of any bidder is not satisfactory, the Bid of such bidder may be rejected. The successful Bidder is required to comply with and abide by all applicable federal and state laws in effect at the time the contract is awarded.

Non-Collusion Affidavit
By submitting a Bid, the bidder represents and warrants that such Bid is genuine and not sham or collusive or made in the interest or in behalf of any person not therein named, that the Bidder has not directly or indirectly induced or solicited any other Bidder to put in a sham Bid, or any other person, firm or corporation to refrain from bidding and that the bidder has not in any manner sought by collusion to secure to that bidder any advantage over any other bidder.

Interest of
By submitting a Bid, the bidder represents and warrants that an Elected Official, Administrator, employee, nor any other person employed by the City of Dunwoody has, in any manner, an interest, directly or indirectly, in the Bid or in the contract which may be made under it, or in any expected profits to arise there from.

Proprietary Information
Careful consideration should be given before submitting confidential information to the City of Dunwoody. The Georgia Open Records Act permits public scrutiny of most materials collected as part of this process. Please clearly mark any information that is considered a trade secret, as defined by the Georgia Trade Secrets Act of 1990, O.C.G.A. §10-1-760 et seq., as trade secrets are exempt from disclosure under the Open Records Act. The City of Dunwoody does not guarantee the confidentiality of any information not clearly marked as a trade secret.

Documents deemed part of the Contract
The notice, invitation to bidders, general conditions, and instructions for bidders, special conditions, drawings, Bids, and addenda, if any, will be deemed part of the contract.

A sample of the AIA standard contract is part of the front-end documents of the Specs provided by this ITB. An official contract will be negotiated following award recommendation.

Contract Term
The Contract Term is anticipated to be 4 months.

Qualifications of Offerors
Bidders must provide a current business license from their home office jurisdiction with the submittal of their bids. Dunwoody vendors doing business in the City of Dunwoody must have a current Dunwoody Business License.

Bids from any offeror that is in default on the payment of any taxes, license fees, or other monies due to City of Dunwoody will not be accepted.

Insurance
The Company shall maintain in full force and effect the following insurance during the term of the Agreement.

Coverage	Limits of Liability
Commercial General	$1,000,000 each occurrence
	$2,000,000 aggregate
Workers' Compensation	$1,000,000 each accident
	$1,000,000 each employee
	$1,000,000 policy limit
Professional Liability	$1,000,000 per claim
	$1,000,000 aggregate
Automobile Liability	$1,000,000 combined single limit
Excess Umbrella Liability	$10,000,000 each occurrence
	$10,000,000 aggregate

All insurance shall be provided by an insurer(s) acceptable to the City of Dunwoody and shall provide for thirty (30) days prior notice of cancellation to the City of Dunwoody. Upon contract award, Contractor shall deliver to the City a certificate or policy of insurance, within ten (10) days after execution of the Agreement, and shall maintain all required insurance in full force throughout the term evidencing Contractor's compliance with this paragraph. Contractor shall abide by all terms and conditions of the insurance and shall do nothing to impair or invalidate the coverage.

All coverage must be placed with insurers licensed to do business in the State of Georgia, with an A.M. Best rating of a 6 or higher, and otherwise acceptable to the City. The City of Dunwoody, together with its affiliated companies and its officers, directors, and employees, shall be named as Additional Insured by endorsement on the Commercial General Liability, Automobile Liability, and Umbrella/Excess Liability policies.

Copies of all required endorsements shall be provided upon execution.

Such insurance shall be primary and non-contributory.

The Certificate Holder shall read: City of Dunwoody, 4800 Ashford Dunwoody Road, Dunwoody, GA 30338.

Bonds
Payment and Performance Bonds in the amount of 100% of the Bid contract amount will be required at the time of Bid award and before notice to proceed for construction is given.

All sureties of bonds for City of Dunwoody must be licensed to do business in the State of Georgia and must be listed on the Department of Treasury Federal Register.

Permits
The awarded contractor will be responsible for acquiring any permits that are required for this project/purchase. City of Dunwoody will waive fees on all permits issued by City of Dunwoody (excluding fees related to construction such as tap fees or sub-contractor permit fees).

Award of Contract
The City of Dunwoody Procurement Office and Evaluation Committee make a recommendation for award. The City Council will make the actual award of the contract and has the authority to award the contract to a company different than the company recommended by the Procurement Office and/or Evaluation Committee.

End of Section

STANDARD INSTRUCTIONS

1. The instructions contained herein shall be construed as a part of any Bid invitation and/or specifications issued by City of Dunwoody and must be followed by each bidder.

2. The written specifications contained in this Bid shall not be changed or superseded except by written addendum from the City of Dunwoody. Failure to comply with the written specifications for this Bid may result in disqualification by the City of Dunwoody.

3. All goods and materials shall be F.O.B. Destination Dunwoody; Georgia and no freight or postage charges will be paid by the City of Dunwoody unless such charges are included in the Bid price.

4. The following number, **ITB 26-03,** must be written clearly on the outside of each Bid envelope in order to avoid prior opening in error.

5. All Bids must be received and in-hand at Bid due date and time. Each bidder assumes the responsibility for having his/her Bid received at the designated time and place of Bid due date. Bids received after the stated time and date may be subject to rejection without consideration, regardless of postmark. The City of Dunwoody accepts no responsibility for mail delivery.

6. Unless otherwise stated, all Bids submitted shall be valid and may not be withdrawn for a period of 90 days from the due date.

7. Each Bid form submitted must include the name of the business, mailing address, the name, title and signature of the person submitting the Bid. When submitting a Bid to the City of Dunwoody the first page of your Bid package should be the Bid form listing the price, delivery date, etc., unless the Bid form is requested to be in a separate envelope.

8. The City of Dunwoody reserves the right to reject any and all Bids.

9. Telephone, Telegraphic or Facsimile Bids will not be accepted.

10. No sales tax will be charged on any orders.
Federal I.D. #26-3687535
Sales Tax Exempt #263687535

11. If applicable, completed questionnaires must be signed manually. The City of Dunwoody reserves the right to accept or reject any Bid on the basis of incomplete or inaccurate answers to the questionnaire.

12. If applicable, warranty information shall be provided.

13. Bidders shall state delivery time after receiving order.

14. Bidders shall identify any subcontractors and include an explanation of the service or product that they may provide.

Exhibit A

PRE-BID SITE VISIT INFORMATION

A mandatory Pre-Bid Site Visit will be held at 4800 Ashford Dunwoody Road on **May 7, 2026, at 10:00 AM.** Bidders will be allowed to tour the project site at the mandatory pre-bid site visit. Failure to attend the site visit will automatically result in disqualification from the bid process. The City of Dunwoody reserves the right to disqualify a potential bidder due to a failure by the bidder to arrive for the pre-bid conference by the scheduled time.

Exhibit B

BID FORM

Bidder submits the following lump sum price for the **Dunwoody City Hall Interior Renovation**

Bid submitted by: ***(hereinafter referred to as "BIDDER")***

_____
(Name of Contractor)

City of Dunwoody ***(hereinafter referred to as "OWNER")***
4800 Ashford Dunwoody Road
Dunwoody, GA 30338

Ladies and Gentlemen:

The BIDDER by making a bid represents that the following have taken place:

- The BIDDER has read and understands the bidding documents and the bid is made in accordance therewith.
- The BIDDER has visited the site, become familiar with conditions of the site under which the work is to be performed, and has correlated the BIDDER'S personal observations with the requirements of the proposed contract documents.
- The BID is based upon the materials, equipment, and systems required by the bidding documents without exception.
- The BIDDER has studied and compared the bidding documents with each other and has reported to the OWNER any errors, inconsistencies, or ambiguities discovered.
- The BIDDER hereby agrees to commence work under this contract on or before a date to be specified in a written "Notice to Proceed" of OWNER and to fully complete the project within the Contractor's stipulated calendar days from the date of the written Notice to Proceed.
- The BIDDER acknowledges receipt of the following addenda:

ADDENDUM NO.	DATE RECEIVED

- The BIDDER understands that the OWNER reserves the right to reject any or all bids and to waive any informalities in the bidding.

- The BIDDER agrees that their bid shall be binding and may not be withdrawn for a period of sixty (60) calendar days after the scheduled closing time for receiving bids.

- The BIDDER acknowledges and confirms that their bid includes an ALLOWANCE of $50,000 for unforeseen conditions during construction.

A. LUMP SUM BASE BID

($_____)

_____ (Dollars & Cents)

B. BID BREAKDOWN

1. **PERFORMANCE AND PAYMENT BOND** **$_____**
2. **UNFORESEEN CONDITIONS ALLOWANCE** **$ 50,000**

Note: Low-voltage wiring and device installation will be provided and installed by Owner provided forces and will not be required as part of this lump sum base bid. This lump sum base bid will include providing and installing boxes, conduit and pull strings required for low-voltage equipment.

C. SCHEDULE

The BIDDER acknowledges and confirms that the project will be substantially complete in _____ days following a Notice to Proceed.

Respectfully Submitted:

_____
(Please Print or Type)

By: _____
(Signature)

Title: _____

Business Address: _____

_____

_____

Federal I.D. or Social Security No.: _____

ATTEST:

_____
(Signature)

Name: _____
(Please Print or Type)

NOTE: *Attest for a corporation must be by the corporate secretary; for a partnership by another partner; for an individual by a Notary.*

Exhibit C

CONTRACTOR AFFIDAVIT UNDER O.C.G.A. §13-10-91(b)(1)

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. §13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services on behalf of _____ (name of public employer) has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. §13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. §13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

_____
Federal Work Authorization User Identification Number

_____
Date of Authorization

_____
Name of Contractor

Dunwoody City Hall Renovation
Name of Project

City of Dunwoody
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, 2026 in _____(city), _____(state).

_____
Signature of Authorized Officer or Agent

_____
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE _____ DAY OF _____,2026__.

_____
NOTARY PUBLIC

SEAL

My Commission Expires: _____

AIA® Document A105® – 2017

Standard Short Form of Agreement Between Owner and Contractor

AGREEMENT made as of the day of in the year 2026
(In words, indicate day, month and year.)

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

City of Dunwoody
4800 Ashford Dunwoody Rd
Dunwoody, GA 30338

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

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

Dunwoody City Hall Interior Renovation
4800 Ashford Dunwoody Rd
Dunwoody, GA 30338

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

Precision Planning Inc.
400 Pike Boulevard
Lawrenceville, GA 30046

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:
The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

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

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TABLE OF ARTICLES

1 THE CONTRACT DOCUMENTS

2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

3 CONTRACT SUM

4 PAYMENTS

5 INSURANCE

6 GENERAL PROVISIONS

7 OWNER

8 CONTRACTOR

9 ARCHITECT

10 CHANGES IN THE WORK

11 TIME

12 PAYMENTS AND COMPLETION

13 PROTECTION OF PERSONS AND PROPERTY

14 CORRECTION OF WORK

15 MISCELLANEOUS PROVISIONS

16 TERMINATION OF THE CONTRACT

17 OTHER TERMS AND CONDITIONS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contractor shall complete the Work described in the Contract Documents for the Project. The Contract Documents consist of

.1 this Agreement signed by the Owner and Contractor;

.2 the drawings and specifications prepared by the Architect, dated , and enumerated as follows:

Drawings:

Number	Title	Date

Specifications:

Section	Title	Pages

.3 addenda prepared by the Architect as follows:

Number	Date	Pages

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.4 written orders for changes in the Work, pursuant to Article 10, issued after execution of this Agreement; and

.5 other documents, if any, identified as follows:

Exhibit A: City of Dunwoody Insurance Requirements

ARTICLE 2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 2.1 The Contract Time is the number of calendar days available to the Contractor to substantially complete the Work.

§ 2.2 Date of Commencement:

Unless otherwise set forth below, the date of commencement shall be the date of this Agreement.
(Insert the date of commencement if other than the date of this Agreement.)

§ 2.3 Substantial Completion:

Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion, as defined in Section 12.5, of the entire Work:
(Check the appropriate box and complete the necessary information.)

[ ] Not later than ( ) calendar days from the date of commencement.

[ ] By the following date:

ARTICLE 3 CONTRACT SUM

§ 3.1 The Contract Sum shall include all items and services necessary for the proper execution and completion of the Work. Subject to additions and deductions in accordance with Article 10, the Contract Sum is:

($)

§ 3.2 For purposes of payment, the Contract Sum includes the following values related to portions of the Work:
(Itemize the Contract Sum among the major portions of the Work.)

Portion of the Work	Value

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

§ 3.4 Allowances, if any, included in the Contract Sum are as follows:
(Identify each allowance.)

Item	Price

§ 3.5 Unit prices, if any, are as follows:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

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Item	Units and Limitations	Price per Unit ($0.00)

ARTICLE 4 PAYMENTS

§ 4.1 Based on Contractor's Applications for Payment certified by the Architect, the Owner shall pay the Contractor, in accordance with Article 12, as follows:
(Insert below timing for payments and provisions for withholding retainage, if any.)

§ 4.2 Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at the rate below, or in the absence thereof, at the legal rate prevailing at the place of the Project.
(Insert rate of interest agreed upon, if any.)

%

ARTICLE 5 INSURANCE

§ 5.1 The Contractor shall maintain the following types and limits of insurance outlined in Exhibit A: City of Dunwoody Insurance Requirements until the expiration of the period for correction of Work as set forth in Section 14.2.

§ 5.2 The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance and shall provide property insurance to cover the value of the Owner's property. The Contractor is entitled to receive an increase in the Contract Sum equal to the insurance proceeds related to a loss for damage to the Work covered by the Owner's property insurance.

§ 5.3 The Contractor shall obtain an endorsement to its Commercial General Liability insurance policy to provide coverage for the Contractor's obligations under Section 8.12.

§ 5.4 Prior to commencement of the Work, each party shall provide certificates of insurance showing their respective coverages.

§ 5.5 Unless specifically precluded by the Owner's property insurance policy, the Owner and Contractor waive all rights against (1) each other and any of their subcontractors, suppliers, agents, and employees, each of the other; and (2) the Architect, Architect's consultants, and any of their agents and employees, for damages caused by fire or other causes of loss to the extent those losses are covered by property insurance or other insurance applicable to the Project, except such rights as they have to the proceeds of such insurance.

ARTICLE 6 GENERAL PROVISIONS

§ 6.1 The Contract

The Contract represents the entire and integrated agreement between the parties and supersedes prior negotiations, representations or agreements, either written or oral. The Contract may be amended or modified only by a written modification in accordance with Article 10.

§ 6.2 The Work

The term "Work" means the construction and services required by the Contract Documents, and includes all other labor, materials, equipment, and services provided, or to be provided, by the Contractor to fulfill the Contractor's obligations.

§ 6.3 Intent

The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all.

§ 6.4 Ownership and Use of Architect's Drawings, Specifications and Other Documents

Documents prepared by the Architect are instruments of the Architect's service for use solely with respect to this

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Project. The Architect shall retain all common law, statutory, and other reserved rights, including the copyright. The Contractor, subcontractors, sub-subcontractors, and suppliers are authorized to use and reproduce the instruments of service solely and exclusively for execution of the Work. The instruments of service may not be used for other Projects or for additions to this Project outside the scope of the Work without the specific written consent of the Architect.

§ 6.5 Electronic Notice

Written notice under this Agreement may be given by one party to the other by email as set forth below.
(Insert requirements for delivering written notice by email such as name, title, and email address of the recipient, and whether and how the system will be required to generate a read receipt for the transmission.)

ARTICLE 7 OWNER

§ 7.1 Information and Services Required of the Owner

§ 7.1.1 If requested by the Contractor, the Owner shall furnish all necessary surveys and a legal description of the site.

§ 7.1.2 Except for permits and fees under Section 8.7.1 that are the responsibility of the Contractor, the Owner shall obtain and pay for other necessary approvals, easements, assessments, and charges.

§ 7.1.3 Prior to commencement of the Work, at the written request of the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. The Contractor shall have no obligation to commence the Work until the Owner provides such evidence.

§ 7.2 Owner's Right to Stop the Work

If the Contractor fails to correct Work which is not in accordance with the Contract Documents, the Owner may direct the Contractor in writing to stop the Work until the correction is made.

§ 7.3 Owner's Right to Carry Out the Work

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a seven day period after receipt of written notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies, correct such deficiencies. In such case, the Architect may withhold or nullify a Certificate for Payment in whole or in part, to the extent reasonably necessary to reimburse the Owner for the cost of correction, provided the actions of the Owner and amounts charged to the Contractor were approved by the Architect.

§ 7.4 Owner's Right to Perform Construction and to Award Separate Contracts

§ 7.4.1 The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and to award separate contracts in connection with other portions of the Project.

§ 7.4.2 The Contractor shall coordinate and cooperate with the Owner's own forces and separate contractors employed by the Owner.

ARTICLE 8 CONTRACTOR

§ 8.1 Review of Contract Documents and Field Conditions by Contractor

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

§ 8.1.2 The Contractor shall carefully study and compare the Contract Documents with each other and with information furnished by the Owner. Before commencing activities, the Contractor shall (1) take field measurements and verify field conditions; (2) carefully compare this and other information known to the Contractor with the Contract Documents; and (3) promptly report errors, inconsistencies, or omissions discovered to the Architect.

§ 8.2 Contractor's Construction Schedule

The Contractor, promptly after being awarded the Contract, shall prepare and submit for the Owner's and Architect's

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information a Contractor's construction schedule for the Work.

§ 8.3 Supervision and Construction Procedures

§ 8.3.1 The Contractor shall supervise and direct the Work using the Contractor's best skill and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences, and procedures, and for coordinating all portions of the Work.

§ 8.3.2 The Contractor, as soon as practicable after award of the Contract, shall furnish in writing to the Owner, through the Architect, the names of subcontractors or suppliers for each portion of the Work. The Contractor shall not contract with any subcontractor or supplier to whom the Owner or Architect have made a timely and reasonable objection.

§ 8.4 Labor and Materials

§ 8.4.1 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work.

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

§ 8.5 Warranty

The Contractor warrants to the Owner and Architect that: (1) materials and equipment furnished under the Contract will be new and of good quality unless otherwise required or permitted by the Contract Documents; (2) the Work will be free from defects not inherent in the quality required or permitted; and (3) the Work will conform to the requirements of the Contract Documents. Any material or equipment warranties required by the Contract Documents shall be issued in the name of the Owner, or shall be transferable to the Owner, and shall commence in accordance with Section 12.5.

§ 8.6 Taxes

The Contractor shall pay sales, consumer, use, and similar taxes that are legally required when the Contract is executed.

§ 8.7 Permits, Fees and Notices

§ 8.7.1 The Contractor shall obtain and pay for the building permit and other permits and governmental fees, licenses, and inspections necessary for proper execution and completion of the Work.

§ 8.7.2 The Contractor shall comply with and give notices required by agencies having jurisdiction over the Work. If the Contractor performs Work knowing it to be contrary to applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Contractor shall assume full responsibility for such Work and shall bear the attributable costs. The Contractor shall promptly notify the Architect in writing of any known inconsistencies in the Contract Documents with such governmental laws, rules, and regulations.

§ 8.8 Submittals

The Contractor shall promptly review, approve in writing, and submit to the Architect shop drawings, product data, samples, and similar submittals required by the Contract Documents. Shop drawings, product data, samples, and similar submittals are not Contract Documents.

§ 8.9 Use of Site

The Contractor shall confine operations at the site to areas permitted by law, ordinances, permits, the Contract Documents, and the Owner.

§ 8.10 Cutting and Patching

The Contractor shall be responsible for cutting, fitting, or patching required to complete the Work or to make its parts fit together properly.

§ 8.11 Cleaning Up

The Contractor shall keep the premises and surrounding area free from accumulation of debris and trash related to the

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Work. At the completion of the Work, the Contractor shall remove its tools, construction equipment, machinery, and surplus material; and shall properly dispose of waste materials.

§ 8.12 Indemnification

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

ARTICLE 9 ARCHITECT

§ 9.1 The Architect will provide administration of the Contract as described in the Contract Documents. The Architect will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents.

§ 9.2 The Architect will visit the site at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the Work.

§ 9.3 The Architect will not have control over or charge of, and will not be responsible for, construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the Work, since these are solely the Contractor's responsibility. The Architect will not be responsible for the Contractor's failure to carry out the Work in accordance with the Contract Documents.

§ 9.4 Based on the Architect's observations and evaluations of the Contractor's Applications for Payment, the Architect will review and certify the amounts due the Contractor.

§ 9.5 The Architect has authority to reject Work that does not conform to the Contract Documents.

§ 9.6 The Architect will promptly review and approve or take appropriate action upon Contractor's submittals, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents.

§ 9.7 On written request from either the Owner or Contractor, the Architect will promptly interpret and decide matters concerning performance under, and requirements of, the Contract Documents.

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

§ 9.9 The Architect's duties, responsibilities, and limits of authority as described in the Contract Documents shall not be changed without written consent of the Owner, Contractor, and Architect. Consent shall not be unreasonably withheld.

ARTICLE 10 CHANGES IN THE WORK

§ 10.1 The Owner, without invalidating the Contract, may order changes in the Work within the general scope of the Contract, consisting of additions, deletions or other revisions, and the Contract Sum and Contract Time shall be adjusted accordingly, in writing. If the Owner and Contractor cannot agree to a change in the Contract Sum, the Owner shall pay the Contractor its actual cost plus reasonable overhead and profit.

§ 10.2 The Architect may authorize or order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. Such authorization or order shall be in writing and shall be binding on the Owner and Contractor. The Contractor shall proceed with such minor changes promptly.

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§ 10.3 If concealed or unknown physical conditions are encountered at the site that differ materially from those indicated in the Contract Documents or from those conditions ordinarily found to exist, the Contract Sum and Contract Time shall be subject to equitable adjustment.

ARTICLE 11 TIME

§ 11.1 Time limits stated in the Contract Documents are of the essence of the Contract.

§ 11.2 If the Contractor is delayed at any time in progress of the Work by changes ordered in the Work, or by labor disputes, fire, unusual delay in deliveries, unavoidable casualties, or other causes beyond the Contractor's control, the Contract Time shall be subject to equitable adjustment.

§ 11.3 Costs caused by delays or by improperly timed activities or defective construction shall be borne by the responsible party.

ARTICLE 12 PAYMENTS AND COMPLETION

§ 12.1 Contract Sum

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

§ 12.2 Applications for Payment

§ 12.2.1 At least ten days before the date established for each progress payment, the Contractor shall submit to the Architect an itemized Application for Payment for Work completed in accordance with the values stated in this Agreement. The Application shall be supported by data substantiating the Contractor's right to payment as the Owner or Architect may reasonably require, such as evidence of payments made to, and waivers of liens from, subcontractors and suppliers. Payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment stored, and protected from damage, off the site at a location agreed upon in writing.

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

§ 12.3 Certificates for Payment

The Architect will, within seven days after receipt of the Contractor's Application for Payment, either (1) issue to the Owner a Certificate for Payment in the full amount of the Application for Payment, with a copy to the Contractor; (2) issue to the Owner a Certificate for Payment for such amount as the Architect determines is properly due, and notify the Contractor and Owner in writing of the Architect's reasons for withholding certification in part; or (3) withhold certification of the entire Application for Payment, and notify the Contractor and Owner of the Architect's reason for withholding certification in whole. If certification or notification is not made within such seven day period, the Contractor may, upon seven additional days' written notice to the Owner and Architect, stop the Work until payment of the amount owing has been received. The Contract Time and the Contract Sum shall be equitably adjusted due to the delay.

§ 12.4 Progress Payments

§ 12.4.1 After the Architect has issued a Certificate for Payment, the Owner shall make payment in the manner provided in the Contract Documents.

§ 12.4.2 The Contractor shall promptly pay each subcontractor and supplier, upon receipt of payment from the Owner, an amount determined in accordance with the terms of the applicable subcontracts and purchase orders.

§ 12.4.3 Neither the Owner nor the Architect shall have responsibility for payments to a subcontractor or supplier.

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

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§ 12.5 Substantial Completion

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

§ 12.5.2 When the Contractor believes that the Work or designated portion thereof is substantially complete, it will notify the Architect and the Architect will make an inspection to determine whether the Work is substantially complete. When the Architect determines that the Work is substantially complete, the Architect shall prepare a Certificate of Substantial Completion that shall establish the date of Substantial Completion, establish the responsibilities of the Owner and Contractor, and fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

§ 12.6 Final Completion and Final Payment

§ 12.6.1 Upon receipt of a final Application for Payment, the Architect will inspect the Work. When the Architect finds the Work acceptable and the Contract fully performed, the Architect will promptly issue a final Certificate for Payment.

§ 12.6.2 Final payment shall not become due until the Contractor submits to the Architect releases and waivers of liens, and data establishing payment or satisfaction of obligations, such as receipts, claims, security interests, or encumbrances arising out of the Contract.

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

ARTICLE 13 PROTECTION OF PERSONS AND PROPERTY

The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs, including all those required by law in connection with performance of the Contract. The Contractor shall take reasonable precautions to prevent damage, injury, or loss to employees on the Work and other persons who may be affected thereby, the Work and materials and equipment to be incorporated therein, and other property at the site or adjacent thereto. The Contractor shall promptly remedy damage and loss to property caused in whole or in part by the Contractor, or by anyone for whose acts the Contractor may be liable.

ARTICLE 14 CORRECTION OF WORK

§ 14.1 The Contractor shall promptly correct Work rejected by the Architect as failing to conform to the requirements of the Contract Documents. The Contractor shall bear the cost of correcting such rejected Work, including the costs of uncovering, replacement, and additional testing.

§ 14.2 In addition to the Contractor's other obligations including warranties under the Contract, the Contractor shall, for a period of one year after Substantial Completion, correct work not conforming to the requirements of the Contract Documents.

§ 14.3 If the Contractor fails to correct nonconforming Work within a reasonable time, the Owner may correct it in accordance with Section 7.3.

ARTICLE 15 MISCELLANEOUS PROVISIONS

§ 15.1 Assignment of Contract

Neither party to the Contract shall assign the Contract as a whole without written consent of the other.

§ 15.2 Tests and Inspections

§ 15.2.1 At the appropriate times, the Contractor shall arrange and bear cost of tests, inspections, and approvals of portions of the Work required by the Contract Documents or by laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities.

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§ 15.2.2 If the Architect requires additional testing, the Contractor shall perform those tests.

§ 15.2.3 The Owner shall bear cost of tests, inspections, or approvals that do not become requirements until after the Contract is executed. The Owner shall directly arrange and pay for tests, inspections, or approvals where building codes or applicable laws or regulations so require.

§ 15.3 Governing Law

The Contract shall be governed by the law of the place where the Project is located, excluding that jurisdiction's choice of law rules.

ARTICLE 16 TERMINATION OF THE CONTRACT

§ 16.1 Termination by the Contractor

If the Work is stopped under Section 12.3 for a period of 14 days through no fault of the Contractor, the Contractor may, upon seven additional days' written notice to the Owner and Architect, terminate the Contract and recover from the Owner payment for Work executed including reasonable overhead and profit, and costs incurred by reason of such termination.

§ 16.2 Termination by the Owner for Cause

§ 16.2.1 The Owner may terminate the Contract if the Contractor

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

§ 16.2.2 When any of the above reasons exist, the Owner, after consultation with the Architect, may without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, seven days' written notice, terminate employment of the Contractor and may

- **.1** take possession of the site and of all materials thereon owned by the Contractor, and
- **.2** finish the Work by whatever reasonable method the Owner may deem expedient.

§ 16.2.3 When the Owner terminates the Contract for one of the reasons stated in Section 16.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

§ 16.2.4 If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, such excess shall be paid to the Contractor. If such costs exceed the unpaid balance, the Contractor shall pay the difference to the Owner. This obligation for payment shall survive termination of the Contract.

§ 16.3 Termination by the Owner for Convenience

The Owner may, at any time, terminate the Contract for the Owner's convenience and without cause. The Contractor shall be entitled to receive payment for Work executed, and costs incurred by reason of such termination, along with reasonable overhead and profit on the Work not executed.

ARTICLE 17 OTHER TERMS AND CONDITIONS

(Insert any other terms or conditions below.)

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This Agreement entered into as of the day and year first written above.
(If required by law, insert cancellation period, disclosures or other warning statements above the signatures.)

OWNER *(Signature)*	**CONTRACTOR** *(Signature)*
(Printed name and title)	*(Printed name and title)* LICENSE NO.: JURISDICTION:

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Exhibit A:
City of Dunwoody
INSURANCE REQUIREMENTS

Within ten (10) days of execution of this Agreement, and at all times that this Contract is in force, the Contractor shall obtain, maintain and furnish the City Certificates of Insurance from licensed companies doing business in the State of Georgia with an A.M. Best Rating A-6 or higher and acceptable to the City covering:

1. Statutory Workers' Compensation Insurance
   - (a) Employers Liability:
     Bodily Injury by Accident - $1,000,000 each accident
     Bodily Injury by Disease - $1,000,000 policy limit
     Bodily Injury by Disease - $1,000,000 each employee

2. Commercial General Liability Insurance
   - (a) $1,000,000 limit of liability per occurrence for bodily injury and property damage Owner's and Contractor's Protective with a $2,000,000 general aggregate limit.
   - (b) Blanket Contractual Liability
   - (c) Products/Completed Operations Insurance
   - (d) Broad Form Property Damage
   - (e) Personal Injury coverage
   - (f) Include Additional Insured Status for the City of Dunwoody
   - (g) Provide Waiver of Subrogation in favor of the City of Dunwoody

3. Auto Liability Insurance
   - (a) $1,000,000 limit of liability per occurrence for bodily injury and property damage
   - (b) Comprehensive form covering all owned, non-owned, leased, and hired vehicles
   - (c) If no owned autos, must provide proof of hired and non-owned auto liability
   - (d) Include Additional Insured Status for the City of Dunwoody
   - (e) Provide Waiver of Subrogation in favor of The City of Dunwoody

4. Excess Umbrella Liability Insurance - $10,000,000 limit of liability
   - (a) Coverage at least as broad as primary coverage as outlined under Items 1, 2 and 3 above
   - (b) Confirm General, Automobile and Employers Liability are included as underlying policies

5. Professional Liability (Errors and Omissions): $1,000,000 per claim/$1,000,000 aggregate limit

6. The City of Dunwoody, Georgia, and its subcontractors and affiliated companies, their officers, directors, employees shall be named on the Certificates of Insurance as additional insured and endorsed onto the policies for Comprehensive General Liability, Automobile Liability and Umbrella Liability insurance maintained pursuant to this Contract in connection with liability of the City of Dunwoody and their affiliated companies and their officers, directors and employees arising out of Contractor's operations. Copies of the endorsements shall be furnished to the City upon execution of this Agreement.
Such insurance is primary insurance and shall contain a Severability of Interest clause as respects each insured. Such policies shall be non-cancelable except on thirty (30) days written notice to the City. Any separate insurance maintained in force by the additional insured named above shall not contribute to the insurance extended by Contractor's insurer(s) under this additional insured provision.

Certificate Holder should read:
City of Dunwoody
4800 Ashford Dunwoody Road
Dunwoody, GA 30338

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SECTION 01 01 00

SUMMARY OF WORK

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. Section Includes:
1. Project description
2. Summary by reference
3. Other contracts

1.03 PROJECT DESCRIPTION

A. Briefly and without force and effect on other requirements of the Contract Documents, the Project of the Contract can be described in summary as follows:

The scope of this Project includes, but is not limited to, the interior renovation of a portion of the Dunwoody City Hall building, approximately 2,292 sq. ft. including mechanical, plumbing, electrical, and low-voltage trades. The building is located at 4800 Ashford Dunwoody Road, Dunwoody, GA 30338. Refer to Drawings.

B. Work Included: The intent and meaning of the Contract Documents is that the Contractor, under the General Conditions and other terms of the Contract, shall take all actions necessary and required to provide all labor, plant, materials, supplies, equipment, transportation, facilities, and appurtenances which are indicated or implied by each drawing within the Drawings and each section of the Specifications, all of which are collectively necessary and required for the construction of the described Project.

1.04 SUMMARY BY REFERENCE

A. The Work can be summarized by reference to the requirements of all of the various elements of the Contract Documents, which in turn make references to the requirements of other applicable provisions which control or influence the Work; and these references can be summarized by but are not necessarily limited to the following:
1. Executed Owner & Contractor Agreement
2. General Conditions
3. Drawings as listed on the Index of Drawings located on the first sheet of Drawings prepared by Precision Planning Inc.
4. Specifications in Project Manual
5. All Addenda to the Contract Documents issued prior to bid.
6. All Modifications to the Contract Documents made in accordance with the General Conditions and Specifications.
7. Statutory requirements and governing regulations which have a bearing on the performance of the Work.
8. Contractor submittals required by the Contract Documents.

1.05 OTHER CONTRACTS

A. Separate prime contracts are not anticipated on this Project, but may be awarded for other work on the Project or the Owner may undertake such work directly. The Contractor should be prepared to coordinate with the Owner if such work does occur. Work expected to run concurrently with the Owner & Contractor Agreement for general demolition.

PART 2 – PRODUCTS (Not Used)

PART 3 – EXECUTION (Not Used)

END OF SECTION 01 01 00

SECTION 01 01 10

PROJECT PHASING

PART 1 - GENERAL

1.01 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.

1.02 SUMMARY

A. This Section includes the following:
1. Work phases.
2. Maintaining Active Permits.
3. Use of Premises.
4. Owners Occupancy Requirements.

B. Related Sections include the following:
1. Division 1 Section "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

1.03 WORK PHASES

A. Before commencing Work of, submit a detailed schedule showing the sequence, commencement and completion dates, and move-in dates of Owner's personnel.

1.04 MAINTAINING ACTIVE PERMITS

A. **General Contractor shall maintain active permits on all structures throughout the duration of the entire Project. Any permits that expire will be the responsibility of the Contractor to re-activate and any costs associate with re-activation requiring Architect or Engineer participation shall be compensated by the Contractor through the Contract with the Owner by Change Order.**

1.05 USE OF PREMISES

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

1.06 OWNER'S OCCUPANCY REQUIREMENTS

A. Owner Occupancy of Completed Areas of Construction: Owner reserves the right to occupy and to place and install equipment in completed areas of the site and completed building, after area or building has obtained Substantial Completion, provided such occupancy does not interfere with completion of the Work. Such placement of equipment and partial occupancy shall not constitute acceptance of the total Work.
1. Architect will prepare a Certificate of Substantial Completion for the Project site and portion of the Work to be occupied before Owner occupancy.

2. Obtain a Certificate of Occupancy from authorities having jurisdiction before Owner occupancy of the building.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 01 10

SECTION 01 12 00

CONTRACT RESPONSIBILITIES

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 RESPONSIBLE PARTIES

A. The term “Owner” or “City” used in these documents means the Project Manager or Owner Representative.

B. The term “Architect” used in these documents means Architect, Engineer or other consultants under contract with the Architect.

C. The term “Contractor” used in these documents means the General Contractor, their employees or those under contract to do work on their behalf. (Note: Contractor may also mean Construction Manager)

D. At the time of Advertisement, the Project Manager and Owner Representative is:

Jay Vinicki
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
jay.vinicki@dunwoodyga.gov
www.dunwoodyga.gov

1.03 SUMMARY

A. Owner reserves the right to furnish equipment, perform work and award other contracts in addition to general construction contract. This Section itemizes known coordination items. Project Coordination Section indicates Contractor’s responsibilities under these conditions. The Owner will have items prepared for pick-up or delivered to the site per the Construction Schedule.

B. Exclude from Contract Sum items specifically identified in the following schedule as purchased/ provided by Owner or purchased/provided and installed by Owner. Where Contractor has responsibility for installation of an Owner purchased/provided item, include in Contract Sum all costs associated with complete installation of the item and necessary coordination with the Owner.

C. Items provided to Contractor by the Owner are in good repair and working order.
1. Inspect items at time of delivery; immediately notify Owner of any damage.
2. Items not identified as “damaged” at the time of delivery or pickup are the complete responsibility of the Contractor and shall be maintained without damage through Substantial Completion.
3. Repair or replace immediately items not identified as “damaged” at time of delivery and damaged prior to Date of Substantial Completion.

PART 2 – PRODUCTS (NOT USED)

PART 3 – EXECUTION

3.01 SCHEDULES

Item	Contractor Responsibilities	Owner Responsibilities
A. Permits and Fees	Pay all fees not paid by Owner. Obtain all permits.	All building permit reviews complete.
B. Utilities	Coordination and scheduling with the various Utility Companies. As well as, all new utility installation costs required for the renovation.	None until after project turnover.

END OF SECTION 01 12 00

SECTION 01 25 00

PROCEDURES FOR CONTRACT MODIFICATIONS

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. Change Proposal Request

B. Change Proposal

C. Change Order/Supplemental Agreement

D. Time and Materials Work

E. Architect's Field Directives

1.03 DEFINITIONS

A. Change Proposal Request: Any written request from the Owner or Architect to the Contractor for a quotation, price or cost breakdown on a change that is proposed but not yet ordered.

B. Change Proposal: Any written proposal from the Contractor to the Owner or Architect setting forth a change in the Scope of Work and the effect of such change on Contract Time and/or Contract Sum.

C. Change Order: A written order to the Contractor, prepared by the Architect and issued by the Owner, for directing changes in the Scope of Work of the Contract, adjustments in the Contract Sum, and/or extensions of Contract Time. When executed by all parties, this item, also referred to herein as a Supplemental Agreement to the Contract, is an amendment to the Contract.

D. Modifications: Include Change Orders (Supplemental Agreements to the Contract) prepared by the Architect and signed by the Owner and Contractor; written field directives issued by the Architect to the Contractor, which change the Scope of Work and may affect Contract Sum, but are necessary because of situations described elsewhere in this section; and written orders issued by the Architect for minor changes in the Work with no cost or schedule implications.

E. Time and Material Work: Work which will be paid for on the basis of the actual costs including materials, labor, equipment and other expenses defined elsewhere herein and documented by detailed records. Also referred to as force account.

PART 2 – PRODUCTS (Not Used)

PART 3 – EXECUTION

3.01 CHANGE PROPOSAL REQUEST

A. The Change Proposal Request is the method by which Owner directed changes in the Scope of work are initiated. These requested changes may originate with the Owner or Architect, may be responses

to unexpected site conditions, or may be responses to issues raised by the Contractor through its requests for information or document clarifications.

B. Change Proposal Requests are not directions to change the Work.

C. Unless specified differently on the Change Proposal Request, the Contractor will be expected to respond to all requests within five (5) calendar days of receipt.

3.02 CHANGE PROPOSAL

A. The Contractor will submit Change Proposals in response to Change Proposal Requests, in response to Architect's field directives as applicable, in accompaniment of substitution requests, and as follow up to previously filed claims for extra cost or time.

B. Every Change Proposal shall include the following information as applicable:
1. The amount of change in the Contract Sum, if any.
2. The amount of change in the Contract Time, if any. The change in Contract Time shall be explained relative to the approved Construction Schedule and shall be justified in terms of the critical path of the Work and the requirements of the Contract. A fragnet schedule is required to be submitted to verify any extension of Contract Time.
3. Cost breakdowns detailing the applicable work items and inclusive of quantities and unit prices for labor, materials cost with invoices or proposals to substantiate costs, products, equipment usage with invoices or proposals to substantiate costs, expenses for bonds, insurance and taxes; and overhead and profit. **Contractor's subcontractor and second tier subcontractor expenses shall be presented at the same level of detail.**
4. The period of time within which the proposed changes in Contract Sum or Time will be valid, but no less than 30 calendar days from the time an acceptable Change Order has been submitted.
5. A statement describing the effect the change may have on the work of other prime contractors or the Owner.

C. Fees for administration, overhead and profit shall be limited to **15%** for the Contractor or Contractor's subcontractor performing the work. On work performed by Contractor's subcontractor, the Contractor may markup said work for purposes of administration, overhead and profit by no more than **5%**. On work performed by a second-tier subcontractor, the Contractor's subcontractor may markup said work for purposes of administration, overhead and profit by no more than **5%**; the Contractor shall not mark up the work of second tier subcontractors by more than **5%**.

The maximum total allowable cost to Owner shall be the cost of the Work plus a maximum collective aggregate fee for the Contractor and all tiered subcontractors of **25%**.

D. The Contractor shall not place a reservation on a Change Proposal that holds open the Contractor's right to claim additional costs for indirect or impact damages related to the change such as alleged costs for disruption, interference, delay, acceleration or remobilization.

E. If the Change Proposal is related to a claim for additional cost or time, Contractor shall indicate the origin and date of the initial claim notice and detail the basis of the claim and the associated costs.

F. General Conditions may not be charged for change order work, unit prices or delays unless authorized by the Owner prior to the work.

3.03 CHANGE ORDER/SUPPLEMENTAL AGREEMENT

A. A Change Order or Supplemental Agreement is the only instrument by which the Contract can be modified to increase or decrease the Contract Sum or Contract Time. For a Change Order to be effective, it must be executed by the Owner and Contractor. The cost basis of a Change Order may

be a lump sum, unit prices, or time and materials, also referred to as force account. Lump sum changes must be supported by the cost breakdowns required by the Change Proposal.

3.04 TIME AND MATERIALS WORK

A. **When no agreement is reached for extra work to be done at lump sum or unit prices**, such work may be authorized by the Owner to be done on a Time and Material basis. A Time and Materials estimate that identifies all anticipated costs shall be prepared by the Contractor on forms provided by the Architect. Work shall not begin until the Time and Materials account is approved by the Architect. Payment for Time and Materials work will be in accordance with the following:

1. Labor: For all labor, equipment operators and supervisors, excluding superintendents, in direct charge of the specific operations, the Contractor shall receive the rate of wage agreed to for all hours the designated labor, equipment operators and supervisors are actually engaged in the work. The Contractor shall receive the actual costs paid to the workers inclusive of wages, allowances, health and welfare benefits and pension fund benefits.
2. Bond, Insurance and Tax: For property damage, liability, and worker's compensation insurance premiums, unemployment, insurance contributions, and social security taxes on the Time and Materials work, the Contractor shall receive the actual cost.
3. Materials: For materials and products incorporated in the Work and accepted by the Architect, including Contractor paid freight or shipping expenses, the Contractor shall receive the actual cost.
4. Equipment: For any machinery or special equipment (other than small tools), the use of which is essential to the work and approved by the Architect, the Contractor shall receive fair market rental rates for the actual time that such equipment is in operation on the Work or required to stand by.
5. Overhead and Profit: On the total of all costs described above, the Contractor performing the work will be allowed to add 15% as compensation for administration, overhead and profit.
6. Miscellaneous: No additional allowance will be made for general requirements costs, superintendence, use of small tools or other costs for which no specific allowance is herein provided.
7. Subcontract Time and Material Work: For work performed by Contractor’s subcontractor or second tier subcontractor, all provisions of this section that apply to the Contractor in respect to labor, materials and equipment shall govern. The Contractor shall coordinate the work of its subcontractors and will be allowed an amount to cover administrative costs and profit equal to **5%** of the subcontractor's amount earned. Mark-up for second tier subcontractor work will be limited to **5%** of the amount earned.
8. Compensation: The Contractor shall maintain records on the cost of all work performed each day as ordered on a Time and Material basis and shall provide such records to the Architect.
9. Statements: No payment will be made on work performed on a Time and Material basis until the Contractor has furnished the Architect with itemized statements of the cost of such Time and Materials work detailed as follows:
    a. Name, classification, date, daily hours, rate and extension for each laborer, equipment operator and supervisor.
    b. Cost of property damage, liability and worker's compensation insurance premiums, unemployment insurance contributions and social security tax.
    c. Quantity of materials, prices and extensions.
    d. Designation, dates, daily hours, total hours, rental rate and extension for each unit of machinery and equipment.

Statements shall be accompanied and supported by invoices for all materials used, including evidence of transportation charges and taxes. However, if materials used on Time and Materials work are not specifically purchased for such work but are taken from the Contractor's stock, then in lieu of the invoices, the Contractor shall furnish an affidavit certifying that such materials were taken

from stock, that quantity claimed was actually used, and price claimed represents actual cost to the Contractor.

3.05 ARCHITECT'S FIELD DIRECTIVES

A. The Architect may issue written field directives to the Contractor, which may change the Scope of Work and may affect Contract Sum, but are necessary because of any of the following reasons:
   1. Situations that threaten life and safety
   2. The need to address unknown conditions at the site of the Work
   3. The need to maintain the timely and orderly sequencing of the Work.

B. The Contractor shall proceed with the work requested in such field directives. If there is a cost associated with such work, Contractor shall submit a Change Proposal as described herein. These costs, when mutually acceptable to the Owner and Contractor, shall be incorporated into the Contract by Change Order.

END OF SECTION 01 25 00

SECTION 01 29 00

PROCEDURES FOR PAYMENT APPLICATIONS

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. Section specifies administrative and procedural requirements governing Contractor's Applications for Payment and includes:
   1. Schedule of Values
   2. Applications for payment
   3. Procedures for first payment
   4. Procedures for payment application at Substantial Completion
   5. Procedures for payment application at Final Completion

1.03 DEFINITIONS

A. Schedule of Values: A detailed breakdown of the Contract Sum into individual cost items that will serve as the basis for evaluation of applications for progress payments made during construction.

PART 2 – PRODUCTS (Not Used)

PART 3 – EXECUTION

3.01 SCHEDULE OF VALUES

A. Use only the Schedule of Values as the basis for the Contractor's Application for Payment.

B. Correlate the Schedule of Values with other administrative schedules and submittals including:
   1. Contractor schedule
   2. List of subcontractors
   3. Schedule of alternates
   4. List of principal suppliers and fabricators
   5. Schedule of submittals

C. Prepare a Schedule of Values on AIA Document G-703 "Continuation Sheet" and submit it to the Architect for review no later than ten (10) calendar days prior to the submission of the first Contractor's Application for Payment. Submit via email and identify with the names of the Project, Architect, Owner, and Contractor and the date of submittal.

D. In preparing the Schedule of Values, break down costs into line items for which the Contractor wishes to receive payment in the application for payment. Schedule of Values shall include sufficient detail to allow the Architect to estimate the percentage (%) complete. Coordinate the line items in the schedule of values with the units or subdivisions of work identified in the Specifications and reference those section numbers from the Specifications. Further divide major work subdivisions and subcontractors into individual cost items. Include in each line item its proportional share of overhead and profit.

E. Costs for General Requirements shall be identified separately and shall be itemized so that costs are identified for the following general items at a minimum:
   1. Performance and Payment Bonds
   2. Engineering and Layout
   3. Temporary Facilities and Services
   4. Final Cleaning

F. Where applications for payment are likely to include products purchased or fabricated but not yet installed, provide individual line items for material cost, installation cost, and other applicable phases of completion. Place cost of production materials delivered and unloaded at Project site with taxes paid under Column F, G-703. List total installed cost, with overhead and profit, under Column C, G-703.

G. For each line item indicate the dollar value to the nearest penny. Indicate the proportion of the Contract Sum represented by this item to the nearest one-hundredth percent.

H. The Architect will review the Schedule of Values and determine its acceptability. Contractor shall revise and resubmit an acceptable schedule based on review comments from Architect and Owner.

I. Submit a revised Schedule of Values when modifications change the Contract Sum or individual line items. Make each modification a new line item and show all information for that line item required for the original submittal.

3.02 APPLICATIONS FOR PAYMENT

A. Detailed requirements for processing Applications for Payment are outlined below and will be discussed in further detail at the preconstruction conference

B. Prepare and submit Applications for Payment using email and on Application and Certification for Payment, AIA Document G-702. Include the Schedule of Values modified in format to enable indications of the value of work completed in the application period and for the Contract period. Base the initial application on the accepted Schedule of Values and make all other applications consistent with previous applications as certified and paid.
   1. Submit one (1) initial draft of the pay application to the Owner and Architect, though email with in five (5) calendar days of the date of the Application of Payment to coincide with the monthly project meeting for initial review.
   2. Include amounts of Contract modifications fully executed before end of application period. Do not bill for clams or proposals that have not been officially accepted by the Owner.
   3. If billing for materials stored on site, attach legible copies of relevant receipts and documentation. Billing for materials stored off-site, shall not be allowed unless approved by the Owner.
   4. Provide the Purchase Order number issued for the contract on the AIA Document G-702.
   5. The Contractor shall prepare and maintain a Fixed Assets Log as part of the Contract Documents. The Contractor is required to complete all columns of the Fixed Asset Log sample, included at the end of Section 01 77 00 Contract Close-Out, for any piece of equipment with a value of $5,000.00 or greater. The Contractor is to provide the updated Fixed Assets Log once a month along with the Payment Application. This completed log should be submitted through email in Microsoft Excel (xls) format at the end of the project.
   6. The Contractor shall prepare and submit an Interim Release of Lien with each Application for Payment.
   7. **The City of Dunwoody does not provide pre-payment or down payment for services or materials not already performed or provided.**

C. Provide the following information with every application for payment which involves work completed on a time and material basis:

1. Detailed records of work done, including:
   a. Dates and times work was performed, and by whom.
   b. Time records and wage rates paid.
   c. Invoices and receipts for products.
   d. Provide similar detailed records for subcontracts.
   e. No later than five (5) calendar days prior to the date of the application for Payment, submit a draft of the application for the review by the Architect. Coordinate this submission and subsequent review with Architect's monthly inspection of the Work in place to determine the acceptability of the proposed application. Make any changes of requested by Architect in his review and resubmit the Application for Payment, to the Architect signed, notarize and with a transmittal form itemizing attached documentation.

3.03 PROCEDURES FOR FIRST APPLICATION FOR PAYMENT

A. The first Application for Payment will not be reviewed until the following submittals from the Contractor have been received and accepted by the Architect or Owner as applicable:
   1. Schedule of values.
   2. Contractor's construction schedule.
   3. Submittal schedule.
   4. List of subcontractors and principal suppliers and fabricators.

3.04 PROCEDURES FOR PAYMENT APPLICATION AT SUBSTANTIAL COMPLETION

A. Administrative actions and submittals that shall precede or coincide with the Application for Payment include:
   1. Issuance and execution of Certificate of Substantial Completion inclusive of list of incomplete Work recognized as exceptions to the Certificates.
   2. All submittals and deliverables specified in the Contract Documents to be completed before Substantial Completion.

3.05 PROCEDURES FOR PAYMENT APPLICATION AT FINAL COMPLETION

A. Administrative actions and submittals that shall precede or coincide with this Application for Payment include:
   1. Completion of Closeout Procedures in Section 01 77 00, Part 1.05.

END OF SECTION 01 29 00

SECTION 01 31 00

PROJECT COORDINATION

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. This section specifies administrative and supervisory requirements necessary for coordination of the Work for the duration of construction, but not necessarily limited to:
   1. Coordination
   2. Administrative and supervisory personnel
   3. General installation provisions
   4. Cleaning and protection

1.03 COORDINATION

A. Coordination Among Trades: Contractor shall coordinate construction activities included under the Drawings and various sections of these Specifications to insure efficient and orderly construction operations included under different sections of the Specifications that are dependent upon each other for proper installation, connection, and operation.
   1. If necessary, inform each party involved, in writing, of procedures required for coordination; including requirements for giving notice, submitting reports, and attending meetings.
   2. Where installation of one part of the Work is dependent on installation of other components, either before or after its own installation, schedule construction activities in the sequence required to obtain the best results.
   3. Where availability of space is limited, coordinate installation of different components to ensure maximum accessibility for later installations and for required maintenance, service and repair.
      a. Where limited available space may cause conflicts in the locations of installed products, and where required to coordinate installation of products and materials, prepare coordination Drawings. Said coordination Drawings shall show plan and cross-section dimensions of the available space and include obstructions caused by structural and systems elements.
      b. Coordinate shop Drawings and other submittals prepared by Contractor’s subcontractors, suppliers and other entities to facilitate installation of products and systems and avoid field conflicts in the Work.
      c. Prepare plans or schedules describing installation sequences and provide said Documents to affected parties.
   4. Make adequate provisions to accommodate items scheduled for later installation.
   5. Inform the Owner when coordination of Owner's work under separate contracts is required. Inform the Owner when Owner's work under separate contracts is incomplete, in non-compliance or prohibits efficient and orderly completion of work under this Contract.
   6. Coordinate dissemination of information between Contractor’s subcontractors or suppliers when information from one is needed by or is of assistance to the other. Distribute interrelated shop Drawings between Contractor’s subcontractors or suppliers prior to shop Drawing submittal to Architect.

B. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities to avoid conflicts and ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:
   1. Preparation of schedules
   2. Installation and removal of temporary facilities.
   3. Delivery and processing of submittals.
   4. Progress meetings.
   5. Project close-out activities.

C. Continue coordination procedures by actively controlling Project conditions as follows:
   1. Verify and ensure that products and materials of all trades are stored in an orderly fashion, under conditions complying with manufacturers' instructions and at planned locations.
   2. Verify and ensure execution of the Work is in compliance with environmental conditions established by manufacturers' instructions and specific requirements of relevant Sections of these Specifications.
   3. Verify and ensure adherence to tolerances required by these Specifications as the Work progresses.
   4. Inspect job conditions before one trade follows another in compliance with these requirements:
      a. Plan and conduct joint inspections involving the affected trades.
      b. Notify Architect at least one week in advance of such inspections and provide opportunity for Architect's participation in the inspection.
      c. While the Architect may confine their observations and inspections to only limited areas, the Contractor shall be responsible for similar inspections in all involved areas.
      d. Review of job conditions, in whole or in part, by Architect in no way relieves Contractor of their obligation to provide various stages of the Work as well as finished Work complying with Contract Documents.
      e. Allow no work to proceed over unsatisfactory conditions that would prevent execution of new work as specified.

1.04 ADMINISTRATIVE AND SUPERVISORY PERSONNEL

A. Contractor shall designate a construction Project Manager for the Project who shall be the primary point of contact and communication for the Owner and Architect. The construction Project Manager shall be assigned full time to the Project until completion of **Final** Contract Close-Out. All written communications to the Architect shall be by or through the construction Project Manager. Architect shall address all their written communications to the construction Project Manager, unless authorized by construction Project Manager to communicate directly to others.

B. Contractor shall provide adequate supervision at the Project site at all times. At a minimum, the Contractor shall designate and assign at least one (1) Superintendent that shall direct and oversee the Work under the Contract. Superintendent shall be assigned full time to the Project until **Final** Completion of Contract Closeout.

PART 2 - PRODUCTS (Not Used)

PART 3 – EXECUTION

3.01 GENERAL INSTALLATION PROCEDURES

A. Inspection of Conditions: Require the Contractor’s installer of each component to inspect both the substrate and conditions under which work is to be performed. Do not proceed until unsatisfactory conditions have been corrected in an acceptable manner.

B. Manufacturers' Instructions: Comply with manufacturers' installation instructions and recommendations, to the extent that those instructions and recommendations are more explicit or stringent than requirements contained in Contract Documents.

C. Connection: Provide attachment and connection devices and methods necessary for securing work. Secure work true to line and level.

D. Temporary Enclosures: Provide and coordinate placement of temporary enclosures.

E. Costs for Adherence to all specified installation procedures are included in the Contract Sum.

END OF SECTION 01 31 00

SECTION 01 31 20

PROJECT MEETINGS

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. Section Includes:
1. Contractor's duties
2. Preconstruction conference
3. Progress and coordination meetings
4. Pre-installation conferences

1.03 CONTRACTOR'S DUTIES

A. Scheduling and Notification: Contractor will notify Owner, Architect and other invited parties of meeting time and place at least five (5) calendar days prior to the date of every progress and coordination meeting or special called meeting. The progress and coordination meetings shall be conducted once every two weeks or as agreed to in the Preconstruction meeting.

B. Administration: The Contractor will prepare a meeting agenda for the progress and coordination meetings, record and promptly distribute copies of minutes of significant proceedings and decisions of the meetings to each participant no later than five (5) calendar days after each meeting. The Contractor shall update construction schedule after each progress meeting to show current progress and documentation of any revisions that have been made or recognized; issue revised schedule, two-week look-ahead with a list of the planned activities, submittal list and RFI list concurrently with report of each meeting.

1.04 PRE-CONSTRUCTION CONFERENCE

A. A pre-construction meeting will be held prior to the start of construction at a time and place designated by the Owner for the purpose of identifying responsibilities of the Contractor, Owner and Architect and explaining administrative procedures.

B. Attendance:
1. County representatives
2. Owner
3. Architect and key subconsultants
4. Contractor represented by Construction Project Manager and Superintendent
5. Major subcontractors if requested by Owner, Architect or Contractor

C. Minimum Agenda:
1. Identification and designation of responsible personnel from all parties.
2. Tentative construction progress schedule (to be distributed by Contractor), with discussion of critical work sequencing, staging, and work hours.
3. Procedures for correspondence and other communications, field decisions, requests for information, design bulletins, requests for changes in the work and claims.
4. Procedures for pay applications, retainage, and executed change orders.
5. Procedures for substitution requests, submittals, including shop Drawings, samples and

product data.

6. Procedures for preparing and maintaining required Record Documents and Operations & Maintenance Manuals.
7. List of major subcontractors and material suppliers.
8. Use of Project Site, including project staging, storage areas, parking, site use limitations or restrictions, utility usage, and erosion control.
9. Material and equipment deliveries, storage, protection and priorities, and material testing and inspections.
10. Safety procedures and responsibilities.
11. Security procedures and methods.
12. Housekeeping procedures and methods.
13. Special project requirements or conditions.
14. Schedule for Owner, Architect, Contractor (OAC) meetings.
15. Public relations and new media.

1.05 PROGRESS AND COORDINATION MEETINGS

A. Scheduling: Unless otherwise requested by Owner or Architect, a progress and coordination meeting shall be held bi-weekly at the Project Site.

B. Attendance:
1. Owner
2. Owner's Project Manager
3. Architect and consultants if determined necessary by progress of the Work.
4. Contractor as represented by Project Manager and Superintendent.
5. Sub-contractors and material suppliers as requested by Owner or Architect or as applicable to progress of the Work.

C. Minimum Agenda (topics to be covered as applicable):
1. Review minutes of previous meeting.
2. Status of submittals and impending submittals.
3. Off-site fabrication and delivery schedules; subcontractor schedules.
4. Actual progress of activities in relation to the schedule. Submit schedule updates as required.
5. Actual and anticipated delays, their impact on the schedule, and corrective actions taken or proposed.
6. Field observations, actual and potential problems affecting construction or job progress, status of RFI's (Requests for Interpretation).
7. Site Utilization, housekeeping, temporary facilities/services.
8. Safety, hazards or risks.
9. Status of corrective work ordered by the Architect, quality and work standards.
10. Change Orders and change order proposals.
11. Documentation of information for payment application (as applicable).

1.06 PROGRESS AND COORDINATION SITE VISITS

A. Scheduling: Unless otherwise requested by Owner or Architect, a progress and coordination site visit shall be held bi-weekly at the Project Site.

B. Attendance:
1. Owner's Project Manager
2. Architect and consultants if determined necessary by progress of the Work.
3. Contractor as represented by Project Manager and Superintendent.

1.07 PREINSTALLAION CONFERENCES

A. Scheduling: Conduct a pre-installation conference at the Project site before each construction activity that requires coordination with other construction or existing conditions. Comply with particular requirements elsewhere in the Specifications that describe specific pre-installation or pre-demolition meetings and associated notifications to the Architect and Owner.

B. Attendance: The Contractor's 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. Notify the Architect and Owner of the scheduled meeting dates as required elsewhere in the Specifications.

PART 2 – PRODUCTS (Not Used)

PART 3 – EXECUTION (Not Used)

END OF SECTION 01 31 20

SECTION 01 32 00

CONSTRUCTION SCHEDULES

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. Section Includes:
1. General description
2. Form and content of schedules
3. Updating of schedules

1.03 GENERAL DESCRIPTION

A. The Construction Schedule is a required submittal, which is subject to the approval of the Architect and Owner which shall be revised periodically as specified herein. The Construction Schedule shall be in a bar-chart or network type form that shall provide complete sequence of construction by activity, and allow for up-dating and revisions. Schedule shall be based on critical path method (CPM), and shall be prepared with input and cooperation of all Contractor's subcontractors.

PART 2 – PRODUCTS (Not Used)

PART 3 – EXECUTION

3.01 FORM AND CONTENT OF SCHEDULES

A. Submit Construction Schedule as described above within 10 calendar days after Notice to Proceed.

B. Provide Construction Schedule with the following format and content:
1. Provide schedule in the form of a bar chart with individual horizontal lines representing the duration of each major activity. Use vertical lines to scale the schedule at one-week intervals.
2. Use the same items of work as shown on schedule of values or in accordance with Section numbers of Specifications.
3. Where related activates must be performed in sequence, show relationship graphically.
4. Incorporate the submittal schedule specified elsewhere.
5. In developing the schedule, take into account administrative reviews.
6. Show dates for the following:
a. Each major activity that influences the construction time (critical path items).
b. Specified pre-installation meetings and progress review meetings.
c. Procurements and delivery dates for products requiring long lead time.
d. Start and completion dates of all major work elements.
e. Time frame for Substantial and Final Completion procedures, including inspections, reviews and punch list activities.
7. Use the same terminology as that used in Contract Documents and provide legend of symbols or abbreviations used.
8. The Construction Schedule will be submitted through email and an updated copy will be provided with every pay application per Section 01 29 00 Procedures for Payment Applications.

C. Architect will advise Contractor if originally submitted Construction Schedule is not satisfactory. If so, Contractor shall revise and resubmit within five (5) calendar days.

D. Prepare and distribute copies of approved Schedule to Architect, Owner, Contractor's subcontractors and other entities whose work will be influenced by schedule dates. Maintain a copy of approved Construction Schedule at Project site office.

3.02 UPDATING OF CONSTRUCTION SCHEDULES

A. Update the Construction Schedule whenever changes occur or are made, or when new information is received, but not less often than at the same intervals at which progress meetings are conducted.

B. In revising the Schedule show all changes **by saving the original schedule as a base line**. Indicate the actual progress or delay of each activity and show revised completion dates. Highlight the activities modified since previous submittal and indicate major changes in scope or revised projections due to changes in the Work (if applicable).

3.03 SCHEDULE AND CONTRACTOR'S REQUESTS FOR CHANGES TO CONTRACT SUM OR TIME

A. The Contractor shall indicate in his Change Proposals for all Contract modifications, if the durations of activities are affected, or if activities are added or activities deleted. The effect shall be indicated for each activity in cost and time as applicable. The Change Proposal shall indicate all additional costs and time impacts of whatever nature; reservations for future determination of impacts will not be allowed or considered. The Contractor shall submit a diagram of that portion of the Construction Schedule affected by the change showing the activities and their costs, man loading, durations and Contractor's subcontractor or trade responsibility. While changes of a minor nature may require little or no documentation of schedule impact, the Contractor shall be aware that in cases where time is involved, failure to submit such a diagram with the Change Proposal shall constitute a waiver of any claims for time extensions associated with the subject of that Change Proposal. When modifications in the Work are necessitated by Field Directives or other Architect's authorizations prior to Change Proposal submissions to avoid delay, the Contractor shall furnish the Architect within 10 calendar days of receipt of the authorizations which changed the Work the same information required for Change Proposals. Failure to do so shall constitute a waiver of any claims for time extensions associated with the subject of the work authorization or directive.

B. As applicable, the Contractor shall adjust the Schedule as needed, but not less than monthly, to reflect any adjustments in time related to negotiated or approved Contract modifications. The updated Schedule shall provide revised completion dates by incorporation of approved change order work and excusable delays, and re computation of all dates, durations and float in accordance with the newly incorporated dates. Such revised completion dates shall be the sole basis for time extensions and adjustments to the Contract completion date. Modified activity times to be used to determine the revised Project completion dates shall be agreed to by the Contractor, Architect and Owner.

END OF SECTION 01 32 00

SECTION 01 32 20

CONTRACT REPORTING

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. General: This Section specifies administrative and procedural requirements for reports required for proper performance of the Work.

B. Reports required include:
1. Daily construction reports.
2. Field correction reports.
3. Special reports.

1.03 REPORTS

A. Daily Construction Reports: Prepare a daily construction report, recording the following information concerning events at the site; and submit duplicate copies to the Architect and Owner at weekly intervals via email.
1. List of subcontractors at the site.
2. List of separate contractors at the site.
3. Approximate count of personnel by trade at the site.
4. High and low temperatures, precipitation, and general weather conditions.
5. Accidents
6. Meetings and significant decisions.
7. Unusual events
8. Stoppages, delays, shortages, losses.
9. Emergency procedures.
10. Orders and requests of governing authorities.
11. Field Directives, or Change Proposal Requests received; Change Proposals implemented.
12. Services connected, disconnected.
13. Equipment or system tests and start-ups.

B. Field Correction Report: When the need to take corrective action that requires a departure from the Contract Documents arises, prepare a detailed report including a statement describing the problem and recommended changes. Indicate reasons the Contract Documents cannot be followed. Submit a copy to the Architect and Owner immediately.

C. Special Reports: When an event of an unusual and significant nature occurs at the Project 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 in advance when such events are known or predictable.

PART 2 – PRODUCTS (NOT USED)

PART 3 – EXECUTION (NOT USED)

END OF SECTION 01 32 20

SECTION 01 33 00

SUBMITTALS

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. Section Includes:
   1. Definitions
   2. General requirements
   3. Submittal schedule
   4. Submittal coordination
   5. Submittal format and preparation:
      a. Shop Drawings
      b. Samples
      c. Product Data
   6. Contractor review and responsibilities
   7. Architect's review
   8. Return, resubmission and distribution

B. Refer to individual Specification Sections for identified equipment and material for which submittals are required.

C. Submittal will be required for each specification section separately.

D. Do not submit on equipment or materials not requested in the Specifications.

1.03 DEFINITIONS

A. Submittals: General term including samples, shop Drawings and product data, as applicable.

B. Samples: Physical examples prepared to illustrate materials, equipment or workmanship to be installed in the Project and to establish standards by which work will be judged as complying with Contract requirements.

C. Shop Drawings: Drawings, diagrams, illustrations, schedules and performance charts, prepared by the entity that is to do the work to illustrate that portion of the Work in detail.

D. Product Data: Dated, printed literature of a product manufacturer which describes product and installation procedures. Product data may include test and performance data, illustrations, standard brochures and special details.

E. Informational Submittals: Submittals indicated in the Contract Documents as to be submitted for information only.

1.04 GENERAL REQUIREMENTS

A. Submittals shall be in orderly sequence and timed to cause no delay in the Work.

B. Contractor shall commence no portion of the Work requiring submittals until submittal has been reviewed and accepted by Architect.

C. Do not utilize submittal review process as a means of requesting substitutions or changes in the scope of the Work.

D. Job delays occasioned by requirement of re-submission of samples, shop Drawings and product data not in accordance with Contract Documents are Contractor's responsibility, and will not be considered valid justification for extension of Contract time.

E. The Contractor shall not be relieved of responsibility for deviations from requirements of the Contract Documents by the Architect's review of shop Drawings, product data, samples or similar submittals unless the Contractor has specifically informed the Architect in writing of such deviation at the time of submittal and the Architect has given written approval to the specific deviation. The Contractor shall not be relieved of responsibility for errors or omissions in shop Drawings, product data, samples or similar submittals by the Architect's review thereof.

F. The Contractor shall direct specific attention, in writing or on resubmitted shop Drawings, product data, samples or similar submittals to revisions other than those requested by the Architect on previous submittals.

G. Resubmitted shop Drawings, product data, samples or similar submittals shall be complete and shall cloud or highlight the changes.

1.05 SUBMITTAL SCHEDULE

A. Submit to the Architect and Owner a list of all required submittals organized and referenced by the sections of these Specifications with all information as required by the Owner. On the list, indicate the timing for submission of the required submittals and relationship to the construction sequence using the Submittal Template provided in this section. Submit the schedule to the Architect within the date required for establishment and submission of Contractor's Construction Schedule.

B. Following approval by the Architect of the submittal schedule, Contractor shall distribute copies to the Contractor’s subcontractors, suppliers and others required to comply with the submittal dates indicated. Maintain a copy in the field. When revisions are made, distribute to same parties that received initial document.

C. Maintain updated submittal schedule during course of the Work that shows status of all submittals. Provide copies for Architect at progress meetings and when requested.

1.06 SUBMITTAL COORDINATION

A. Coordinate preparation and processing of submittals with performance of construction activities. Transmit each submittal to the Submittal Coordinator well in advance of performance of related construction activities to avoid delay.

B. Coordinate each submittal with other submittals and related activities—purchasing, fabrication, testing, delivery, etc.—that require sequential activity. Coordinate transmittal of different types of submittals for related elements of the Work so submittals can be reviewed concurrently. The Architect reserves the right to withhold action on a submittal requiring coordination with other submittals until all related submittals are received.

C. Allow sufficient review time so that installation will not be delayed as a result of the time required to process submittals, including time for re-submittals. If submittal must be reviewed within a certain time in order to maintain the progress of the Work, state so clearly on the submittal. Nevertheless, allow a minimum of fourteen (14) calendar days for the first processing of each

submittal and allow even more time if the submittal must be coordinated with later submittals. Allow a minimum of seven (7) calendar days for processing of resubmittals. No extension of Contract Time will be authorized because of failure to transmit submittals to the Architect sufficiently in advance of the Work to permit processing.

PART 2 – PRODUCTS (Not Used)

PART 3 – EXECUTION

3.01 SUBMITTAL FORMAT

A. Submittal Process:
1. All submittals shall be submitted via email by the Contractor to the Architect.
2. Samples shall be photographed and emailed by the Contractor prior to physical samples being delivered to the Architect.
3. All other documents required by the Contract Documents shall be submitted through email.

B. Transmittals:
1. Submittals will be accepted only through transmittal from the Contractor to the Architect. Submittals received from other entities will be returned without review or action.
2. Submittals must be accompanied by a transmittal form containing the following information:
   a. Project name.
   b. Submittal date.
   c. Transmittal number.
   d. Applicable Specifications Section number.
   e. To: Architect's name and address.
   f. From: Contractor's name and address.
   g. Name of applicable subcontractor(s), supplier(s) or manufacturer(s).
   h. Submittal type (shop drawing, sample, product data, informational submittal).
   i. Description of submittal.
   j. Record of distribution.
   k. Action marking.
   l. List of any deviations from Contract Document requirements.
   m. Comments.

C. Form, Size and Quantity:
1. Label each submittal with the following information:
   a. Project name.
   b. Date of submittal.
   c. Contractor's name and address.
   d. Architect's name and address.
   e. Subcontractor's name and address.
   f. Supplier's name and address.
   g. Manufacturer's name.
   h. Specification section where the submittal is specified.
   i. Numbers of applicable drawings and details.
   j. Other necessary identifying information.
2. Provide a space on each submittal for approval stamp and notations.
3. For Shop Drawing or Product Data submittals larger than 8½” x 14” PDF format by email. If PDF file exceeds 10 megs the Architect will provide the Contractor with directions to access the Architect’s ftp site for submission of file.
4. For Shop Drawing or Product Data submittals on smaller sheets (minimum size acceptable: 8½” x 11”; maximum size acceptable 8½” x 14”) PDF format by email. If PDF file exceeds

10 megs the Architect will provide the Contractor with directions to access the Architect's ftp site for submission of file.

5. For Samples submit three (3) sets with transmittal to office of the Submittal Coordinator.
6. Contractor shall stamp and sign in red ink on all copies.

3.02 SUBMITTAL PREPARATION

A. Shop Drawing Preparation and Format:
   1. Shop Drawings shall conform to the following content requirements:
      a. Number Drawings consecutively
      b. Indicate working and erection dimensions and relationship to adjacent work at accurate scale.
      c. Show arrangements and sectional views, where applicable.
      d. Show compliance with specific referenced standards, such as materials, gauges, thickness, finishes, and characteristics.
      e. Name specific products or materials used.
      f. Indicate anchoring and fastening details, including information for making connections to adjacent work.
      g. Contractor shall make any and all modifications in red ink and shall sign in red ink.
   2. Reference applicable details, sections and similar information from Drawings from which shop drawing data was developed; include applicable Specification Section numbers and names.
   3. Do not reproduce Contract Documents or copy standard information as basis of shop Drawings. Standard information prepared without specific reference to the Project is not considered shop Drawings.

B. Sample Preparation:
   1. Three (3) sets of required samples shall be submitted for the Architect's selection and review so as to maintain construction progress. Acceptance and color selections will not be made unilaterally where selections regarding adjacent materials must be made for purpose of aesthetics. Submit samples for adjacent and inter-related materials concurrently.
   2. Prepare samples in sizes, shapes and finishes in accordance with provisions of individual Specification sections; attach documentation showing compliance. Where samples are for selection of color, pattern, texture or similar characteristics from a range of standard choices, submit a full set of choices for the material or product. Submittals will be reviewed and returned with Architect's selection indicated and other action as appropriate.
   3. Samples furnished under this section are not to be confused with full-size, on- the-site "mock-ups," which may be specified in certain sections of the Specifications.
   4. Keep one (1) set of final approved samples or sample sets at Project site for use during progress of the Work.

C. Product Data Preparation and Format:
   1. Content:
      a. Submit manufacturer's standard printed data sheets.
      b. Identify the particular product being submitted; **submit only pertinent pages**.
      c. Show compliance with properties specified.
      d. Identify which options and accessories are applicable.
      e. Include recommendations for application and use.
      f. Show compliance with the specific standards referenced.
      g. Show compliance with specified testing agency listings; show the limitations of their labels or seals, if any.
      h. Identify dimensions which have been verified by field measurement.
      i. Show special coordination requirements for the product.

3.03 CONTRACTOR'S REVIEW AND RESPONSIBILITIES

A. Review submittals and stamp with approval prior to submission to the Architect. Contractor's stamp shall bear the Contractor's name and word “Approved,” date of the approval, and shall be initialed by the individual responsible for reviewing submittals. Enter stamp on a blank, unmarked area on the submittal.

B. By approving submittals, Contractor represents that they have determined and verified all materials, field measurements, and field construction criteria related thereto, or will do so, and that he has checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.

C. Where work is indicated “By others,” Contractor shall indicate responsibility for providing and coordinating such work; whether by subcontractor or under separate contracts.

D. Contractor agrees that submittals processed by Architect are not substitutions or changes in scope of the Work; that purpose of submittals by Contractor is to demonstrate that Contractor understands design concept; that he demonstrates his understanding by indicating which equipment and material he intends to furnish and install and by detailing fabrication and installation methods he intends to use.

E. Contractor represents by submitting samples, shop drawing and product data that he has complied with provisions specified above. Submissions made without Contractor's approval indicated thereon will be returned without being reviewed for compliance with these requirements.

F. No portion of the Work requiring submission of a shop drawing, product data or sample shall be commenced until the submittal has been reviewed and accepted by the Architect, and Owner as required, as specified herein. All such portions of the Work shall be executed in accordance with accepted submittals bearing the Architect's stamp.

3.04 ARCHITECT'S REVIEW AND ACCEPTANCE

A. Architect’s review and acceptance is only for conformance with design concept of Project and with information in Contract Documents. Architect’s acceptance of a specific item shall not indicate acceptance of an assembly in which item is a component. The Architect’s review is not conducted for the purpose of determining the accuracy and completeness of details such as dimensions and quantities, or for substantiating instructions for installation of equipment or systems, which remain the responsibility of the Contractor. When professional certification of performance characteristics of materials, systems, or equipment is required by the Construction documents, the Architect shall be entitled to rely upon such certifications to establish the materials, systems or equipment will meet performance criteria required by the Construction documents.

B. Architect will review each submittal, mark it with appropriate action, and return it to Contractor with reasonable promptness, except where it must be held for coordination, and the Contractor is so advised. Submittals will be marked by Architect as follows:
   1. “Reviewed” indicates the submittal has been reviewed for conformance with design and no exceptions are taken. Proceed with the work.
   2. “Make Corrections as Noted” indicates Contractor may proceed with the work as noted.
   3. “Amend and Resubmit” indicates submittal has to be revised and resubmitted for review prior to proceeding with the work.
   4. “Rejected, See Remarks” indicates that the submittal does not comply with Contract Documents.

C. Submittals required to be submitted “for Architect's information only” are required to demonstrate that the Work complies with performance requirements of the Contract Documents. Such submittals, if acceptable to Architect, will not be returned to Contractor.

3.05 SUBMITTAL RETURN, RESUBMISSION AND DISTRIBUTION

A. Architect will return the following reviewed and accepted submittals for printing and distribution by Contractor:
   1. Samples: One (1) set, unless additional sets were submitted because of needs of Contractor’s subcontractors or suppliers.

B. Resubmissions: In making resubmissions, follow the same procedures and formats required for original submissions. Make corrections and changes indicated by Architect on unacceptable submissions. In resubmission transmittals, identify clearly and direct specific attention to any revisions other than corrections requested by Architect on previous submissions. Two or more resubmissions of the same submittal will incur Consultant review fees which will be charged back to the Contractor in the form of a deductive changer order.

C. Distribution:
   1. Contractor is responsible for obtaining and distributing copies of submittals to his subcontractors and material suppliers after final acceptance. Prints of reviewed shop Drawings shall be made from reproducibles that carry the Architect’s appropriate stamp.
   2. Contractor shall maintain a file of accepted submittals bearing the Architect's stamp for duration of Project, which shall be delivered to Owner as a part of the Project's Record Documents.
   3. The Contractor’s superintendent also shall maintain an orderly file of all accepted submittals at the Project site. In the event that the Architect or Owner should question the installation of any aspect of the Work requiring accepted submittal data, the inability of the superintendent to produce the required accepted submittal data upon demand shall constitute cause for a “stop work” order to be issued on that particular questioned aspect of the Work and all relevant appurtenant work. The cause shall be equal to the Contractor’s not having received required acceptance of the submittal data. If so issued, such "stop orders" shall not be considered valid justification for extensions of Contract time or claims for additional monetary compensation.

END OF SECTION 01 33 00

SECTION 01 41 00

REGULATORY REQUIREMENTS

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. Section Includes:
1. Regulatory Requirements

1.03 REGULATORY REQUIREMENTS

A. The following regulations are applicable to the Work:
a. International Building Code – 2018 Edition with Georgia State Amendments
b. International Mechanical Code – 2018 Edition with Georgia State Amendments
c. International Plumbing Code – 2018 Edition with Georgia State Amendments, and "IPC Appendix F"
d. International Fuel Gas Code – 2018 Edition with Georgia State Amendments
e. NFPA National Electrical Code – 2020 Edition Georgia State Amendments
f. International Energy Conservation Code – 2015 Edition with Georgia State Supplements and Amendments
g. NFPA Codes and Standards Current Edition
h. NFPA 101 Life Safety Code, 2018 Edition
i. International Fire Code – 2018 Edition
j. 2010 ADA Standards for Accessible Design, Department of Justice, September 15, 2010
k. O.C.G.A. Title 25 (State Fire Law)
l. O.C.G.A. Title 30 (Access to and Use of Public Facilities by Persons with Disabilities)

B. The Contractor shall have copies of these above referenced regulations at the Project site and said documents shall be readily available to all parties involved in the Project.

C. Other statutory requirements and regulations may affect the Work and the performance of the Contractor. Many of these requirements are referenced or described elsewhere in the Contract Documents, but their absence from the Contract Documents does not relieve the Contractor of the responsibility to perform in accordance with said requirements.

PART 2 – PRODUCTS (NOT USED)

PART 3 – EXECUTION (NOT USED)

END OF SECTION 01 41 00

SECTION 01 42 00

DEFINITIONS AND EXPLANATIONS

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. Section Includes:
1. Definitions
2. Specifications format and content explanation
3. Drawing symbols
4. Industry standards
5. Apparent conflict between Drawing and Specifications

1.03 DEFINITIONS

A. Certain terms used repetitiously in these Specifications and elsewhere in the Contract Documents are defined generally in this section. The definitions and explanations of this section are not necessarily either complete or inclusive, but are general for the Work to the extent such definitions or explanations are not stated more explicitly in another provision of the Contract Documents.

B. Approve: The terms “approve,” “review,” “inspect” and their variations, where used in conjunction with the Architect’s actions on the Contractor’s submittals, applications and requests, are limited to the responsibilities and duties of the Architect stated in the General Conditions and elsewhere in these Specifications. Such approvals shall not release the Contractor from their responsibility to fulfill the requirements of the Contract Documents, unless otherwise provided in the Contract Documents.

C. Directed, Requested, etc.: Where nor otherwise explained, terms such as “directed,” “requested,” “authorized,” “selected,” “required,” and “permitted,” mean directed by the Architect, requested by the Architect, and similar phrases. However, no such implied meaning shall be interpreted to extend the Architect's responsibility into the Contractor's area of construction supervision.

D. Indicated: The term “indicated” is a cross reference to details, notes or schedules on the Drawings, other paragraphs or schedules in the Specifications, and similar means of recording requirements in the Contract Documents. Where other terms such as “shown,” “noted,” “scheduled,” and “specified” are used, it is to help locate the reference; no limitation on location is intended except as specifically noted.

E. Refer: Used to indicate that the subject is defined or specified in further detail at another location in the Contract Documents, or elsewhere as indicated.

F. Furnish: The term “furnish” is used to mean supply and deliver to the Project site, ready for unloading, unpacking, assembly, installation, and similar operations, as applicable in each instance.

G. Install: Except as otherwise defined in greater detail, the term “install” is used to describe operations at Project site including the unloading, unpacking, assembly, erection, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning and similar operations, as applicable to a material, product or system in each instance.

H. Provide: Except as otherwise defined in greater detail, the term "provide" means to furnish and install, complete and ready for the intended use as applicable in each instance.

I. Award: "Award" means a formal written notice by the City of Dunwoody that a firm(s) has/have been selected to enter into a contact for services. Any award that has not resulted in a written contract offer to the offeror, within [6 months] of written notice, shall not be considered a binding award.

J. Executed: An "executed" contract (or document) means a contract (or document) that has been fully reviewed and signed by all parties.

1.04 SPECIFICATION FORMAT AND CONTENT EXPLANATION

A. General: This section is provided to help the user of the Specifications understand the format, language, implied requirements, and similar conventions. None of the explanations shall be interpreted to modify the substance of the Contract.

B. Specifications Production: Portions of these Specifications have been edited by the Owner and Architect and may contain minor deviations from traditional formats. Such deviations are a normal result of the production technique, and no other meaning will be implied or permitted. References to Specifications or Technical Specification, shall mean the same.

C. Specification Format: Although not all portions may fully comply, the format of these Specifications is principally as described below. No meaning or significance is attached to such compliance or non-compliance.
   1. Sections and Divisions: For convenience, the basic unit of the Specifications is a "section," each unit of which is named and numbered. These sections are organized into related families of sections which are categorized as "divisions." These divisions are recognized as present construction industry practice on uniform organization and sequencing of specifications. Section titles are not intended to limit the meaning or content of a section, to be fully descriptive of the requirements therein, or to be an integral part of the text.
   2. Section Numbering: Sections are given a numeric sequence to assist in cross referencing information in the Contract Documents. The numbering sequence, however, is not complete.
   3. Parts: Each section has been divided into three or fewer "parts" (Part 1 - General, Part 2 - Products, and Part 3 - Execution). These titles do not limit the meaning of and are not an integral part of the text of the Specification requirements.

D. Specifications Content: The Specifications have been produced employing conventions in the use of language and in the intended meaning of certain words, terms and phrase when used in particular situations or circumstances. These conventions are explained as follows:
   1. Language used in the Specifications is the abbreviated type. Implied words and meanings will be appropriately interpreted. Singular words will be interpreted as plural and plural words interpreted as singular where applicable and where the full context of the Contract Documents so indicates.
   2. Specifying Methods: The techniques or methods of specifying requirements vary throughout the Specifications text, and may include "prescriptive," "open generic-descriptive," "compliance with standards," "performance," "proprietary," or a combination of these. The method used for specifying one unit of work has no bearing on requirements for another unit of work. Except for cases of overlapping or conflicting requirements as described in the following paragraph 3, where more than one set of requirements are specified for a particular unit of work, the option is intended to be Contractor's regardless of whether specifically indicated as such.
   3. Overlapping and Conflicting Requirements: Where compliance with two (2) or more industry standards or sets of requirements is specified, and overlapping of those different standards or requirements is specified, and overlapping of those different standards or

requirements establishes two (2) different or conflicting levels of quality, the most stringent requirement is intended and will be enforced, unless specifically detailed language written into the Contract Documents clearly indicates that the less stringent requirement is to be fulfilled. Refer uncertainties as to which of the two (2) levels of quality is more stringent to the Architect for a decision before proceeding.

4. Imperative Language is generally used throughout the Specifications. Requirements expressed imperatively are to be performed by the Contractor. At certain locations in the text, for clarity, subjective language is used to describe responsibilities that must be fulfilled indirectly by the Contractor, or by others when so noted.

E. Minimum Quality/Quantity: In every instance, the quality level or quantity shown or specified is intended as the minimum for work to be performed or provided. Except as otherwise specifically indicated, the actual work may either comply exactly with that minimum (within specified tolerances), or may exceed that minimum within reasonable limits. In complying with requirements, the indicated numeric values are either minimum or maximums as noted or as appropriate for the context of the requirements. Refer instances of uncertainty to the Architect for decision before proceeding.

F. Assignment of Specialists: The Specifications require (or at least imply) that certain specific construction activities shall be performed by specialist or expert entities who must be engaged for the performance of those units of work. These must be recognized as special requirements over which the Contractor has no choice or option. Nevertheless, the ultimate responsibility for fulfilling Contract requirements remains with the Contractor.

1. This requirement shall not be interpreted to conflict with enforcement of building codes and similar regulations governing the Work. It is also not intended to interfere with local trade union jurisdictional settlements and similar conventions.
2. Trade Names: Use of titles such as “carpentry” is not intended to imply that certain construction activities must be performed by accredited or unionized individuals of a corresponding generic name, such as “carpenter.” It also does not imply that requirements specified apply exclusively to trades persons of the corresponding generic name.

1.05 DRAWING SYMBOLS

A. **Graphic symbols used on the Drawings are those recognized in the construction industry for purposes indicated. Where not otherwise noted, symbols are defined by “Architectural Graphic Standards”, published by John Wiley & Sons, Inc., current edition. Any symbol or graphic hatch pattern shown on the Drawings not specifically labeled as to the material indicated shall be interpreted as follows:**

1. Written Clarification by the Architect prior to Bid
2. Industry Standards
3. Drawing Symbol and Hatch Legends

B. **Clarifications shall be requested in writing by the proposer where written direction and clarification will be provided by the Architect in the Addenda issued prior to bid.**

C. **Under no circumstances will additional compensation be considered for uncertainty and lack of clarification on the part of the Contractor regarding drawing symbols and hatch patterns, not clarified during the bid period.**

D. Mechanical/Electrical Drawings: Graphic symbols used on mechanical and electrical Drawings are generally aligned with symbols recommended by ASHRAE. They are supplemental by more specific symbols indicated in legends and, where appropriate, are further supplemental by technical associations including ASME, ASPE, IEEE, and similar organizations. Refer to instances of uncertainty to the Architect for clarification before processing.

1.06 INDUSTRY STANDARDS

A. Applicability of Standards: Except where Contract Documents include explicit and more stringent requirements, applicable construction industry standards have the same force and effect as if bound or copied directly into the Contract Documents. Such standards are made a part of the Contract Documents by reference. Individual sections indicate which codes and standards apply and which the Contractor must keep available at the Project Site for reference.
   1. Referenced standards (referenced directly in Contract Documents or by governing regulations) have precedence over non-referenced standards.
   2. Non-referenced Standards: Except as otherwise limited by the Contract Documents, standards not referenced but recognized in the construction industry as applicable will be enforced for performance of the Work. The Architect shall decide whether a code or standards is applicable or which of several are applicable.

B. Publication Dates: Where compliance with an industry standard is required, comply with standard in effect as of the date of the Contract Documents.

C. Copies of Standards: Each entity engaged in construction on the Project is required to be familiar with industry standards applicable to that entity's construction activity. Copies of applicable standards are not bound with the Contract Documents.
   1. Where copies of standards are needed for performance of a required construction activity, the Contractor shall obtain copies directly from the publication source.
   2. Although copies of standards needed for enforcement of requirements may be part of required submittals, the Architect reserves the right to require the Contractor to submit additional copies as necessary for enforcement of requirements.

D. Abbreviations and Names: Trade association names and titles of general standards are frequently abbreviated. Where acronyms or abbreviations are used in the Specifications or other Contract Documents, they mean the recognized name of the trade association, standards generating organization, authority having jurisdiction, or other entity applicable to the context of the publication provision. Refer to the “Encyclopedia of Associations,” published by Gale Research Co., available in most libraries.

1.07 APPARENT CONLFICTS BETWEEN DRAWINGS AND SPECIFICATIONS

A. In the event of a conflict between the Contract Drawings and the Contract Specifications, the Contract Specifications take precedent.

PART 2 – PRODUCTS (NOT USED)

PART 3 – EXECUTION (NOT USED)

END OF SECTION 01 42 00

SECTION 01 45 00

QUALITY CONTROL PROCEDURES

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. Section Includes:
1. Contract conditions.
2. Reference standards.
3. Procedures for submittal of quality control documentation.
4. Quality assurance provisions.
5. Coordination, sequencing and scheduling.
6. General quality control activities and requirements.
7. Procedures for specific quality control activities:
a. Testing
b. Inspecting
c. Pre-installation review and inspection
d. Manufacturers' field services
8. Repair and Protection.

1.03 CONTRACT CONDITIONS

A. Certifications and inspections and testing services are required to verify compliance with requirements specified or indicated. These services whether provided by the Contractor or the Owner do not relieve the Contractor of responsibility for compliance with requirements of the Contract Documents.
1. Certifications, inspections, tests and related requirements specified are not intended to limit the Contractor's other quality control procedures that facilitate compliance with Contract Document requirements.
2. Requirements for the Contractor to provide certifications, inspections, testing and related services by the Architect, Owner and other authorities having jurisdiction are not limited by the provisions of this section.

B. Testing and Special Inspection Agencies, whether employed by the Owner or Contractor, shall not approve any portion of the Work and shall not change requirements of the Contract Documents.

C. The Owner is responsible for materials testing and special inspection services required by the Contract Documents and will employ and compensate a Testing Agency for that purpose. Cost of these services shall not be included in the Contract Sum.

1.04 DEFINITIONS

A. Certificate: A written statement that a particular product or a portion of the Work as accomplished conforms to the requirements of the Contract Documents.

B. Testing Agency: Any independent testing and inspection agency employed by the Owner or Contractor to perform certain quality control activities.

C. Reference Standard: Any document incorporated unto the Specifications by reference rather than inclusion of text; including, but not limited to, voluntary specifications prepared by standards and industry organizations.

D. Reports: Certified written documentation of inspections, tests or similar services.

1.05 REFERENCE STANDARDS

A. General: Comply with edition of standards indicated; if date is not indicated, comply with edition in effect as of date of Contract Documents. Compliance with standards that are revised or reissued after that date will not be required unless incorporated into the Contract Documents by modification. When applicable codes, laws or regulations require editions of different dates, obtain instructions from the governing authorities as to which edition is required.

B. The requirements of reference standards are binding on Contractor, just as if they were copied into the Contract Documents, but no provisions of reference standards shall alter the contractual relationship of the parties to the Contract.

C. Maintain at the Project site each reference standard that is indicated elsewhere as to be kept at the site.

1.06 REPORTS

A. The Owner's Testing Agency shall submit certified written reports of each inspection, test or similar service to the Owner, Architect and Contractor as applicable. If the Contractor is responsible for an inspection, test or similar services and has employed a Testing Agency for such, his reports shall comply with the following:
   1. Reports shall be submitted for informational purposes through the Contractor under cover to the Architect through email.
   2. Submit other copies of reports to governing or regulatory authorities if so directed.
   3. Submit the report within three (3) working days after date of inspection or test if practicable.
   4. Reports of inspections, tests or similar services shall include, but not limited to the following data:
      a. Date of issue.
      b. Project name.
      c. Name, address and telephone number of testing agency.
      d. Dates and locations of samples and tests or inspections.
      e. Names of individuals making inspections or tests.
      f. Name and signature of reviewing registered Engineer and laboratory inspector if applicable.
      g. Related Specifications section(s).
      h. Test method or basis of evaluation.
      i. Ambient conditions at time of sample-taking and testing.
      j. Observations, comments or professional opinions regarding compliance with requirements of Contract Documents.
      k. Recommendations on re-testing if required.

1.07 SUBMITTALS

A. Refer to section 01 33 00 for additional requirements.

B. Certificates: Submit for information only unless otherwise directed.
   1. Certificates should be signed by the product manufacturer, unless otherwise specified or not applicable.
   2. Include the following information:

a. Date of certificate.
b. Project name.
c. Description of the product or system certified.
d. Specification section(s) involved.
e. When actual materials to be used are to be certified, include lot identification markings, destination or shipment, and quantity in shipment.
f. Title, name, and signature of person authorized to make certification.

C. Qualifications Statements: Submit for information only unless otherwise directed.

D. Manufacturers' Instructions: Submit for information only unless otherwise directed. Contractor shall identify to Architect any conflicts between manufacturers' instructions and Contract Documents prior to proceeding with affected work.

1.08 QUALITY ASSURANCE.

A. Qualifications of manufacturers and installers shall be as indicated in individual sections of the Specifications.

B. Manufacturer's field personnel shall be employed directly by the manufacturers and normally perform the activities specified.

C. Qualifications of a Testing Agency, if utilized by Contractor, shall include the following criteria:
1. Testing Agency shall meet "Recommended Requirements for Independent Laboratory Qualification" latest edition, published by The American Council of Independent Laboratories.
2. Testing Agency shall be acceptable to Architect and shall have been regularly engaged in services specializing in types of inspections and tests to be performed for a minimum of five (5) years. If requested by Engineer, submit evidence of satisfactory completion of services performed on projects of similar type and scope within specified period.
3. Testing Agency shall be authorized to perform services by authorities having jurisdiction in State of Georgia.
4. Testing Agency's on-site personnel shall be qualified and certified in the fields of testing required for the Project.
5. Testing Agency shall have AASHTO Certified in the State of Georgia.
6. Testing Agency shall have GDOT Certification.

D. Testing Equipment shall be calibrated at reasonable intervals with devices of an accuracy traceable to the National Bureau of Standards (NBS) standards or to accepted values of actual physical constants.

1.09 COORDINATION, SEQUENCING AND SCHEDULING

A. Contractor shall coordinate its sequence of activities with any Testing Agency engaged to perform inspections, tests and similar services to accommodate required work with a minimum delay.

PART 2 – PRODUCTS (Not Used)

PART 3 – EXECUTION

3.01 GENERAL

A. Provide work of the specified quality level; where quality level is not indicated, provide work of quality customary in similar types of work.
1. Where codes, laws, or regulations require work of higher quality or performance, provide work complying with those codes, laws, and regulations.

2. Where two or more quality provisions of the Contract Documents conflict, comply with the most stringent requirement; where requirements are different but apparently equal, and where it is uncertain which requirement is most stringent, obtain clarification from the Architect before proceeding.
3. Actual quality may exceed the specified quality; verify that such differences are acceptable to the City (other criteria may make excessive quality undesirable).

B. Manage and control products, subcontractors, suppliers, manufacturers, site conditions, installers, and workmanship in such a manner as to produce work of the specified quality. Use installers who are capable of producing work of specified quality.

C. Perform all quality control activities specified unless indicated to be performed by other entities.

3.02 TESTING

A. The requirements indicated below in this section are the Contractor's responsibilities relative to testing performed by the Owner and their Testing Agency as well as testing under the direct supervision of the Contractor.

B. Cooperate with Testing Agency personnel. Provide access to the Work and to material supplier's plant and operations.

C. Provide representative samples of materials proposed for use in the Work, in quantities sufficient for accurate testing and as specified.

D. As necessary for performance of the testing, furnish incidental labor and facilities including but not limited to the following:
1. Providing access to the Work to facilitate inspections and tests.
2. Obtaining and handling samples at the Project site under the direction of the Testing Agency or assisting the Testing Agency in taking samples.
3. Provide facilities for storage and caring of test samples on-site and security and protection of samples and test equipment at site.
4. Provide preliminary design mixes for materials mixes that require control by Testing Agency.

E. Notify Testing Agency sufficiently in advance of operations to allow for assignment of personnel and scheduling of tests. Notify Owner's Testing Agency three (3) working days prior to the date of inspection or testing.

F. Where the Owner has engaged a Testing Agency or other entity for testing and inspection of a part of the Work, and the Contractor is also required to engage an entity for the same or related element, the Contractor shall not employ the entity engaged by the Owner, unless otherwise agreed in writing with the Owner.

G. Contractor shall notify the Architect in writing and receive a written reply prior to proceeding with additional testing beyond that specified in the Contract Documents.

H. Re-testing and Cancellation of Testing:
1. Contractor shall be responsible for re-testing where results of required inspections, test or similar services are unsatisfactory and do not comply with requirements of Contract Documents, regardless of whether the original test was the Contractor's responsibility.
2. If the Testing Agency is scheduled by the Contractor to perform tests or monitor activities on-site and testing or work to be monitored gets cancelled by the Contractor after the on-site arrival of the Testing Agency, the cost of the Testing Agency from arrival on-site until they are sent back or utilized for another activity including the cost for travel time shall be borne by the Contractor.

I. Materials and work covered without testing and approval, if required, shall be uncovered and subsequently recovered at the Contractor's expense.

J. Contractor shall not perform work directed by the testing agency which conflict with the Contract Documents without direction by the Architect.

3.03 INSPECTING

A. Perform inspections specified. When inspections reveal unsatisfactory work, make whatever changes or repairs are necessary and re-inspect. Submit a report of each original inspection and each re-inspection.

3.04 MANUFACTURERS' FIELD SERVICES

A. Manufacturers' field services are specified in other sections of the Specifications.

B. If Architect or Owner should be present, provide Architect and Owner with a timely notice of site visit so Architect and Owner may be present. After site visit, submit a report that records: 1) site conditions, installer procedures, and related activities that are not as recommended by the manufacturer; and 2) instructions and recommendations provided by the representative that differ from manufacturer's standard printed instructions.

3.05 REPAIR AND PROTECTION

A. Upon completion of inspection, testing, sample-taking and similar services, repair damaged construction and restore substrates and finishes to eliminate deficiencies, including deficiencies in visual qualities or exposed finishes. Comply with requirements of any references to cutting and patching in other divisions of the Specifications.

B. Contractor shall be responsible for repair and protection of existing items scheduled to remain.

END OF SECTION 01 45 00

SECTION 01 50 00

TEMPORARY FACILITIES, CONTROLS AND SERVICES

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. Section Includes:
1. Definitions
2. Project conditions and scheduling
3. Temporary construction support facilities
4. Special protection requirements
5. Security
6. Vehicular access and parking
7. Termination and removal

1.03 DEFINITIONS

A. Temporary Construction Support Facilities: Structures, fixtures and other built items required to accomplish the Work but which are not incorporated into the finished Work. Included are temporary enclosures, temporary signs, construction aids and miscellaneous facilities.

B. Temporary Services: Activities and services required during construction that do not directly accomplish the Work. Included are waste disposal services, security and miscellaneous services.

1.04 PROJECT CONDITIONS AND SCHEDULING

A. Comply with requirements of regulations, governing authorities and public utilities as to type, quantity, location and use of temporary facilities, utilities and services. Secure and maintain copies of permits, inspection reports or approvals for installation and use of temporary facilities and utilities.

B. Maintain required temporary facilities until not needed or until Substantial Completion. Exceptions to this requirement may be made by Owner as indicated in above paragraph.

1.05 QUALITY ASSURANCE

A. Regulations: Comply with industry standards and 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: Comply with NFPA 241 “Standard for Safeguarding Construction, Alteration, and Demolition Operations,” ANSI A10 Series standards for “Safety Requirements for Construction and Demolition”.

PART 2 – PRODUCTS

2.01 TEMPORARY CONSTRUCTION FACILITIES

A. A construction trailer **shall not be allowed** at the Project site. Project meetings will be held inside the building.

B. Temporary toilet units **shall not be allowed** at the Project site. The Owner will allow the Contractor to use one of the building's restrooms during construction. However, it is the Contractors responsibility to clean the restroom they use at the end of each work day.

C. Construction dumpsters **shall not be allowed** at the Project site. The Owner will allow the Contractor to use the buildings dumpsters during construction. However, it is the responsibility of the Contractor to pay for the debris to be hauled off during construction.

D. Fire Extinguishers: Provide hand-carried portable UL-rated Class A fire extinguishers for temporary offices and similar spaces. In other locations, provide hand-carried, portable, UL-rated Class ABC, dry chemical extinguishers or a combination of extinguishers of NFPA recommended classes for the exposures. Comply with NFPA 10 and NFPA 241 for classification, extinguishing agent, and size required by location and class of fire exposure.

PART 3 – EXECUTION

3.01 GENERAL INSTALLATION

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

3.02 CONSTRUCTION SUPPORT FACILITIES

A. Provide a dedicated area for the storage of tools and equipment within the work area. The Contractor will be required to secure all tools at the conclusion of each work day and maintain a log of equipment and tools located on site. Combustibles and hazardous materials shall not be stored overnight or at any time when construction personnel are not present. The Contractor shall notify the Owner and all such materials shall be approved prior to bringing them on-site.

B. Temporary Enclosures: As required by the progress and sequencing of the Work, provide temporary enclosures for protection of the general public.
   1. Maintain protective barriers, vehicular barriers, temporary fencing, dust control barriers and sound control devices as needed for all phases of construction until final completion of the Project. Barriers and devices shall be coordinated with the staging and sequencing of the Work. Contractor shall be responsible for replacing established protective barriers and devices damaged or removed during construction and shall install any additional protection devices as required to perform the Work under this Contract.
   2. Provide temporary signs as required. Install signs where needed to inform personnel, vendors and public seeking entrance to the Project.
   3. Security, access and working requirements will be discussed at length during the preconstruction meeting.
   4. The Contractor is responsible for all temporary construction, phasing, scheduling, material deliveries, and other items that affect the sequence of construction or scheduling of the Project.

C. Sanitary Facilities: Sanitary facilities include temporary toilets, wash facilities, and drinking-water fixtures. Comply with regulations and health codes for the type, number, location, operation, and maintenance of fixtures and facilities. Install where facilities will best serve the Project's needs. Provide applicable paper goods in support of each facility. Provide covered waste containers for used materials.

1. Toilets: Provide and maintain temporarily sited and self-contained toilet units until Substantial Completion on all Work.
2. Wash Facilities: Provide and maintain a safety shower/eye wash facility with potable water at a location convenient for personnel.
3. Drinking Water Facilities: Provide drinking water canisters or fixtures at convenient locations on the Project site. Include cup supply.

3.03 TEMPORARY UTILITIES AND SERVICES

A. Telecommunications Services: Maintain cell phones for Project Manager and Superintendent.

B. Water Services: Temporary water shall be provided and paid for by the Contractor unless scope of project is a renovation of an existing facility where water services are available.

3.04 VEHICULAR ACCESS AND PARKING

A. Haul Routes: The Contractor shall be responsible for ensuring that trucks providing delivery and/or hauling services to or from the Project site shall properly cover loads. Contractor shall keep the roads to the Project site and the Project site clear, free of mud, dirt, debris, or other materials that are deposited as a result of Contractor's hauling and delivery services. The Contractor is responsible for coordinating and scheduling hauling activities so that the traffic flow on the access road to the Project site is not disrupted at any time.

B. Parking Areas: All parking for Contractor's employees, subcontractors' employees, and for vendors, delivery men, and visitors shall be on the Project site and in designated areas of the phasing Construction Documents.

C. Traffic Control: The Contractor shall provide all traffic control on streets or drives adjacent to or on the Project site that is needed to facilitate the Contractor's Work and protect the public from activities associated with such work. These controls shall include signs, signals, barricades and flagmen, as necessary. The Contractor shall comply with all local, state, federal rules and regulations concerning the placement and use of traffic control devices. Contractor to submit traffic control plans as required by GDOT.

3.05 TEMPORARY PROTECTION AND CONTROL

A. Environmental Protection: Provide protection, operate temporary facilities and conduct construction in ways and by methods that comply with environmental regulations, and minimize the possibility that air, waterways, and subsoil might be contaminated or polluted or that other undesirable effects might result. Maintain protective barriers, tree protection and erosion control devices until Final Completion of the Project. Contractor shall be responsible for replacing established protective barriers, tree protection and erosion control devices damaged or removed during construction and shall install any additional protection devices as required to perform the Work under the Contract. Contractor shall comply with all EPD and NPDES requirements and maintain logs as required. Such Logs shall also be emailed to the Architect at the same time as updates are required by the regulatory agencies. Contractor shall be responsible for all site activities as required by EPD, NPDES, etc.

3.06 MAINTENANCE, 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 in good operating condition until Project completion.

C. Termination and Removal: Unless the Architect requests that it be maintained longer, remove each temporary facility when the need has ended, when replaced by authorized use of a permanent facility, or no later than Substantial Completion. Complete or, if necessary, restore permanent construction that may have been delayed because of interference from the temporary facility. Repair damaged Work, clean exposed surfaces, and replace construction that cannot be satisfactorily repaired.

1. Materials and facilities that constitute temporary facilities are the Contractor's property. The Owner reserves the right to take possession of Project identification signs.
2. Remove all trash and debris and restore areas to conditions required by the Contract.

END OF SECTION 01 50 00

SECTION 01 60 00

PRODUCT REQUIREMENTS AND SELECTION

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. Section Includes:
1. Administrative and procedural requirements for Contractor's selection of products.

B. Related Sections: The following sections contain requirements that relate to this Section:
1. Division 1 Section "Definitions and Explanations", specifies the applicability of industry standards to products specified.
2. Division 1 Section "Product Substitution Procedures", specifics administrative procedures for handling requests for substitutions made after award of the Contract.

1.03 DEFINITIONS

A. Definitions used in this section are not intended to change the meaning of other terms used in the Contract Documents, such as "specialties," "systems," "structure," "finishes," "accessories," and similar terms. Such terms are self-explanatory and have well-recognized meanings in the construction industry.
1. "Products" are items purchased for incorporation in the Work, whether purchased for the Project or taken from previously purchased stock. The term "product" includes the terms "material, "equipment," "system," and terms of similar intent. "Named Products" are item identified by manufacturer's product name, including make or model number or other designation, shown or listed in the manufacturer's published product literature that is current as of the date of the Contract Documents.
2. "Materials" are products substantially shaped, cut, worked, mixed, finished, refined or otherwise fabricated, processed, or installed to form a part of the Work.
3. "Equipment" is a product with operational parts, whether motorized or manually operated, that requires service connections, such as wiring or piping.

1.04 QUALITY ASSURANCE

A. Source Limitations: To the fullest extent possible, provide products of the same kind from a single source.
1. When specified products are available only from sources that do not, or cannot, produce a quantity adequate to complete Project requirements in a timely manner, consult with the Architect to determine the most important product qualities before proceeding. Qualities may include attributes, such as visual appearance, strength, durability, or compatibility. When a determination has been made, select products from sources producing products that possess these qualities, to the fullest extent possible.

B. Compatibility of Options: When the Contractor is given the option of selecting between 2 or more products for use on the Project, the product selected shall be compatible with products previously selected, even if previously selected products were also options.

C. Name Plates: Except for required labels and operating date, do not attach or imprint manufacturers or producer's nameplates or trademarks on exposed surfaces of products that will be exposed to view in occupied spaces or on the exterior.
   1. Labels: Locate required product labels and stamps on concealed surfaces or, where required for observation after installation, on accessible surfaces that are not conspicuous.
   2. Equipment Nameplates: Provide a permanent nameplate on each item of service-connected or power-operated equipment. Locate on an easily accessible surface that is inconspicuous in occupied spaces. The nameplate shall contain the following information and other essential operating data:
      a. Name of product and manufacturer.
      b. Model and serial number.
      c. Capacity.
      d. Speed.
      e. Ratings.

PART 2 – PRODUCTS

2.01 PRODUCT SELECTION

A. General Product Requirements: Provide products that comply with the Contract Documents, that are undamaged and, unless otherwise indicated, new at the time of installation.
   1. Provide products complete with accessories, trim, finish, safety guards, and other devices and details needed for a complete installation and the intended use and effect.
   2. Standard Products: Where available, provide standard products of types that have been produced and used successfully in similar situations on other projects.
   3. Product Selection Procedures: The Contract Documents and standards, codes and regulations govern product selection. Procedures governing product selection include the following:
      a. Proprietary Specification Requirements: Where Specifications name only a single product or manufacturer, provide the product indicated. No substitutions will be permitted, except when the product is unavailable, and then the substitution must be under the terms provided in Specification Section 01 63 00 Product Substitution Procedures.
      b. Descriptive Specification Requirements: Where Specifications described a product or assembly, listing exact characteristics required, with or without use of a brand or trade name, provide a product or assembly that provides the characteristics and otherwise complies with Contract requirements.
      c. Performance Specification Requirements: Where Specifications require compliance with performance requirements, provide products that comply with these requirements and that are recommended by the manufacturer for the application indicated.
      d. Manufacturer's recommendation may be contained in published product literature or by the manufacturer's certification of performance.
   4. Compliance with Standards, Codes, and Regulations: Where Specifications only require compliance with an imposed code, standard, or regulation, select a product that complies with the standards, codes, or regulations specified.
   5. Visual Matching: Where Specifications require matching an established sample, the Architect's decision will be final on whether a proposed product matches satisfactorily.
      a. Where no product available within the specified category matches satisfactorily and complies with other specified requirements, comply with provisions of the Contract Documents concerning "Substitutions" for selection of a matching product in another product category.

6. Visual Selection: Where specified product requirements include the phrase "…as selected from manufacturer's standard colors, patterns, textures…" or a similar phrase, select a product and manufacturer that complies with other specified requirements. The Architect will select the color, pattern, and texture from the product line selected.
7. Contractor Option: Where several products or manufacturers are specified as being acceptable, Contractor has the option of choosing among these named.
8. Comparable or Equal: Where one or more products or manufacturers are specified by name and accompanied by the term "or approved equal," or "or equal", "equal to", or "comparable to", the Contractor may submit a request for substitution prior to bid in accordance with Specification Section 01 63 00 Product Substitution Procedures for any equivalent product or manufacturer that is not specifically named.

PART 3 – EXECUTION (NOT USED)

END OF SECTION 01 60 00

SECTION 01 63 00

PRODUCT SUBSTITUTION PROCEDURES

PART 1 - GENERAL

1.01 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.

1.02 SUMMARY

A. Section includes administrative and procedural requirements for substitutions.

B. Related Sections:
1. Divisions 1 through 28 Sections for specific requirements and limitations for substitutions.

1.03 DEFINITIONS

A. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.
1. Substitutions for Cause: Changes proposed by Contractor that are required due to changed Project conditions, such as unavailability of product, regulatory changes, or unavailability of required warranty terms.
2. Substitutions for Convenience: Changes proposed by Contractor or Owner that are not required in order to meet other Project requirements but may offer advantage to Contractor or Owner.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.01 PROCEDURES FOR SUBSTITUTION REQUESTS DURING BIDDING

A. If Contractor wishes to use products different from those indicated in the Contract Documents, the Contractor shall make a written application as described herein. The burden of proving equality of proposed substitutions shall rest with the Contractor. Substitution requests submitted directly by subcontractors or suppliers will NOT be considered. Substitutions will not be considered for acceptance when acceptance will require substantial revision of Contract Documents.

B. Except as described elsewhere herein, requests for substitution will be considered only during the bidding period. Requests for substitutions must reach the office of the City of Dunwoody Purchasing by the deadline established in the Instructions to Bidders for the receipt of questions and interpretations. Requests received by the Owner after this date will not be considered. Acceptable substitutions will be added to the Contact Documents by addendum; no verbal approvals will be valid.

NOTE: SUBSTITUTION REQUESTS, OR APPROVED MANUFACTURER REQUESTS SENT DIRECTLY TO THE ARCHITECT WILL NOT BE CONSIDERED. ALL REQUESTS MUST BE SUBMITTED COMPLETE TO THE CITY OF DUNWOODY'S PURCHASING DEPARTMENT IN ACCORDANCE WITH THE INSTRUCTION TO BIDDERS.

C. Contractor shall submit written request with complete data substantiating compliance of the proposed product with requirements of Contract Documents. Submit request on a standard form, with three (3) copies of each request and supporting data. Only one request for each product will be considered. Include the following data with the request:

1. Project name.
2. Contractor name.
3. Date of request.
4. Identification of product by Specification reference.
5. Complete data substantiating compliance of proposed substitution with requirements stated in Contract Documents:
    a. Product identification, including manufacturer's name and address.
    b. Manufacturer's literature; identify:
        1) Product description.
        2) Reference standards.
        3) Performance and test data.
        4) Manufacturer's recommendations for use and installation.
        5) Dimensions and space requirements.
    c. Samples, as applicable.
    d. Drawings, as applicable.
    e. Name and address of similar projects on which product has been used, and date of each installation.
    f. Reports from independent testing laboratories, verified experience records from previous users and other printed or written information valid in the circumstances will be considered.
6. Provide an itemized comparison between proposed substitution and product specified; list all variations AND a detailed explanation of how the proposed product meets or exceeds the requirements of the specifications. Website addresses are NOT an acceptable means of compliance with this requirement. Neither the Owner nor the Architect will perform ANY research in connection with product substitutions. It is the responsibility of the proposer to demonstrate full compliance with these specifications and basis of design products.
7. Net amount of change in Contract Sum (if applicable).
8. Information on any changes caused in construction schedule.
9. Description of any changes that will be required in other work or products if substitute product is accepted.
10. Designation of availability of maintenance services and sources of replacement materials.

NOTE: SUBMISSIONS THAT DO NOT INCLUDE ALL INFORMATION WILL BE DEEMED INCOMPLETE AND NOT CONSIDERED.

D. Architect's determination of acceptability of proposed submissions will be made based only on data submitted. In accepting a substitution, the Architect does not warrant that the product meets all express requirements of the Contract Documents. The approved substitution is subject to the same subsequent review and approval procedures as the products originally specified.

E. Contractor shall coordinate all required components and accessories required to make any substitution complete and operable as intended by the basis of design product indicated in the contract documents including all work required for installation of accepted substitutions with interfacing work. The contractor shall bear any and all design costs required to make approved changes in the Work to properly incorporate substitutions. The contractor shall waive all claims for time and additional costs related to use of acceptable substitutions which become apparent following acceptance, including electrical, structural, mechanical, and plumbing requirements associated with the proposed substitution.

F. Substitute products shall not be ordered or installed without written acceptance by the Architect and Owner. Unless substitutions are received and approved as described above, the Contractor shall be responsible for furnishing materials or products in accordance with the Contract Documents.

3.02 SUBSTITUTION REQUESTS OUTSIDE OF BIDDING PERIOD

A. Substitutions will not be considered between the bid date and award of the Contract.

B. In the event that specified items cannot be delivered to the Project site and incorporated into the Work at such times and in such quantities as to cause no delay, provided timely orders are placed, then Contractor may request a substitution in the manner described in this section. Should the accepted substitution provide a cost savings, the contract sum will be adjusted by Change Order with Owner receiving the benefit of the net savings. No increase in the Contract Sum will be allowed on substitutions made after the receipt of bid except where the Contractor can verify a timely placement of orders appropriate to the materials and conditions involved. Contractor's inability to obtain specified items due to failure to place timely orders will not be considered reason for authorizing substitutions. **Substitutions will not be considered when they are indicated or implied on shop drawings or product data. Substitution requests shall be submitted by the Contractor to the Architect via email using the attached template.**

C. A substitution also may be considered after contract award when the proposed substitution provides a definitive reduction in the Contract Sum. Submittal and consideration of said substitutions shall be at the direction and discretion of the Owner. The process for review of such substitutions will be as described in this section.

3.03 PRODUCT EVALUATIONS

A. In making a formal request for a substitution the Contractor represents that:
1. They have investigated the proposed product and has determined that it is equal to or superior in all respects to that specified.
2. They shall provide the same warranties for substitutions as for product specified.
3. They shall be responsible for determining that materials requested for substitution are free of known hazardous substances.
4. They shall coordinate installation of accepted substitution into the Work, and will make such changes as may be required for the Work to be completed in all respects.

END OF SECTION 01 63 00

SUBSTITUTION REQUEST

DATE:

SPECIFIED ITEM:

SECTION LINE NUMBER PARAGRAPH DESCRIPTION:

The undersigned requests consideration of the following:

PROPOSED SUBSTITUTION:

Attached data includes product description, specifications, drawings, photographs, performance and test data adequate for evaluation of the request; applicable portions of the data are clearly identified.

Attached data also includes a description of changes to the Contract Documents which the proposed substitution will require for its proper installation.

The undersigned certifies that the following paragraphs, unless modified by attachments, are correct:

The proposed substitution does not affect dimensions shown on drawings.

The undersigned will pay for changes to the building design, including engineering design, detailing, and construction cost caused by the request substitution.

The proposed substitution will have no adverse effect on other trades, the construction schedule, or specified warranty requirements.

Maintenance and service parts will be locally available for the proposed substitution.

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

Cost Savings: _____
Cost Increase: _____
Time Savings (days): _____
Time Increase (days): _____

Submitted by:_____

Signature:_____

Address:_____

Date:_____

Telephone:_____

Attachments:_____

NO SUBSTITUTION REQUEST IS APPROVED UNLESS IT IS INCLUDED IN THE CONTRACT DOCUMENTS BY ADDENDUM OR CHANGE ORDER.

All Approved Substitutions will be listed by Addendum or issued as a Change Order.

SECTION 01 65 00

MATERIAL AND EQUIPMENT HANDLING AND STORAGE

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. Section Includes:
1. Procedures for transportation and handling.
2. Procedures for delivery and receiving.
3. Procedures for storage.

1.03 DESCRIPTION

A. Requirements of this Section are general in nature. Refer to individual sections of the Specifications for additional, specific requirements.

PART 2 – PRODUCTS (Not Used)

PART 3 – EXECUTION

3.01 PROCEDURES FOR TRANSPORTATION AND HANDLING

A. Require suppliers to deliver manufactured Products to Project site in manufacturers' original packaging with labels and seals intact. Labels shall indicate manufacturer, product name, application instructions and fire resistive classifications.

B. Require suppliers to package products and materials in a manner that will protect them from damage during shipping, handling and storage. Arrange to transport products and materials by methods that avoid damage.

3.02 PROCEDURES FOR DELIVERY AND RECEIVING

A. Provide labor and equipment adequate to handle delivery of products and materials by methods that prevent damage. Provide additional protection as necessary during handling to prevent damage to products and packaging. Lift large and heavy components at designated lift points only.

B. Schedule deliveries to minimize long-term storage at the Project site and prevent over- crowding of construction spaces. Coordinate deliveries with installation time to ensure minimum holding time for items that are flammable, hazardous, easily damaged or sensitive to deterioration, theft and other losses.

C. Promptly inspect all materials and products upon delivery to ensure proper material, color, type and quantity, and to ensure that materials are undamaged and properly protected. Verify compliance with requirements of Contract Documents and approved submittals.

D. Clearly mark partial deliveries to identify contents, permit easy accumulation of entire delivery and facilitate assembly.

3.03 PROCEDURES FOR STORAGE

A. Store materials and equipment in a safe and protected manner. Observe manufacturer's recommendations for positioning, separation and ventilation, as applicable.

B. Store materials at the Project site in a manner that will facilitate inspection, measurement, or counting of units. Store unpacked or loose products on shelves, in bins, or in neat groupings of like items.

C. Flammable or Hazardous Materials:
1. Store minimum quantities in protected areas.
2. Provide appropriate type fire extinguisher near said storage areas.
3. Observe manufacturer's precautions and applicable ordinances and regulations.
4. Flammable and Hazardous Materials shall not be stored inside nearby building.

END OF SECTION 01 65 00

SECTION 01 73 00

CONSTRUCTION EXECUTION

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. Section Includes:
1. General examination requirements
2. General installation procedures and requirements
3. Installation requirements for components
4. Safety precautions and requirements
5. Phasing Requirements

1.03 DEFINITIONS

A. Damage: Any sort of deterioration whether due to weather, normal wear and tear, accident, or abuse; resulting in soiling, marring, breakage, corrosion, rotting or impairment of function.

B. Debris: Rubbish, waste materials, litter, volatile wastes, and similar materials.

PART 2 – PRODUCTS (Not Used)

PART 3 – EXECUTION

3.01 GENERAL EXAMINATION REQUIREMENTS

A. Prior to performing work, examine the applicable conditions under which the work is to be performed. If unsafe or otherwise unsatisfactory conditions are encountered, take corrective action before proceeding.

B. Conditions that could have been discovered by examination of Project site and Drawings will not be allowed as cause for claims for extra work. In particular these conditions include:
1. Underground utilities.
2. Existing facilities, structures and appurtenances, on the site of the Project with which the Contractor must coordinate during construction and that can be reasonably discerned.
3. Space requirements of items shown diagrammatically on Drawings.
4. Limitations on transport and storage of materials and equipment.
5. Locations of points of connections to utilities.

3.02 GENERAL PREPARATION REQUIREMENTS

A. Take field measurements as required to fit work properly and recheck measurements prior to installing each product. Notify Architect promptly of any discrepancy in dimensions between Drawings and field measurements that will affect a current or anticipated installation.

3.03 WORKING TIMES

A. The basic hours of work for the Contractor shall be **6:30 a.m.** through **5:00 p.m**., Monday through Friday. **The Owner will require all saw cutting of the slab to be performed while the building is not in use. This would be after 5:00 p.m. on a week day, or on a weekend.** All work needing to be performed outside of the normal working hours shall be approved by, and scheduled with the Owner in advance. The Contractor shall notify the Owner **72 hours in advance** for scheduling of off-hours work.

3.04 GENERAL CONSTRUCTION PROCEDURES

A. All construction shall be in accordance with all applicable federal, state, and local codes and regulations.

B. Accurately locate the work and components of the work.

C. The Contractor is responsible for all temporary construction, phasing, scheduling, material deliveries, and other items that affect the sequence of construction or scheduling of the Project and shall coordinate with the Owner's facility operations.

D. The Contractor shall verify location of existing utilities before commencing work, and care shall be taken to protect all utilities which are to remain.

3.05 CLEANING AND PROTECTION

A. Keep the work site free of waste materials and debris; remove such waste periodically. Maintain level of cleanliness necessary for proper execution of the work.

B. Remove debris from concealed spaces and pipes.

C. Keep installed work clean, and clean again when soiled by other operations. Protect installed work from damage.
   1. Provide protective coverings for work that may be damaged by subsequent operations.
   2. Maintain protective coverings until date of Substantial Completion.

3.06 SAFETY PRECAUTIONS AND REQUIREMENTS

A. Take precautions to prevent fires and to facilitate fire-fighting operations.
   1. Store flammable materials in non-combustible containers, store away from potential fire sources; remove flammable waste regularly; provide adequate ventilation when using flammable or explosive substances.
   2. Carefully supervise the operation of potential fire sources including on-site welding and cutting.
   3. Keep temporary and permanent firefighting facilities readily accessible; keep firefighting routes open.

B. Take precautions to prevent accidents due to physical hazards.
   1. Provide barricades, signs and warning lights as required to protect personnel and public from hazards and inform them thereof. Barricades and temporary safety railings shall comply with applicable safety regulations.
   2. Provide and require use of safety equipment, clothing and accessories as required by the construction activity and applicable safety regulations. This is a hard hat job; protective headgear must be worn at all times in the construction period.

C. Take precautions to prevent pollution of air, water and soil.

1. Comply with government regulatory requirements for disposal of waste.
2. Do not dispose of volatile wastes such as petroleum products or other chemicals in storm or sanitary drains or on the grounds surrounding the Project site.
3. Do not handle or dispose of waste materials, debris, cleaning compounds or other chemicals in a manner that will be harmful to plant life at Project site and grounds adjacent to the Project site.
4. Comply with regulations and authorities having jurisdiction over safety and environmental standards affecting the Project.

D. Take precautions not to allow noxious fumes, gases, or excessive amounts of dust to leave the work area. Notify the Owner at least 24 hours in advance of any scheduled activities that might lead to such emissions.

E. Provide temporary supports and construction as required to prevent movement, collapse, or structural failure of site work items or any elements thereof.

F. Locate and mark all overhead utility lines in areas of work and access points.

G. Use of tobacco products; i.e., cigarettes, vaping, snuff, chewing tobacco, etc.; is strictly prohibited on the work site.

H. Use of mobile phones, smartwatches, tablets, etc., is prohibited on the work site except for Contractor Supervision personnel and Subcontractor foremen.

I. Contractor to comply with all City noise ordinances, as well as days and times which construction activities are allowed as per Authorities Having Jurisdiction (AHJ).

END OF SECTION 01 73 00

SECTION 01 73 50

CUTTING AND PATCHING

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. Section Includes:
1. Description
2. Submittals
3. Materials
4. Examination prior to implementation
5. Preparation
6. Workmanship
7. Cutting
8. Patching
9. Cleaning

1.03 DESCRIPTION

A. Contractor shall be responsible for cutting, and patching required to complete the Work including the following:
1. Removing and replacing defective work or work not conforming to requirements of Contract Documents.

B. Costs incurred defective work shall include costs for services of Owner's consultants.

1.04 SUBMITTALS

A. Prior to cutting and patching of work in place, the Contractor shall submit a written action plan to the Architect. This action plan shall be submitted at least three (3) calendar days in advance of performing any cutting or alterations and shall meet the requirements set forth in this section.
1. The written action plan must be submitted in advance of any cutting that affects the following:
a. Work of Owner or any separate contract.
b. Aesthetic qualities of visually exposed elements.
2. The Contractor shall include the following information in the action plan:
a. Identification of Project.
b. Description of affected work.
c. Extent of cutting and patching and how it is to be performed; indication of why it cannot be avoided.
d. Anticipated results in terms of changes to demolition; including changes to other significant visual elements.
e. Products proposed for use.
f. Firms or entities that will perform the work.
g. Utilities that will be disturbed or affected, including those that will be relocated and those that will be temporarily out-of-service. Indicate how long service will be disrupted.
h. Alternate methods, if applicable.

i. Dates and times when cutting and patching work is to be performed.

3. Should conditions of the work or the schedule indicate a change of products from the original installation, Contractor shall submit a request for substitution as specified in section Product Substitution Procedures.

B. Approval by the Architect to proceed with cutting and patching does not waive the Architect's right to later require complete removal and replacement of a part of the Work found to be unsatisfactory.

PART 2 – PRODUCTS

2.01 MATERIALS

A. Materials for patching and replacement of work removed: Comply with Specification Sections for type of work to be performed. Use materials identical to original installed materials. If identical materials cannot be used where exposed surfaces are involved, use materials that match original adjacent surfaces to the fullest extent possible with regard to visual effect. Use materials whose installed performance will equal or surpass that of original materials installed.

PART 3 – EXECUTION

3.01 EXAMINATION

A. Prior to proceeding with work, examine Project conditions and surfaces to receive work including elements subject to damage or movement during cutting and patching operations. Take corrective action if unsafe or unsatisfactory conditions are encountered or anticipated.

B. After cutting, uncovering or removing, inspect conditions affecting installation of products or performance of further work. If unsatisfactory or questionable conditions are encountered, report such conditions in writing to Architect and do not proceed with work until Architect has provided further instructions.

3.02 PREPARATION

A. Temporary Supports: Provide adequate temporary supports for work to be cut and as necessary to ensure the structural integrity of the affected portion of the work.

B. Protection:

1. Protect adjacent construction during cutting and patching work to prevent damage. Provide all materials, devices and methods as required to protect work and adjacent surfaces.
2. Take precautions necessary to avoid cutting operable pipes, conduits or ductwork serving the building including those scheduled to be removed or relocated until provisions have been made to bypass them.
3. Protect portions of the work that may be exposed to the elements by cutting and patching.

3.03 WORKMANSHIP

A. Employ skilled workers to perform cutting and patching work. To the greatest extent possible, retain installers or fabricators to perform cutting and patching work, especially for visually exposed finished surfaces and weather-exposed, waterproofed or moisture resistant elements.

B. Perform demolition and cutting work by methods that will not damage adjacent construction and will provide proper surfaces for patching work.

C. Execute work, by methods which will prevent settlement or damage to other work.

D. Elements of a structural or supporting nature, including those which are concealed and exposed after removal of work for repairs or patching, shall be inspected and the Architect notified should additional work be indicated due to loss of structural integrity, rot, rust, corrosion or other similar conditions.

E. Restore work that has been cut and removed so that completed Work is in accordance with requirements of Contract Documents. Perform all installations, fittings, and adjustments of materials or products to comply with manufacturers' product data, its intended functions, specified tolerances and finishes.

F. Fit restored work airtight around pipes, sleeves, ducts, conduit and other penetrations through surfaces.

G. Refinish surfaces to provide an even, uniform finish to match adjacent finishes. For continuous surfaces, refinish to nearest intersection. For an assembly, refinish entire unit.

3.04 CUTTING

A. Perform cutting using methods least likely to damage adjoining construction or elements to be retained. Where possible, review proposed procedures with original installer; comply with original installer’s recommendations.

B. Where cutting is required, use tools designed for sawing, cutting and grinding, not hammering or chopping. Cut openings neat to sizes required with minimum disturbances to adjacent surfaces. Cut or drill from exposed or finished side into concealed surfaces to avoid marring finished surfaces.

C. Perform cutting through concrete or masonry using cutting machines designed for this purpose such as carborundum saws or diamond core drills.

3.05 PATCHING

A. Patch with methods and materials that are the least obvious. Restore exposed finishes of patched areas and adjacent areas in a manner that will be indistinguishable in the finished Work.

B. Where possible, inspect and test patched areas to demonstrate integrity of installation.

3.06 CLEANING

A. Clean areas and spaces where cutting and patching have been performed or where such work areas were accessed.

END OF SECTION 01 73 50

SECTION 01 74 00

CLEANING

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. This Section includes administrative and procedural requirements for cleaning during construction and final cleaning prior to Substantial Completion.

B. Related Sections: The following Sections contain requirements that relate to this Section:
1. Division 1 Section “Construction Execution”.
2. Special cleaning requirements for specific elements are included in appropriate Sections of Divisions 1 through 28.

PART 2 – PRODUCTS

2.01 MATERIALS (NOT USED)

PART 3 – EXECUTION

3.01 CLEANING DURING CONSTRUCTION

A. During construction period, Contractor shall keep the Project site, and adjacent properties free from accumulation of debris and waste materials at all times. The Contractor shall execute all cleaning procedures necessary to maintain these conditions.

B. Provide adequate on-site containers for waste collection. Place all waste materials and debris in said containers in an expeditious manner to prevent accumulation. Remove waste from Project site when containers become full. Legally dispose of all such waste and debris off Project site. Dispose of no materials in adjacent waterways.

C. Control windblown dust and materials subject to blowing. Wet down materials as necessary to prevent such occurrences.

D. Allow no accumulation of food scraps or organic debris that may contribute to spread of rats, roaches, and other vermin.

E. Allow no graffiti or similar distasteful comments or illustrations to be authored on building materials or on any temporary or permanent construction on the Project site. Contractor shall monitor the Project for violations of this item, and shall take action to clean, cover, or replace subject materials as necessary.

3.02 FINAL CLEANING

A. Prior to Date of Substantial Completion, clean all finished surfaces. All said cleaning shall be performed prior to Contractor’s request that the Project or portion thereof be inspected for Substantial Completion. For the “final cleaning” employ experienced workers or professional cleaners.

B. Complete the following cleaning operations before requesting inspection for certification of Substantial Completion for the entire Project or a portion of the Project.
   1. Clean the Project Site, yard and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and foreign substances.
   2. Sweep paved areas and concrete surfaces broom clean. Rake grounds that are neither planted nor paved to a smooth, even-textured surface.
   3. Remove petrochemical spills, stains, and other foreign deposits.
   4. Remove tools, construction equipment, machinery, and surplus material from the site which is not required to be turned over to the Owner.
   5. Clean exposed exterior and interior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances. Avoid disturbing natural weathering of exterior surfaces. Restore reflective surfaces to their original condition.
   6. Remove debris and surface dust from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar places.
   7. Broom clean concrete floors in unoccupied spaces.
   8. Vacuum clean carpet and similar soft services, removing debris and excess nap. Shampoo if required to remove all stains.
   9. Clean transparent materials, including mirrors and glass in doors and windows. Remove glazing compounds and other substances that are noticeable vison-obscuring materials. Replace chipped or broken glass and other damaged transparent materials. Polish mirrors and glass, taking care not to scratch surfaces.
   10. Remove labels that are not permanent labels.
   11. Touch up and otherwise repair and restore marred, exposed finishes and surfaces. Replace finishes and surfaces that cannot be satisfactorily repaired or replaced or that already show evidence of repair or restoration.
      a. Do not paint over “UL” and similar labels, including mechanical and electrical nameplates.
   12. Wipe surfaces of mechanical and electrical equipment and similar equipment. Remove excess lubrication, paint and mortar droppings, and other foreign substances.
   13. Clean plumbing fixtures to a sanitary condition, free of stains, including stains resulting from water exposure.
   14. Replace disposable air filters and clean permanent air filters. Clean exposed surfaces of diffusers, registers, and grills.
   15. Clean ducts, blowers, and coils if units were operated without filters during construction.
   16. Clean light fixtures, lamps, globes, and reflectors to function with full efficiency. Replace burned-out bulbs and defective and noisy starters in fluorescent and mercury vapor fixtures.
   17. Leave the Project site clean.

C. Removal of Protection: Remove temporary protection and facilities installed during construction to protect previously completed installations during the remainder of the construction period.

D. Compliances: Comply with governing regulations and safety standards for cleaning operations. Remove waste materials from the site and dispose of lawfully. Comply fully with federal, state and local environmental and antipollution regulations.

3.03 GENERAL SITE MAINTENANCE

A. Take precautions to prevent pollution of air, water and soil.
   1. Do not burn or bury waste materials or debris on Project site. Comply with government regulatory and legal requirements for disposal of waste.
   2. Do not dispose of volatile wastes such as paint, mineral spirits, oils or paint thinner in storm or sanitary drains, on pavements or in gutters of Project site.
   3. Do not handle or dispose of waste materials, debris, cleaning compounds or other chemicals in a manner that will contaminate the soil or be harmful to plant life on the

Project site.

4. Comply with laws, rules regulations, ordinances, codes and authorities having jurisdiction over safety and environmental standards affecting the Project.

B. Minimize discharge of rainwater and effluent into sewer and adjacent waterways.
   1. Provide temporary means of drainage to prevent flooding and ponding on the Project site.
   2. Prevent site erosion due to stormwater runoff.
   3. Control sediment discharges; filter out soil, debris and contaminants.
   4. Comply with all laws, rules, regulations, ordinances, codes and other legal requirements governing erosion control and stormwater runoff both on the Project site and leaving the Project site.

C. Keep adjacent public ways free of debris, hazardous and unsanitary conditions and nuisances. Provide adequate traffic control by means of signs, signals and flagmen, as necessary.

END OF SECTION 01 74 00

SECTION 01 77 00

CONTRACT CLOSE-OUT

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. Section Includes:
   1. Substantial Completion Procedures
   2. Final Completion Procedures

1.03 DEFINITIONS

A. Substantial Completion: The time at which the Work is sufficiently complete in accordance with the Contract Documents so that the City can occupy or use the Work for its intended purpose without disruption.

B. Final Completion: The stage at which all the Work has been satisfactorily completed in accordance with the Contract Documents and all required close-out documents and other required deliverables have been provided, and approved, to the Architect and Owner.

C. List of Incomplete Work: A comprehensive list of items to be completed or corrected, prepared by the Contractor for the purpose of obtaining certification of Substantial Completion. This list is also referred to as a "punch list."

1.04 SUBSTANTIAL COMPLETION PROCEDURES

A. The Architect and Owner will perform one (1) inspection for Substantial Completion, upon the written request of the Contractor. One Certificate of Substantial Completion will be issued; this certificate will include all of the Work and not a portion or portions. If the Architect is unable to issue the Certificate of Substantial Completion because the Work is not considered to be substantially complete, the Contractor shall pay all subsequent inspection costs, including compensation for the Architect's services.

B. Prior to requesting Architect's inspection for Certificate of Substantial Completion, complete the following activities and list all known exceptions in the request:
   1. Obtain any applicable permits from authorities having jurisdiction. Said certificates and permits (if applicable) shall enable the City to have full and unrestricted use of the Work, and unrestricted access to services and utilities.
   2. Remove all temporary facilities from the Project site.
   3. Complete all other activities specified by the Contract Documents to be completed before Substantial Completion.

C. Prior to requesting Architect's inspections for Substantial Completion, complete the following submittals:
   1. List of incomplete work and cost associated with incomplete work.
   2. All submittals specified in the Contract Documents to be completed before Substantial Completion.

D. On receipt of a written request for inspection, the Architect and Owner will either proceed with inspection or advise the Contractor of unfilled requirements. The Architect will prepare the Certificate of Substantial Completion following the inspection or advise the Contractor of Work that must be completed or corrected before the Certificate will be issued. In the latter case, any follow-up inspections that must occur prior to granting Substantial Completion will be considered additional services by the Architect and will be compensated by the Contractor. The Certificate of Substantial Completion will be accompanied as necessary by a list of deficient work items (a Punch list) that must be completed or corrected by the Contractor prior to them requesting an inspection by the Architect and Owner for final acceptance and final completion of the Project.

E. Upon completion of the inspection and determination that the Work is substantially complete; the Architect shall prepare a Certificate of Substantial Completion (on AIA Form No. G704, current edition, or its equivalent) establishing a date when the Project is sufficiently complete and suitable for the use it is intended, and identifying a Punch list. The Architect and the City shall execute said Certificate.

F. The Contractor shall coordinate with the Owner the transfer of the building's utilities to the Owner's account.

1.05 FINAL COMPLETION PROCEDURES

A. The Contractor's written request for final inspection and final application for payment may coincide. The Architect will perform only one inspection for Final Completion, upon the request of the Contractor. The Contractor should take care that all requirements for Final Completion as indicated in the paragraphs below have been completed prior to submitting their request. If the Architect is unable to issue the certificate for final payment because the Work is not complete, the Contractor shall pay all subsequent inspection costs, including compensation for the Architect's services.

B. Prior to requesting Architect's final inspection for certificate of Final Completion and Final Payment, complete the following items and list any known exceptions in the request:
   1. Submit a copy of the Punch list of itemized work to be completed or corrected, stating that each item has been completed, corrected or otherwise resolved for acceptance.
   2. Submit final pay application accounting for all changes in Contract Sum, with final releases and support not previously submitted and accepted, including Consent of Surety to Final Payment.
   3. Submit, workmanship bonds, maintenance agreements, final certifications and similar documents required by Contract Documents or related to installed equipment and materials. Submit required closeout submittals listed herein.

C. Closeout Submittals:
   1. Warranties: In accordance with Contract Documents, Contractor shall furnish their one-year warranty in writing, on the form bound hereinafter. Warranties for a longer period of time may be required by the Specifications. These warranties of a longer period also shall be assembled and submitted. Unless otherwise specified, all warranties shall commence on the Date of Substantial Completion. The warranties shall state the date on which they expire.
   2. Statutory Affidavit: Before final closeout of the Work, the Contractor and Subcontractors shall furnish a Statutory Affidavit in the form attached to this section.
   3. Inspection Reports (as required): Secure and submit to the Owner, through the Architect, a certification from the local government agency or agencies having jurisdiction that the construction has been inspected and that the Project is acceptable.
   4. Certificate of Substantial Completion and Fire Marshal Certificate of Occupancy (if applicable) and Certificate of Final Completion: On final inspection of the Project, submit a Certificate of Final Completion verifying that Punch list items are complete and that all close out documents and payments are in order (as shown by the accompanying Project Close-Out Check-Off List), and establishing the Date of Final Acceptance.

5. Project Record Documents, Maintenance & Operations Manuals, Materials & Services List, and Closeout Documents (warranties in excess of 1 year, attic stock, O&M data)
6. **All documents must be submitted through email or on thumb drive.**

PROJECT CLOSE-OUT CHECK-OFF LIST

DOCUMENTS	NO. OF COPIES	DATE RECEIVED
Contractor's Warranty	_____	_____
Statutory Affidavit (Contractor's)	_____	_____
Statutory Affidavit (Sub-contractors')	_____	_____
Record Drawings (As-builts)	_____	_____
O&M Manuals with Approved Submittals	_____	_____
Training Manuals and Videos	_____	_____
Fixed Assets Log (as shown at the end of this section)	_____	_____
Conducted Owner Trainings (refer to Section 01 81 50)	_____	_____
Torque Record for Electrical Connections	_____	_____

CLOSE-OUT CHECK-OFF LIST
(Continued)

	NO. OF COPIES	DATE RECEIVED
Special Warranties (beyond one-year limit): (List appropriate warranties)		
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

CLOSE-OUT CHECK-OFF LIST
(Continued)

	NO. OF COPIES	DATE RECEIVED
DOCUMENTS		
Punch List Items Completed	_____	_____
Certificate of Substantial Completion	_____	_____
Certificate of Final Completion	_____	_____
Consent of Surety of Final Payment	_____	_____

I certify that, being familiar with the Contract Documents for this Project, to the best of my knowledge, the items checked off hereinabove constitute all that are applicable to this Project.

Date Submitted to the Architect: _____

Date Submitted to the Owner: _____

_____ _____

Contractor: Architect:

FIXED ASSET LOG

Facility Name	Address	Area	Equipment Type	Equipment Name	Category	Manufacturer

Model #	Serial #	PO #	Purchased Amount	Installed Date	Installed By	Service Life

Description/Size	Warranty Coverage	Warranty Open Date	Warranty #	Warranty Description	Warranty Phone Number

STATUTORY AFFIDAVIT

STATE OF _____
COUNTY OF _____

FROM: _____
TO: _____

RE: Contract entered into the _____ day of _____ 20 ___, between the above-mentioned parties for the construction of _____ _____ at _____

KNOW ALL MEN BY THESE PRESENTS:

1. The Undersigned hereby certifies that all work required under the above contract has been performed in accordance with the terms thereof, that all material, men, subcontractors, mechanics, and laborers have been paid and satisfied in full, and that there are no outstanding claims of any character arising out of the performance of the contract which have not been paid and satisfied in full.

2. The undersigned further certifies that to the best of his knowledge and belief there are no unsatisfied claims for damages resulting from injury or death to any employees, subcontractors, or the public at large arising out of the performance of the contract, or any suits or claims for any other damage of any kind, nature, or description which might constitute a lien upon the property of the City.

   The undersigned makes this affidavit as provided by law and for the purpose of receiving final payment in full settlement of all claims arising under or by virtue of the contract, and acceptance of such payment is acknowledged as a release of the City from any and all claims under or by virtue of the contract.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument this _____ day of _____, 20 ___.

Personally appeared before the undersigned, _____who, after being duly sworn, depose(s) and say(s) that the facts stated in the above affidavit are true.

_____
Notary Public

This _____ day of _____, 20___

My commission expires_____

CERTIFICATE OF FINAL COMPLETION

OWNER:_____ CONTRACTOR:_____

ARCHITECT:_____ BONDING CO.:_____

PROJECT NAME: _____

CONTRACTOR: _____

(Name, Address) _____

_____

TO (OWNER):

THIS CERTIFICATE COVERS THE ENTIRE PROJECT

By execution of this document, the Contractor and Architect each certify that the work performed under this Contract has been reviewed at a final inspection on _____, and found to be complete as verified by the attached Project Close-Out Check-Off List, and the City accepts the Project as complete on the last date of this Certificate. Final payment to the Contractor is authorized. Execution and acceptance of this Certificate by the City, shall in no way waive or void any conditions of the Contract Documents.

A certificate of Substantial Completion has been issued establishing _____, as the date of beneficial use and the commencement of all Warranties and Guarantees required by the Contract Documents.

_____

ARCHITECT BY DATE

_____

CONTRACTOR BY DATE

_____

OWNER BY DATE

END OF SECTION 01 77 00

SECTION 01 78 20

OPERATIONS AND MAINTENANCE DATA

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. This Section includes administrative and procedural requirements for operation and maintenance manuals, including the following:
   1. Preparing and submitting operation and maintenance manuals for building operating systems and equipment.
   2. Preparing and submitting instruction manuals covering the care, preservation, and maintenance of architectural products and finishes.
   3. Instruction of the Owner's operating personnel in the operation and maintenance and recommended preventative maintenance requirements of building systems and equipment.

B. Related Sections: The following sections contain requirements that relate to this section:
   1. Division 1 Section “Submittals”, specifies preparation of Shop Drawings and Product Data.
   2. Division 1 Section “Contract Closeout”, specifies general closeout requirements.
   3. Division 1 Section “Project Record Documents”, specifies record document requirements.
   4. Appropriate Sections of Divisions 1 through 28 specify special operation and maintenance data requirements for specific pieces of equipment or building operating systems.

1.03 QUALITY ASSURANCE

A. Maintenance Manual Preparation: In preparation of maintenance manuals, use personnel thoroughly trained and experienced in operation and maintenance of equipment or system involved.
   1. Where maintenance manuals require written instructions, use personnel skilled in technical writing where necessary for communication of essential data.
   2. Where maintenance manuals require drawings or diagrams, use draftsmen capable of preparing drawings clearly in an understandable format.

B. Instructions for the Owner's Personnel: Use experienced instructors thoroughly trained and experienced in operation and maintenance of equipment or system involved to instruct the Owner's operation and maintenance personnel.

1.04 SUBMITTALS

A. Submittal Schedule: Comply with the following schedule for submitting operation and maintenance manuals:
   1. Before Substantial Completion, when each installation that requires operation and maintenance manuals is nominally complete, submit a draft copy of each manual to the Architect for review. Include a complete index or table of contents of each manual. The Architect will return the draft with comments within 15 calendar days of receipt.
   2. Contractor must incorporate all of Architect’s revisions and comments and submit final acceptable operations and maintenance manuals to Architect prior to requesting Final Completion on the Project.

B. Form of Submittal: Prepare operation and maintenance manuals in the form of an instructional manual for use by the Owner's operating personnel. Organize into suitable folders of manageable size. Where possible, assemble instructions for similar equipment into a single binder. Submit digital copy to Architect for review via email. Once all documents have been reviewed by Architect as complete, submit a digital copy to Architect for distribution to Owner.

1. Digital files and folders shall be structured as follows:

(Main Folder) ***Dunwoody City Hall Interior Renovation Close Out Documents***

- (files) ***document title.pdf*** – Refer to section Contract Closeouts for list of checklists, affidavits and certificates to be saved here as individual PDF files.
- (file) ***Schedule of Contacts.pdf*** – List, in table format, contact information for each subcontractor completing Work on project. Headings should read: Scope of Work; Contractor Name; Contractor Address; Contractor email; Contractor Phone.
- (folder) ***Final Waivers***
  - (files) ***Company Name – Waiver.pdf –*** Provide pdf file of each individually
- (folder) ***Guarantees*** (one year guarantee from each subcontractor)
  - (files) ***Company Name – Guarantee.pdf –*** Provide pdf file of each individually
- (folder) ***Extended Warranties*** (refer to section Warranties and Divisions 02-28 specifications for requirements)
  - (files) ***Product Name – Waranty.pdf –*** Provide pdf file of each individually
- (folder) ***Equipment and Systems O & M***
  - (subfolders) ***Manual Title Model #*** – Refer to sections Project Record Documents and Operations and Maintenance Data for requirements in addition to those listed below.
    - (subfolders as dividers)
- (folder) ***Material and Finishes O & M***
  - (subfolders) ***Manual Title Model #*** – Refer to section Project Record Documents and Divisions 01-28 specifications for requirements in addition to those listed below.
    - (subfolders as dividers)
- (folder) ***Training and Instructions***
  - (subfolders) ***Product Name Model #*** – Refer to sections Project Record Documents, Systems Demonstration and Training and Divisions 01-28 specifications for requirements in addition to those listed below.
    - (subfolders as dividers)
- (folder) ***Record Drawings***
  - (files) ***Drawing Discipline.pdf*** – Refer to section Project Record Documents and Divisions 01-28 specifications for requirements.
- (folder) ***Record Specifications***
  - (files) ***## ## ## Spec Name.pdf*** – Refer to section Project Record Documents and Divisions 01-28 specifications for requirements.
- (folder) ***Record Product Data***
  - (files) ***## ## ## Spec Name.pdf*** – Refer to section Project Record Documents and division 01-28 specifications for requirements.

- (folder) ***Miscellaneous Record Submittals***
  - (files) ***## ## ## Spec Name.pdf*** – Refer to section Project Record Documents and Divisions 01-28 specifications for requirements.
  - ***Fixed Assets Log*** – Provide an item description, serial number and value for any piece of equipment with a value of greater than $5,000.00.

2. Cross-reference other files where necessary to provide essential information for proper operation or maintenance of the piece of equipment or system.
3. Provide a typed description of the product and major parts of equipment included in the section of each manual title folder.
4. Text Material: Where maintenance manuals require written material, use the manufacturer's standard printed material. If manufacturer's standard printed material is not available, provide specially prepared data, neatly typewritten, on 8-1/2-by-11-inch white bond paper and saved as a pdf file.
5. Drawings: Where maintenance manuals require drawings or diagrams, provide pdf files in manual title folder.

1.05 MANUAL FOLDER CONTENT

A. In each manual include information specified in the individual Specification Section and the following information for each major component of building equipment and its controls:
   1. General system or equipment description.
   2. Design factors and assumptions.
   3. Copies of applicable shop Drawings and product data.
   4. System or equipment identification, including:
      a. Name of manufacturer.
      b. Model number for each component.
      c. Serial number of each component.
   5. Operating instructions.
   6. Emergency instructions.
   7. Wiring diagrams.
   8. Inspection and test procedures.
   9. Maintenance procedures and schedules.
   10. Precautions against improper use and maintenance.
   11. Copies of warranties.
   12. Repair instructions including spare parts listing.
   13. Sources of required maintenance materials and related services.

B. Organize each manual folder into separate subfolders for each piece of related equipment. As a minimum, each manual shall contain a title page; a table of contents; copies of product data, supplemented by drawings and written text; and copies of each warranty, bond, and service contract issued.
   1. Title Page: Provide a title page in pdf format titled *01 Manual Title Page.pdf.* Provide the following information:
      a. Subject matter covered by the manual.
      b. Name and address of the Project.
      c. Date of submittal.
      d. Name, address, and telephone number of the Contractor.
      e. Name and address of the Architect.
      f. Cross-reference to related systems in other operation and maintenance manuals.
   2. Table of Contents: On title page, include a typewritten table of contents for each volume, arranged systematically according to the Project Manual format. Include a list of each product included, identified by product name or other appropriate identifying symbol and indexed to the content of the volume.
      a. Where a system requires more than one volume to accommodate data, provide a comprehensive table of contents for all volumes in each volume of the set.

3. General Information: Provide a general information section immediately following table of contents, listing each product included in the manual, identified by product name. Under each product, list the name, address, and telephone number of the subcontractor or installer and the maintenance contractor. Clearly delineate the extent of responsibility of each of these entities. Include a local source for replacement parts and equipment.
4. Product Data: Where the manuals include manufacturer's standard printed data, include only sheets that are pertinent to the part or product installed. Mark each sheet to identify each part or product included in the installation. Where the Project includes more than one item in a tabular format, identify each item, using appropriate references from the Contract Documents. Identify data that is applicable to the installation, and delete references to information that is not applicable. Save as an individual pdf titled *product data.pdf.*
5. Written Text: Prepare written text to provide necessary information where manufacturer's standard printed data is not available, and the information is necessary for proper operation and maintenance of equipment or systems. Prepare written text where it is necessary to provide additional information or to supplement data included in the manual. Organize text in a consistent format under separate headings for different procedures. Where necessary, provide a logical sequence of instruction for each operation or maintenance procedure. Save as an individual pdf titled *product data.pdf.*
6. Drawings: Provide specially prepared drawings where necessary to supplement manufacturer's printed data to illustrate the relationship of component parts of equipment or systems or to provide control or flow diagrams. Coordinate these drawings with information contained in Project Record Drawings to assure correct illustration of the completed installation. Save as an individual pdf titled *drawings.pdf.*
    a. Do not use original Project Record Documents as part of operation and maintenance manuals.
7. Warranties, Bonds, and Service Contracts: Provide a copy of each warranty, bond, or service contract in the appropriate manual for the information of the Owner's operating personnel. Provide written data outlining procedures to follow in the event of product failure. List circumstances and conditions that would affect validity of warranty or bond. Save as an individual pdf titled *warranty.pdf.*

1.06 MATERIAL AND FINISHES MAINTENANCE MANUAL

A. Submit digital copy to Architect for review via email. Refer to file structure in part 1.04 above. Provide one section for architectural products, including applied materials and finishes. Provide a second section for products designed for moisture protection and products exposed to the weather.
    1. Refer to individual Specification Sections for additional requirements on care and maintenance of materials and finishes.

B. Architectural Products: Provide manufacturer's data and instructions on care and maintenance of architectural products, including applied materials and finishes.
    1. Manufacturer's Data: Provide complete information on architectural products, including the following, as applicable:
        a. Manufacturer's catalog number.
        b. Size.
        c. Material composition.
        d. Color.
        e. Texture.
        f. Reordering information for specially manufactured products.
    2. Care and Maintenance Instructions: Provide information on care and maintenance, including manufacturer's recommendations for types of cleaning agents to be used and methods of cleaning. Provide information on cleaning agents and methods that could prove detrimental to the product. Include manufacturer's recommended schedule for cleaning and maintenance.

C. Moisture Protection and Products Exposed to the Weather: Provide complete manufacturer's data with instructions on inspection, maintenance, and repair of products exposed to the weather or designed for moisture-protection purposes.
   1. Manufacturer's Data: Provide manufacturer's data giving detailed information, including the following, as applicable:
      a. Applicable standards.
      b. Chemical composition.
      c. Installation details.
      d. Inspection procedures.
      e. Maintenance information.
      f. Repair procedures.

D. Schedule: Provide complete information in the materials and finishes manual on products specified in Divisions 1 through 28 specifications as applicable.

1.07 EQUIPMENT AND SYSTEMS OPERATIONS AND MAINTENANCE MANUAL

A. Submit digital copy to Architect for review via email. Refer to file structure in part 1.04 above. Provide separate manuals for each unit of equipment, each operating system, and each electric and electronic system.
   1. Refer to individual Specification Sections for additional requirements on operation and maintenance of the various pieces of equipment and operating systems.

B. Equipment and Systems: Provide the following information for each piece of equipment, each building operating system, and each electric or electronic system.
   1. Description: Provide a complete description of each unit and related component parts, including the following:
      a. Equipment or system function.
      b. Operating characteristics.
      c. Limiting conditions.
      d. Performance curves.
      e. Engineering data and tests.
      f. Complete nomenclature and number of replacement parts.
   2. Manufacturer's Information: For each manufacturer of a component part or piece of equipment, provide the following:
      a. Printed operation and maintenance instructions.
      b. Assembly drawings and diagrams required for maintenance.
      c. List of items recommended to be stocked as spare parts.
   3. Maintenance Procedures: Provide information detailing essential maintenance procedures, including the following:
      a. Routine operations.
      b. Troubleshooting guide.
      c. Disassembly, repair, and reassembly.
      d. Alignment, adjusting, and checking.
   4. Operating Procedures: Provide information on equipment and system operating procedures, including the following:
      a. Startup procedures.
      b. Equipment or system break-in.
      c. Routine and normal operating instructions.
      d. Regulation and control procedures.
      e. Instructions on stopping.
      f. Shutdown and emergency instructions.
      g. Summer and winter operating instructions.
      h. Required sequences for electric or electronic systems.
      i. Special operating instructions.
   5. Servicing Schedule: Provide a schedule of routine servicing and lubrication requirements,

including a list of required lubricants for equipment with moving parts.

6. Controls: Provide a description of the sequence of operation and as-installed control diagrams by the control manufacturer for systems requiring controls.
7. Coordination Drawings: Provide Contractor's coordination Drawings.
   a. Provide as-installed, color-coded, piping diagrams, where required for identification.
8. Valve Tags: Provide charts of valve-tag numbers, with the location and function of each valve.
9. Circuit Directories: For electric and electronic systems, provide complete circuit directories of panelboards, including the following:
   a. Electric service.
   b. Controls.
   c. Communication.

C. Schedule: Provide complete information in the equipment and systems manual on products specified in Divisions 2 through 33 specifications as applicable.

1.08 INSTRUCTIONS FOR THE OWNER'S PERSONNEL

A. Refer to Specification Section “System Demonstration and Training” for additional requirements.

B. Prior to the Date of Substantial Completion, instruct personnel designated by the Owner in the operation and maintenance of equipment and systems.
1. Systems shall include but not necessarily be limited to:
   a. HVAC
   b. Electrical power and lighting
   c. Plumbing and fire protection
   d. Fire alarms
   e. Elevator
   f. Security/CCTV/AV and other low voltage items as required
   g. Kitchen Equipment as required
2. For equipment and operable systems, explain all modes of operation. Demonstrate all functions, including startup, operation, control, adjustment, shutdown, servicing, and maintenance.
3. For other building elements and systems describe the installation and indicate manufacturers directed or otherwise preferred means of cleaning, servicing, maintaining or repairing.
4. Review terms of warranties and procedures for obtaining warranty service.
5. Have operating and maintenance data available for use during instruction. Review contents with Owner’s personnel. Prepare and insert additional data when need becomes apparent during instruction.

C. Arrange times and places for instruction with Owner. Provide instruction by qualified personnel of Contractor, their subcontractor, or applicable manufacturer’s representative.

PART 2 – PRODUCTS (NOT APPLICABLE)

PART 3 – EXECUTION (NOT APPLICABLE)

END OF SECTION 01 78 20

SECTION 01 78 40

WARRANTIES

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. This Section includes administrative and procedural requirements for warranties required by the Contract Documents, including manufacturers' standard warranties on products and special warranties.

B. Related Sections: The following Sections contain requirements that relate to this Section:
1. Division 1 Section "Contract Closeout", specifies contract closeout procedures.
2. Divisions 2 through 28, Specification Sections for specific requirements for warranties on products and installations specified to be warranted.
3. Certifications and other commitments and agreements for continuing services to Owner are specified elsewhere in the Contract Documents.

C. Disclaimers and Limitations: Manufacturer's disclaimers and limitations on product warranties do not relieve the Contractor of the warranty on the Work that incorporates the products. Manufacturer's disclaimers and limitations on product warranties do not relieve suppliers, manufacturers, and subcontractors required to countersign special warranties with the Contractor.

1.03 DEFINITIONS

A. Contractor's Warranty: Contractor shall provide a warranty on the Project that warrants that all labor and materials furnished and work performed are in accordance with the Contract Documents and will be free from defects due to defective materials and/or workmanship for a period of one year from the Date of Substantial Completion. Warranty shall be provided on the form provided in this Specification Section.

B. Standard product warranties are preprinted written warranties published by individual manufacturers for particular products and are specifically endorsed by the manufacturer to the Owner.

C. Special warranties are written warranties required by or incorporated in the Contract Documents, either to extend time limits provided by standard warranties or to provide greater rights for the Owner.

1.04 WARRANTY REQUIREMENTS

A. Related Damages and Losses: When correcting failed or damaged warranted construction, remove and replace construction that has been damaged as a result of such failure or must be removed and replaced to provide access for correction of warranted construction.

B. Reinstatement of Warranty: When Work covered by a warranty has failed and been corrected by replacement or rebuilding, reinstate the warranty by written endorsement. The reinstated warranty shall be equal to the original warranty with an equitable adjustment for depreciation.

C. Replacement Cost: Upon determination that work covered by a warranty has failed, replace or rebuild the work to an acceptable condition complying with requirements of the Contract Documents. The Contractor is responsible for the cost of replacing or rebuilding defective work regardless of whether the Owner has benefited from use of the work through a portion of its anticipated useful service life.

D. Owner's Recourse: Expressed warranties made to the Owner are in addition to implied warranties and shall not limit the duties, obligations, rights, and remedies otherwise available under the law. Expressed warranty periods shall not be interpreted as limitations on the time in which the Owner can enforce such other duties, obligations, rights, or remedies.

1. Rejection of Warranties: The Owner reserves the right to reject warranties and to limit selection to products with warranties not in conflict with requirements of the Contract Documents.

E. Where the Contract Documents require a special warranty, or similar commitment on the work or part of the work, the Owner reserves the right to refuse to accept the work, until the Contractor presents evidence that entities required to countersign such commitments are willing to do so.

1.05 SUBMITTALS

A. **A digital version of all final submittals shall be submitted using email or a thumb drive.**

B. Submit written warranties to the Architect via email effective on the date certified for Substantial Completion. If the Architect's Certificate of Substantial Completion designates a commencement date for warranties other than the date of Substantial Completion for the Work, or a designated portion of the Work, submit written warranties upon request of the Architect.

C. When the Contract Documents require the Contractor, or the Contractor and a subcontractor, supplier or manufacturer to execute a special warranty, prepare a written document that contains appropriate terms and identification, ready for execution by the required parties. Submit a draft to the Owner, through the Architect, for approval prior to final execution. Refer to Specifications Divisions 2 through 28 for specific Contract requirements and particular requirements for submitting special warranties.

D. Organize the warranty documents into an orderly sequence based on section “Operations and Maintenance Data”.

PART 2 – PRODUCTS (NOT APPLICABLE)

PART 3 – EXECUTION

3.01 LIST OF WARRANTIES

A. Schedule: Provide warranties on products and installations as specified in the following Sections:

All utilized Divisions 2 through 28 Specification Sections as indicated.

3.02 CONTRACTOR’S WARRANTY

A. The format of submission of the Contractor’s Warranty is included on the subsequent page in this Specification Section.

CONTRACTOR WARRANTY FORM

PROJECT:

LOCATION:

OWNER:

We, _____, Contractor
(Contractor's Name)

for the above referenced Project, do hereby warrant that all labor and materials furnished and work performed are in accordance with the Contract Documents and authorized modifications thereto, and will be free from defects due to defective materials and/or workmanship for a period of one year from the Date of Substantial Completion. This Warranty commences on:

_____
(Date of Substantial Completion)

and expires on:

_____
(One Year from Commencement Date)

Should any defect develop during the warranty period due to improper materials, workmanship or arrangement; the same, including adjacent work displaced, shall be made good by the undersigned at no expense to the Owner.

The Owner will give the Contractor written notice of defective work. Should Contractor fail to correct defective work within sixty (60) calendar days after receiving notice, the Owner may at its option, correct defects and charge Contractor costs for such correction. Contractor agrees to pay such charges upon demand.

Nothing in the above shall be deemed to apply to work that has been abused or neglected by the Owner or that was installed by another contractor.

For: _____
(Company Name)

By: _____

Title: _____

Date: _____

END OF SECTION 01 78 40

SECTION 01 81 00

PROJECT RECORD DOCUMENTS

PART 1 – GENERAL

1.01 SUMMARY

A. Section Includes:
1. Maintenance of project record documents
2. Record drawings or "as-builts"
3. Record specifications

1.02 SUBMITTALS

A. Project Record Documents consist of two (2) submittals: Record Drawings and Record Specifications. These submittals shall be provided to the Owner through the Architect after the Date of Substantial Completion inspection.
1. For Record Drawings, submit one (1) set to the Architect in form of opaque prints, marked and altered as required in this Section. Submit all Drawings, whether or not they have been modified through email.
2. For Record Specifications, submit to Architect one (1) legible set marked or altered as required in this Section through email.

PART 2 – PRODUCTS (Not Used)

PART 3 – EXECUTION

3.01 MAINTENANCE OF PRODUCT RECORD DOCUMENTS

A. Assign a person responsible for preparing and maintaining all record documents. Maintain the record documents in a secure location at the Project site but ensure that they are accessible to Contractor and Architect during normal working hours. Do not use the record documents for any type of demolition purposes in the field.

B. Record information on record documents as soon as possible after it is obtained. Mark Drawings and Specifications with a red pencil; make certain all notations are clearly legible. Incorporate into existing sets all new Drawings or Specifications issued by Architect. Mark shop Drawings if better suited to show the actual work.

3.02 RECORD DRAWINGS

A. Maintain a complete set of prints of the Drawings, including all sheets issued by Architect for addenda, clarifications or modifications. Record all information that indicates how the actual work differs from the Drawings and shows the details of installation that will not be obvious upon completion of demolition, including:
1. Existing conditions in variance with Contract Documents.
2. Locations and depths of underground utilities.
3. Changes made by Change Order.
4. Changes made following the Architect’s written order or directives.
5. Details not on original Contract Drawings.
8. Dimensional or location changes.
9. Changes made by Contract modifications, cross-referenced to applicable modification.
10. New information that may be useful to the Owner, which was not shown in Contract Documents or subsequent product submittals, including details or clarifications issued by Architect as responses to Contractor’s requests.

B. Responsibility for Markup: The individual or entity who obtained record data, whether the individual or entity is the installer, subcontractor, or similar entity, shall prepare the markup on Record Drawings. Contractor has responsibility to ensure that this record is maintained.
   1. Accurately record information in an understandable drawing technique.
   2. Record data as soon as possible after obtaining it. Record and check the markup prior to enclosing concealed installations.
   3. At time of Final Completion, submit Record Drawings to the Architect for the Owner's records through email.

3.03 RECORD SPECIFICATIONS

A. Maintain a complete set of Specifications, including all pages issued by Architect for addenda, clarifications, and modifications. Record all information that indicates how the actual work differs from the Specifications, including:
   1. Product substitutions.
   2. Changes made by Contract modifications, cross-referenced to applicable modifications.
   3. New information that may be useful to the Owner, which was not shown in Contract Documents or subsequent product submittals, including details or clarifications issued by Architect as responses to Contractor's requests.

3.04 RECORD PRODUCT DATA

A. During the construction period, maintain one (1) copy of each Product Data submittal for Project Record Document purposes.
   1. Mark Product Data to indicate the actual product installation where the installation varies substantially from that indicated in Product Data submitted. Include significant changes in the product delivered to the site and changes in manufacturer's instructions and recommendations for installation.
   2. Note related Change Orders and markup of Record Drawings, where applicable.
   3. Upon Final Completion, submit a complete set of Record product Data to the Architect for the Owner's records through email.

3.05 MISCELLANEOUS RECORD SUBMITALS

A. Refer to other Specification Sections for miscellaneous record-keeping requirements and submittals in connection with various demolition activities. Immediately prior to Final Completion, complete miscellaneous records and place in good order, properly identified and bound or filed, ready for use and reference. Submit to the Architect for the Owner's records.
   1. Categories of requirements in resulting miscellaneous records include, but are not limited to, the following:
      a. Field records on excavations.
      b. Field records on underground construction in similar work.
      c. Inspections and certifications by governing authorities.
      d. Survey showing locations and elevations of underground lines.
      e. Survey showing invert elevations of drainage piping.
      f. Surveys establishing building lines and levels.
      g. Ambient and substrate condition tests.
      h. Certifications received in lieu of labels on bulk products.
      i. Batch mixing and bulk delivery records.
      j. Testing and qualifications of tradesmen.
      k. Documented qualifications of installation firms.
      l. Load and performance testing.
      m. Leakage and water-penetration tests.
      n. Fire-resistance and flame-spread test results.
      o. Final inspection and correction procedures.

END OF SECTION 01 81 00

SECTION 01 81 50

SYSTEM DEMONSTRATION AND TRAINING

PART 1 – GENERAL

1.01 The work of this section consists of demonstrating systems and equipment to operating personnel. It also includes training of personnel.

1.02 COORDINATION

A. Schedule demonstrations and training periods with Owner. Conduct training sessions after the equipment or system has been fully completed and operational, approved by inspections of manufacturer and/or authorities having jurisdiction as required. Schedule and provide training by manufacturer's representatives where required and as requested at no additional cost to the Owner.

B. Training Schedule: This schedule lists the minimum system requirements for training and demonstration.
1. Mechanical Equipment and Controls Systems
2. Electrical and Lighting equipment and Controls Systems
3. Fire Alarm Systems
4. Plumbing and fire protection
5. Security/CCTV/AV and other low voltage systems as required

1.03 CLOSEOUT SUBMITTALS

A. As specified in Specification Section 01 77 00.

B. **Provide a physical DVD or flash drive version of all system demonstration and training.**

C. For each training session, the Contractor shall submit for approval a proposed outline of the subjects to be covered. The training shall not be conducted until the outline is approved.

D. Recordings of demonstrations and training sessions:
1. Provide three (3) copies of each DVD or flash drive.
2. Label each DVD or flash drive with the date of demonstration or training, the instructor's name, and provide an index of the contents. The index shall list the start and end time of each subject covered during the training session. The sequence of the training subjects shall follow the sequence listed in the approved training outline or as actually conducted.
3. Provide a separate DVD or flash drive for each separate training session.

PART 2 – PRODUCTS

2.01 MEDIA REQUIREMENTS

A. DVD or flash drive format.

B. Video(s) shall be in .AVI file format.

PART 3 – EXECUTION

3.01 TRAINING

A. As specified herein and in individual sections, furnish the services of instructors to train designated personnel in adjustment, operation, including seasonal and emergency operations, if applicable, maintenance, and safety requirements of equipment and systems. Instructors shall be thoroughly trained in operating theory as well as practical operation and maintenance work for each type of equipment or system. The sequence of the training shall follow the approved training outline.

B. Individual sections specify the duration of training required. If no duration is listed, provide training of sufficient duration to adequately cover the subjects. When more than four (4) days of instruction are specified, use approximately one-half of the time for classroom and the other half for hands-on instruction with the equipment or system.

C. Use Operating and Maintenance Data as a training guide.

3.02 TAPING/RECORDING

A. Document all of the above sessions at the recording speed which produces the highest resolution picture. The instructor's voice shall be clearly audible and understandable on the recording. Utilize a supplemental microphone worn by the instructor.

B. DVD’s or flash drives with poor video or audio quality will be rejected and the training re-recorded.

END OF SECTION 01 81 50

SECTION 02 41 19

SELECTIVE DEMOLITION

PART 1 - GENERAL

1.01 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.

1.02 SUMMARY

A. This Section includes the following:
1. Demolition and removal of selected portions of existing site, and building elements.

B. Related Sections include the following:
1. Division 1 Section "Summary of Work" for use of premises and Owner-occupancy requirements.
2. Division 1 Section "Temporary Facilities, Controls and Services" for temporary construction and environmental-protection measures for selective demolition operations.
3. Division 1 Section "Cutting and Patching" for cutting and patching procedures.
4. Division 1 Section “Contract Closeout” for record document requirements.

1.03 DEFINITIONS

A. Remove: Detach items from existing construction and legally dispose of them off-site, unless indicated to be removed and salvaged or removed and reinstalled.

B. Remove and Reinstall: Detach items from existing construction, prepare them for reuse, and reinstall them where indicated.

C. Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled. Protect against damage and soiling during demolition and construction activities.

1.04 SUBMITTALS

A. Qualification Data: For demolition firm.

B. Schedule of Selective Demolition Activities: Indicate the following:
1. Detailed sequence of selective demolition and removal work, with starting and ending dates for each activity.
2. Interruption of utility services. Indicate how long utility services will be interrupted.
3. Coordination for shutoff, and continuation of utility services.
4. Coordination of Owner's continuous use of adjacent drives on property.

C. Pre-demolition Photographs: Show existing conditions of adjoining construction and site improvements that might be misconstrued as damage caused by selective demolition operations. Show locations on plan where photographs were taken. Submit before Work begins. All non-documented damage shall be replaced or repaired at no expense to the Owner.

D. As-built Drawings: Identify and accurately locate active subsurface utility lines at areas of work relating to this project. All below-grade non-active utility lines encountered within area of work shall be completely removed.

E. If hazardous materials are encountered and disposed of, provide landfill records indicating receipt and acceptance of hazardous waste by a landfill facility licensed to accept hazardous waste.

1.05 QUALITY ASSURANCE

A. Demolition Firm Qualifications: An experienced firm that has specialized in demolition work similar in material and extent to that indicated for this Project.

B. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

C. Standards: Comply with ANSI A10.6 and NFPA 241.

D. Pre-demolition Conference: Conduct conference at Project site to comply with requirements in Division 1, Section 01 31 20 Project Meetings.
1. Inspect and discuss condition of construction to be selectively demolished.
2. Review and finalize selective demolition schedule and verify availability of materials, demolition personnel, equipment, and facilities needed to make progress and avoid delays.
3. Review areas where existing construction is to remain and requires protection.
4. Coordinate and receive approval from Owner for demolition schedule.

1.06 PROJECT CONDITIONS

A. The existing drives will be used during construction. Contractor shall take extreme care not to damage or block existing drives. Scheduling work near or on existing drives will have to be coordinated with Owner's operations. Conduct selective demolition so Owner's operations will not be disrupted.
1. Noxious/poisonous/toxic/dangerous fumes or products containing a high level of volatile organic compounds (VOCs) shall not be allowed to enter building through any openings.
2. Use methods to limit dust and dirt migration. Do not allow dust and debris to enter any nearby HVAC ductwork and air intake louvers.

B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.

C. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.

D. Storage or sale of removed items or materials on-site is not permitted.

E. Adjacent sites, sidewalks and roadways will be occupied and used by the general public. Conduct selective demolition activities so that these operations will have minimum disruptions. Provide not less than 48 hours' notice to Owner of activities that will affect operations and traffic flow.

F. Owner assumes no responsibility for actual condition of items to be demolished.

G. Existing Items: Remove, replace, patch, and repair materials and surfaces cut or damaged during demolition and new construction activities, by methods and with materials that are equal or better in quality and quantity.

H. Hazardous Materials: It is not expected that hazardous materials will be encountered, if encountered do not disturb; immediately notify Owner and Architect.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.01 EXAMINATION

A. Verify that all utilities in nearby area have been properly marked and disconnected and capped as required in areas to be demolished.

B. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.

C. Perform surveys as the Work progresses to detect hazards resulting from demolition activities. Take immediate action to protect all personnel working in and around the project site.

3.02 PREPARATION

A. Site Access: Conduct selective demolition and debris-removal operations to ensure minimum interference with and damage to trees, roads, streets, curbs, curb inlets, drains, walks, walkways, landscaping and other adjacent occupied and used facilities. All damage shall be repaired at Contractor's expense.
   1. Do not close or obstruct streets, walks or other adjacent occupied or utilized facilities without permission from Owner. Provide alternate routes around closed or obstructed traffic ways if required.

B. Temporary Facilities: Provide temporary fencing and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain for all phases of construction.
   1. Provide protection to ensure safe passage of people around selective demolition area.

C. Conduct selective demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around selective demolition area.
   1. Erect temporary protection, such as walks, fences, railings, canopies, and covered passageways, where required by authorities having jurisdiction.
   2. Protect existing site improvements, appurtenances, and landscaping to remain.
   3. Fencing/barriers shall be provided around all areas of demolition as required to prevent entry to area and injury to people.

3.03 POLLUTION CONTROLS

A. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

3.04 SELECTIVE DEMOLITION

A. Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete Work within limitations of governing regulations and as follows:
   1. Dispose of demolished items and materials promptly. On-site storage or sale of removed items is prohibited.
   2. Return elements of construction and surfaces to remain to condition before start of selective demolition operations.

3.05 DISPOSAL OF DEMOLISHED MATERIALS

A. General: Except for items or materials indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them in an EPA-approved landfill.
   1. Do not allow demolished materials to accumulate on-site.
   2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

B. Burning: Do not burn demolished materials.

C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

3.06 CLEANING

A. Maintain a clean site on a daily basis to avoid blowing debris from the selective demolition activities. Upon completion of the project, the site and surrounding area shall be cleaned.

END OF SECTION 02 41 19

SECTION 03 30 00

CAST-IN-PLACE CONCRETE

PART 1 – GENERAL

1.01 SUMMARY

A. This Section specifies cast-in place concrete, including formwork, reinforcement, concrete materials, mixture design, placement procedures, and finishes, for the following:
   1. Footings.
   2 Slabs-on-grade.

1.02 SUBMITTALS

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

B. Design Mixtures: For each concrete mixture. Submit alternate design mixtures when characteristics of materials, Project conditions, weather, test results, or other circumstances warrant adjustments.
   1. Water withheld for later addition at Project site is not permitted.

C. Steel Reinforcement Shop Drawings: Placing drawings that detail fabrication, bending, and placement. Include bar sizes, lengths, material, grade, bar schedules, stirrup spacing, bent bar diagrams, bar arrangement, splices and laps, mechanical connections, tie spacing, hoop spacing, and supports for concrete reinforcement.

D. Material Certificates: For each of the following, signed by manufacturers:
   1. Cementitious materials.
   2. Admixtures.
   3. Steel reinforcement and accessories.
   4. Curing compounds.
   5. Floor and slab treatments.
   6. Bonding agents.

E. Floor surface flatness and levelness measurements to determine compliance with specified tolerances.

1.03 QUALITY ASSURANCE

A. Manufacturer Qualifications: A firm experienced in manufacturing ready-mixed concrete products and that complies with ASTM C 94 requirements for production facilities and equipment.
   1. Manufacturer certified according to NRMCA's "Certification of Ready Mixed Concrete Production Facilities."

B. Testing Agency Qualifications: An independent agency, acceptable to authorities having jurisdiction**,** qualified according to ASTM C 1077 and ASTM E 329 for testing indicated, as documented according to ASTM E 548.
   1. Personnel conducting field tests shall be qualified as ACI Concrete Field Testing Technician, Grade 1, according to ACI CP-01 or an equivalent certification program.

C. Source Limitations: Obtain each type or class of cementitious material of the same brand from the same manufacturer's plant, obtain aggregate from one source, and obtain admixtures through one source from a single manufacturer.

D. ACI Publications: Comply with the following unless modified by requirements in the Contract Documents:

1. ACI 301, "Specification for Structural Concrete," Sections 1 through 5 and Section 7, "Lightweight Concrete".
2. ACI 117, "Specifications for Tolerances for Concrete Construction and Materials."
3. ACI 318, "Building Code Requirements for Structural Concrete."

1.04 DELIVERY, STORAGE, AND HANDLING

A. Steel Reinforcement: Deliver, store, and handle steel reinforcement to prevent bending and damage.

PART 2 - PRODUCTS

2.01 STEEL REINFORCEMENT

A. Reinforcing Bars: ASTM A 615, Grade 60, deformed.

B. Plain-Steel Welded Wire Reinforcement: ASTM A 185, plain, fabricated from as-drawn steel wire into flat sheets.

2.02 CONCRETE MATERIALS

A. Cementitious Material: Use the following cementitious materials, of the same type, brand, and source, throughout Project:
   1. Portland Cement: ASTM C 150, Type I or Type III.
      a. No other cementitious materials are permitted.

B. Normal-Weight Aggregates: ASTM C 33, coarse aggregate or better, graded.
   1. Maximum Coarse-Aggregate Size: 1 ½ inch nominal.
   2. Fine Aggregate: Free of materials with deleterious reactivity to alkali in cement.

C. Lightweight Aggregate: ASTM C 330, 3/4-inch nominal maximum aggregate size.

D. Water: ASTM C 94.

2.03 ADMIXTURES

A. Air-Entraining Admixture: ASTM C 260.

B. Chemical Admixtures: Provide admixtures certified by manufacturer to be compatible with other admixtures and that will not contribute water-soluble chloride ions exceeding those permitted in hardened concrete. Do not use calcium chloride or admixtures containing calcium chloride.
   1. Water-Reducing Admixture: ASTM C 494, Type A.
   2. Retarding Admixture: ASTM C 494, Type B.
   3. Water-Reducing and Retarding Admixture: ASTM C 494, Type D.
   4. High-Range, Water-Reducing Admixture: ASTM C 494, Type F.
   5. High-Range, Water-Reducing and Retarding Admixture: ASTM C 494, Type G.
   6. Plasticizing and Retarding Admixture: ASTM C 1017, Type II.

2.04 VAPOR RETARDERS

A. Plastic Vapor Retarder: ASTM E 1745, to meet or exceed all requirements for Class A, Class B, and Class C. Include manufacturer's recommended adhesive or pressure-sensitive tape.

2.05 CURING MATERIALS

A. Evaporation Retarder: Waterborne, monomolecular film forming, manufactured for application to fresh concrete.

B. Absorptive Cover: AASHTO M 182, Class 2, burlap cloth made from jute or kenaf, weighing approximately 9 oz./sq. yd. when dry.

C. Moisture-Retaining Cover: ASTM C 171, polyethylene film or white burlap-polyethylene sheet.

D. Water: Potable.

E. Clear, Waterborne, Membrane-Forming Curing and Sealing Compound: ASTM C 1315, Type 1, Class A.
1. Curing compound must be compatible with glue agent utilized for VCT.

2.06 CONCRETE MIXTURES, GENERAL

A. Prepare design mixtures for each type and strength of concrete, proportioned on the basis of laboratory trial mixture or field test data, or both, according to ACI 301.

B. Limit water-soluble, chloride-ion content in hardened concrete to 0.15 percent by weight of cement.

C. Admixtures: Use admixtures according to manufacturer's written instructions.

2.07 CONCRETE MIXTURES FOR SLABS

A. All Building Elements Except those Otherwise Noted: Proportion normal-weight concrete mixture as follows:
1. Minimum Compressive Strength: 3000 psi at 28 days.
2. Maximum Water-Cementitious Materials Ratio: 0.55.
3. Slump Limit: 4 inches, plus or minus 1 inch.
4. Air Content: 4 percent, plus or minus 1.5 percent at point of delivery for 1-1/2-inch nominal maximum aggregate size.
5. Air Content: Do not allow air content of troweled finished floors to exceed 3 percent.

2.08 FABRICATING REINFORCEMENT

A. Fabricate steel reinforcement according to CRSI's "Manual of Standard Practice."

2.09 CONCRETE MIXING

A. Ready-Mixed Concrete: Measure, batch, mix, and deliver concrete according to ASTM C 94, and furnish batch ticket information.
1. When air temperature is between 85 and 90 deg F, reduce mixing and delivery time from 1-1/2 hours to 75 minutes; when air temperature is above 90 deg F, reduce mixing and delivery time to 60 minutes.

PART 3 - EXECUTION

3.01 EMBEDDED ITEMS

A. Place and secure anchorage devices and other embedded items required for adjoining work that is attached to or supported by cast-in-place concrete. Use setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.
1. Install anchor rods, accurately located, to elevations required and complying with tolerances in Section 7.5 of AISC's "Code of Standard Practice for Steel Buildings and Bridges."

3.02 VAPOR RETARDERS

A. Plastic Vapor Retarders: Place, protect, and repair vapor retarders according to ASTM E 1643 and manufacturer's written instructions.
   1. Lap joints 6 inches and seal with manufacturer’s recommended tape.

3.03 STEEL REINFORCEMENT

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

B. Clean reinforcement of loose rust and mill scale, earth, ice, and other foreign materials that would reduce bond to concrete.

C. Accurately position, support, and secure reinforcement against displacement. Locate and support reinforcement with bar supports to maintain minimum concrete cover. Do not tack weld crossing reinforcing bars.

D. Set wire ties with ends directed into concrete, not toward exposed concrete surfaces.

E. Install welded wire reinforcement in longest practicable lengths on bar supports spaced to minimize sagging. Lap edges and ends of adjoining sheets at least one mesh spacing. Offset laps of adjoining sheet widths to prevent continuous laps in either direction. Lace overlaps with wire.

F. Use of chairs or bolster is appropriate for placement of welded wire fabric. Fabric laid on grade or bottom of form to be “pulled up” after concrete is in place will not be permitted.

3.04 CONCRETE PLACEMENT

A. Before placing concrete, verify that installation of formwork, reinforcement, and embedded items is complete and that required inspections have been performed.

B. Do not add water to concrete during delivery, at Project site, or during placement.

C. Deposit concrete continuously in one layer or in horizontal layers of such thickness that no new concrete will be placed on concrete that has hardened enough to cause seams or planes of weakness. If a section cannot be placed continuously, provide construction joints as indicated. Deposit concrete to avoid segregation.
   1. Deposit concrete in horizontal layers of depth to not exceed formwork design pressures and in a manner to avoid inclined construction joints.
   2. Consolidate placed concrete with mechanical vibrating equipment according to ACI 301.
   3. Do not use vibrators to transport concrete inside forms. Insert and withdraw vibrators vertically at uniformly spaced locations to rapidly penetrate placed layer and at least 6 inches into preceding layer. Do not insert vibrators into lower layers of concrete that have begun to lose plasticity. At each insertion, limit duration of vibration to time necessary to consolidate concrete and complete embedment of reinforcement and other embedded items without causing mixture constituents to segregate.

D. Deposit and consolidate concrete for floors and slabs in a continuous operation, within limits of construction joints, until placement of a panel or section is complete.
   1. Consolidate concrete during placement operations so concrete is thoroughly worked around reinforcement and other embedded items and into corners.
   2. Maintain reinforcement in position on chairs during concrete placement.

E. Cold-Weather Placement: Comply with ACI 306.1 and as follows. Protect concrete work from physical damage or reduced strength that could be caused by frost, freezing actions, or low temperatures.

1. When average high and low temperature is expected to fall below 40 deg F for three successive days, maintain delivered concrete mixture temperature within the temperature range required by ACI 301.
2. Do not use frozen materials or materials containing ice or snow. Do not place concrete on frozen subgrade or on subgrade containing frozen materials.
3. Do not use calcium chloride, salt, or other materials containing antifreeze agents or chemical accelerators unless otherwise specified and approved in mixture designs.

F. Hot-Weather Placement: Comply with ACI 301 and as follows:
1. Maintain concrete temperature below 90 deg F at time of placement. Chilled mixing water or chopped ice may be used to control temperature, provided water equivalent of ice is calculated to total amount of mixing water. Using liquid nitrogen to cool concrete is Contractor's option.
2. Fog-spray forms, steel reinforcement, and subgrade just before placing concrete. Keep subgrade uniformly moist without standing water, soft spots, or dry areas.

3.05 FINISHING FLOORS AND SLABS

A. General: Comply with ACI 302.1R recommendations for screeding, re-straightening, and finishing operations for concrete surfaces. Do not wet concrete surfaces.

B. Scratch Finish: While still plastic, texture concrete surface that has been screeded and bull-floated or darbied. Use stiff brushes, brooms, or rakes to produce a profile amplitude of 1/4 inch in 1 direction.
1. Apply scratch finish to surfaces to receive mortar setting beds for bonded cementitious floor finishes.

C. Float Finish: Consolidate surface with power-driven floats or by hand floating if area is small or inaccessible to power driven floats. Restraighten, cut down high spots, and fill low spots. Repeat float passes and re-straightening until surface is left with a uniform, smooth, granular texture.
1. Apply float finish to surfaces to receive trowel finish.

D. Trowel Finish: After applying float finish, apply first troweling and consolidate concrete by hand or power-driven trowel. Continue troweling passes and restraighten until surface is free of trowel marks and uniform in texture and appearance. Grind smooth any surface defects that would telegraph through applied coatings or floor coverings.
1. Apply a trowel finish to surfaces to be covered with resilient flooring, carpet, ceramic or quarry tile set over a cleavage membrane, paint, or another thin-film-finish coating system.
2. Finish surfaces to the following tolerances, according to ASTM E 1155, for a randomly trafficked floor surface:
a. Specified overall values of flatness, F(F) 30; and of levelness, F(L) 20; with minimum local values of flatness, F(F) 24; and of levelness, F(L) 15; for slabs-on-grade or suspended slabs. At suspended slabs, levelness measurements only apply to slabs which are shored at time of testing.
b. Specified overall values of flatness, F(F) 35; and of levelness, F(L) 25; with minimum local values of flatness, F(F) 24; and of levelness, F(L) 17; for slabs-on-grade at gymnasium or other areas to receive wood or athletic flooring.
3. Measurements of F(F) and F(L) shall be made as soon as possible, preferably within 24 hours, but not later than 72 hours after placement of slabs-on-grade, and prior to removal of formwork and shoring for suspended slabs.

E. Trowel and Fine-Broom Finish: Apply a first trowel finish to surfaces where ceramic or quarry tile is to be installed by either thickset or thin-set method. While concrete is still plastic, slightly scarify surface with a fine broom.
1. Comply with flatness and levelness tolerances for trowel finished floor surfaces.

F. Broom Finish: Apply a broom finish to exterior concrete platforms, steps, and ramps, and elsewhere as indicated.
   1. Immediately after float finishing, slightly roughen trafficked surface by brooming with fiber-bristle broom perpendicular to main traffic route. Coordinate required final finish with Architect before application.

3.06 CONCRETE PROTECTING AND CURING

A. General: Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Comply with ACI 306.1 for cold-weather protection and ACI 301 for hot-weather protection during curing.

B. Evaporation Retarder: Apply evaporation retarder to unformed concrete surfaces if hot, dry, or windy conditions cause moisture loss approaching 0.2 lb/sq. ft. x h before and during finishing operations. Apply according to manufacturer’s written instructions after placing, screeding, and bull floating or darbying concrete, but before float finishing.

C. Cure concrete according to ACI 308.1, by one or a combination of the following methods:
   1. Moisture Curing: Keep surfaces continuously moist for not less than seven days. Retain first three subparagraphs below as Contractor's options unless not suited for Project.
   2. Moisture-Retaining-Cover Curing: Cover concrete surfaces with moisture-retaining cover for curing concrete, placed in widest practicable width, with sides and ends lapped at least 12 inches, and sealed by waterproof tape or adhesive. Cure for not less than seven days. Immediately repair any holes or tears during curing period using cover material and waterproof tape.
   3. Curing and Sealing Compound: Apply uniformly to floors and slabs indicated in a continuous operation by power spray or roller according to manufacturer's written instructions. Recoat areas subjected to heavy rainfall within three hours after initial application. Repeat process 24 hours later and apply a second coat. Maintain continuity of coating and repair damage during curing period.

3.07 CONCRETE SURFACE REPAIRS

A. Defective Concrete: Repair and patch defective areas when approved by Architect. Remove and replace concrete that cannot be repaired and patched to Architect's approval.

B. Repairing Formed Surfaces: Surface defects include color and texture irregularities, cracks, spalls, air bubbles, honeycombs, rock pockets, fins and other projections on the surface, and stains and other discolorations that cannot be removed by cleaning.
   1. Immediately after form removal, cut out honeycombs, rock pockets, and voids more than 1/2 inch in any dimension in solid concrete, but not less than 1 inch in depth. Make edges of cuts perpendicular to concrete surface. Clean, dampen with water, and brush-coat holes and voids with bonding agent. Fill and compact with patching mortar before bonding agent has dried. Fill form-tie voids with patching mortar or cone plugs secured in place with bonding agent.
   2. Repair defects on surfaces exposed to view by blending white portland cement and standard portland cement so that, when dry, patching mortar will match surrounding color. Patch a test area at inconspicuous locations to verify mixture and color match before proceeding with patching. Compact mortar in place and strike off slightly higher than surrounding surface.
   3. Repair defects on concealed formed surfaces that affect concrete's durability and structural performance as determined by Architect.

C. Repairing Unformed Surfaces: Test unformed surfaces, such as floors and slabs, for finish and verify surface tolerances specified for each surface. Correct low and high areas. Test surfaces sloped to drain for trueness of slope and smoothness; use a sloped template.

1. Repair finished surfaces containing defects. Surface defects include spalls, popouts, honeycombs, rock pockets, crazing and cracks in excess of 0.01 inch wide or that penetrate to reinforcement or completely through unreinforced sections regardless of width, and other objectionable conditions.
2. After concrete has cured at least 14 days, correct high areas by grinding.
3. Correct localized low areas during or immediately after completing surface finishing operations by cutting out low areas and replacing with patching mortar. Finish repaired areas to blend into adjacent concrete.
4. Correct other low areas scheduled to receive floor coverings with a repair underlayment. Prepare, mix, and apply repair underlayment and primer according to manufacturer's written instructions to produce a smooth, uniform, plane, and level surface. Feather edges to match adjacent floor elevations.
5. Correct other low areas scheduled to remain exposed with a repair topping. Cut out low areas to ensure a minimum repair topping depth of 1/4 inch to match adjacent floor elevations. Prepare, mix, and apply repair topping and primer according to manufacturer's written instructions to produce a smooth, uniform, plane, and level surface.
6. Repair defective areas, except random cracks and single holes 1 inch or less in diameter, by cutting out and replacing with fresh concrete. Remove defective areas with clean, square cuts and expose steel reinforcement with at least a 3/4-inch clearance all around. Dampen concrete surfaces in contact with patching concrete and apply bonding agent. Mix patching concrete of same materials and mixture as original concrete except without coarse aggregate. Place, compact, and finish to blend with adjacent finished concrete. Cure in same manner as adjacent concrete.
7. Repair random cracks and single holes 1 inch or less in diameter with patching mortar. Groove top of cracks and cut out holes to sound concrete and clean off dust, dirt, and loose particles. Dampen cleaned concrete surfaces and apply bonding agent. Place patching mortar before bonding agent has dried. Compact patching mortar and finish to match adjacent concrete. Keep patched area continuously moist for at least 72 hours.

D. Perform structural repairs of concrete, subject to Architect's approval, using epoxy adhesive and patching mortar.

E. Repair materials and installation not specified above may be used, subject to Architect's approval.

3.08 FIELD QUALITY CONTROL

A. Testing and Inspecting: Owner will engage a qualified testing and inspecting agency to perform field tests and inspections and prepare test reports.

B. Inspections:
1. Steel reinforcement placement.
2. Steel reinforcement welding.
3. Headed bolts and studs.
4. Verification of use of required design mixture.
5. Concrete placement, including conveying and depositing.
6. Curing procedures and maintenance of curing temperature.
7. Verification of concrete strength before removal of shores and forms from beams and slabs.

C. Concrete Tests: Testing of composite samples of fresh concrete obtained according to ASTM C 172 shall be performed according to the following requirements:
1. Testing Frequency: Obtain at least one composite sample for each 50 cu. yd. or fraction thereof of each concrete mixture placed each day.
2. Slump: ASTM C 143; one test at point of placement for each composite sample, but not less than one test for each day's pour of each concrete mixture. Perform additional tests when concrete consistency appears to change.

3. Air Content: ASTM C 231, pressure method, for normal-weight concrete; ASTM C 173, volumetric method, for structural lightweight concrete; one test for each composite sample, but not less than one test for each day's pour of each concrete mixture.
4. Concrete Temperature: ASTM C 1064; one test hourly when air temperature is 40 deg F and below and when 80 deg F and above, and one test for each composite sample.
5. Unit Weight: ASTM C 567, fresh unit weight of structural lightweight concrete; one test for each composite sample, but not less than one test for each day's pour of each concrete mixture.
6. Compression Test Specimens: ASTM C 31.
    a. Cast and laboratory cure a minimum of four-cylinder specimens for each composite sample.
    b. Cast and laboratory cure two additional cylinder specimens as necessary for determining early strength for formwork or shoring considerations or for reserve usage.
7. Compressive-Strength Tests: ASTM C 39; test one laboratory-cured specimen at 7 days and one set of two specimens at 28 days.
    a. A compressive-strength test shall be the average compressive strength from a set of two specimens obtained from same composite sample and tested at age indicated.
8. When strength of field-cured cylinders is less than 85 percent of companion laboratory-cured cylinders, Contractor shall evaluate operations and provide corrective procedures for protecting and curing in-place concrete.
9. Strength of each concrete mixture will be satisfactory if every average of any three consecutive compressive-strength tests equals or exceeds specified compressive strength and no compressive-strength test value falls below specified compressive strength by more than 500 psi.
10. Test results shall be reported in writing to Architect, concrete manufacturer, and Contractor within 48 hours of testing. Reports of compressive-strength tests shall contain Project identification name and number, date of concrete placement, name of concrete testing and inspecting agency, location of concrete batch in Work, design compressive strength at 28 days, concrete mixture proportions and materials, compressive breaking strength, and type of break for both 7- and 28-day tests.
11. Nondestructive Testing: Impact hammer, sonoscope, or other nondestructive device may be permitted by Architect but will not be used as sole basis for approval or rejection of concrete.
12. Additional Tests: Testing and inspecting agency shall make additional tests of concrete when test results indicate that slump, air entrainment, compressive strengths, or other requirements have not been met, as directed by Architect. Testing and inspecting agency may conduct tests to determine adequacy of concrete by cored cylinders complying with ASTM C 42 or by other methods as directed by Architect.
13. Additional testing and inspecting, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.
14. Correct deficiencies in the Work that test reports and inspections indicate dos not comply with the Contract Documents.
15. Contractor shall provide a secure, protected curing box for the storage of concrete cylinders.

END OF SECTION 03 30 00

SECTION 05 40 00

COLD-FORMED METAL FRAMING

PART 1 - GENERAL

1.01 SUMMARY

A. This Section includes the following:
   1. Exterior non-load-bearing wall framing.

1.02 PERFORMANCE REQUIREMENTS

A. Structural Performance: Provide cold-formed metal framing capable of withstanding design loads within limits and under conditions indicated.
   1. Design framing systems to provide for movement of framing members without damage or overstressing, sheathing failure, connection failure, undue strain on fasteners and anchors, or other detrimental effects when subject to a maximum ambient temperature change of 120 deg F.
   2. Design framing system to maintain clearances at openings, to allow for construction tolerances, and to accommodate live load deflection of primary building structure as follows:
      a. Upward and downward movement of 1 inch.

B. Cold-formed Steel Framing, General: Design according to AISI's "Standard for Cold-Formed Steel Framing - General Provisions."
   1. Headers: Design according to AISI's "Standard for Cold-Formed Steel Framing – Header Design."
   2. Design exterior non-load-bearing wall framing to accommodate horizontal deflection without regard for contribution of sheathing materials.

1.03 SUBMITTALS

A. Product Data: For each type of cold-formed metal framing product and accessory indicated.

B. Shop Drawings: Show layout, spacings, sizes, thicknesses, and types of cold-formed metal framing; fabrication; and fastening and anchorage details, including mechanical fasteners. Show reinforcing channels, opening framing, supplemental framing, strapping, bracing, bridging, splices, accessories, connection details, and attachment to adjoining work.

C Welding certificates: Copies of certificates for all welding procedures and personnel shall be submitted for review and retained on the job-site at all times.

D. Product Test Reports: From a qualified testing agency, unless otherwise stated, indicating that each of the following complies with requirements, based on evaluation of comprehensive tests for current products:
   1. Steel sheet.
   2. Expansion anchors.
   3. Power-actuated anchors.
   4. Mechanical fasteners.
   5. Vertical deflection clips.
   6. Horizontal drift deflection clips
   7. Miscellaneous structural clips and accessories.

F. Research/Evaluation Reports: For cold-formed metal framing.

1.04 QUALITY ASSURANCE

A. Installer Qualifications: Engage an experienced installer who has completed cold-formed metal framing similar in material, design, and extent to that indicated for this Project and whose work has resulted in construction with a record of successful in-service performance.

B. Product Tests: Mill certificates or data from a qualified independent testing agency indicating steel sheet complies with requirements, including base-metal thickness, yield strength, tensile strength, total elongation, chemical requirements, and metallic-coating thickness.

C. Welding: Qualify procedures and personnel according to AWS D1.1, "Structural Welding Code--Steel," and AWS D1.3, "Structural Welding Code--Sheet Steel."

D. Fire-Test-Response Characteristics: Where indicated, provide cold-formed metal framing identical to that of assemblies tested for fire resistance per ASTM E 119 by a testing and inspecting agency acceptable to authorities having jurisdiction.

E. AISI Specifications and Standards: Comply with AISI's "North American Specification for the Design of Cold-Formed Steel Structural Members" and its "Standard for Cold-Formed Steel Framing - General Provisions."
   1. Comply with AISI's "Standard for Cold-Formed Steel Framing - Header Design."

1.05 DELIVERY, STORAGE, AND HANDLING

A. Protect cold-formed metal framing from corrosion, deformation, and other damage during delivery, storage, and handling.

B. Store cold-formed metal framing, protect with a waterproof covering, and ventilate to avoid condensation.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide cold-formed metal framing by one of the following:
   1. Clark Steel Framing.
   2. Craco Metals Manufacturing, LLC.
   3. Custom Stud, Inc.
   4. Dale/Incor.
   5. Dietrich Metal Framing; a Worthington Industries Company.
   6. MarinoWare; a division of Ware Industries.
   7. United Metal Products, Inc.

2.02 MATERIALS

A. Steel Sheet: ASTM A 1003, Structural Grade, Type H, metallic coated, of grade and coating weight as follows:
   1. Grade: As required by structural performance.
   2. Coating: G90 or equivalent.

B. Steel Sheet for Vertical Deflection and Drift Clips: ASTM A 653, structural steel, zinc coated, of grade and coating as follows:
   1. Grade: As required by structural performance.
   2. Coating: G90.

2.03 NON-LOAD-BEARING WALL FRAMING

A. Steel Studs: Manufacturer's standard C-shaped steel studs, of web depths indicated, punched, with stiffened flanges, and as follows:
   1. Minimum Base-Metal Thickness: 0.0428 inch.
   2. Minimum Flange Width: 1-3/8 inches.

B. Steel Track: Manufacturer's standard U-shaped steel track, of web depths indicated, unpunched, with unstiffened flanges, and as follows:
   1. Minimum Base-Metal Thickness: Matching steel studs.

C. Vertical Deflection Clips: Manufacturer's standard head clips, capable of accommodating upward and downward vertical displacement of primary structure through positive mechanical attachment to stud web.

D. Single Deflection Track: Manufacturer's single, deep-leg, U-shaped steel track; unpunched, with unstiffened flanges, of web depth to contain studs while allowing free vertical movement, with flanges designed to support horizontal and lateral loads and transfer them to the primary structure, and as follows:
   1. Minimum Base-Metal Thickness: 0.0428 inch.
   2. Minimum Flange Width: 1 inch plus the design gap for 1-story structures.

E. Drift Clips: Manufacturer's standard bypass or head clips, capable of isolating wall stud from upward and downward vertical displacement and lateral drift of primary structure.

2.04 FRAMING ACCESSORIES

A. Fabricate steel-framing accessories from steel sheet, ASTM A 1003, Structural Grade, Type H, metallic coated, of same grade and coating weight used for framing members.

B. Provide accessories of manufacturer's standard thickness and configuration, unless otherwise indicated, as follows:
   1. Supplementary framing.
   2. Bracing, bridging, and solid blocking.
   3. Web stiffeners.
   4. Anchor clips.
   5. End clips.
   6. Foundation clips.
   7. Gusset plates.
   8. Stud kickers, knee braces, and girts.
   9. Joist hangers and end closures.
   10. Hole reinforcing plates.
   11. Backer plates.

2.05 ANCHORS, CLIPS, AND FASTENERS

A. Steel Shapes and Clips: ASTM A 36, zinc coated by hot-dip process according to ASTM A 123.

B. Anchor Rods: ASTM F 1554, Grade 36, threaded carbon-steel hex-headed bolts and carbon-steel nuts; and flat, hardened-steel washers; zinc coated by hot-dip process according to ASTM A 153, Class C.

C. Expansion Anchors: Fabricated from corrosion-resistant materials, with capability to sustain, without failure, a load equal to 5 times design load, as determined by testing per ASTM E 488 conducted by a qualified independent testing agency.

D. Power-Actuated Anchors: Fastener system of type suitable for application indicated, fabricated from corrosion-resistant materials, with capability to sustain, without failure, a load equal to 10

times design load, as determined by testing per ASTM E 1190 conducted by a qualified independent testing agency.

E. Mechanical Fasteners: ASTM C 1513, corrosion-resistant-coated, self-drilling, self-tapping steel drill screws.
   1. Head Type: Low-profile head beneath sheathing, manufacturer's standard elsewhere.

F. Welding Electrodes: Comply with AWS standards.

2.06 MISCELLANEOUS MATERIALS

A. Galvanizing Repair Paint: SSPC-Paint 20 or DOD-P-21035.

B. Cement Grout: Portland cement, ASTM C 150, Type I; and clean, natural sand, ASTM C 404. Mix at ratio of 1 part cement to 2-1/2 parts sand, by volume, with minimum water required for placement and hydration.

C. Nonmetallic, Non-shrink Grout: Premixed, nonmetallic, noncorrosive, nonstaining grout containing selected silica sands, portland cement, shrinkage-compensating agents, and plasticizing and water-reducing agents, complying with ASTM C 1107, with fluid consistency and 30-minute working time.

D. Shims: Load bearing, high-density multi-monomer plastic, non-leaching.

E. Sealer Gaskets: Closed-cell neoprene foam, 1/4 inch thick, selected from manufacturer's standard widths to match width of bottom track or rim track members.

2.07 FABRICATION

A. Fabricate cold-formed metal framing and accessories plumb, square, and true to line, and with connections securely fastened, according to referenced AISI's specifications and standards, manufacturer's written instructions, and requirements in this Section.
   1. Fabricate framing assemblies using jigs or templates.
   2. Cut framing members by sawing or shearing; do not torch cut.
   3. Fasten cold-formed metal framing members by welding, screw fastening, clinch fastening, or riveting as standard with fabricator. Wire tying of framing members is not permitted.
      a. Comply with AWS D1.3 requirements and procedures for welding, appearance and quality of welds, and methods used in correcting welding work.
      b. Locate mechanical fasteners and install according to Shop Drawings, with screw penetrating joined members by not less than three exposed screw threads.
   4. Fasten other materials to cold-formed metal framing by welding, bolting, or screw fastening, according to Shop Drawings.

B. Reinforce, stiffen, and brace framing assemblies to withstand handling, delivery, and erection stresses. Lift fabricated assemblies to prevent damage or permanent distortion.

C. Fabrication Tolerances: Fabricate assemblies level, plumb, and true to line to a maximum allowable tolerance variation of 1/8 inch in 10 feet and as follows:
   1. Spacing: Space individual framing members no more than plus or minus 1/8 inch from plan location. Cumulative error shall not exceed minimum fastening requirements of sheathing or other finishing materials.
   2. Squareness: Fabricate each cold-formed metal framing assembly to a maximum out-of-square tolerance of 1/8 inch.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Examine supporting substrates and abutting structural framing for compliance with requirements for installation tolerances and other conditions affecting performance.
   1. Proceed with installation only after unsatisfactory conditions have been corrected.

3.02 PREPARATION

A. Before sprayed fire-resistive materials are applied, attach continuous angles, supplementary framing, or tracks to structural members indicated to receive sprayed fire-resistive materials.

B. After applying sprayed fire-resistive materials, remove only as much of these materials as needed to complete installation of cold-formed framing without reducing thickness of fire-resistive materials below that are required to obtain fire-resistance rating indicated. Protect remaining fire-resistive materials from damage.

C. Install load bearing shims or grout between the underside of wall bottom track or rim track and the top of foundation wall or slab at stud or joist locations to ensure a uniform bearing surface on supporting concrete or masonry construction.

D. Install sealer gaskets to isolate the underside of wall bottom track or rim track and the top of foundation wall or slab at stud or joist locations.

3.03 INSTALLATION, GENERAL

A. Cold-formed metal framing may be shop or field fabricated for installation, or it may be field assembled.

B. Install cold-formed metal framing according to AISI's "Standard for Cold-Formed Steel Framing - General Provisions" and to manufacturer's written instructions unless more stringent requirements are indicated.

C. Install shop- or field-fabricated, cold-formed framing and securely anchor to supporting structure.
   1. Screw, bolt, or weld wall panels at horizontal and vertical junctures to produce flush, even, true-to-line joints with maximum variation in plane and true position between fabricated panels not exceeding 1/16 inch.

D. Install cold-formed metal framing and accessories plumb, square, and true to line, and with connections securely fastened.
   1. Cut framing members by sawing or shearing; do not torch cut.
   2. Fasten cold-formed metal framing members by welding, screw fastening, clinch fastening, or riveting. Wire tying of framing members is not permitted.
      a. Comply with AWS D1.3 requirements and procedures for welding, appearance and quality of welds, and methods used in correcting welding work.
      b. Locate mechanical fasteners and install according to Shop Drawings, and complying with requirements for spacing, edge distances, and screw penetration.

E. Install framing members in one-piece lengths unless splice connections are indicated for track or tension members.

F. Install temporary bracing and supports to secure framing and support loads comparable in intensity to those for which structure was designed. Maintain braces and supports in place, undisturbed, until entire integrated supporting structure has been completed and permanent connections to framing are secured.

G. Do not bridge building expansion and control joints with cold-formed metal framing. Independently frame both sides of joints.

H. Install insulation, specified in Division 7 Section "Building Insulation," in built-up exterior framing members, such as headers, sills, boxed joists, and multiple studs at openings, that are inaccessible on completion of framing work.

I. Fasten hole reinforcing plate over web penetrations that exceed size of manufacturer's standard punched openings.

J. Erection Tolerances: Install cold-formed metal framing level, plumb, and true to line to a maximum allowable tolerance variation of 1/8 inch in 10 feet and as follows:
   1. Space individual framing members no more than plus or minus 1/8 inch from plan location. Cumulative error shall not exceed minimum fastening requirements of sheathing or other finishing materials.

3.04 NON-LOAD-BEARING WALL INSTALLATION

A. Install continuous tracks sized to match studs. Align tracks accurately and securely anchor to supporting structure as indicated.

B. Fasten both flanges of studs to top and bottom track, unless otherwise indicated. Space studs as follows:
   1. Stud Spacing: As indicated.

C. Set studs plumb, except as needed for diagonal bracing or required for non-plumb walls or warped surfaces and similar requirements.

D. Isolate non-load-bearing steel framing from building structure to prevent transfer of vertical loads while providing lateral support.
   1. Install single-leg deflection tracks and anchor to building structure.
   2. Connect vertical deflection clips to infill studs and anchor to building structure.
   3. Connect drift clips to cold formed metal framing and anchor to building structure.

E. Install horizontal bridging in wall studs, spaced in rows indicated on Shop Drawings but not more than 48 inches apart. Fasten at each stud intersection.
   1. Top Bridging for Single Deflection Track: Install row of horizontal bridging within 12 inches of single deflection track. Install a combination of flat, taut, steel sheet straps of width and thickness indicated and stud or stud-track solid blocking of width and thickness matching studs. Fasten flat straps to stud flanges and secure solid blocking to stud webs or flanges.
      a. Install solid blocking at 96-inch centers maximum
   2. Bridging: Cold-rolled steel channel, welded or mechanically fastened to webs of punched studs.
   3. Bridging: Combination of flat, taut, steel sheet straps of width and thickness indicated and stud-track solid blocking of width and thickness to match studs. Fasten flat straps to stud flanges and secure solid blocking to stud webs or flanges.
   4. Bridging: Proprietary bridging bars installed according to manufacturer's written instructions.

F. Install miscellaneous framing and connections, including stud kickers, web stiffeners, clip angles, continuous angles, anchors, fasteners, and stud girts, to provide a complete and stable wall-framing system.

3.05 FIELD QUALITY CONTROL

A. Testing: Owner will engage a qualified independent testing and inspecting agency to perform field tests and inspections and prepare test reports.

B. Field and shop welds will be subject to testing and inspecting.

C. Testing agency will report test results promptly and in writing to Contractor and Architect.

D. Remove and replace work where test results indicate that it does not comply with specified requirements.

E. Additional testing and inspecting, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.

3.06 REPAIRS AND PROTECTION

A. Galvanizing Repairs: Prepare and repair damaged galvanized coatings on fabricated and installed cold-formed metal framing with galvanized repair paint according to ASTM A 780 and manufacturer's written instructions.

B. Provide final protection and maintain conditions, in a manner acceptable to manufacturer and Installer that ensure that cold-formed metal framing is without damage or deterioration at time of Substantial Completion.

END OF SECTION 05 40 00

SECTION 06 10 00

ROUGH CARPENTRY

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. This Section includes the following:
   1. Wood furring, grounds, nailers, and blocking.
   2. Sheathing.

1.03 DEFINITIONS

A. Rough Carpentry: Carpentry work not specified in other Sections and not exposed, unless otherwise specified.

1.04 SUBMITTALS

A. General: Submittals shall be in accordance with Specification Section 01 33 00.

B. Wood treatment data as follows, including chemical treatment manufacturer's instructions for handling, storing, installing, and finishing treated materials:
   1. For each type of preservative-treated wood product, include certification by treating plant stating type of preservative solution and pressure process used, net amount of preservative retained, and compliance with applicable standards.
   2. For waterborne-treated products, include statement that moisture content of treated materials was reduced to levels indicated before shipment to Project site.
   3. For fire-retardant-treated wood products, include certification by treating plant that treated materials comply with specified standard and other requirements as well as data relative to bending strength, stiffness, and fastener-holding capacities of treated materials.

C. Warranty of chemical treatment manufacturer for each type of treatment.

1.05 QUALITY ASSURANCE

A. Single-Source Responsibility for Fire-Retardant-Treated Wood: Obtain each type of fire-retardant-treated wood product from one source and by a single producer.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Keep materials under cover and dry. Protect from weather and contact with damp or wet surfaces. Stack lumber, plywood, and other panels. Provide for air circulation within and around stacks and under temporary coverings.
   1. For lumber and plywood pressure treated with waterborne chemicals, place spacers between each bundle to provide air circulation.

PART 2 – PRODUCTS

2.01 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
   1. Wood-Preservative-Treated Materials:
      a. Baxter: J. H. Baxter Co.
      b. Chemical Specialties, Inc.
      c. Continental Wood Preservers, Inc.
      a. Hickson Corp.
      b. Hoover Treated Wood Products, Inc.
      f. Osmose Wood Preserving, Inc.
   2. Fire-Retardant-Treated Materials, Interior Type A:
      a. Baxter: J. H. Baxter Co.
      b. Chemical Specialties, Inc.
      c. Continental Wood Preservers, Inc.
      d. Hickson Corp.
      e. Hoover Treated Wood Products, Inc.
      f. Dricon: Arch Wood Protection, Inc.
   2. Fire-Retardant-Treated Materials, Exterior Type:
      a. American Wood Treaters, Inc.
      b. Hoover Treated Wood Products, Inc.
      c. Dricon: Arch Wood Protection, Inc.

2.02 LUMBER, GENERAL

A. Lumber Standards: Comply with DOC PS 20, "American Softwood Lumber Standard," and with applicable grading rules of inspection agencies certified by ALSC's Board of Review.

B. Inspection Agencies: Inspection agencies, and the abbreviations used to reference them, include the following:
   1. SPIB – Southern Pine Inspection Bureau.

C. Grade Stamps: Provide lumber with each piece factory marked with grade stamp of inspection agency evidencing compliance with grading rule requirements and identifying grading agency, grade, species, moisture content at time of surfacing, and mill.

D. Where nominal sizes are indicated, provide actual sizes required by DOC PS 20 for moisture content specified. Where actual sizes are indicated, they are minimum dressed sizes for dry lumber.
   1. Provide dressed lumber, S4S, unless otherwise indicated.
   2. Provide dry lumber with 19 percent maximum moisture content at time of dressing for 2-inch nominal thickness or less, unless otherwise indicated.

2.03 FIRE-RETARDANT-TREATED MATERIALS

A. General: Where fire-retardant-treated wood is indicated, comply with applicable requirements of AWPA C20 (lumber) and AWPA C27 (plywood). Identify fire-retardant-treated wood with appropriate classification marking of UL; U.S. Testing; Timber Products Inspection, Inc.; or another testing and inspecting agency acceptable to authorities having jurisdiction.
   1. Research or Evaluation Reports: Provide fire-retardant-treated wood acceptable to authorities having jurisdiction and for which a current model code research or

evaluation report exists that evidences compliance of fire-retardant-treated wood for application indicated.

B. Interior Type A: For interior locations, use chemical formulation that produces treated lumber and plywood with the following properties under conditions present after installation:
   1. Bending strength, stiffness, and fastener-holding capacities are not reduced below values published by manufacturer of chemical formulation under elevated temperature and humidity conditions simulating installed conditions when tested by a qualified independent testing agency.
   2. No form of degradation occurs due to acid hydrolysis or other causes related to treatment.
   3. Contact with treated wood does not promote corrosion of metal fasteners.

C. Exterior Type: Use for exterior locations and where indicated.

D. Inspect each piece of treated lumber or plywood after drying and discard damaged or defective pieces.

2.04 MISCELLANEOUS LUMBER

A. General: Provide lumber for support or attachment of other construction, including rooftop equipment curbs and support bases, bucks, nailers, blocking, furring, grounds, stripping, and similar members.

B. Fabricate miscellaneous lumber from dimension lumber of sizes indicated and into shapes shown.

C. Moisture Content: 19 percent maximum for lumber items not specified to receive wood preservative treatment.

D. Grade: For dimension lumber sizes, provide No. 3 or Standard grade lumber per ALSC's NGRs of any species. For board-size lumber, provide No. 3 Common grade per NELMA, NLGA, or WWPA; No. 2 grade per SPIB; or Standard grade per NLGA, WCLIB or WWPA of any species.

2.05 FASTENERS

A. General: Provide fasteners of size and type indicated that comply with requirements specified in this Article for material and manufacture.
   1. Where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners with a hot-dip zinc coating per ASTM A 153 or of Type 304 stainless steel.

B. Nails, Wire, Brads, and Staples: FS FF-N-105.

C. Power-Driven Fasteners: CABO NER-272.

D. Wood Screws: ASME B18.6.1.

E. Lag Bolts: ASME B18.2.1. (ASME B18.2.3.8M)

F. Bolts: Steel bolts complying with ASTM A 307, Grade A (ASTM F 568, Property Class 4.6); with ASTM A 563 (ASTM A 563M) hex nuts and, where indicated, flat washers.

PART 3 – EXECUTION

3.01 INSTALLATION, GENERAL

A. Discard units of material with defects that impair quality of rough carpentry and that are too small to use with minimum number of joints or optimum joint arrangement.

B. Set rough carpentry to required levels and lines, with members plumb, true to line, cut, and fitted.

C. Fit rough carpentry to other construction; scribe and cope as required for accurate fit. Correlate location of furring, nailers, blocking, grounds, and similar supports to allow attachment of other construction.

D. Apply field treatment complying with AWPA M4 to cut surfaces of preservative-treated lumber and plywood.

E. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated, complying with the following:
1. CABO NER-272 for power-driven staples, P-nails, and allied fasteners.
2. Published requirements of metal framing anchor manufacturer.
3. "Recommended Nailing Schedule" of referenced framing standard and with AFPA's "National Design Specifications for Wood Construction."

F. Use common wire nails, unless otherwise indicated. Use finishing nails for finish work. Select fasteners of size that will not fully penetrate members where opposite side will be exposed to view or will receive finish materials. Make tight connections between members. Install fasteners without splitting wood; predrill as required.

G. Use hot-dip galvanized or stainless-steel nails where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity.

H. Countersink nail heads on exposed carpentry work and fill holes with wood filler.

3.02 WOOD NAILERS, BLOCKING, AND SLEEPERS

A. Install wood grounds, nailers, blocking, and sleepers where shown and where required recessed or surfaced mounted fixtures and equipment on gypsum wall board assemblies. Form to shapes shown and cut as required for true line and level of attached work. Coordinate locations with other work involved.

B. Attach to substrates to support applied loading. Recess bolts and nuts flush with surfaces, unless otherwise indicated. Build into masonry during installation of masonry work. Where possible, anchor to formwork before concrete placement.

C. Provide continuous wood blocking at all restrooms for bathroom accessory attachment.

3.03 WOOD FRAMING, GENERAL

A. Framing Standard: Comply with AFPA's "Manual for Wood Frame Construction," unless otherwise indicated.

B. Install framing members of size and at spacing indicated.

C. Do not splice structural members between supports.

D. Firestop concealed spaces of framed walls and partitions at each floor level and at ceiling line of top story. Where firestopping is not inherent in framing system used, provide closely fitted wood blocks of 2-inch nominal thickness lumber of same width as framing members.

END OF SECTION 06 10 00

SECTION 06 40 23

INTERIOR ARCHITECTURAL WOODWORK

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. This Section includes the following:
   1. Plastic-laminate cabinets.
   2. Solid surface countertops.

B. Related Sections: The following Sections contain requirements that relate to this Section:
   1. Division 6 Section “Rough Carpentry” for exposed framing and for furring, blocking, shims, and hanging strips for installing interior woodwork.

1.03 DEFINITIONS

Interior architectural woodwork includes wood furring, blocking, shims, and hanging strips for installing woodwork items unless concealed within other construction prior to woodwork installation.

1.04 SUBMITTALS

A. General: Submittals shall be in accordance with Specification Section 01 33 00.

B. Product Data: For each type of product indicated, including cabinet hardware and accessories.

C. Shop Drawings showing location of each item, dimensioned plans and elevations, large-scale details, attachment devices, and other components.
   1. Show details full size.
   2. Show locations and sizes of furring, blocking, and hanging strips, including concealed blocking and reinforcement specified in other Sections.
   3. Show locations and sizes of cutouts and holes for plumbing fixtures, faucets, soap dispensers, and other items installed in architectural woodwork.

D. Samples for initial selection of the following in the form of manufacturer's color charts consisting of actual units or sections of units showing the full range of colors, textures, and patterns available for each type of material indicated.
   1. Plastic laminates.
   2. Solid surface materials.

E. Samples for verification of the following:
   1. Plastic-laminate-clad panel products, 8 by 10 inches, for each type, color, pattern, and surface finish, with separate samples of unfaced panel product used for core.
   2. Solid surface materials, 6” square.
   3. Edge profiles for plastic-laminate materials.
   4. Exposed cabinet hardware and accessories, one unit for each type and finish.

F. Product certificates signed by woodwork fabricator certifying that products comply with specified requirements.

G. Qualification data for firms and persons specified in "Quality Assurance", Article 1.5 below to demonstrate their capabilities and experience. Include lists of completed projects with project names and addresses, names and addresses of architects and owners, and other information specified.

1.05 QUALITY ASSURANCE

A. Fabricator Qualifications: Firm experienced in producing architectural woodwork similar to that indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units without delaying the Work.

B. Single-Source Responsibility for Fabrication and Installation: Engage a qualified woodworking firm to assume undivided responsibility for fabricating, finishing, and installing woodwork specified in this Section.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Protect woodwork during transit, delivery, storage, and handling to prevent damage, soilage and deterioration.

B. Do not deliver woodwork until painting and similar operations that could damage, soil, or deteriorate woodwork have been completed in installation areas. If woodwork must be stored in other than installation areas, store only in areas whose environmental conditions meet requirements specified below in Article 1.7 "Project Conditions".

1.07 PROJECT CONDITIONS

A. Environmental Limitations: Do not deliver or install woodwork until building is enclosed, wet-work is completed, and HVAC system is operating and will maintain temperature and relative humidity at occupancy levels during the remainder of the construction period.

B. Additional Environmental Limitations: Do not deliver or install woodwork until HVAC system is operating and maintaining temperature between 60 and 90 deg F (16 and 32 deg C) and relative humidity between 43 and 70 percent during the remainder of the construction period.

C. Field Measurements: Check actual dimensions of other construction by accurate field measurements before fabrication, and show recorded measurements on final shop Drawings. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
   1. Verify locations of concealed framing, blocking, reinforcements, and furring that support woodwork by accurate field measurements before being enclosed. Record measurements on final shop Drawings.

1.08 COORDINATION

Coordinate sizes and locations of framing, blocking, furring, reinforcements, and other related units of Work specified in other Sections to ensure that interior architectural woodwork can be supported and installed as indicated.

PART 2 – PRODUCTS

2.01 MATERIALS

A. General: Provide materials where the following products are part of interior woodwork, with requirements of the referenced product standards that apply to product characteristics indicated:
   1. Cabinet Core Materials in Low Humidity Areas: All core material shall be cabinet grade hardwood plywood with MDF doors as follows:
      a. 1/4" Nominal thickness maple hardwood plywood with MDF core (Grade A-4).
      b. 1/2" Nominal thickness maple hardwood plywood with 5 ply veneer core (Grade A-1)
      c. 3/4" Nominal thickness maple hardwood plywood with 7 ply veneer core (Grade A-1)
   2. Cabinet Core Materials in the Kitchen and Restrooms: All core material shall be marine grade plywood with MDF doors as follows:
      a. 1/4" Nominal thickness marine grade plywood with MDF core (Grade A-4).
      b. 1/2" Nominal thickness marine grade plywood with 5 ply veneer core (Grade A-1)
      c. 3/4" Nominal thickness marine grade plywood with 7 ply veneer core (Grade A-1)
   3. Toe Kick Materials: All toe kicks shall be constructed of pressure treated lumber as follows:
      a. 3/4" nominal thickness pressure treated plywood
      b. 2"x4" nominal thickness pressure treated lumber

B. Thermoset Decorative Panels: Hardwood plywood core finished with thermally fused, melamine-impregnated decorative paper complying with LMA SAT-1.

C. High-Pressure Decorative Laminate: NEMA LD 3, grades as indicated, or if not indicated, as required by woodwork quality standard.
   1. Manufacturer: Subject to compliance with requirements, provide high-pressure decorative laminates by one of the following:
      a. Wilsonart International, Inc. (Basis of Design)
      b. Formica
      c. Laminart
      d. Architect approved equal.
   2. Colors and Patterns: Color shall be selected from manufacturer's full range of colors by Architect. Refer to Drawings for color selections, locations and patterns.

D. Solid-Surfacing Material: Homogeneous solid sheets of filled plastic resin complying with ISSFA-2.
   1. Manufacturer: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
      a. Wilsonart Solid surface (Basis of Design)
      b. Dupont Corian
      c. LG Hi-Macs
      d. Architect approved equal.
   2. Colors and Patterns: Color shall be selected from manufacturer's full range of colors by Architect. Refer to Drawings for color selections, locations and patterns.

2.02 CABINET HARDWARE AND ACCESSORIES

A. General: Provide cabinet hardware and accessory materials associated with architectural cabinets, except for items specified in Division 8 “Finish Hardware.”

B. Cabinet Hardware Schedule: Refer to schedule at end of this Section for cabinet hardware required for architectural cabinets.

C. Hardware Standard: Comply with BHMA A156.9 for items indicated by reference to BHMA numbers or referenced to this standard.

D. Exposed Hardware Finishes: For exposed hardware, provide finish that complies with BHMA A156.18 for BHMA code number indicated.
1. Satin Stainless Steel: BHMA 630.

E. Plastic Grommets: Provide 2” black grommets for field location by the Owner and installation by the Contractor at Substantial Completion.

2.03 INSTALLATION MATERIALS

A. Furring, Blocking, Shims, and Hanging Strips: Hardwood lumber, kiln dried to less than 15 percent moisture content.

B. Screws: Select material, type, size, and finish required for each use. Comply with ASME B18.6.1 for applicable requirements.
1. For metal framing supports, provide screws as recommended by metal-framing manufacturer.

C. Nails: Select material, type, size, and finish required for each use. Comply with FS FF-N-105 for applicable requirements.

D. Anchors: Select material, type, size, and finish required for each substrate for secure anchorage. Provide nonferrous metal or hot-dip galvanized anchors and inserts on inside face of exterior walls and elsewhere as required for corrosion resistance. Provide toothed steel or lead expansion bolt devices for drilled-in-place anchors.

E. Adhesives, General: Do not use adhesives that contain urea formaldehyde.

2.04 FABRICATION, GENERAL

A. Interior Woodwork Grade: Provide interior woodwork complying with the referenced quality standard and of the following grade:
1. Grade: Custom.

B. Wood Moisture Content: Comply with requirements of referenced quality standard for wood moisture content in relation to relative humidity conditions existing during time of fabrication and in installation areas.

C. Fabricate woodwork to dimensions, profiles, and details indicated. Ease edges to radius indicated for the following:
1. Corners of cabinets and edges of solid-wood (lumber) members 3/4 inch thick or less: 1/16 inch.
2. Edges of rails and similar members more than 3/4 inch thick: 1/8 inch.

D. Complete fabrication, including assembly, and hardware application, before shipment to Project site to maximum extent possible. Disassemble components only as necessary for shipment and installation. Where necessary for fitting at site, provide ample allowance for scribing, trimming, and fitting.

E. Shop-cut openings, to maximum extent possible, to receive hardware, appliances, plumbing fixtures, electrical work, and similar items. Locate openings accurately and use templates or roughing-in diagrams to produce accurately sized and shaped openings. Smooth edges of cutouts and, where located in countertops and similar exposures, seal edges with a water-resistant coating.

2.05 PLASTIC-LAMINATE CABINETS

A. Grade: Custom.

B. Laminate Cladding for Exposed Surfaces: High-pressure decorative laminate complying with the following requirements:
1. Horizontal Surfaces Other Than Tops: HGS.
2. Postformed Surfaces: HGP.
3. Vertical Surfaces: HGS.
4. Edges: edge banding shall match adjacent cabinet panel color.
a. Doors: 3mm PVC edge banding attached by 3mm hot melt glue applied edge banding machine.
b. Drawers: 3mm PVC edge banding attached by 3mm hot melt glue applied edge banding machine.
c. Cabinets: 1mm PVC edge banding

C. Materials for Semi-exposed Surfaces: Provide surface materials indicated below:
1. Surfaces Other Than Drawer Bodies: As indicated on Drawings
2. Drawer Sides and Backs: As indicated on Drawings
3. Drawer Bottoms: As indicated on Drawings

D. Colors, Patterns, and Finishes: Provide materials and products that result in colors and textures of exposed laminate surfaces complying with the following requirements:
1. Colors shall be selected from manufacturer’s full range of colors and finishes by Architect. Refer to Drawings for locations and patterns.

2.06 SOLID-SURFACE-MATERIAL COUNTERTOPS

A. Solid-Surface Material Thickness: 1/2 inch.

B. Colors, Patterns, and Finishes: Provide materials and products that result in colors of solid-surfacing material complying with the following requirements:
1. Colors shall be selected from manufacturer’s full range of colors and finishes by Architect. Refer to Drawings for color selections, locations and patterns.

C. Fabricate tops in one piece, unless otherwise indicated. Comply with solid-surfacing-material manufacturer's written recommendations for adhesives, sealers, fabrication, and finishing.

PART 3 – EXECUTION

3.01 PREPARATION

A. Condition woodwork to average prevailing humidity conditions in installation areas before installing.

B. Before installing architectural woodwork, examine shop-fabricated work for completion and complete work as required, including back priming and removal of packing.

3.02 INSTALLATION

A. Install woodwork plumb, level, true, and straight with no distortions. Shim as required with concealed shims. Install to a tolerance of 1/8 inch in 96 inches (3 mm in 2400 mm) for plumb and level (including tops).

B. Scribe and cut woodwork to fit adjoining work and refinish cut surfaces or repair damaged finish at cuts.

C. Anchor woodwork to anchors or blocking built in or directly attached to substrates. Secure to grounds, stripping and blocking with countersunk, concealed fasteners and blind nailing as required for complete installation. Use fine finishing nails for exposed nailing, countersunk and filled flush with woodwork and matching final finish where transparent finish is indicated.

D. Cabinets: Install without distortion so that doors and drawers fit openings properly and are accurately aligned. Adjust hardware to center doors and drawers in openings and to provide unencumbered operation. Complete the installation of hardware and accessory items as indicated.
   1. Install cabinets with no more than 1/8 inch in 96-inch sag, bow, or other variation from a straight line.
   2. Fasten wall cabinets through back, near top and bottom, at ends and not more than 16 inches o.c. with No. 10 wafer-head screws sized for 1-inch penetration into wood framing, blocking, or hanging strips or No. 10 wafer-head sheet metal screws through metal backing or metal framing behind wall finish.

E. Countertops: Anchor securely by screwing through corner blocks of base cabinets or other supports into underside of countertop.
   1. Align adjacent solid-surfacing-material countertops and form seams to comply with manufacturer's written recommendations using adhesive in color to match countertop. Carefully dress joints smooth, remove surface scratches, and clean entire surface.
   2. Install countertops with no more than 1/8 inch in 96-inch sag, bow, or other variation from a straight line.
      a. Secure backsplashes to tops with concealed metal brackets at 16 inches o.c. and to walls with adhesive.
      b. Caulk space between backsplash and wall with sealant specified in Division 7 Section "Joint Sealants."

3.03 ADJUSTING AND CLEANING

A. Repair damaged and defective woodwork where possible to eliminate functional and visual defects; where not possible to repair, replace woodwork. Adjust joinery for uniform appearance.

B. Clean, lubricate, and adjust hardware.

C. Clean woodwork on exposed and semi-exposed surfaces. Touch up shop applied finishes to restore damaged or soiled areas.

3.04 PROTECTION

A. Provide final protection and maintain conditions in a manner acceptable to fabricator and Contractor that ensures that woodwork is without damage or deterioration at the time of Substantial Completion.

3.05 CABINET HARDWARE AND ACCESSORY SCHEDULE

A. Manufacturers and BHMA numbers are used below to designate hardware requirements, except as otherwise indicated.

B. Hinges as follows:
1. Semi-concealed Hinges for Overlay Doors: BHMA A156.9- 1994 Grade 1 criteria.

C. Wire Pulls: Back mounted, 4 inches long, 2-1/2 inches deep, and 5/16 inches in diameter, satin stainless steel finish. (Unless indicated otherwise on plans.)

D. Shelf Rests: BHMA A156.9, B04013.

E. Drawer Slides: Side-mounted, full-extension, zinc-plated steel drawer slides with steel ball bearings, BHMA A156.9, Grade 1 and rated for the following loads:
1. Box Drawer Slides: 100 lbf
2. File Drawer Slides: 200 lbf
3. Keyboard Slide: 100 lbf

F. Door Locks: BHMA A156.11, E07121. Locks keyed alike.

G. Drawer Locks: BHMA A156.11, E07041. Locks keyed alike.

H. Grommets for cable passage through countertops: Refer to Drawings for locations and type.

I. Exposed Hardware Finishes: For exposed hardware, provide finish that complies with BHMA A156.18 for BHMA finish number indicated.
1. Satin Stainless Steel: BHMA 630.

END OF SECTION 06 40 23

SECTION 07 21 00

BUILDING INSULATION

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. This Section includes the following:
1. Formaldehyde-free concealed building insulation.
2. Formaldehyde-free concealed sound control batts.

B. Related Sections: The following Sections contain requirements that relate to this Section:
1. Division 9 Section “Gypsum Board Assemblies” for insulation installed as part of metal-framed soffit assemblies.

1.03 REFERENCES

A. ASTM International:
1. ASTM C165 Standard Test Method for Measuring Compressive Properties of Thermal Insulations.
2. ASTM E84 Standard Test Method for Surface Burning Characteristics of Building Materials.
3. ASTM E119 Standard Test Methods for Fire Tests of Building Construction and Materials.
4. ASTM C665 Standard Specification for Mineral Fiber Blanket, Thermal Insulation.

1.04 SUBMITTALS

A. General: Submit each item in this Article according to the Conditions of the Contract and Division 1 Specification Sections.

B. Product Data for each type of insulation product specified.

C. Installation instructions.

D. Product test reports from and based on tests performed by a qualified independent testing agency evidencing compliance of insulation products with specified requirements including those for thermal resistance, fire-test-response characteristics, water-vapor transmission, water absorption, and other properties, based on comprehensive testing of current products.

E. Research or evaluation reports of the model code organization acceptable to authorities having jurisdiction that evidence compliance of foam-plastic insulations with International Building Code.

1.05 QUALITY ASSURANCE

A. Single-Source Responsibility for Insulation Products: Obtain each type of building insulation from a single source with resources to provide products complying with requirements indicated without delaying the Work.

B. Fire-Test-Response Characteristics: Provide insulation and related materials with the fire-test-response characteristics indicated on Drawings or specified elsewhere in this Section as determined by testing

identical products per test method indicated below by UL or another testing and inspecting agency acceptable to authorities having jurisdiction. Identify materials with appropriate markings of applicable testing and inspecting agency.

1. Surface-Burning Characteristics: ASTM E 84.
2. Fire-Resistance Ratings: ASTM E 119.
3. Combustion Characteristics: ASTM E 136.

C. Installer Qualifications: Utilize an installer having demonstrated experience on projects of similar size and complexity.

D. Pre-installation Meeting:
1. Refer to Section 01 31 20 Project Meetings, 1.07.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Protect insulation materials from physical damage and from deterioration by moisture, soiling, and other sources. Store inside and in a dry location. Comply with manufacturer's written instructions for handling, storing, and protecting during installation.

B. Protect plastic insulation as follows:
1. Do not expose to sunlight, except to extent necessary for period of installation and concealment.
2. Protect against ignition at all times. Do not deliver plastic insulating materials to Project site before installation time.
3. Complete installation and concealment of plastic materials as rapidly as possible in each area of construction.

C. Handle boards carefully so corners are not broken off or boards are otherwise damaged.

PART 2 – PRODUCTS

2.01 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide insulation products by one of the following:
1. Johns-Manville (Basis of Design)
2. Owens Corning
3. Certainteed
4. Architect approved equal prior to bid

2.02 INSULATING MATERIALS

A. General: Provide insulating materials that comply with requirements and with referenced standards.
1. Preformed Units: Sizes to fit applications indicated; selected from manufacturer's standard thicknesses, widths, and lengths.

B. Formaldehyde-Free™ Unfaced Faced Batts:
1. Thermal Resistance (R-Value) (ASTM C518):
   a. R-19 at metal furring at exterior walls
2. Combustion Characteristics (ASTM E136): Pass
3. Critical Radiant Flux (ASTM E970): Greater than 0.11 Btu/ft2 × s (0.12 W/cm2)
4. Water Vapor Permeance (ASTM E96): N/A
5. Water Vapor Sorption (ASTM C1104): 5% or less.
6. Odor Emission (ASTM C1304): Pass.
7. Corrosiveness (ASTM C665, 13.8): Pass.
8. Fungi Resistance (ASTM C1338): Pass.

9. Flamespread (ASTM E84): 25, maximum.
12. Smoke Developed (ASTM E84): 50, maximum.
13. Material Standard: ASTM C665, Type I

C. Formaldehyde-Free Sound Control Batts: Comply with requirements indicated below:
1. Product: Johns-Manville MinWool® Sound Attenuation Fire Batts
2. Thickness: 4”
a. Provide one (1) layer of 4” sound batt insulation in walls in locations indicated on Drawings. Refer to Interior Partition Legend.
3. Noncombustible per ASTM E136.
4. Flamespread (ASTM E84): 5 or less.
5. Smoke Developed (ASTM E84): 0 or less.
6. Material Standard (ASTM C665): Type I.

PART 3 – EXECUTION

3.01 EXAMINATION

A. Examine substrates and conditions, with Installer present, for compliance with requirements of Sections in which substrates and related work are specified and to determine if other conditions affecting performance of insulation are satisfactory. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.02 PREPARATION

A. Clean substrates of substances harmful to insulations, including removing all projections that interfere with insulation attachment.

3.03 INSTALLATION, GENERAL

A. Comply with insulation manufacturer's written instructions applicable to products and application indicated.

B. Install insulation that is undamaged, dry, unsoiled, and has not been exposed at any time to ice and snow.

C. Extend insulation in thickness indicated to envelop entire area to be insulated. Cut and fit tightly around obstructions and fill voids with insulation. Remove projections that interfere with placement.

D. Apply single layer of insulation to produce thickness indicated.

3.04 INSTALLATION OF GENERAL BUILDING INSULATION

B. Apply insulation units to substrates by method indicated, complying with manufacturer's written instructions. If no specific method is indicated, bond units to substrate with adhesive or use mechanical anchorage to provide permanent placement and support of units.

B. Install glass-fiber blankets in cavities formed by framing members using blanket widths and lengths that fill the cavities formed by framing members.

3.05 PROTECTION

A. General: Protect installed insulation and vapor retarders from damage due to harmful weather exposures, physical abuse, and other causes. Provide temporary coverings or enclosures where insulation is subject to abuse and cannot be concealed and protected by permanent construction immediately after installation.

B. Replace any insulation that is exposed to moisture or rain. Necessary precautions shall be taken to prevent water from reaching insulation.

END OF SECTION 07 21 00

SECTION 07 84 00

FIRESTOPPING

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Section, apply to work specified in this section.

1.02 DEFINITIONS

A. Firestopping: Material or combination of materials used to retain integrity of fire-rated construction by maintaining an effective barrier against the spread of flame, smoke, and hot gases through penetrations in, or construction joints between, fire rated wall and floor assemblies.

1.03 GENERAL DESCRIPTION OF THE WORK OF THIS SECTION

Only tested firestop systems shall be used in specific locations as follows:

A. Penetrations for the passage of duct, cable, cable tray, conduit, piping, electrical busways and raceways through fire-rated vertical barriers (walls and partitions), horizontal barriers (floor/ceiling assemblies), and vertical service shaft walls and partitions.

B. Openings between structurally separate sections of wall or floors.

C. Gaps between the top of walls and ceilings or roof assemblies.

D. Expansion joints in walls and floors.

E. Openings and penetrations in fire-rated partitions or walls containing fire doors.

F. Openings around structural members which penetrate floors or walls.

1.04 RELATED WORK OF OTHER SECTIONS

A. Coordinate work of this section with work of other sections as required to properly execute the work and as necessary to maintain satisfactory progress of the work of other sections, including:
1. Division 3 Section “Cast-In-Place Concrete”
2. Division 7 Section “Joint Sealants”
3. Division 9 Section “Gypsum Board Assemblies”
4. Division 22 Section “Plumbing”
5. Division 23 Section “HVAC”
6. Division 26 Section “Electrical”
7. Division 28 Section “Fire Alarm and Security”

1.05 REFERENCES

A. Test Requirements: ASTM E 814, "Standard Method of Fire Tests of Through Penetration Fire Stops"

B. Test Requirements: UL 1479, “Fire Tests of Through-Penetration Firestops”

C. Test Requirements: UL 2079, “Tests for Fire Resistance of Building Joint Systems”

D. Underwriters Laboratories (UL) of Northbrook, IL publishes tested systems in their "FIRE RESISTANCE DIRECTORY" that is updated annually.
   1. UL Fire Resistance Directory:
      a. Firestop Devices (XHJI)
      b. Fire Resistance Ratings (BXRH)
      c. Through-Penetration Firestop Systems (XHEZ)
      d. Fill, Voids, or Cavity Material (XHHW)
      e. Forming Materials (XHKU)
      f. Joint Systems (XHBN)
      g. Perimeter Fire Containment Systems (XHDG)
   2. Alternate Systems: “Omega Point Laboratories Directory” (updated annually).

E. Test Requirements: ASTM E 1966, “Standard Test Method for Fire Resistive Joint Systems”.

F. Test Requirements: ASTM E 2307, “Standard Test Method for Determining Fire Resistance of Perimeter Fire Barrier Systems Using Intermediate-Scale, Multi-story Test Apparatus”

G. Inspection Requirements: ASTM E 2174, “Standard Practice for On-site Inspection of Installed Fire Stops”

H. ASTM E 84, “Standard Test Method for Surface Burning Characteristics of Building Materials”

I. International Firestop Council Guidelines for Evaluating Firestop Systems Engineering Judgments

J. International Building Code: 2024 Edition

K. NFPA 101 - Life Safety Code: 2024 Edition

L. NFPA 70 - National Electric Code: 2023 Edition

1.06 QUALITY ASSURANCE

A. Fire-Test-Response Characteristics: Provide through-penetration fire stop systems and fire-resistive joint systems that comply with specified requirements of tested systems.

B. Fire stop System installation must meet requirements of ASTM E 814, UL 1479 or UL 2079 tested assemblies that provide a fire rating equal to that of construction being penetrated.

C. Proposed fire stop materials and methods shall conform to applicable governing codes having local jurisdiction.

D. Fire stop Systems do not reestablish the structural integrity of load bearing partitions/assemblies, or support live loads and traffic. Contractor shall consult the Architect’s Structural Engineer prior to penetrating any load bearing assembly.

E. For those firestop applications that exist for which no qualified tested system is available through a manufacturer, an engineering judgment derived from similar qualified tested system designs or other tests will be submitted to local authorities having jurisdiction for their review and approval prior to installation. Engineering judgment documents must follow requirements set forth by the International Firestop Council.

1.07 SUBMITTALS

A. General: Submittals shall be in accordance with Specification Section 01 33 00.

B. Submit Product Data: Manufacturer's specifications and technical data for each material including the composition and limitations, documentation of qualified tested firestop systems to be used and manufacturer's installation instructions.

C. Manufacturer's engineering judgment identification number and document details when no qualified tested system is available for an application. Engineering judgment must include both project name and contractor’s name who will install firestop system as described in document.

D. Submit material safety data sheets provided with product delivered to job-site.

1.08 INSTALLER QUALIFICATIONS

A. Contractor to engage an experienced installer who is certified, licensed, or otherwise qualified by the firestopping manufacturer as having been provided the necessary training to install manufacturer’s products per specified requirements. A supplier’s willingness to sell its firestopping products to the Contractor or to an installer engaged by the Contractor does not in itself confer qualification on the buyer.

1.09 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials undamaged in manufacturer's clearly labeled, unopened containers, identified with brand, type, and UL label where applicable.

B. Coordinate delivery of materials with scheduled installation date to allow minimum storage time at job-site.

C. Store materials under cover and protect from weather and damage in compliance with manufacturer's requirements, including temperature restrictions.

D. Comply with recommended procedures, precautions or remedies described in material safety data sheets as applicable.

E. Do not use damaged or expired materials.

1.10 PROJECT CONDITIONS

A. Do not use materials that contain flammable solvents.

B. Schedule installation of firestopping after completion of penetrating item installation but prior to covering or concealing of openings.

C. Verify existing conditions and substrates before starting work. Correct unsatisfactory conditions before proceeding.

D. Weather conditions: Do not proceed with installation of firestop materials when temperatures exceed the manufacturer's recommended limitations for installation printed on product label and product data sheet.

E. During installation, provide masking and drop cloths to prevent firestopping materials from contaminating any adjacent surfaces.

PART 2 – PRODUCTS

2.01 FIRESTOPPING – GENERAL

A. Provide firestopping composed of components that are compatible with each other, the substrates forming openings, and the items, if any, penetrating the firestopping under conditions of service and application, as demonstrated by the firestopping manufacturer based on testing and field experience.

B. Provide components for each firestopping system that are needed to install fill material. Use only components specified by the firestopping manufacturer and approved by the qualified testing agency for the designated fire-resistance-rated systems.

C. Penetrations in Fire Resistance Rated Walls: Provide firestopping with ratings determined in accordance with UL 1479 or ASTM E 814.
   1. F-Rating: Not less than the fire-resistance rating of the wall construction being penetrated.

D. Penetrations in Horizontal Assemblies: Provide firestopping with ratings determined in accordance with UL 1479 or ASTM E 814.
   1. F-Rating: Minimum of 1-hour rating, but not less than the fire-resistance rating of the floor construction being penetrated.
   2. T-Rating: when penetrant is located outside of a wall cavity, minimum of 1-hour rating, but not less than the fire-resistance rating of the floor construction being penetrated.

E. Penetrations in Smoke Barriers: Provide firestopping with ratings determined in accordance with UL 1479 or ASTM E 814.
   1. L-Rating: Not exceeding 5.0 cfm/sq. ft. of penetration opening at both ambient and elevated temperatures.

F. Mold Resistance: Provide penetration firestoppping with mold and mildew resistance rating of 0 as determined by ASTM G21.

2.02 ACCEPTABLE MANUFACTURERS

A. Subject to compliance with through penetration firestop systems (XHEZ), joint systems (XHBN), and perimeter firestop systems (XHDG) listed in Volume 2 of the UL Fire Resistance Directory; provide products of the following manufacturers as identified below:
   1. Hilti, Inc., Tulsa, Oklahoma (Basis of Design) - 800-879-8000, www.us.hilti.com
   2. Or Architect approved equal.

2.03 MATERIALS

A. Use only firestop products that have been UL 1479, ASTM E 814 or UL 2079 tested for specific fire-rated construction conditions conforming to construction assembly type, penetrating item type, annular space requirements, and fire-rating involved for each separate instance.

B. Pre-installed firestop devices for use with noncombustible and combustible pipes (closed and open systems), conduit, and/or cable bundles penetrating concrete floors and/or gypsum walls.

C. Sealants, caulking materials, or foams for use with non-combustible items including steel pipe, copper pipe, rigid steel conduit and electrical metallic tubing (EMT), the following products are acceptable:
   1. Hilti Intumescent Firestop Sealant (FS-ONE) (Basis of Design)
   2. Hilti Flexible Firestop Sealant (CP 606)
   3. Or Architect approved equal.

D. Sealants or caulking materials for use with sheet metal ducts, the following products are acceptable:
   1. Hilti Flexible Firestop Sealant (CP 606) (Basis of Design)
   2. Hilti Intumescent Firestop Sealant (FS-ONE)
   3. Or Architect approved equal.

E. Sealants and caulking materials for use with fire-rated construction joints and other gaps, the following products are acceptable:
   1. Hilti Flexible Firestop Sealant (CP 606) (Basis of Design)
   2. Or Architect approved equal.

F. Pre-formed mineral wool designed to fit flutes of metal profile deck and gap between top of wall and metal profile deck; as a backer for spray material.
   1. Hilti Speed Plugs (CP 777) (Basis of Design)
   2. Hilti Speed Strips (CP 767)
   3. Or Architect approved equal.

G. Intumescent sealants, caulking materials for use with combustible items (penetrants consumed by high heat and flame) including insulated metal pipe, PVC jacketed, flexible cable or cable bundles and plastic pipe, the following products are acceptable:
   1. Hilti Intumescent Firestop Sealant (FS-ONE) (Basis of Design)
   2. Or Architect approved equal.

H. Intumescent sealants or caulking materials for use with flexible cable or cable bundles, the following products are acceptable:
   1. Hilti Intumescent Firestop Sealant (FS-ONE) (Basis of Design)
   2. Hilti Flexible Firestop Sealant (CP 606)
   3. Or Architect approved equal.

I. Wall opening protective materials for use with U.L. listed metallic and specified nonmetallic outlet boxes, the following products are acceptable:
   1. Hilti Firestop Putty Pad (CP 617) (Basis of Design)
   2. Hilti Firestop Box Insert
   3. Or Architect approved equal.

J. Firestop collar or wrap devices attached to assembly around combustible plastic pipe (closed and open piping systems), the following products are acceptable:
   1. Hilti Firestop Collar (CP 643N) (Basis of Design)
   2. Hilti Firestop Collar (CP 644)
   3. Or Architect approved equal.

K. Provide a firestop system with a "F" Rating as determined by UL 1479 or ASTM E814 which is equal to the time rating of construction being penetrated.

L. Provide a firestop system with an Assembly Rating as determined by UL 2079 which is equal to the time rating of construction joint assembly.

PART 3 – EXECUTION

3.01 PREPARATION

A. Verification of Conditions: Examine areas and conditions under which work is to be performed and identify conditions detrimental to proper or timely completion.
   1. Verify penetrations are properly sized and in suitable condition for application of materials.
   2. Surfaces to which firestop materials will be applied shall be free of dirt, grease, oil, rust, laitance, release agents, water repellents, and any other substances that may affect proper adhesion.
   3. Provide masking and temporary covering to prevent soiling of adjacent surfaces by firestopping materials.
   4. Comply with manufacturer's recommendations for temperature and humidity conditions before, during and after installation of firestopping.
   5. Do not proceed until unsatisfactory conditions have been corrected.

3.02 COORDINATION

A. Coordinate construction of openings, penetrations and construction joints to ensure that the fire stop systems are installed according to specified requirements.

B. Coordinate sizing of sleeves, openings, core-drilled holes, or cut openings to accommodate through-penetration fire stop systems. Coordinate construction and sizing of joints to ensure that fire-resistive joint systems are installed according to specified requirements.

C. Coordinate fire stopping with other trades so that obstructions are not placed in the way prior to the installation of the fire stop systems.

D. Do not cover up through-penetration fire stop and joint system installations that will become concealed behind other construction until each installation has been examined by the building inspector, per requirements of Section 109, International Building Code 2018 Edition.

3.03 INSTALLATION

A. Regulatory Requirements: Install firestop materials in accordance with UL Fire Resistance Directory or Omega Point Laboratories Directory.

B. Manufacturer's Instructions: Comply with manufacturer's instructions for installation of through-penetration and construction joint materials.
1. Seal all holes or voids made by penetrations to ensure an air and water-resistant seal.
2. Consult with Architect’s Mechanical Engineer and damper manufacturer prior to installation of UL firestop systems that might hamper the performance of fire dampers as it pertains to duct work.
3. Protect materials from damage on surfaces subjected to traffic.

3.04 FIELD QUALITY CONTROL

A. Examine sealed penetration areas to ensure proper installation before concealing or enclosing areas.

B. Keep areas of work accessible until inspection by applicable code authorities.

C. Inspection of through-penetration firestopping shall be performed in accordance with ASTM E 2174, “Standard Practice for On-Site Inspection of Installed Fire Stops”, or other recognized standard.

D. Perform under this section patching and repairing of firestopping caused by cutting or penetrating of existing firestop systems already installed by other trades.

E. Manufacturer’s Field Services: During Installation, provide periodic destructive testing inspections to assure proper installation/application. After installation is complete, submit findings in writing indicating whether or not the installation of the tested system identified was installed correctly.

3.05 ADJUSTING AND CLEANING

A. Remove equipment, materials and debris, leaving area in undamaged, clean condition.

B. Clean all surfaces adjacent to sealed holes and joints to be free of excess firestop materials and soiling as work progresses.

END OF SECTION 07 84 00

SECTION 07 92 00

JOINT SEALANTS

PART 1 – GENERAL

1.1 SUMMARY

A. Section Includes:
1. Exterior sealants.
2. Exterior and interior polyurethane traffic sealants.
3. Interior sealants.
4. Interior sanitary silicone sealants.
5. Metal lap joint sealants.
6. Threshold and sheet metal bedding sealants.
7. Joint accessories.

1.2 REFERENCES

A. ASTM International Inc.
1. ASTM C 510 - Standard Test Method for Staining and Color Change of Single- or Multicomponent Joint Sealants.
2. ASTM C 719 - Standard Test Method for Adhesion and Cohesion of Elastomeric Joint Sealants Under Cyclic Movement (Hockman Cycle).
3. ASTM C 794 - Standard Test Method for Adhesion-in-Peel of Elastomeric Joint Sealants.
4. ASTM C834 - Standard Specification for Latex Sealants.
5. ASTM C 920 - Standard Specification for Elastomeric Joint Sealants.
6. ASTM C 1193 - Standard Guide for Use of Joint Sealants.
7. ASTM C 1248 - Standard Test Method for Staining of Porous Substrate by Joint Sealants.
8. ASTM C 1311 - Standard Specification for Solvent Release Sealants.
9. ASTM D 2203 - Standard Test Method for Staining from Sealants.

1.3 SUBMITTALS

A. General: Submittals shall be in accordance with Specification Section 01 33 00.

B. Product Data:
1. Materials list of items proposed to be provided under this Section.
2. Manufacturer's specifications and other data needed to prove compliance with the specified requirements.

C. Samples:
1. Submit color charts for each sealant type for initial selection.
2. Submit standard cured color samples for each sealant type illustrating selected colors.

D. Test Reports:
1. Submit results of laboratory pre-construction testing.
2. Submit results of field pre-construction testing.
3. Submit manufacturer's recommendations for joint preparation, priming, and joint accessory materials based on test results.
4. Submit manufacturer's recommended installation procedure modifications resulting from field adhesion tests.

E. Manufacturer's Installation Instructions:
   1. Submit manufacturer’s published installation procedures.
   2. Include instructions for completing sealant intersections when different materials are joined.

F. Manufacturer's Certificate:
   1. Certify products are suitable for intended use and products meet or exceed specified requirements.
   2. Certify applicator is approved by manufacturer.

G. Qualifications Data:
   1. Submit applicator's qualifications, including reference projects of similar scope and complexity, with current phone numbers and contact names of architects and owners for verification.

1.4 CLOSEOUT SUBMITTALS

A. Operation and Maintenance Data:
   1. Submit recommended inspection intervals.
   2. Submit instructions for repairing and replacing failed sealant joints.

1.5 QUALITY ASSURANCE

A. Perform work in accordance with the following:
   1. Building Joints: ASTM C 1193.

B. Laboratory Pre-Construction Testing:
   1. Test sealants, joint accessories, and joint substrates in accordance with the following, before starting work of this section:
      a. Obtain samples of joint substrate products specified in other sections.
      b. Adhesion: ASTM C 794 and ASTM C 719; determine surface preparation and required primer.
      c. Compatibility: ASTM C 1087; determine materials forming joints and adjacent materials do not adversely affect sealant materials and do not affect sealant color.
      d. Staining: ASTM D 2203, ASTM C 510, or ASTM C 1248; determine sealants will not stain joint substrates.
   2. Pre-construction testing is not required when sealant manufacturer can furnish data acceptable to Architect based on previous testing for materials matching those of the Work.

C. Field Pre-Construction Testing:
   1. Test each elastomeric sealant and joint substrate in accordance with the following, before beginning work of this section:
      a. Install sealants in mockups using joint preparation methods determined by laboratory pre-construction testing.
      b. Install field-test joints in inconspicuous location as approved by Architect.
      c. Test Method: Manufacturer's standard field adhesion test to verify joint preparation and primer required to obtain optimum adhesion of sealants to joint substrate.
      d. When test indicates sealant adhesion failure, modify joint preparation, primer, or both and retest until joint passes sealant adhesion test.

1.6 QUALIFICATIONS

A. Manufacturer: Company specializing in manufacturing products specified in this section with minimum ten years documented experience.

B. Applicator Qualifications:
1. Company specializing in performing work of this section with minimum three years documented experience, minimum three successfully completed projects of similar scope and complexity, and approved by manufacturer.
2. Designate one individual as project foreman who shall be on site at all times during installation.

1.7 MOCKUP

A. Install sealants in mockups specified in other sections including sealant and joint accessories to illustrate installation quality and color.

B. Incorporate accepted mockup as part of Work.
1. Repair seal joint mockups used for field adhesion testing.

1.8 DELIVERY, STORAGE, AND HANDLING

A. Accept materials on site in manufacturers unopened original packaging. Inspect for damage.

B. Store primers and sealants in cool dry location with ambient temperature range of 60 to 80 degrees F (15 to 27 degrees C).

1.9 ENVIRONMENTAL REQUIREMENTS

A. Do not install primers or sealants when atmospheric temperatures or joint surface temperatures are less than 40 degrees F (4 degrees C).

1.10 SCHEDULING

A. Schedule work so waterproofing, water repellents and preservative finishes are installed after sealants, unless sealant manufacturer approves otherwise in writing.

B. Ensure sealants are cured before covering with other materials.

1.11 WARRANTY

A. Submit signed copies of the following warranties against adhesive and cohesive failure of sealant and against infiltration of water and air through sealed joint for period of three (3) years from date of completion.
1. Manufacturer's standard warranty covering sealant materials.
2. Applicator's standard warranty covering workmanship.

PART 2 – PRODUCTS

2.1 MANUFACTURERS

A. Tremco Sealant/Weatherproofing Division of RPM International, Inc. (Basis of Design)

B. Pecora Corporation (Acceptable Alternate)

C. Architect approved equal prior to bid.

2.2 URETHANE SEALANTS

A. Multi-Component Urethane: ASTM C920, Type M, Grade NS, Class 50; Uses T, NT, M, A, and O; two component, chemical curing, nonstaining, nonbleeding, color as selected.
1. Dymeric 240FC (Basis of Design)
2. Architect approved equal prior to bid.

B. Single Component Urethane: ASTM C 920, Type S, Grade NS, Class 100/50, Uses NT, M, A, O; single component, moisture curing, nonstaining, non-bleeding, color as selected.
1. Dymonic FC (Basis of Design)
2. Dymonic
3. Vulkem 116
4. Vulkem 45 or Vulkem 45 SSL
5. Architect approved equal prior to bid.

C. Multi-Component Self-Leveling Urethane: ASTM C920, Type M, Grade P, Class 25, Uses T; self leveling, multi-component, chemical curing, nonstaining, nonbleeding, color as selected.
1. THC 900 (Basis of Design)
2. THC 901
3. Vulkem 45 SSL + Catalyst (water = catalyst)
4. Masterseal SL2 by BASF
5. Architect approved equal prior to bid.

D. Single Component Self-Leveling Urethane: ASTM C920, Type S, Grade P, Class 100/50; self leveling, single component, moisture curing, nonstaining, nonbleeding, color as selected, green concrete acceptable.
1. Vulkem 45 SSL (Basis of Design)
2. Architect approved equal prior to bid.

2.3 SILICONE SEALANTS

A. Multi-Component Silicone: ASTM C920, Type M, Grade NS, Class 50; Uses NT, M, G, A and O: multi-component, neutral curing, nonstaining, nonbleeding, color as selected
1. Spectrem 4-TS (Basis of Design)
2. Architect approved equal prior to bid.

B. Single Component Silicone: ASTM C920, Type S, Grade NS, Class 50; Uses NT, M, G, A and O: single component, neutral curing, nonstaining, nonbleeding, color as selected.
1. Spectrem 1 (Basis of Design)
2. Spectrem 2
3. Spectrem 3
4. Architect approved equal prior to bid.

C. Single Component Silicone: ASTM C920, Type S, Grade NS, Class 25; Uses NT, G, A and O: single component, neutral, nonstaining, nonbleeding, color as selected.
1. Proglaze (Basis of Design)
2. Tremsil 200
3. Tremsil 600
4. Architect approved equal prior to bid.

D. Single Component Traffic Silicone: Low modulus, high performance, single component, self-leveling sealant.
1. Spectrem 800 (Basis of Design)

2. Specterm 900SL
3. Architect approved equal prior to bid.

2.4 OTHER SEALANTS

A. Latex Sealant: ASTM C 834; single component, solvent curing, nonstaining, nonbleeding, nonsagging; color as selected.
1. Tremflex 834 (Basis of Design)
2. Architect approved equal prior to bid.

B. Synthetic Rubber Sealant:
1. Acoustical Sealant (Basis of Design)
2. Architect approved equal prior to bid.

C. Butyl Sealant: ASTM C 1311, butyl or polyisobutylene, single component, nondrying, non-skinning, non-curing.
1. Butyl Sealant (Basis of Design)
2. Architect approved equal prior to bid.

2.5 ACCESSORIES

A. Joint Cleaner: Non-corrosive and non-staining type, recommended by sealant manufacturer; compatible with joint forming materials.

B. Primer: Non-staining type, recommended by sealant manufacturer to suit application.

C. Joint Backing: Round foam rod compatible with sealant; oversized 25 to 50 percent larger than joint width; recommended by sealant manufacturer to suit application

D. Bond Breaker: Pressure sensitive tape recommended by sealant manufacturer to suit application.

E. Masking Tape: Non-staining, non-absorbent tape product compatible with joint sealants and adjacent joint surfaces.

PART 3 – EXECUTION

3.1 EXAMINATION

A. Verify substrate surfaces and joint openings are ready to receive work.
1. Verify joint surfaces are clean and dry.
2. Ensure concrete surfaces are fully cured.

B. Report unsatisfactory conditions in writing to the Architect;

C. Do not proceed until unsatisfactory conditions are corrected.

3.2 PREPARATION

A. Prepare joints in accordance with ASTM C 1193 and manufacturer's instructions.

B. Clean joint surfaces to remove dirt, dust, oils, wax, paints, and other contamination capable of affecting primer and sealant bond.
1. Clean concrete joint surfaces to remove curing agents and form release agents.

C. Protect elements surrounding the Work of this section from damage or disfiguration. Apply masking tape to adjacent surfaces when required to prevent damage to finishes from sealant installation.

3.3 SEALANT INSTALLATION

A. Install primer and sealants in accordance with ASTM C 1193 and manufacturer's instructions.

B. Install joint backing to maintain the following joint ratios:
1. Joints up to 1/2 inch (13 mm) Wide: 1:1 width to depth ratio.
2. Joints Greater than 1/2 inch (13 mm) Wide: 2:1 width to depth ratio; maximum 1/2 inch joint depth.

C. Install bond breaker where joint backing is not used.

D. Apply primer where required for sealant adhesion.

E. Install sealants immediately after joint preparation.

F. Install sealant free of air pockets, foreign embedded matter, ridges, and sags.

G. Joining Silicone and Polyurethane Sealants:
1. Install polyurethane sealants first.
2. Join silicone sealant to polyurethane in accordance with manufacturer's instructions.

H. Tool exposed joint surface concave.

3.4 MANUFACTURER'S FIELD SERVICES

A. Require sealant manufacturer to be present at Project site to:
1. Observe sealant mockup installation and to issue reports of observations.
2. Conduct field pre-construction testing.

3.5 CLEANING

A. Remove masking tape.

B. Clean adjacent surfaces soiled by sealant installation.

3.6 SCHEDULE – SEALANT JOINTS

A. Exterior Sealant Joint [Type A]:
1. Applications:
a. Control and expansion joints in cast-in-place concrete.
b. Joints between architectural precast concrete units.
c. Control and expansion joints in unit masonry.
d. Joints between different materials listed above.
e. Perimeter joints between materials listed above and frames of doors, windows, storefronts, louvers and similar openings.
f. Control and expansion joints in soffits and overhead surfaces.
g. Other exterior joints in vertical surfaces and non-traffic horizontal surfaces for which no other sealant is specified.
2. Multi-Component Urethane Sealants:
a. Dymeric 240FC.
3. Single Component Urethane Sealants:

a. Dymonic FC.
b. Dymonic.
c. Vulkem 116.

4. Multi-Component Silicone Sealants:
   a. Spectrem 4-TS.
5. Single Component Silicone Sealants:
   a. Spectrem 1.
   b. Spectrem 2.
   c. Spectrem 3.

B. Interior Sealant Joint [Type C]:
1. Applications:
   a. Control and expansion joints on exposed interior surfaces of exterior walls.
   b. Perimeter joints on exposed interior surfaces of exterior openings.
   c. Perimeter joints between interior wall surfaces and frames of interior doors, windows, storefronts, louvers, elevator entrances and similar openings.
   d. Other interior joints in vertical surfaces and non-traffic horizontal surfaces subject to movement for which no other sealant is specified.
2. Multi Component Urethane Sealants:
   a. Dymeric 240/240FC.
3. Single Component Urethane Sealants:
   a. Dymonic FC.
4. Single Component Silicone Sealants:
   a. Spectrem 1.
   b. Spectrem 2.
   c. Spectrem 3.
5. Other Sealants:
   a. Tremflex 834.

C. Traffic Sealant Joint [Type D]:
1. Applications:
   a. Control, expansion and isolation joints in cast-in-place concrete.
   b. Tile control and expansion joints.
   c. Joints between different materials listed above.
   d. Other interior and exterior traffic bearing joints in horizontal and sloped traffic surfaces
2. Multi Component Urethane Sealants:
   a. THC-900/901, self leveling.
   b. Vulkem 116 plus catalyst (Vulkem 227)
   c. Vulkem 45 SSL plus catalyst
3. Single Component Urethane Sealants:
   a. Vulkem 45, self leveling.
   b. Vulkem 45 SSL, semi self leveling.
4. Single Component Silicone Sealants:
   a. Spectrem 800.
   b. Spectrem 900SL.

D. Interior Sanitary Sealant Joint [Type G]:
1. Applications:
   a. Joints in toilet room and bathroom counter tops.
   b. Joints between plumbing fixtures and adjacent materials.
   c. Other interior joints in wet areas where needed to limit mold and mildew growth.
2. Single Component Silicone Sealants:
   a. Tremsil 200.

E. Concealed Metal Lap Sealant Joint [Type J]:
   1. Applications:
      a. Concealed lap and hook joints in sheet metal flashing and trim.
   2. Single Component Non-Curing Sealants:
      a. Tremco Butyl Sealant.
      b. Tremco Acoustical Sealant.

F. Concealed Bedding Sealant Joint [Type K]:
   1. Applications:
      a. Bedding joints under metal thresholds and saddles.
      b. Bedding joints between sheet metal flashing and other materials.
   2. Single Component Urethane Sealants:
      a. Dymonic FC.
      b. Dymonic.
      c. Vulkem 116.
   3. Single Component Silicone Sealants:
      a. Proglaze.
      b. Spectrem 2.
      c. Spectrem 3.
   4. Single Component Non-Curing Sealants:
      a. Tremco Butyl Sealant.
      b. Tremco Acoustical Sealant.

END OF SECTION 07 92 00

SECTION 08 11 00

HOLLOW METAL FRAMES

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. This Section includes steel frames.

B. Related Sections: The following Sections contain requirements that relate to this Section:
1. Division 8 Section "Finish Hardware" for door hardware and weatherstripping.
2. Division 8 Section "Glazing" for glass in steel doors and sidelights.
3. Division 9 Section "Painting" for field painting primed doors and frames.

1.03 SUBMITTALS

A. General: Submittals shall be in accordance with Specification Section 01 33 00.

B. Product Data for each type of frame specified, including details of construction, materials, dimensions, hardware preparation, label compliance, profiles, and finishes.

C. Provide Shop Drawings showing fabrication and installation of steel frames. Include details of each frame type, elevations of door design types, conditions at openings, details of construction, location and installation requirements of door and frame hardware and reinforcements, and details of joints and connections. Show anchorage and accessory items.

D. Door Schedule: Submit schedule of doors and frames using same reference numbers and format for details and openings as those on Contract Drawings.
1. Indicate coordination of glazing frames and stops with glass and glazing requirements.

1.04 QUALITY ASSURANCE

A. Provide frames complying with ANSI/SDI 100 "Recommended Specifications for Standard Steel Doors and Frames" and as specified.

B. Fire-Rated Frame Assemblies: Units that comply with NFPA 80, are identical to door and frame assemblies tested for fire-test-response characteristics per ASTM E 152, and are labeled and listed by UL, Warnock Hersey, or another testing and inspecting agency acceptable to authorities having jurisdiction.

C. Single-Source Responsibility: Provide frames and related components from one manufacturer.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Deliver frames cardboard-wrapped or crated to provide protection during transit and job storage. Provide additional protection to prevent damage to finish of factory-finished frames.

B. Inspect frames on delivery for damage. Minor damages may be repaired provided refinished items match new work and are acceptable to Architect; otherwise, remove and replace damaged items as directed.

C. Store frames at building site under cover. Place units on minimum 4-inch-high wood blocking or pallets. Avoid using non-vented plastic or canvas shelters that could create a humidity chamber.

PART 2 – PRODUCTS

2.01 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
   1. Steel Frames:
      a. Ceco Door Products.
      b. Curries Co.
      c. Mesker Industries, Inc.
      d. Steelcraft Manufacturing Co.
      e. Pioneer Industries
      f. Republic Steel Corp.
      g. Premier Steel Doors and Frames
      h. Amweld Building Products, Inc.

2.02 FRAMES

A. Provide metal frames for doors, transoms, sidelights, borrowed lights, and other openings, according to ANSI/SDI 100, and of types and styles as shown on Drawings and schedules. Conceal fastenings, unless otherwise indicated.
   1. Fabricate frames with mitered or coped corners, continuously face welded construction for exterior and interior applications.
   2. Fabricate frames for interior openings from 0.053-inch- (16 Gauge) thick steel sheet.
   3. Knockdown frames are not acceptable for this Project.

B. Door Silencers: Drill stops to receive 3 silencers on strike jambs of single-door frames and 2 silencers on heads of double-door frames.

C. Plaster Guards: Provide minimum 0.016-inch- (26 Gauge) thick steel plaster guards or mortar boxes at back of hardware cutouts where materials might obstruct hardware operation and to close off interior of openings.

2.03 FABRICATION

A. Fabricate steel frame units to be rigid, neat in appearance, and free from defects, warp, or buckle. Where practical, fit and assemble units in manufacturer's plant. Clearly identify work that cannot be permanently factory assembled before shipment, to assure proper assembly at Project site. Comply with ANSI/SDI 100 requirements.
   1. Internal Construction: One of the following manufacturer's standard core materials according to SDI standards:
      a. Vertical steel stiffeners.
      b. Honeycomb
      c. Polystyrene
   2. Clearances: Not more than 1/8 inch at jambs and heads, except not more than 1/4 inch between non-fire-rated pairs of doors. Not more than 3/4 inch at bottom.
      a. Fire Doors: Provide clearances according to NFPA 80.

B. Tolerances: Comply with SDI 117 "Manufacturing Tolerances Standard Steel Doors and Frames."

C. Fabricate concealed stiffeners, reinforcement, edge channels, louvers, and moldings from either cold- or hot-rolled steel sheet.

D. Exposed Fasteners: Unless otherwise indicated, provide countersunk flat or oval heads for exposed screws and bolts.

E. Hardware Preparation: Prepare frames to receive hardware indicated in Division 8 Section "Finish Hardware" according to final door hardware schedule and templates provided by hardware supplier. Comply with applicable requirements of SDI 107 and ANSI A115 Series specifications for door and frame preparation for hardware.
   1. For concealed overhead door closers, provide space, cutouts, reinforcing, and provisions for fastening in top rail of doors or head of frames, as applicable.

F. Locate hardware as indicated on Shop Drawings or, if not indicated, according to the Door and Hardware Institute's (DHI) "Recommended Locations for Architectural Hardware for Standard Steel Doors and Frames."

G. Glazing Stops: Minimum 0.032-inch- (20 Gauge) thick steel or 0.040-inch- (18 Gauge) thick aluminum.
   1. Provide nonremovable stops on secure side of interior doors for glass, louvers, and other panels in doors.
   2. Provide screw-applied, removable, glazing beads on inside of glass, louvers, and other panels in doors.

2.04 FINISHES, GENERAL

A. Comply with NAAMM's "Metal Finishes Manual" for recommendations relative to applying and designating finishes.

2.05 STEEL SHEET FINISHES

A. Surface Preparation: Solvent-clean surfaces to comply with SSPC-SP 1 to remove dirt, oil, grease, and other contaminants that could impair paint bond. Remove mill scale and rust, if present, from uncoated steel to comply with SSPC-SP 5 (White Metal Blast Cleaning) or SSPC-SP 8 (Pickling).

B. Pre-treatment: Immediately after surface preparation, apply a conversion coating of type suited to organic coating applied over it.

C. Factory Priming for Field-Painted Finish: Apply shop primer that complies with ANSI A224.1 acceptance criteria, is compatible with finish paint systems indicated, and has capability to provide a sound foundation for field-applied topcoats. Apply primer immediately after surface preparation and pre-treatment.

PART 3 – EXECUTION

3.01 INSTALLATION

A. General: Install steel frames, and accessories according to Shop Drawings, manufacturer's data, and as specified.

B. Placing Frames: Comply with provisions of SDI 105, unless otherwise indicated. Set frames accurately in position, plumbed, aligned, and braced securely until permanent anchors are set. After wall construction is completed, remove temporary braces and spreaders, leaving surfaces smooth and undamaged.

1. Install at least 3 wall anchors per jamb adjacent to hinge location on hinge jamb and at corresponding heights on strike jamb. Acceptable anchors include masonry wire anchors and masonry removable yoke.
2. Install fire-rated frames according to NFPA 80. **Do not paint over UL labels.**

3.02 ADJUSTING AND CLEANING

A. Prime Coat Touchup: Immediately after erection, sand smooth any rusted or damaged areas of prime coat and apply touchup of compatible air-drying primer.

B. Protection Removal: Immediately before final inspection, remove protective wrappings from doors and frames.

END OF SECTION 08 11 00

SECTION 08 14 16

FLUSH WOOD DOORS

PART 1 – GENERAL

2.01 RELATED DOCUMENTS

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

3.02 SUMMARY

B. This Section includes the following:
1. Solid core doors with wood veneer faces.
2. Factory finishing of flush wood doors.
3. Factory fitting flush wood doors to frames and factory machining for hardware.

C. Related Sections: The following Sections contain requirements that relate to this Section:
4. Division 8 Section “Hollow Metal Frames”
2. Division 8 Section “Finish Hardware”

4.03 SUBMITTALS

D. General: Submittals shall be in accordance with Specification Section 01 33 00.

E. Wood door submittal to be completed only after pre-submittal meeting has taken place between Contractor, Owner, Architect, hollow metal frame supplier, hardware supplier, wood door supplier, and glazing supplier.

C. Product data for each type of door, including details of core and edge construction, trim for openings and louvers, and factory-finishing specifications.

D. Shop Drawings indicating location and size of each door, elevation of each kind of door, details of construction, location and extent of hardware blocking, fire ratings, requirements for veneer matching and factory finishing and other pertinent data.
5. For factory-machined doors, indicate dimensions and locations of cutouts for locksets and other cutouts such as lite openings and security wire ways.

E. Samples for initial selection in the form of color charts consisting of actual materials in small sections for the following:
6. Faces of factory-finished doors with transparent finish. Show the full range of colors available for stained finishes.

F. Samples for verification in the form and size indicated below:
7. Corner sections of doors approximately 12 inches square with door faces and edgings representing the typical range of color and grain for each species of veneer and solid lumber required. Finish sample with same materials proposed for factory-finished doors.

5.04 QUALITY ASSURANCE

F. Quality Standard: Comply with the following standard:
8. AWI Quality Standard: "Architectural Woodwork Quality Standards" of the Architectural Woodwork Institute for grade of door, core, construction, finish, and other requirements.

G. Fire-Rated Wood Doors: Provide wood doors that comply with NFPA 80; are identical in materials and construction to units tested in door and frame assemblies per ASTM E 152; and are labeled and listed by UL, Warnock Hersey, or another testing and inspection agency acceptable to authorities having jurisdiction.

H. Single-Source Responsibility: Obtain doors from one source and by a single manufacturer **including non-rated and rated doors**.

6.05 DELIVERY, STORAGE, AND HANDLING

I. Protect doors during transit, storage, and handling to prevent damage, soiling, and deterioration. Comply with requirements of referenced standard and manufacturer's instructions.

B. Each door shall be wrapped for protection during delivery and remain on the door once they are installed.

C. Identify each door with individual opening numbers as designated on shop Drawings, using temporary, removable, or concealed markings.

7.06 PROJECT CONDITIONS

J. Conditioning: Do not deliver or install doors until conditions for temperature and relative humidity have been stabilized and will be maintained in storage and installation areas during the remainder of the construction period to comply with the following requirements applicable to Project's geographical location:

9. AWI quality standard Section 100-S-11 "Relative Humidity and Moisture Content."

8.07 WARRANTY

K. General Warranty: Door manufacturer's warranty specified in this Article shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by the Contractor under requirements of the Contract Documents.

L. Door Manufacturer's Warranty: Submit written agreement on door manufacturer's standard form signed by Manufacturer, Contractor's Installer, and Contractor, agreeing to repair or replace defective doors that have warped (bow, cup, or twist) more than 1/4 inch a 42-by-84-inch section or that show telegraphing of core construction in face veneers exceeding 0.01 inch in a 3-inch span, or do not conform to tolerance limitations of referenced quality standards.

10. Warranty shall be in effect during the following period of time after date of Substantial Completion.
    a. Solid Core Interior Doors: Life of installation.

PART 9 – PRODUCTS

10.08 MANUFACTURERS

M. Manufacturer: Subject to compliance with requirements, provide doors by one of the following:

11. Solid Core Doors:
    a. Oshkosh Door Company
    b. Graham
    c. VT Industries

11.09 INTERIOR FLUSH WOOD DOORS

N. Solid Core Doors for Transparent Finish: Comply with the following requirements:
12. Faces: White Maple, plain sliced select.
13. Grade: Custom.
14. Construction: 5 plies, hot pressed.
15. Core: Particleboard core.
16. Bonding: Stiles and rails bonded to core, then entire unit abrasive planed before veneering.

O. Fire-Rated Solid Core Doors: Comply with the following requirements:
17. Faces and Grade: Provide faces and grade to match non-fire-rated doors in same area of building, unless otherwise indicated.
18. Construction: Manufacturer's standard core construction as required to provide fire-resistance rating indicated; UL-10C, Positive Pressure, Cat. A.
19. Blocking: Provide composite blocking designed to maintain fire resistance of door but with improved screw-holding capability of same thickness as core and with minimum dimensions as follows:
b. 5-inch top rail blocking.
c. 5-inch bottom rail blocking.
d. 5-by-18-inch lock blocks.
e. 5-inch midrail blocking.

C. Door located in sound walls:
1. Door numbers #110, #111 and #112 shall have an STC rating of 45.

12.010 VENEER MATCHING

P. Within Door Faces: Provide doors with the following veneer matching:
20. Book & running matched.

Q. Pairs and Sets: Provide pair matching and set matching for pairs of doors and for doors hung in adjacent sets.

13.011 FABRICATION

A. Fabricate flush wood doors to comply with following requirements:
21. In sizes indicated for job-site fitting.
f. Comply with clearance requirements of referenced quality standard for fitting. Comply with requirements of NFPA 80 for fire-resistance-rated doors.
22. Factory machine doors for hardware that is not surface applied. Locate hardware to comply with DHI-WDHS-3. Comply with final hardware schedules, door frame shop Drawings, DHI A115-W series standards, and hardware templates.
g. Coordinate measurements of hardware mortises in metal frames to verify dimensions and alignment before proceeding with factory machining.

R. Openings: Cut and trim openings through doors to comply with applicable requirements of referenced standards for kind(s) of door(s) required in the factory.
23. Side Lites: Factory install metal window trim **(no wood trim)** in prepared openings for field installed glazing.

14.012 FACTORY FINISHING

S. General: Comply with referenced quality standard's requirements for factory finishing.

T. Finish wood doors at factory using AWI TR-6, catalyzed polyurethane.

U. Transparent Finish: Comply with requirements indicated for grade, finish system, staining effect, and sheen.
24. Grade: Premium.
25. Finish: **To be determined during construction with physical samples. The intent is to match the existing doors.**
3. Color: **To be determined during construction with physical samples. The intent is to match the existing doors.**
26. Sheen: Satin.

PART 15 – EXECUTION

16.013 EXAMINATION

V. Examine installed door frames prior to hanging door:
27. Verify that frames comply with indicated requirements for type, size, location, and swing characteristics and have been installed with plumb jambs and level heads.
28. Reject doors with defects or damage.

W. Do not proceed with installation until unsatisfactory conditions have been corrected.

17.014 INSTALLATION

X. Hardware: For installation see Division 8 "Finish Hardware."

Y. Manufacturer's Instructions: Install wood doors to comply with manufacturer's instructions and referenced quality standard and as indicated.
29. Install fire-rated doors in corresponding fire-rated frames according to requirements of NFPA 80.

Z. Job-Fit Doors: Align and fit doors in frames with uniform clearances and bevels as indicated below; do not trim stiles and rails in excess of limits set by manufacturer or permitted with fire-rated doors. Machine doors for hardware. Seal cut surfaces after fitting and machining to match door color and finish.
30. Fitting Clearances for Non-Fire-Rated Doors: Provide 1/8 inch at jambs and heads, 1/16 inch per leaf at meeting stiles for pairs of doors, and 1/8 inch from bottom of door to top of decorative floor finish or covering. Where threshold is shown or scheduled, provide 1/4-inch clearance from bottom of door to top of threshold.
31. Fitting Clearances for Fire-Rated Doors: Comply with NFPA 80.
32. Bevel non-fire-rated doors 1/8 inch in 2 inches at lock and hinge edges.
33. Bevel fire-rated doors 1/8 inch in 2 inches on lock edge; trim bottom and rails only to extent permitted by labeling agency; 3/4” maximum.

AA. Factory-Finished Doors: Restore finish before installation, if fitting or machining is required at the job site.

18.015 ADJUSTING AND PROTECTION

BB. Operation: Rehang or replace doors that do not swing or operate freely.

CC. Finished Doors: Replace doors damaged during installation in excess of surface blemishes as required by the Architect.

DD. Protect doors as recommended by door manufacturer to ensure that wood doors will be without damage or deterioration at the time of Substantial Completion.

END OF SECTION 08 14 16

SECTION 08 71 00

FINISH HARDWARE

PART 1 – GENERAL

1.01 WORK INCLUDED

A. Furnishing hardware for interior doors, exterior doors.

1.02 RELATED WORK

A. Division 8 Section “Hollow Metal Doors and Frames”

B. Division 8 Section “Flush Wood Doors”

1.03 QUALITY ASSURANCE

A. The company furnishing hardware under this Section shall be regularly engaged in the sale and distribution of Finish Hardware for commercial projects.

B. The person responsible for scheduling, detailing, ordering and coordinating hardware for this Project shall be an experienced hardware consultant. Consultant membership in the Door and Hardware Institute is acceptable as indication of required experience.

C. Hardware furnished shall comply with the requirements of the Standards and Codes listed in Article 1.04 References of this Section.

1.04 REFERENCES

A. Standards:
1. BHMA 1301 – Materials and Finishes.
2. ANSI A117.1 – Specification for Making Buildings and Facilities Accessible to and Usable by Physically Handicapped People
3. ADA Accessibility Guidelines for Buildings and Facilities

B. Codes:
1. NFPA 101 Life Safety Code, 2012 Edition
2. International Building Code, 2012 Edition

1.05 SUBMITTALS

A. General: Submittals shall be in accordance with Specification Section 01 33 00.

B. Within 30 days of Notice to Proceed, submit to the Architect for review a complete vertical format hardware specification in accordance with these Specifications. Furnish six (6) copies of complete submittal.

C. Submittal shall include manufacturer's name, type, finish and location for each item. Title page shall indicate Project, Architect, Owner, and Contractor and shall include address and phone number of each. There shall also be included a table of contents, glossary of terms, abbreviations, and symbols used in the Hardware Schedule. Also include a cross reference of all product numbers used within the Schedule that deviate from those specified. Column 1 shall state specified item and manufacturer and Column 2 shall state prior approved substitute item and its manufacturer.

D. On doors of different sizes or where hinges, closers, or locks are different, a separate heading shall be used. No labeled openings shall be combined with non-labeled openings. Note each Specification Hardware Set in each schedule heading.

E. Submit a sample of each item of hardware that differs from the Specification. If requested, supply a sample of each hardware item required, to be retained by the Architect for comparison with the hardware furnished on the Project. Samples will be returned in time for identification

F. Furnish as part of the submittal six (6) copies of catalog cuts of all products.

G. After approval of hardware schedule, furnish templates to other trades who have hardware applied to their products. All templates shall be clearly marked as to their respective heading number and shall give full information with regard to installation, fasteners, dimensions and other pertinent details affecting their installation and operation.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Hardware shall be delivered to the Project site in the manufacturers' original packages. Each item shall be clearly marked with the opening number and hardware heading to identify correct location.

B. Locked storage space complete with shelving, for unpacked crates and sorting out hardware shall be furnished. The space shall be maintained clean and dry for protection of hardware.

1.07 SEQUENCING AND SCHEDULING

A. Coordinate hardware with related trades.

B. Hardware shall be ordered so that it will be available on time for Project requirements.

1.08 WARRANTY

A. All hardware items shall be guaranteed for a period of one (1) year from final acceptance, with exception of door closers, which shall carry a twenty-five (25) year warranty, locksets which shall carry a limited lifetime warranty, and exit devices which shall carry a three (3) year warranty.

PART 2 – PRODUCTS

2.01 ACCEPTABLE MANUFACTURERS

A. A Specified Manufacturer is shown for each hardware item to establish a standard of quality and minimum functional requirements. The product numbers of these manufacturers are found in the Hardware Sets.

B. Approved manufacturers designate manufacturers whose products may be acceptable on the Project if in the opinion of the Architect the products meet the intent of the specification in terms of design, function, material, and quality of workmanship.

C. All items of a particular hardware category; i.e., locksets, closers, hinges; shall be of the same manufacturer.

D. Hinges:
1. Specified Manufacturer – PBB*
2. Approved Manufacturers – Hager, McKinney
3. All ball bearing hinges shall be equipped with non-rising pins. Furnish non-removable pins on all out-swing exterior doors. Size hinges in accordance with specified manufacturer's published recommendations.

E. Locksets, Latches, Deadbolts:
1. Specified Manufacturer – Schlage ND series, Sparta lever
2. Approved Manufacturers – PDQ GT series,
3. Cylinderical Locksets and Latchsets: as scheduled.
   a. Chassis: cylindrical design, heavy duty zinc diecast, chromated cold rolled steel.
   b. Latchbolt: 9/16”-inch throw.
   c. Lever Trim: accessible design, solid zinc diecast.
   d. Strikes: stainless steel or wrought brass; ASA Standard.
   e. Certifications:
      1) ANSI A156.2-2011, Grades 1.
      2) UL Listed for A label single doors up 4 ft x 8 ft.

F. Door Closers:
1. Specified Manufacturer – PDQ 7100 Series*
2. Approved Manufacturers – Sargent 280 Series
3. Door closers shall be fully adjustable for accessibility requirements.
4. Door closers shall be overhead type and have fully hydraulic, full rack and pinion action with a high strength cast iron cylinder.
5. Hydraulic fluid shall be of a type requiring no seasonal closer adjustment.

G. Pushes, Pulls, Stops, Trim, Flush Bolts:
1. Specified Manufacturer – Burns*
2. Approved Manufacturers – Rockwood, Trimco
3. Kick plates, mop plates, and armor plates shall be furnished 10", 4", and 36" high respectively, and 2" less than door width when applied to the push side of the door and 1" less than door width when applied to the pull side of the door or to pairs of doors.

H. Weatherstrip, Thresholds, Soundseal, Fingerguards:
1. Specified Manufacturer – National Guard Products*
2. Approved Manufacturers – Reese, Zero

I. Silencers:
   1. Specified Manufacturer – Burns*
   2. Approved Manufacturers – Deutscher, Ives
   3. Supply three (3) silencers for single opening and two (2) silencers for double openings.

2.02 KEYING

A. Match Owner's existing Schlage interchangeable core system. Review all keying requirements with the Owner during submittal process. Owner preferred vendor to provide permanent keying.

B. The Contractor is to provide temporary cores for the locks.

C. All locksets shall be subject to a Construction Master Key System during the construction period. A total of six (6) construction master keys shall be furnished. Construction Master Key System shall be voided at the Project completion at the direction of the Owner.

D. Supply key requirements as follows: Three (3) Master keys and (2) Change keys for each lock cylinder.

E. Final keying requirements shall be coordinated with the Owner.

2.03 MATERIAL AND FINISHES

A. Unless otherwise shown in the Hardware Sets finishes shall be as follows:
   1. Hinges-Exterior Metal Doors – 613 (US10B) Dark Bronze
   2. Hinges-Interior Doors – 613 or 640 (US10B) Dark Bronze
   3. Continuous Hinges – BR
   4. Locksets – 613 (US10B) Dark Bronze or equivalent
   5. Door Closers – Match adjacent hardware
   6. Door Trim – 613 (US10B) Dark Bronze

PART 3 – EXECUTION

3.01 INSPECTION

A. Condition of opening size shall be verified as door frames being plumb and of correct tolerance to receive doors and hardware.

B. Examine doors, frames and hardware for damage, defects and suitability for indicated use.

C. Restore parts or items found damaged, defective, or inadequate and replace with specified material before installation.

3.02 INSTALLATION

A. All Hardware shall be installed by carpenter mechanics, skilled in the application of institutional grade hardware.

B. Mount all hardware in accordance with DHI's "Recommended Locations for Architectural Hardware for Standard Steel Doors and Frames" and the Americans with Disabilities Act.

C. Include a schedule of mounting heights for all items of hardware shall be included in Hardware Schedule for approval.

D. Include degree of opening for doors with overhead holders, closers, etc., shall be included in Hardware Schedule for approval.

E. Show handing information in the Hardware Schedule.

F. Thresholds: Install in one continuous piece, full width of openings. Set in full bed of sealant and fasten with countersunk anchors at 6” on center.

3.03 ADJUSTING

A. All hardware shall be adjusted for correct operation. Make sure operating parts move freely and smoothly without binding, sticking or excessive clearance.

B. Coordinate with Specification Section 01 77 00 Contract Closeout.

C. After installation of hardware and before the building is accepted, inspect the installation and certify that the hardware is correctly installed in accordance with the manufacturers' recommendations.

D. After installation of all hardware and before acceptance of the building, check each locked door against key schedule to make certain that correct locks and cylinders are on proper doors. For any incorrectly located cylinder, tag and have relocated to proper location.

E. When requested, convert the construction key system to the regular key system. This shall make construction keys inoperative.

F. Protection: Hardware shall be protected against field painting, finishing, cleaning and all other related work performed at the Project site.

3.04 HARDWARE SETS

HEADING #1

DOORS #: 105

EACH DOOR TO HAVE:

NOTE: EXISTING HARDWARE TO REMAIN.

HEADING #2

DOORS #: 106, 107A, 108

EACH DOOR TO HAVE:

3	HINGES	4B81
1	LOCKSET-STOREROOM	ND80PD
1	ELECTRIC STRIKE	55ABC
1	ACCESS CONTROL CARD READER	BY SECURITY SYSTEM PROVIDER
1	POWER SUPPLY	602 SERIES
1	CLOSER	7101 x DS (@ 106, 108)
1	CLOSER	7101 x RA (@ 107A)
1	KICK PLATE	KP50 x B4E
1	DOOR STOP	565/522 (@ 107A)
1	SET DOOR SEALS	5075

NOTE: COORDINATE SECURITY HARDWARE WITH SECURITY AND ELECTRICAL SYSTEMS.

HEADING #3

DOORS #: 107B, 109

EACH DOOR TO HAVE:

3	HINGES	BB81
1	LOCKSET-CLASSROOM	ND70PD
1	OVERHEAD STOP	4424 (@ 107B)
1	DOOR STOP	565/522 (@ 109)

HEADING #4

DOORS #: 110, 111, 112

EACH DOOR TO HAVE:

3	HINGES	4B81
1	LOCKSET-OFFICE	ND50PD
1	DOOR STOP	565/522 (AS REQ.)
1	THRESHOLD	411
1	SET DOOR SEALS	5050
1	DOOR BOTTOM SEAL	335N
1	COAT HOOK	604

NOTE: MOUNT THRESHOLD UNDER DOOR BOTTOM. ENSURE DOOR, FRAME, AND SEALS WILL PROVIDE MINIMUM STC45.

END OF SECTION 08 71 00

SECTION 08 80 00

GLAZING

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. This Section includes glazing for the following products, including those specified in other Sections where glazing requirements are specified by reference to this Section:
   1. Vision lites

B. Related Sections: The following sections contain requirements that relate to this Section.
   1. Division 8 Section “Hollow Metal Doors and Frames”
   2. Division 8 Section “Flush Wood Doors”

1.03 DEFINITIONS

A. Manufacturer is used in this Section to refer to a firm that produces primary glass or fabricated glass as defined in the referenced glazing standard.

B. Deterioration of Coated Glass: Defects developed from normal use that are attributed to the manufacturing process and not to causes other than glass breakage and practices for maintaining and cleaning coated glass contrary to manufacturer's directions. Defects include peeling, cracking, and other indications of deterioration in metallic coating.

1.04 PERFORMANCE REQUIREMENTS

A. General: Provide glazing systems that are produced, fabricated, and installed to withstand normal thermal movement, wind loading, and impact loading (where applicable), without failure including loss or glass breakage attributable to the following: defective manufacture, fabrication, and installation; failure of sealants or gaskets to remain watertight and airtight; deterioration of glazing materials; and other defects in construction.

B. Glass Design: Glass thicknesses indicated on Drawings are for detailing only. Confirm glass thicknesses by analyzing Project loads and in-service conditions. Provide glass lites for the various size openings in the thicknesses and strengths (annealed or heat-treated) to meet or exceed the following criteria:
   1. Glass Thicknesses: Select minimum glass thicknesses to comply with ASTM E 1300, according to the following requirements:
      a. Specified Design Wind Loads: 300 psf.
      b. Probability of Breakage for Vertical Glazing: 8 lites per 1000 for lites set vertically or not more than 15 degrees off vertical and under wind action.
         1) Load Duration: 60 seconds or less.
      c. Maximum Lateral Deflection: For the following types of glass supported on all four edges, provide thickness required that limits center deflection at design wind pressure to 1/50 times the short side length or 1 inch, whichever is less.
         1) For monolithic-glass lites heat treated to resist wind loads.
         2) For insulating glass.

d. Minimum Glass Thickness for Exterior Lites: Not less than 1/4 inch.
e. Thickness of Tinted and Heat-Absorbing Glass: Provide the same thickness for each tint color indicated throughout Project.

C. Normal thermal movement results from the following maximum change (range) in ambient and surface temperatures acting on glass-framing members and glazing components. Base engineering calculation on materials' actual surface temperatures due to both solar heat gain and nighttime sky heat loss.
1. Temperature Change (Range): 120 F deg (67 C deg), ambient; 180 F deg (100 C deg), material surfaces.

D. Thermal and Optical Performance Properties: Provide glass with performance properties specified based on manufacturer's published test data, as determined according to procedures indicated below:
1. For monolithic-glass lites, properties are based on units with lites 1/4 inch thick.
2. For insulating-glass units, properties are based on units with lites 1/4 inch thick and a nominal ½-inch- wide interspace.
3. Center-of-Glass U-Values: NFRC 100 methodology using LBL-35298 WINDOW 4.1 computer program, expressed as Btu/ sq. ft. x h x deg F (W/sq. m x K).
4. Center-of-Glass Solar Heat Gain Coefficient: NFRC 200 methodology using LBL-35298 WINDOW 4.1 computer program.
5. Solar Optical Properties: NFRC 300.

1.05 SUBMITTALS

A. General: Submittals shall be in accordance with Specification Section 01 33 00.

B. Glazing submittal to be completed only after pre-submittal meeting has taken place between Contractor, Owner, Architect, hollow metal frame supplier, hardware supplier, wood door supplier, and glazing supplier.

C. Product data for each glass product and glazing material indicated and required accessories.

D. Shop Drawings: Include elevations, edge details, hardware and attachments to other work for:
1. Window glazing, door glazing, and storefront glazing.

E. Samples for verification purposes of 12-inch square samples of each type of glass indicated and 12-inch long samples of each color required (except black) for each type of sealant or gasket exposed to view. Install sealant or gasket sample between two strips of material representative in color of the adjoining framing system.

F. Product certificates signed by glazing materials manufacturers certifying that their products comply with specified requirements.
1. Separate certifications are not required for glazing materials bearing manufacturer's permanent labels designating type and thickness of glass, provided labels represent a quality control program of a recognized certification agency or independent testing agency acceptable to authorities having jurisdiction.

G. Compatibility and adhesion test reports from sealant manufacturer indicating that glazing materials were tested for compatibility and adhesion with glazing sealants. Include sealant manufacturer's interpretation of test results relative to sealant performance and recommendations for primers and substrate preparation needed for adhesion.

H Compatibility test report from manufacturer of insulating glass edge sealant indicating that glass edge sealants were tested for compatibility with other glazing materials including sealants, glazing tape, gaskets, setting blocks, and edge blocks.

I. Product test reports for each type of glazing sealant and gasket indicated, evidencing compliance with requirements specified.

J. Warranties: Special warranties specified in this Section.

1.06 QUALITY ASSURANCE

A. Glazing Publications: Comply with published recommendations of glass product manufacturers and organizations below, except where more stringent requirements are indicated. Refer to these publications for glazing terms not otherwise defined in this Section or in referenced standards.
1. FGMA Publications: "FGMA Glazing Manual"
2. LSGA Publications: "LSGA Design Guide"
3. SIGMA Publications: TM-3000 "Vertical Glazing Guidelines" and TB-3001 "Sloped Glazing Guidelines"

B. Glazier Qualifications: Engage an experienced glazier who has completed glazing similar in material, design, and extent to that indicated for Project with a 5-year minimum record of successful in-service performance.

C. Single-Source Responsibility for Glass: Obtain glass from one source for each product indicated below:
1. Primary glass of each (ASTM C 1036) type and class indicated.
2. Heat-treated glass of each (ASTM C 1048) condition indicated.
3. Laminated glass of each (ASTM C 1172) kind indicated.
4. Insulating glass of each construction indicated.

D. Single-Source Responsibility for Glazing Accessories: Obtain glazing accessories from one source for each product and installation method indicated.

1.07 DELIVERY, STORAGE, AND HANDLING

A. Protect glazing materials to comply with manufacturer's directions and as needed to prevent damage to glass and glazing materials from condensation, temperature changes, direct exposure to sun, or other causes.

1.08 PROJECT CONDITIONS

A. Environmental Conditions: Do not proceed with glazing when ambient and substrate temperature conditions are outside the limits permitted by glazing materials manufacturer or when glazing channel substrates are wet from rain, frost, condensation, or other causes.
1. Do not install liquid glazing sealants when ambient and substrate temperature conditions are outside limits permitted by glazing sealant manufacturer or below 40 deg F (4.4 deg C).

1.09 WARRANTY

A. Provide manufacturer’s standard warranty.

PART 2 – PRODUCTS

2.01 PRODUCTS AND MANUFACTURERS

A. Products: Subject to compliance with requirements, provide one of the products indicated in schedules at the end of PART 3.

2.02 TEMPERED INSULATED GLASS PRODUCTS

A. 1/2" Insulated Tempered Clear Glass: ASTM C 1048 and ASTM E2190, Type I (transparent flat glass); Quality-Q3, of class, kind and condition indicated. Provide Kind FT (fully tempered) float glass in place of annealed or Kind HS (heat strengthened) float glass as indicated.
   1. Class 1 (clear) unless otherwise indicated.

2.03 MISCELLANEOUS GLAZING MATERIALS

A. General: Provide products of material, size, and shape complying with referenced glazing standard, requirements of manufacturers of glass and other glazing materials involved for glazing application indicated, and with a proven record of compatibility with surfaces contacted in installation.

B. Cleaners, Primers and Sealers: Type recommended by sealant or gasket manufacturer.

C. Setting Blocks: Elastomeric material with a Shore A durometer hardness of 85 plus or minus 5.

D. Spacers: Elastomeric blocks or continuous extrusions with a Shore A durometer hardness required by glass manufacturer to maintain glass lites in place for installation indicated.

E. Edge Blocks: Elastomeric material of hardness needed to limit glass lateral movement (side-walking).

F. Plastic Foam Joint Fillers: Preformed, compressible, resilient, non-staining, non-extruding, non-off-gassing, strips of closed-cell plastic foam of density, size, and shape to control sealant depth and otherwise contribute to produce optimum sealant performance.

G. Perimeter Insulation for Fire-Resistive Glazing: Identical to product used in test assembly to obtain fire-resistive rating.

2.04 FABRICATION OF GLASS AND OTHER GLAZING PRODUCTS

A. Fabricate glass and other glazing products in sizes required to glaze openings indicated for Project, with edge and face clearances, edge and surface conditions, and bite complying with recommendations of product manufacturer and referenced glazing standard as required to comply with system performance requirements.

PART 3 – EXECUTION

3.01 EXAMINATION

A. Examine glass framing, with glazier present, for compliance with the following:
   1. Manufacturing and installation tolerances, including those for size, squareness, offsets at corners.
   2. Presence and functioning of weep system.
   3. Minimum required face or edge clearances.

4. Effective sealing between joints of glass-framing members.

B. Do not proceed with glazing until unsatisfactory conditions have been corrected.

3.02 PREPARATION

A. Clean glazing channels and other framing members receiving glass immediately before glazing. Remove coatings that are not firmly bonded to substrates.

3.03 GLAZING, GENERAL

A. Comply with combined recommendations of manufacturers of glass, sealants, gaskets, and other glazing materials, except where more stringent requirements are indicated, including those in referenced glazing publications.

B. Glazing channel dimensions as indicated on Drawings provide necessary bite on glass, minimum edge and face clearances, and adequate sealant thicknesses, with reasonable tolerances. Adjust as required by Project conditions during installation.

C. Protect glass from edge damage during handling and installation as follows:
1. Use a rolling block in rotating glass units to prevent damage to glass corners. Do not impact glass with metal framing. Use suction cups to shift glass units within openings; do not raise or drift glass with a pry bar. Rotate glass lites with flares or bevels on bottom horizontal edges so edges are located at top of opening, unless otherwise indicated by manufacturer's label.
2. Remove damaged glass from Project site and legally dispose of off-site. Damaged glass is glass with edge damage or other imperfections that, when installed, weaken glass and impair performance and appearance.

D. Apply primers to joint surfaces where required for adhesion of sealants, as determined by preconstruction sealant-substrate testing.

E. Install elastomeric setting blocks in sill rabbets, sized and located to comply with referenced glazing standard, unless otherwise required by glass manufacturer. Set blocks in thin course of compatible sealant suitable for heel bead.

F. Do not exceed edge pressures stipulated by glass manufacturers for installing glass lites.

G. Provide spacers for glass sizes larger than 50 united inches (length plus height) as follows:
1. Locate spacers inside, outside, and directly opposite each other. Install correct size and spacing to preserve required face clearances, except where gaskets and glazing tapes are used that have demonstrated ability to maintain required face clearances and comply with system performance requirements.
2. Provide 1/8-inch minimum bite of spacers on glass and use thickness equal to sealant width. With glazing tape, use thickness slightly less than final compressed thickness of tape.

H. Provide edge blocking to comply with requirements of referenced glazing publications, unless otherwise required by glass manufacturer.

I. Set glass lites in each series with uniform pattern, draw, bow, and similar characteristics.

J. Where wedge-shaped gaskets are driven into one side of channel to pressurize sealant or gasket on opposite side, provide adequate anchorage so gasket cannot walk out when installation is subjected to movement.

K. Square cut wedge-shaped gaskets at corners and install gaskets in manner recommended by gasket manufacturer to prevent corners from pulling away; seal corner joints and butt joints with sealant recommended by gasket manufacturer.

3.04 PROTECTION AND CLEANING

K. Protect exterior glass from breakage immediately after installation by attaching crossed streamers to framing held away from glass. Do not apply markers to glass surface. Remove nonpermanent labels, and clean surfaces.

L. Protect glass from contact with contaminating substances resulting from construction operations including weld splatter. If, despite such protection, contaminating substances do come into contact with glass, remove them immediately as recommended by glass manufacturer.

M. Examine glass surfaces adjacent to or below exterior concrete and other masonry surfaces at frequent intervals during construction, but not less than once a month, for build-up of dirt, scum, alkali deposits, or stains, and remove as recommended by glass manufacturer.

N. Remove and replace glass that is broken, chipped, cracked, abraded, or damaged in any way, including natural causes, accidents and vandalism, during construction period.

O. Wash glass on both faces in each area of Project not more than 4 days prior to date scheduled for inspections that establish date of Substantial Completion. Wash glass as recommended by glass manufacturer.

3.05 GLAZING SCHEDULE

A. Refer to Drawings for all glazing types.

END OF SECTION 08 80 00

SECTION 09 21 16

GYPSUM BOARD ASSEMBLIES

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. This Section includes the following:
1. Gypsum board assemblies attached to steel framing.
2. Sound reducing gypsum board at sound walls.

B. Related Sections: The following Sections contain requirements that relate to this Section:
1. Division 7 Section “Firestopping” for firestopping systems and fire-resistance-rated joint sealants.

1.03 DEFINITIONS

A. Gypsum Board Construction Terminology: Refer to ASTM C 11 and GA-505 for definitions of terms for gypsum board assemblies not defined in this Section or in other referenced standards.

1.04 SUBMITTALS

A. General: Submittals shall be in accordance with Specification Section 01 33 00.

B. Product Data for each type of product specified.

C. Sample for each type of product specified.

1.05 QUALITY ASSURANCE

A. Single-Source Responsibility for Panel Products: Obtain each type of gypsum board and other panel products from a single manufacturer.

B. Single-Source Responsibility for Finishing Materials: Obtain finishing materials from either the same manufacturer that supplies gypsum board and other panel products or from a manufacturer acceptable to gypsum board manufacturer.

C. Fire-Test-Response Characteristics: Where fire-resistance-rated gypsum board assemblies are indicated, provide gypsum board assemblies that comply with the following requirements:

D. Fire-Resistance Ratings: As indicated by GA File Numbers in GA-600 "Fire Resistance Design Manual" or design designations in UL "Fire Resistance Directory" or in the listing of another testing and inspecting agency acceptable to authorities having jurisdiction.

E. Fire-Resistance-Rated Assemblies: For fire-resistance-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 119 by an independent testing agency.

F. STC-Rated Assemblies: For STC-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 90 and classified according to ASTM E 413 by an independent testing agency.

G. Mockups: Prior to finishing gypsum board assemblies, construct mockups of at least 100 sq. ft. (9 sq. m) in surface area to demonstrate aesthetic effects of finishes as well as qualities of materials and execution. Simulate finished lighting conditions for review of in-place unit of Work.
   1. Construct mockups to illustrate the following applications:
      a. Wall surfaces indicated to receive nontextured paint finishes.
   2. Build mockups to comply with the following requirements, using materials indicated for final unit of Work.
      a. Locate mockups on-site in the location and of the size indicated.
      b. Notify Architect one week in advance of the dates and times when mockups will be constructed.
      c. Demonstrate the proposed range of aesthetic effects and workmanship.
      d. Obtain Architect's approval of mockups before start of final unit of Work.
      e. Retain and maintain mockups during construction in an undisturbed condition as a standard for judging the completed Work.
         1) Approved mockups in an undisturbed condition at the time of Substantial Completion may become part of the completed Work.

H. Installer Qualifications: Firm specializing in commercial installation of gypsum drywall work, with not less than 5 years of experience.
   1. Experience: Firm to submit to Architect project references for a minimum of five (5) projects of similar type, quantity, complexity, and installation methods to the Work indicated in this section.
   2. Manufacturer Acceptance: Installer shall be acceptable to materials manufacturer.

I. Coordination with other Work: Coordinate with other trades required to install work in the cavity of the gypsum drywall system. Do not install gypsum drywall panels or tile backer board until such work has been installed and tested.

J. Provide relief or control joints in gypsum board assemblies for walls and ceilings at spacing recommended by the manufacturer. Do not exceed the maximum area or dimension recommended by the manufacturer.

K. Install interior and exterior Glass-Mat panels in strict accordance with Manufacturer’s requirements and recommendations of Gypsum Association GA 216, “Recommended Specifications for the Application and Finishing of Gypsum Board”.

L. **Gypsum Board/Glass-Mat panels manufactured outside the Continental United States are not permitted.**

1.06 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials in original packages, containers, or bundles bearing brand name and identification of manufacturer or supplier.

B. Store materials inside under cover and keep them dry and protected against damage from weather, direct sunlight, surface contamination, corrosion, construction traffic, and other causes. Neatly stack gypsum panels flat to prevent sagging.

1.07 PROJECT CONDITIONS

A. Environmental Conditions, General: Establish and maintain environmental conditions for applying and finishing gypsum board to comply with ASTM C 840 requirements or gypsum board manufacturer's recommendations, whichever are more stringent.

B. Cold Weather Protection: When outdoor temperature is below 50°F, maintain building working temperature of not less than 50°F for a period of 48 hours prior to, during and following application of gypsum board and joint treatment materials or bonding of adhesives.

C. Room Temperatures: For nonadhesive attachment of gypsum board to framing, maintain not less than 40 deg F. Do not exceed 95 deg F when using temporary heat sources.

D. Ventilation: Ventilate building spaces as required to remove excess moisture that would prevent drying of joint treatment material immediately after its application.

E. Do not install panels that are wet, those that are moisture damaged, and those that are mold damaged.
1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
2. Indications that panels are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

PART 2 – PRODUCTS

2.01 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
1. United States Gypsum Corporation.
2. National Gypsum.
3. Pabco Gypsum, a division of Pabco Building Products (Quietrock ES Type X), www.Quietrock.com
4. Georgia Pacific, exterior sheathing.
5. USG Sheetrock Brand Tuff-Hide Primer-Surfacer.
6. Architect approved equal prior to bid. Refer to Section 01 63 00 Product Substitutions.

2.02 GYPSUM BOARD PRODUCTS

A. General: Provide gypsum board of types indicated in maximum lengths available that will minimize end-to-end butt joints in each area indicated to receive gypsum board application.

B. Gypsum Board: Comply with ASTM C 36/C 36M or ASTM C 1396/C 1396M, as applicable to type of gypsum board indicated and whichever is more stringent.

C. Regular Gypsum Board:
1. USG Sheetrock Brand 5/8" gypsum board.

D. Gypsum Board at bulkheads and ceilings:
1. USG 1/2” Sheetrock Brand Ultralight Panels Mold Tough Firecode X.

H. Gypsum Board at Sound Wall Partitions: (Refer to Drawings for locations)
1. Pabco Gypsum, a division of Pabco Building Products (Quietrock ES Type X), www.Quietrock.com.
2. National Gypsum (Gold Bond SoundBreak XP Wall Board), www.nationalgypsum.com

3. Panel contains inner layer of sound damping viscoelastic polymer. Outer layers consist of high-density gypsum panel manufactured to the type X requirements of ASTM C 1396 that has been bisected to eliminate inner layer of paper in final laminated product.
4. Overall thickness: 5/8 inch.

2.03 TRIM ACCESSORIES

A. Accessories for Interior Installation: Cornerbead, edge trim, and control joints complying with ASTM C 1047 and requirements indicated below:
   1. Material: Formed metal, with metal complying with the following requirement:
      a. Steel sheet zinc coated by hot-dip process or rolled zinc.
   2. Shapes indicated below by reference to Fig. 1 designations in ASTM C 1047:
      a. Cornerbead on outside corners, unless otherwise indicated.
      b. One-piece control joint formed with V-shaped slot and removable strip covering slot opening.
      c. Shapes as indicated.

2.04 JOINT TREATMENT MATERIALS

A. General: Provide joint treatment materials complying with ASTM C 475 and the recommendations of both the manufacturers of sheet products and of joint treatment materials for each application indicated.

B. Joint Tape for Gypsum Board: Paper reinforcing tape, unless otherwise indicated.

C. Drying-Type Joint Compounds for Gypsum Board: Factory-packaged vinyl-based products complying with the following requirements for formulation and intended use.
   1. Ready-Mixed Formulation: Factory-mixed product.
      a. Taping compound formulated for embedding tape and for first coat over fasteners and face flanges of trim accessories.
      b. Topping compound formulated for fill (second) and finish (third) coats.
      c. All-purpose compound formulated for both taping and topping compounds.

D. Joint Treatment for Glass-Mat Gypsum Sheathing: As recommended by sheathing board manufacturer and air barrier manufacturer.

E. Finishing materials at interior Glass-Mat panels shall have USG Sheetrock Brand first coat primer.

F. All exposed interior gypsum board and interior Glass-Mat panels shall have Sheetrock brand TUFF-HIDE primer-surfacer: Finish Level 4 (GA-214/ASTM C-840) drywall surface with vinyl acrylic latex-based coating to achieve Level 5 finish.

2.05 ACOUSTICAL SEALANT

A. Acoustical Sealant for Exposed and Concealed Joints: Manufacturer's standard nonsag, paintable, nonstaining acrylic latex-based sealant complying with ASTM C 834 and the following requirements:
   1. Product is effective in reducing airborne sound transmission through perimeter joints and openings in building construction as demonstrated by testing representative assemblies according to ASTM E 90.

B. Products: Subject to compliance with requirements, provide one of the following:
   1. Acoustical Sealant for Exposed and Concealed Joints:
      a. USG Sheetrock Acoustical Sealant.
      b. QuietSeal Pro acoustical Sealant by Pabco Gypsum (at sound walls).
      c. Architect approved equal prior to bid.

2.06 MISCELLANEOUS MATERIALS

A. General: Provide auxiliary materials for gypsum board construction that comply with referenced standards and recommendations of gypsum board manufacturer.

B. Steel drill screws complying with ASTM C 954 for fastening gypsum board to steel members.

C. Nail fasteners are not permitted.

PART 3 – EXECUTION

3.01 EXAMINATION

A. Examine substrates to which gypsum board assemblies attach or abut, installed hollow metal frames, cast-in-anchors, and structural framing, with installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of assemblies specified in this Section. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.02 PREPARATION

A. Install in accordance with reference standards, manufacturer's requirements and as required to comply with seismic requirements.

B. At gypsum board ceilings follow recommended frame spacing and attachment procedures and use recommended products.

C. Ceiling Anchorages: Coordinate installation of ceiling suspension systems with installation of overhead structural assemblies to ensure that inserts and other provisions for anchorages to building structure have been installed to receive ceiling hangers that will develop their full strength and at spacing required to support ceilings.

D. Install hat channel furring in accordance with reference standards and manufacturer's requirements. Install furring channels within 3" inches of floor line, ceiling line and vertical openings.

3.03 APPLYING AND FINISHING GYPSUM BOARD, GENERAL

A. Gypsum Board Application and Finishing Standards: Install and finish gypsum panels to comply with ASTM C 840 and GA-216.

B. Install sound-attenuation blankets, where indicated, prior to installing gypsum panels unless blankets are readily installed after panels have been installed on one side.

C. Install ceiling board panels across framing to minimize the number of abutting end joints and to avoid abutting end joints in the central area of each ceiling. Stagger abutting end joints of adjacent panels not less than one framing member.

D. Install gypsum panels with face side out. Do not install imperfect, damaged, or damp panels. Butt panels together for a light contact at edges and ends with not more than 1/16 inch of open space between panels. Do not force into place.

E. Locate both edge or end joints over supports, except in ceiling applications where intermediate supports or gypsum board back-blocking is provided behind end joints. Do not place tapered edges against cut edges or ends. Stagger vertical joints on opposite sides of partitions. Avoid joints other than control joints at corners of framed openings where possible.

F. Attach gypsum panels to steel studs so leading edge or end of each panel is attached to open (unsupported) edges of stud flanges first.

G. Attach gypsum panels to framing provided at openings and cutouts.

H. Form control and expansion joints at locations indicated and as detailed, with space between edges of adjoining gypsum panels, as well as supporting framing behind gypsum panels.

I. Cover both faces of steel stud partition framing with gypsum panels in concealed spaces (above ceilings, etc.), except in cases that are braced internally.
   1. Except where concealed application is indicated or required for sound, fire, air, or smoke ratings, coverage may be accomplished with scraps of not less than 8 sq. ft. in area.
   2. Fit gypsum panels around ducts, pipes, and conduits.
   3. Where partitions intersect open concrete coffers, concrete joists, and other structural members projecting below underside of floor/roof slabs and decks, cut gypsum panels to fit profile formed by coffers, joists, and other structural members; allow 1/4- to 3/8-inch wide joints to install sealant.

J. Isolate perimeter of nonload-bearing gypsum board partitions at structural abutments, except floors, as detailed. Provide 1/4 to 1/2 inch wide spaces at these locations and trim edges with U-bead edge trim where edges of gypsum panels are exposed. Seal joints between edges and abutting structural surfaces with acoustical sealant.

K. Space fasteners in gypsum panels according to referenced gypsum board application and finishing standard and manufacturer's recommendations.

L. Quietrock gypsum board shall not be scored/broken. Cut Quietrock gypsum board to fit around any electrical boxes or openings in the wall, as needed, using a standard hand or power saw.

3.04 GYPSUM BOARD APPLICATION METHODS

A. Single-Layer Application: Install gypsum wallboard panels as follows:
   1. On ceilings, apply gypsum panels prior to wall/partition board application to the greatest extent possible and at right angles to framing, unless otherwise indicated.
   2. On partitions/walls, apply gypsum panels horizontally (perpendicular to framing), unless parallel application is required for fire-resistance-rated assemblies. Use maximum-length panels to minimize end joints.
      a. Stagger abutting end joints not less than one framing member in alternate courses of board.

B. Single-Layer Fastening Methods: Apply gypsum panels to supports as follows:
   1. Fasten with screws.

3.05 SOUND-RATED CONSTRUCTION

A. Insulation:
   1. Install sound attenuation blankets in sound-rated partitions and ceilings where indicated.
   2. Completely fill space between studs and framing to full height of partition framing and/or full area of ceiling.
   3. Fit carefully behind electrical outlets and other work penetrating sound-rated construction.

B. Gypsum Board:
   1. Install gypsum board same as for interior partitions.
   2. Coordinate with installation of perimeter acoustical sealants.

C. Acoustical Sealant:
   1. At sound-rated partition walls provide continuous beads of acoustical sealant at juncture of both faces of runners with floor and ceiling construction. Fill in voids created by metal floor decking flutes at top of wall.
   2. Unless directed differently by QuietRock gypsum panel manufacturer, gypsum panel base layer shall be 1/2 inch less than total partition height. Position gypsum panel with 1/4 inch open space between floor and panel and 1/4 inch open space between panel and structure above. Fill 1/4 inch open space with continuous acoustical sealant.
   3. At openings and cutouts, fill open spaces between gypsum board and fixtures, cabinets, ducts and other flush or penetrating items, with continuous bead of acoustical sealant.
   4. Seal sides and backs of electrical boxes to completely close off openings and joints.

D. Sound Flanking Paths:

   1. Where sound-rated partition walls intersect non sound rated gypsum board partition walls, extend sound-rated construction to completely close sound flanking paths through non sound rated construction.
   2. Seal joints between face layers at vertical interior angles of intersecting partitions.

3.06 INSTALLING TRIM ACCESSORIES

A. General: For trim accessories with back flanges, fasten to framing with the same fasteners used to fasten gypsum board. Otherwise, fasten trim accessories according to accessory manufacturer's directions for type, length, and spacing of fasteners.

B. Install cornerbead at external corners.

C. Install edge trim where edge of gypsum panels would otherwise be exposed. Provide edge trim type with face flange formed to receive joint compound, except where other types are indicated.
   1. Install LC-bead where gypsum panels are tightly abutted to other construction and back flange can be attached to framing or supporting substrate.
   2. Install L-bead where edge trim can only be installed after gypsum panels are installed.
   3. Install U-bead where indicated.

D. Install control joints per manufacturer’s requirements.

E. Access Panels: Access panels shall be provided in all assemblies for any equipment or item requiring maintenance or periodic replacement.

3.07 FINISHING GYPSUM BOARD ASSEMBLIES

A. General: Treat gypsum board joints, interior angles, flanges of cornerbead, edge trim, control joints, penetrations, fastener heads, surface defects, and elsewhere as required to prepare gypsum board surfaces for decoration.

B. Prefill open joints, rounded or beveled edges, and damaged areas using setting-type joint compound.

C. Apply joint tape over gypsum board joints and to flanges of trim accessories as recommended by trim accessory manufacturer.

D. Levels of Gypsum Board Finish: Provide the following levels of gypsum board finish per GA-214.
   1. Level 1 for plenum areas above ceilings unless a higher level of finish is required for fire-resistance-rated assemblies and sound-rated assemblies.
   2. Level 2 for substrates scheduled to receive tile finish materials.

3. Level 4 for gypsum board surfaces (walls, soffits and ceilings), unless otherwise indicated. Apply Sheetrock Tuff-Hide primer-surfacer. Complete gypsum board surface to Level 4 before applying Sheetrock Tuff-hide primer-surfacer.

E. Use one of the following joint compound combinations as applicable to the finish levels specified:
1. For Level 4 gypsum board finish, embed tape in joint compound and apply first, fill (second), and finish (third) coats of joint compound over joints, angles, fastener heads, and accessories. Touch up and sand between coats and after last coat as needed to produce a surface free of visual defects and ready for decoration.

F. Finish water-resistant gypsum backing board forming base for ceramic tile to comply with ASTM C 840 and gypsum board manufacturer's directions for treatment of joints behind tile.

H. Interior Glass-Mat panels shall be finished in strict accordance with manufacturer’s requirements for finishing.

I. All exposed interior gypsum board and Glass-Mat panels shall have a GA 214 Level 5 finish using spray-applied Primer-Surfacer, TUFF-HIDE.
1. Surface Preparation: Complete Glass-Mat Panels surface Level 4 before applying Sheetrock TUFF-HIDE primer-surfacer.
2. TUFF-HIDE primer-surfacer, Application: apply in strict accordance with manufacturer’s requirements.

3.08 FIELD QUALITY CONTROL

A. Above-Ceiling Observation: Architect will conduct an above-ceiling observation prior to installation of gypsum board ceilings and report any deficiencies in the Work observed. Do not proceed with installation of gypsum board to ceiling support framing until deficiencies have been corrected.
1. Notify Architect one week in advance of the date and the time when the Project, or part of the Project, will be ready for an above-ceiling observation.
2. Prior to notifying Architect, complete the following in areas to receive gypsum board ceilings:
a. Installation of 80 percent of lighting fixtures, powered for operation.
b. Installation, insulation, and leak and pressure testing of water piping systems.
c. Installation of air duct systems.
d. Installation of air devices.
e. Installation of mechanical system control air tubing.
f. Installation of ceiling support framing.

3.09 CLEANING AND PROTECTION

A. Promptly remove any residual joint compound from adjacent surfaces.

B. Correct damage and defects which may telegraph through finish work.

C. Leave work smooth and uniform.

D. Provide final protection and maintain conditions, in a manner acceptable to Installer, that ensure gypsum board assemblies are without damage or deterioration at the time of Substantial Completion.

END OF SECTION 09 21 16

SECTION 09 51 13

ACOUSTICAL PANEL CEILINGS

PART 1 - GENERAL

1.01 SUMMARY

A. This Section includes acoustical panels and exposed suspension systems for ceilings.

1.02 SUBMITTALS

A. General: Submittals shall be in accordance with Specification Section 01 33 00.

B. Product Data: For each product indicated.

C. Coordination Drawings: Drawn to scale and coordinating penetrations and ceiling-mounted items. Show the following:
1. Ceiling suspension assembly members.
2. Method of attaching hangers to building structure.
3. Ceiling-mounted items including lighting fixtures, diffusers, grilles, speakers, sprinklers, access panels, and special moldings.
4. Details to show compliance with Category “D” Seismic restraints.

D. Samples: For each acoustical panel, for each exposed suspension system member and for each color and texture required.

E. Product Test Reports.

F. Research/Evaluation Reports.

G. Maintenance Data.

1.03 QUALITY ASSURANCE

A. Acoustical Testing Agency Qualifications: An independent testing laboratory or an NVLAP-accredited laboratory.

B. Fire-Test-Response Characteristics:
1. Fire-Resistance Ratings: Where indicated, provide acoustical panel ceilings identical to those of assemblies tested for fire resistance per ASTM E 119 by UL or another testing and inspecting agency acceptable to authorities having jurisdiction. Ratings are indicated by design designations from UL's "Fire Resistance Directory" or from the listings of another testing and inspecting agency.
a. Identify materials with appropriate markings of applicable testing and inspecting agency.
2. Surface-Burning Characteristics: Acoustical panels complying with ASTM E 1264 for Class A materials, when tested per ASTM E 84.

C. Mockups: Build mockups to verify selections made under sample Submittals and to demonstrate aesthetic effects and qualities of materials and execution.
1. Build mockup in a room as selected by the Architect to set standards and quality levels to adhere to.
2. Approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.04 EXTRA MATERIALS

A. Furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
   1. Acoustical Ceiling Units: Full-size units equal to 2.0 percent of quantity installed, but not fewer than 5 tiles.

1.05 WARRANTY

A. Acoustical Panel: Submit a written warranty executed by the manufacturer, agreeing to repair or replace acoustical panels that fail within the warranty period. Failures included, but are not limited to:
   1. Acoustical Panels: Sagging and warping.
   2. Grid System: Rusting and manufacturer's defects.

B. Warranty Period:
   1. Acoustical Panels Ceiling System: Thirty year (30) limited system warranty against visible sag, mold, and mildew.
   2. Acoustical Ceiling Panels: Ten (10) years.
   3. Acoustical Ceiling Grid: Ten (10) years.

C. The warranty shall not deprive the Owner of other rights the Owner may have under provisions of the Contract Documents and will be in addition to and run concurrent with other warranties made by the Contractor under the requirements of the Contract Documents.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

A. In other PART 2 articles where titles below introduce lists, the following requirements apply for product selection:
   1. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, the products specified.

2.02 GENERAL

A. Acoustical Panel Standard: Comply with ASTM E 1264.

B. Metal Suspension System Standard: Comply with ASTM C 635.

C. Attachment Devices: Size for five (5) times the design load indicated in ASTM C 635, Table 1, "Direct Hung," unless otherwise indicated.
   1. Power-Actuated Fasteners in Concrete: Fastener system of type suitable for application indicated, fabricated from corrosion-resistant materials, with clips or other accessory devices for attaching hangers of type indicated, and with capability to sustain, without failure, a load equal to 10 times that imposed by ceiling construction, as determined by testing per ASTM E 1190, conducted by a qualified testing and inspecting agency.

D. Wire Hangers, Braces, and Ties: Zinc-coated carbon-steel wire; ASTM A 641/A 641M, Class 1 zinc coating, soft temper.
   1. Size: Select wire diameter so its stress at three times hanger design load (ASTM C 635, Table 1, "Direct Hung") will be less than yield stress of wire, but provide not less than 0.106-inch- diameter wire.

E. Seismic struts and seismic clips (refer to Drawings and as recommended by manufacturer).

F. Metal Edge Moldings and Trim: Type and profile indicated or, if not indicated, manufacturer's standard moldings for edges and penetrations that fit acoustical panel edge details and suspension systems indicated; formed from sheet metal of same material, finish, and color as that used for exposed flanges of suspension system runners.

2.03 ACOUSTICAL CEILING PANELS (AP-1 for use with ACT-1).

A. Areas of Use: General office space, conference room, storage, and circulation areas.

B. Acceptable Manufacturers:
1. Ceiling Tile – Wet Formed Mineral Fiber:
   a. Basis of Design:
      1) Frost with ClimaPlus performance by USG.
   b. Optional:
      1) Armstrong World Industries
      2) CertainTeed
   c. Other manufacturers desiring approval must comply with Specification Section 01 63 00 Product Substitution Procedures.
2. General Performance Description:
   a. Scheduled finishes to be factory applied.
   b. Light reflectance: Not less than 0.83.
   c. Noise reduction coefficient: Not less than 0.70.
   d. CAC: Not less than 36
   e. Class A incombustible units:
   f. Fire rated units (when used): UL labeled.
   g. Edges uniformly fabricated, true, shadowline tegular.
   h. Sizes as required to fit scheduled suspension system.
   i. Edge angle: shadowline.
   j. Lay-in style: Minimum 3/4 IN thick.
   k. Standard tile size(s): 24 by 24 inches.

C. Accessories:
1. Acoustical Sealant:
   a. Non-hardening, non-bleeding, water base type
2. Sound Attenuation Blanket:
   a. 1-1/2” thickness, minimum 2.5 pcf density, paperless, semi-rigid, mineral fiber.

D. AP-1 for use with ACT-1:
1. Product: Frost with ClimaPlus performance on 15/16” Donn DX/DXL grid
2. Manufacturer: USG
3. Item No: 414
4. Style/Pattern: Sq. edge, smooth, monolithic texture, 2’ x 2’
5. Color: White (or as shown on the Drawings)

2.04 METAL SUSPENSION SYSTEM (MSS-1 as noted for use with ACT-1).

A. Acceptable Manufacturers:
1. Steel:
   a. Base:
      1) DX/DXL by USG.
   b. Optional:
      1) Armstrong World Industries
      2) CertainTeed
      3) Chicago Metallic – 1200
   c. Other manufacturers desiring approval must comply with Specification Section 01 63 00 Product Substitution Procedures.

B. Steel Suspension System: Main and cross runners roll formed from cold-rolled steel sheet, prepainted, electrolytically zinc coated, or hot-dip galvanized according to ASTM A 653/A 653M, not less than G30 (Z90) coating designation, with prefinished 15/16-inch- wide metal caps on flanges, 1-1/2" nominal height main tees, material thickness as required to meet specified structural duty classification, with 4'-0" long cross tees.
   1. Structural Classification: Intermediate -duty system ASTM-C635.
   2. Main runner jointing by spliced, interlocking ends, tab locks, pin locks, or other suitable conditions.
   3. End Condition of Cross Runners: Override (stepped) or butt-edge type interlocking with main runners.
   4. Cap Material: Steel cold-rolled sheet.
   5. Cap Finish: Factory applied low gloss white paint.
   6. Provide channel or angle shaped edge molding with minimum 0.020" thickness, ¾" flange width, hemmed edge.

C. Hangers:
   1. Galvanized, soft annealed steel wire for general use.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Examine substrates and structural framing to which acoustical panel ceilings attach or abut, with Contractor's Installer present, for compliance with requirements specified in this and other Sections that affect ceiling installation and anchorage. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.02 PREPARATION

A. Coordination: Furnish layouts for cast-in-place anchors, clips, and other ceiling anchors whose installation is specified in other Sections.

B. Measure each ceiling area and establish the layout of acoustical panels to balance border widths at opposite edges of each ceiling. Avoid using less-than-half-width panels at borders, and conform to the layout shown on reflected ceiling plans.

3.03 INSTALLATION

A. General: Install acoustical panel ceilings to comply with publications referenced below per manufacturer's instructions and CISCA "Ceiling Systems Handbook."
   1. Standard for Ceiling Suspension System Installations: Comply with ASTM C 636.
   2. Standard for Ceiling Suspension Systems Requiring Seismic Restraint: Comply with ASTM E 580.

B. Suspend ceiling hangers from building's structural members, plumb and free from contact with insulation or other objects within ceiling plenum. Splay hangers only where required and, if permitted with fire-resistance-rated ceilings, to miss obstructions; offset resulting horizontal forces by bracing, countersplaying, or other equally effective means. Where width of ducts and other construction within ceiling plenum produces hanger spacings that interfere with location of hangers, use trapezes or equivalent devices.
   1. Do not support ceilings directly from permanent metal forms or floor deck; anchor into concrete slabs.
   2. Do not attach hangers to steel deck tabs or to steel roof deck.

C. Install edge moldings and trim of type indicated at perimeter of acoustical ceiling area and where necessary to conceal edges of acoustical panels. Screw attach moldings to substrate with concealed fasteners at intervals not more than 16 inches o.c. and not more than 3 inches from ends, leveling with ceiling suspension system to a tolerance of 1/8 inch in 12 feet. Miter corners accurately and connect securely.

D. Install suspension system runners so they are square and securely interlocked with one another. Remove and replace dented, bent, or kinked members.

E. Install acoustical panels with undamaged edges and fitted accurately into suspension system runners and edge moldings. Scribe and cut panels at borders and penetrations to provide neat, precise fit.
   1. Arrange directionally patterned acoustical panels as follows:
      a. In the manner directed by the Architect.
   2. Or square-edged panels, install panels with edges fully hidden from view by flanges of suspension system runners and moldings.

3.04 CLEANING

A. Clean exposed surfaces of acoustical panel ceilings, including trim, edge moldings, and suspension system members. Comply with manufacturer's instructions for cleaning and touchup of minor finish damage. Remove and replace ceiling components that cannot be successfully cleaned and repaired to permanently eliminate evidence of damage.

END OF SECTION 09 51 13

SECTION 09 65 00

RESILIENT FLOORING

PART 1 - GENERAL

1.01 SUMMARY

A. This Section includes the following:
   1. Luxury Vinyl Tile (LVT-1)

1.02 SUBMITTALS

A. General: Submittals shall be in accordance with Specification Section 01 33 00.

B. Product Data: For each product indicated.
   1. Manufacturer's product data, installation and maintenance data.

C. Samples: Provide samples for verification of such characteristics as color, texture and finish.
   1. Full-size units of each color and pattern of resilient floor tile required.

D. Provide shop Drawings prepared for the project illustrating layouts, seam layouts, details, location and type of all edge moldings required, dimensions and other data for sheet goods.

1.03 DELIVERY, STORAGE AND HANDLING

A. Materials must be delivered in Manufacturer's original, unopened and undamaged containers with identification labels intact.

B. Store material upright on a clean, dry, flat surface protected from all possible damage and protect from exposure to harmful weather conditions. Store per manufacturer's recommendations.

C. If material is flattened or distorted during storage or transporting, do not attempt to install it.

D. Marking pens, felt-tipped markers, or waxed crayons must not be used to write on the vinyl backing nor used to mark layout on the under floor, as they could bleed through and stain the material.

1.04 PROJECT CONDITIONS

A. Maintain temperatures within range recommended by manufacturer, but not less than 70 degrees F or more than 86 degrees F, in spaces to receive floor tile during the following time periods:
   1. 48 hours before installation.
   2. During installation.
   3. 48 hours after installation.

B. After post-installation period, maintain temperatures within range recommended by manufacturer, but not less than 65 degrees F or more than 95 degrees F.

C. Close spaces to traffic during floor covering installation.

D. Close spaces to traffic for 48 hours after floor covering installation.

E. Install resilient products after other finishing operations, including painting, have been completed.

1.05 QUALITY ASSURANCE

A. Manufacturer must be certified ISO 9001 and ISO 14001.

B. Contractor's installer must be recognized and approved respectively by rubber athletic flooring manufacturer and luxury vinyl flooring manufacturer for installations.

1.06 EXTRA MATERIALS

A. Furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
   1. Provide 1 box for every 50 boxes or fraction thereof, of each type, color, and pattern of luxury vinyl tile.

PART 2 - PRODUCTS

2.01 LUXURY VINYL TILE (LVT-1)

A. Vinyl Flooring.
   1. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, the following:
   2. Products: Subject to compliance with requirements, provide one (1) of the following:
      a. Fresco Valley Collection, Cliff 4.5 mm by Interface **(Basis of Design)**
      b. Other manufacturers desiring approval comply with front-end document on alternate approval process.

B. Color:
   1. Limestone #A02403 To be confirmed by Owner during construction from full size physical samples.

C. Thickness: 4.5 mm

D. Size: Sheets 25 cm x 1 m

E. Solid Vinyl tile which meets the following minimum standards:

1.	Sound Rating:	ASTM E492-09	64 IIC
2.	Slip Resistance:	ASTM D2047	>0.55 wet/dry, ADA Compliant
3.	Flexibility:	ASTM F137	Passes
4.	Resistance to Heat:	ASTM F1514	Passes
5.	Resistance to Light:	ASTM F1515	Passes
6.	Radiant Flux:	ASTM E648	Class I
7.	Smoke Density:	ASTM E662	>/= 450
8.	Size & Squareness:	Passes, +/- 0.016" Per Linear Foot	
9.	Thickness:	ASTM F386	Passes
10.	Dimensional Stability:	ASTM F2199	Passes
11.	Residual Indentation:	ASTM F1914	Passes
12.	Resistance to Chemicals:	ASTM F925	Passes

2.02 INSTALLATION MATERIALS

A. Trowelable Leveling and Patching Compounds: Cement based self-leveling compound approved by resilient product manufacturer for applications indicated. Basis of design Schonox US. **Floor leveling compounds shall be included in base bid.** Provide moisture mitigation prior to application of leveling compound if vapor emissions exceed the recommended levels.

B. Adhesives: Water-resistant type recommended by manufacturer to suit resilient products and substrate conditions indicated.
1. Provide Ecore Egrip-Evolve by Centaur for the sheet vinyl flooring, per manufacturer's instructions.
2. Contractor shall provide subfloor preparation products approved by the manufacturer where subfloor moisture testing does not meet manufacturer moisture level requirements. Basis of design shall be Schonox EPA Rapid two-part epoxy-based moisture mitigation system with Schonox SHP acrylic primer. **Moisture mitigation system shall be included in base bid.**

C. Metal Edge Strips: Extruded aluminum with mill finish, of width shown, of height required to protect exposed edges of tiles, and in maximum available lengths to minimize running joints.

PART 3 - EXECUTION

3.01 PREPARATION

A. Prepare substrates according to manufacturer's written recommendations to ensure adhesion of resilient products.

B. Concrete Substrates: Prepare according to ASTM F 710. **Concrete surface shall have a level 2 or 3 profile.**
1. Verify that substrates are dry and free of curing compounds, sealers, and hardeners.
2. Concrete to be placed a minimum of 28 days prior to installation of rubber athletic flooring.
3. Concrete on/or below grade are installed over a suitable moisture retardant membrane. Water vapor membrane complies with specifications in ASTM E1745.
4. Alkalinity and Adhesion Testing: Perform tests recommended by manufacturer. Proceed with installation only after substrates pass testing.
5. **Moisture Testing:**
   a. **Perform anhydrous calcium chloride test, ASTM F 1869. Proceed with installation only after substrates have maximum moisture-vapor-emission rate of 3 lb of water/1000 sq. ft. (1.36 kg of water/92.9 sq. m) in 24 hours.**
   b. **Perform tests recommended by manufacturer. Proceed with installation only after substrates pass testing.**

C. Remove substrate coatings and other substances that are incompatible with adhesives and that contain soap, wax, oil, or silicone, using mechanical methods recommended by manufacturer. Do not use solvents.

D. Use trowelable leveling and patching compound to fill cracks, holes, and depressions in substrates.

E. Move resilient products and installation materials into spaces where they will be installed at least 48 hours in advance of installation.
1. Do not install resilient products until they are same temperature as space where they are to be installed.

F. Sweep and vacuum clean substrates to be covered by resilient products immediately before installation. After cleaning, examine substrates for moisture, alkaline salts, carbonation, and dust. Proceed with installation only after unsatisfactory conditions have been corrected.

3.02 INSTALLATION

A. All flooring product installations shall be in strict compliance with manufacturer's requirements.

B. All flooring product installations shall comply with RFCI Resilient Flooring Covering Institute.

C. Lay out tiles from center marks established with principal walls, discounting minor offsets, so tiles at opposite edges of room are of equal width. Adjust as necessary to avoid using cut widths that equal less than one-half tile at perimeter.
1. Lay tiles square with room axis in pattern indicated.

D. Scribe, cut, and fit tiles to butt neatly and tightly to vertical surfaces and permanent fixtures including built-in furniture, cabinets, pipes, outlets, edgings, door frames, thresholds, and nosings.

E. Extend tiles into toe spaces, door reveals, closets, and similar openings.

F. Maintain reference markers, holes, and openings that are in place or marked for future cutting by repeating on floor tiles as marked on substrates. Use chalk or other nonpermanent, nonstaining marking device.

G. Install tiles on covers for telephone and electrical ducts and similar items in finished floor areas. Maintain overall continuity of color and pattern with pieces of tile installed on covers. Tightly adhere tile edges to substrates that abut covers and to cover perimeters.

H. Adhere tiles to flooring substrates using a full spread of adhesive applied to substrate to produce a completed installation without open cracks, voids, raising and puckering at joints, telegraphing of adhesive spreader marks, and other surface imperfections.

I. Perform the following operations immediately after completing resilient product installation:
1. Remove adhesive and other blemishes from exposed surfaces.
2. Sweep and vacuum surfaces thoroughly.
3. Damp-mop surfaces to remove marks and soil.

J. Do not wash surfaces until after time period recommended by manufacturer.

K. Protect resilient products from mars, marks, indentations, and other damage from construction operations and placement of equipment and fixtures during remainder of construction period. Use protection methods recommended in writing by manufacturer.

END OF SECTION 09 65 00

SECTION 09 68 13

TILE CARPETING

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. This Section includes modular, tufted carpet tile and carpet backings.

B. Related Sections include the following:
1. Division 9 Sections “Resilient Flooring” and “Resilient Wall Base and Accessories” for resilient wall base and accessories installed with carpet and carpet tile.

1.03 SUBMITTALS

A. General: Submittals shall be in accordance with Specification Section 01 33 00.

B. Product Data: For each type of product indicated. Include manufacturer's written data on physical characteristics, durability, and fade resistance. Include installation recommendations for each type of substrate.

C. Shop Drawings: Show the following:
1. Columns, doorways, enclosing walls or partitions, built-in cabinets, and locations where cutouts are required in carpet tiles.
2. Carpet tile type, color, and dye lot.
3. Type of subfloor.
4. Type of installation.
5. Pattern of installation.
6. Pattern type, location, and direction.
7. Pile direction.
8. Type, color, and location of insets and borders.
9. Type, color, and location of edge, transition, and other accessory strips.
10. Transition details to other flooring materials.

D. Samples: For each of the following products and for each color and texture required. Label each Sample with manufacturer's name, material description, color, pattern, and designation indicated on Drawings and in schedules.
1. Carpet Tile: Full-size Sample.
2. Exposed Edge, Transition, and other Accessory Stripping: 6-inch- (300-mm-) long Samples.

E. Product Schedule: For carpet and carpet tile. Use same designations indicated on Drawings.

F. Qualification Data: For Contractor’s Installer.

G. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency.

H. Maintenance Data: For carpet tiles to include in maintenance manuals. Include the following:

1. Methods for maintaining carpet tile, including cleaning and stain-removal products and procedures and manufacturer's recommended maintenance schedule.
2. Precautions for cleaning materials and methods that could be detrimental to carpet tile.

I. Warranty: Special warranty specified in this Section.

1.04 QUALITY ASSURANCE

A. Contractor’s Installer Qualifications: An experienced Contractor’s installer who is certified by the Floor Covering Installation Board or who can demonstrate compliance with its certification program requirements.

B. Mockups: Before installing carpet tile, build mockups to verify selections made under sample submittals and to demonstrate aesthetic effects of pattern lay-out and set quality standards for materials and execution.
1. Approved mockups may become part of the completed Work if undamaged at time of Substantial Completion.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Comply with CRI 104, Section 5, "Storage and Handling."

1.06 PROJECT CONDITIONS

A. Comply with CRI 104, Section 7.2, "Site Conditions; Temperature and Humidity" and Section 7.12, "Ventilation."

B. Environmental Limitations: Do not install carpet tiles until wet work in spaces is complete and dry, and ambient temperature and humidity conditions are maintained at the levels indicated for Project when occupied for its intended use.

C. Do not install carpet or carpet tiles over concrete slabs until slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

D. Where demountable partitions or other items are indicated for installation on top of carpet tiles, install carpet before installing these items.

1.07 WARRANTY

A. Special Warranty for Carpet Tiles: Manufacturer's standard form in which manufacturer agrees to repair or replace components of carpet tile installation that fail in materials or workmanship within specified warranty period.
1. Warranty does not include deterioration or failure of carpet tile due to unusual traffic, failure of substrate, vandalism, or abuse.
2. Failures include, but are not limited to, more than 10 percent loss of face fiber, edge raveling, snags, runs, dimensional stability and delamination.
3. Warranty Period: 10 years from date of Substantial Completion.

1.08 EXTRA MATERIALS

A. Furnish extra materials described below, before installation begins, that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
1. Carpet Tile: Full-size units equal to 5 percent of amount installed for each type indicated, but not less than 10 sq. yd. (8.3 sq. m).

PART 2 - PRODUCTS

2.01 CARPET TILE (CPT -1)

A. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, the following:
   1. Manufacturer: Interface
      a. Dressed Lines Collection
      b. Comes Around
      c. Color: Charcoal #108518
      d. Product Number: #140940AK00

B. Size: 25 cm x 1 m

C. Construction: Tufted Pattern Loop

D. Content: 100% Recycled Content Nylon

E. Finish: Protekt, Intersept

F. Backing: GlasBac

G. Tuft Details: 1/10 Gauge, 9 SPI

H. Dye Method: Solution Dyed

I. Pile Height: 0.162”

J. Pile/Face Weight: 18 oz per square yard

K. Surface Pile Density: 6,171 oz per cubic yard

2.02 CARPET TILE (CPT -2)

A. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, the following:
   1. Manufacturer: Interface
      a. Dressed Lines Collection
      b. Accent Hour
      c. Color: Shell #108491
      d. Product Number: #140910AK00

B. Size: 25 cm x 1 m

C. Construction: Engaged Tufted Pattern Loop

D. Content: 100% Recycled Content Nylon

E. Yarn Manufacturer: Aquafil

F. Dye Method: 100% Solution Dyed

G. Soil/Stain Protection: Protekt

H. Preservative Protection: Intersept

I. Tufted Yarn Weight: 27 oz per square yard

J. Machine Gauge: 1/10”

K. Pile Height: 0.182”

L. Pile Thickness: 0.112”

M. Stiches: 8.5 per inch

N. Pile Density: 8,679 oz per cubic yard

2.03 CARPET TILE (CPT -3)

A. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, the following:

1. Manufacturer: Interface
   a. Dressed Lines Collection
   b. Angular Times
   c. Color: Shell #108499
   d. Product Number: #140920AK00

B. Size: 25 cm x 1 m

C. Construction: Engaged Tufted Pattern Loop

D. Content: 100% Recycled Content Nylon

E. Yarn Manufacturer: Aquafil

F. Dye Method: 100% Solution Dyed

G. Soil/Stain Protection: Protekt

H. Preservative Protection: Intersept

I. Tufted Yarn Weight: 26 oz per square yard

J. Machine Gauge: 1/10”

K. Pile Height: 0.177”

L. Pile Thickness: 0.114”

M. Stiches: 8.5 per inch

N. Pile Density: 8,211 oz per cubic yard

2.04 INSTALLATION ACCESSORIES

A. Trowelable Leveling and Patching Compounds: Latex-modified, hydraulic-cement-based formulation provided or recommended by carpet tile manufacturer.

B. Adhesives: Water-resistant, mildew-resistant, non-staining, pressure-sensitive type to suit products and sub-floor conditions indicated, that complies with flammability requirements for installed carpet tile and is recommended by carpet tile manufacturer for releasable installation.
   1. VOC Limits: Provide adhesives with VOC content not more than 50 g/L when calculated according to 40 CFR 59, Subpart D (EPA method 24).

C. Provide Manufacturer approved transition strips at all dissimilar floor finish materials.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Examine substrates, areas, and conditions, with Contractor's Installer present, for compliance with requirements for maximum moisture content, alkalinity range, installation tolerances, and other conditions affecting carpet tile performance. Examine carpet tile for type, color, pattern, and potential defects.

B. Concrete Subfloors: Verify that concrete slabs comply with ASTM F 710 and the following:
   1. Slab substrates are dry and free of curing compounds, sealers, hardeners, and other materials that may interfere with adhesive bond. Determine adhesion and dryness characteristics by performing bond and moisture tests recommended by carpet manufacturer.
   2. Subfloor finishes comply with requirements specified in Division 3 Section "Cast-in-Place Concrete" for slabs receiving carpet or carpet tile.
   3. Subfloors are free of cracks, ridges, depressions, scale, and foreign deposits.

C. Contractor shall install InterfaceFLOR Moisturegard 2.0 moisture vapor barrier at all locations where subfloor moisture and pH testing does not meet manufacturer requirements. **Moisture mitigation shall be included in base bid. If moisture mitigation is not required an appropriate credit shall be provided to the Owner.**

D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.02 PREPARATION

A. General: Comply with CRI 104, Section 6.2, "Site Conditions; Floor Preparation," and with carpet tile manufacturer's written installation instructions for preparing substrates indicated to receive carpet tile installation.

B. Use trowelable leveling and patching compounds, according to manufacturer's written instructions, to fill cracks, holes, depressions, and protrusions in substrates. Fill or level cracks, holes and depressions 1/8 inch (3 mm) wide or wider and protrusions more than 1/32 inch (0.8 mm), unless more stringent requirements are required by manufacturer's written instructions.

C. Remove coatings, including curing compounds, and other substances that are incompatible with adhesives and that contain soap, wax, oil, or silicone, without using solvents. Use mechanical methods recommended in writing by carpet tile manufacturer.

D. Clean metal substrates of grease, oil, soil and rust, and prime if directed by adhesive manufacturer. Rough sand painted metal surfaces and remove loose paint. Sand aluminum surfaces, to remove metal oxides, immediately before applying adhesive.

E. Broom and vacuum clean substrates to be covered immediately before installing carpet or carpet tile.

3.04 INSTALLATION

A. General: Comply with CRI 104, Section 14, "Carpet Modules," and with carpet and carpet tile manufacturer's written installation instructions.

B. Installation Method: As recommended in writing by carpet tile manufacturer.

C. Maintain dye lot integrity. Do not mix dye lots in same area.

D. Cut and fit carpet/tile to butt tightly to vertical surfaces, permanent fixtures, and built-in furniture including cabinets, pipes, outlets, edgings, thresholds, and nosings. Bind or seal cut edges as recommended by carpet manufacturer.

E. Extend carpet/tile into toe spaces, door reveals, closets, open-bottomed obstructions, removable flanges, alcoves, and similar openings.

F. Maintain reference markers, holes, and openings that are in place or marked for future cutting by repeating on finish flooring as marked on subfloor. Use nonpermanent, nonstaining marking device.

G. Install pattern parallel to walls and borders and per Floor Finish Plan

H. Stagger joints of carpet tiles so carpet tile grid is offset from access flooring panel grid. Do not fill seams of access flooring panels with carpet adhesive; keep seams free of adhesive.

3.05 CLEANING AND PROTECTION

A. Perform the following operations immediately after installing carpet/ tile:
1. Remove excess adhesive, seam sealer, and other surface blemishes using cleaner recommended by carpet tile manufacturer.
2. Remove yarns that protrude from carpet tile surface.
3. Vacuum carpet tile using commercial machine with face-beater element.

B. Protect installed carpet tile to comply with CRI 104, Section 16, "Protection of Indoor Installations."

C. Protect carpet/tile against damage from construction operations and placement of equipment and fixtures during the remainder of construction period. Use protection methods indicated or recommended in writing by carpet manufacturer.

END OF SECTION 09 68 13

SECTION 09 91 00

PAINTING

PART 1 - GENERAL

1.01 SUMMARY

A. This Section includes surface preparation and field painting of exposed interior items and surfaces.

B. This section includes the painting of defined areas for projection purposes. Coordination with other trades is required.

1.02 SUBMITTALS

A. General: Submittals shall be in accordance with Specification Section 01 33 00.

B. Product Data: For each product indicated.

C. Samples: For each type of finish-coat material indicated.

1.03 QUALITY ASSURANCE

A. Benchmark Samples (Mockups): Provide a full-coat benchmark finish sample for each type of coating and substrate required. Comply with procedures specified in PDCA P5.
   1. Wall Surfaces: Provide samples on at least 100 sq. ft. (9 sq. m).
   2. Final approval of colors will be from benchmark samples which upon approval can be incorporated into final Project finish.

1.04 PROJECT CONDITIONS

A. Store materials not in use in tightly covered containers in a well-ventilated area at a minimum ambient temperature of 45 deg F (7 deg C). Maintain storage containers in a clean condition, free of foreign materials and residue.

B. Apply waterborne paints only when temperatures of surfaces to be painted and surrounding air are between 50 and 90 deg F (10 and 32 deg C).

C. Apply solvent-thinned paints only when temperatures of surfaces to be painted and surrounding air are between 45 and 95 deg F (7 and 35 deg C).

D. Do not apply paint in snow, rain, fog, or mist; or when relative humidity exceeds 85 percent; or at temperatures less than 5 deg F (3 deg C) above the dew point; or to damp or wet surfaces.

1.05 EXTRA MATERIALS

A. Furnish extra paint materials from the same production run as the materials applied and in the quantities described below. Package with protective covering for storage and identify with labels describing contents. Deliver extra materials to Owner.
   1. Quantity: Five (5%) percent, but not less than 1 gal. (3.8 L), or one (1) case, as appropriate, of each material and color applied.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

A. In other PART 2 articles where titles below introduce lists, the following requirements apply for product selection:
   1. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, the products specified.
   2. Acceptable Manufacturers:
      a. Basis of Design:
         1) Sherwin-Williams Co. (Sherwin-Williams).
      b. Optional:
         1) PPG Industries, Inc. (Pittsburgh Paints)
         2) Porter Paint Co.
         3) Duron
         4) Or Architect approved equal prior to Bid.

B. Manufacturers' Names: Shortened versions (shown in parentheses) of the following manufacturers' names may be listed other PART 2 articles:

2.02 PAINT MATERIALS, GENERAL

A. Material Compatibility: Provide block fillers, primers, and finish-coat materials that are compatible with one another and with the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.

B. Material Quality: Provide manufacturer's best-quality paint material of the various coating types specified that are factory formulated and recommended by manufacturer for application indicated. Paint-material containers not displaying manufacturer's product identification will not be acceptable.

C. Colors: As indicated in the Finish Schedule.

2.03 PREPARATORY COATS

A. Interior Primer: Interior latex-based of finish coat manufacturer and recommended in writing by manufacturer for use with finish coat and on substrate indicated.
   1. Ferrous-Metal Substrates: Quick drying, rust-inhibitive metal primer.
   2. Where manufacturer does not recommend a separate primer formulation on substrate indicated, use paint specified for finish coat.

PART 3 - EXECUTION

3.01 APPLICATION

A. Examine substrates, areas, and conditions, with Applicator present, for compliance with requirements for paint application.

B. Coordination of Work: Review other Sections in which primers are provided to ensure compatibility of the total system for various substrates. On request, furnish information on characteristics of finish materials to ensure use of compatible primers.

C. Remove hardware and hardware accessories, plates, machined surfaces, lighting fixtures, and similar items already installed that are not to be painted. If removal is impractical or impossible

because of size or weight of the item, provide surface-applied protection before surface preparation and painting.

1. After completing painting operations in each space or area, reinstall items removed using workers skilled in the trades involved.

D. Surface Preparation: Clean and prepare surfaces to be painted according to manufacturer's written instructions for each particular substrate condition and as specified.

1. Provide barrier coats over incompatible primers or remove and reprime.
2. Ferrous Metals: Clean ungalvanized ferrous-metal surfaces that have not been shop coated; remove oil, grease, dirt, loose mill scale, and other foreign substances. Use solvent or mechanical cleaning methods that comply with SSPC's recommendations.
    a. Blast steel surfaces clean as recommended by paint system manufacturer and according to SSPC-SP 6/NACE No. 3.
    b. Treat bare and sandblasted or pickled clean metal with a metal treatment wash coat before priming.
    c. Touch up bare areas and shop-applied prime coats that have been damaged. Wire-brush, clean with solvents recommended by paint manufacturer, and touch up with same primer as the shop coat.
5. Galvanized Surfaces: Clean galvanized surfaces with nonpetroleum-based solvents so surface is free of oil and surface contaminants. Remove pretreatment from galvanized sheet metal fabricated from coil stock by mechanical methods.

E. Material Preparation:

1. Maintain containers used in mixing and applying paint in a clean condition, free of foreign materials and residue.
2. Stir material before application to produce a mixture of uniform density. Stir as required during application. Do not stir surface film into material. If necessary, remove surface film and strain material before using.

F. Exposed Surfaces: Include areas visible when permanent or built-in fixtures, grilles, convector covers, and similar components are in place. Extend coatings in these areas, as required, to maintain system integrity and provide desired protection.

1. Paint surfaces behind movable equipment and furniture the same as similar exposed surfaces. Before final installation of equipment, paint surfaces behind permanently fixed equipment or furniture with prime coat only.
2. Paint interior surfaces of ducts with a flat, non-specular black paint where visible through registers or grilles.
3. Paint back sides of access panels and removable or hinged covers to match exposed surfaces.

G. Scheduling Painting: Apply first coat to surfaces that have been cleaned, pretreated, or otherwise prepared for painting as soon as practicable after preparation and before subsequent surface deterioration.

1. Omit primer over metal surfaces that have been shop primed and touchup painted.
2. If undercoats, stains, or other conditions show through final coat of paint, apply additional coats until paint film is of uniform finish, color, and appearance.

H. Application Procedures: Apply paints and coatings by brush, roller, spray, or other applicators according to manufacturer's written instructions.

I. Minimum Coating Thickness: Apply paint materials no thinner than manufacturer’s recommended spreading rate. Provide total dry film thickness of the entire system as recommended by manufacturer.

J. Mechanical and Electrical Work: Painting of mechanical and electrical work is limited to items exposed in equipment rooms and occupied spaces.

K. Prime Coats: Before applying finish coats, apply a prime coat, as recommended by manufacturer, to material that is required to be painted or finished and that has not been prime coated by others. Recoat primed and sealed surfaces where evidence of suction spots or unsealed areas in first coat appears, to ensure a finish coat with no burn-through or other defects due to insufficient sealing.

L. Pigmented (Opaque) Finishes: Completely cover surfaces as necessary to provide a smooth, opaque surface of uniform finish, color, appearance, and coverage. Cloudiness, spotting, holidays, laps, brush marks, runs, sags, ropiness, or other surface imperfections will not be acceptable.

3.02 CLEANING AND PROTECTING

A. At the end of each workday, remove empty cans, rags, rubbish, and other discarded paint materials from Project site.

B. Protect work of other trades, whether being painted or not, against damage from painting. Correct damage by cleaning, repairing or replacing, and repainting, as approved by Architect.

C. Provide "Wet Paint" signs to protect newly painted finishes. After completing painting operations, remove temporary protective wrappings provided by others to protect their work.
1. After work of other trades is complete, touch up and restore damaged or defaced painted surfaces. Comply with procedures specified in PDCA P1.

3.03 INTERIOR PAINT SCHEDULE

A. Gypsum Board and Wood Base:

Finish Coats: Interior flat acrylic paint at gypsum board ceilings and eggshell or satin acrylic enamel at all other gypsum board surfaces.

1. Eggshell-Low Odor - Low VOC:

1st Coat:	S-W ProGreen™ 200 Interior Latex Primer, B28W600 Series (4 mils wet, 1.5 mils dry)
2nd Coat:	S-W ProGreen™ 200 Interior Latex Eg-shel, B20W651
3rd Coat:	S-W ProGreen™ 200 Interior Latex Eg-shel, B20W651 (4 mils wet, 1.6 mils dry per coat)

C. Ferrous Metal:

Finish Coats: Interior semi-gloss acrylic enamel for metal doors frames and general metals throughout and full-gloss acrylic enamel for metal guardrails, handrails, stringers and underside of steel.

1. Semi-Gloss Finish:

1st Coat:	S-W Pro Industrial Pro-Cryl® Primer, B66-310 Series (2-4 mils dry)
2nd Coat:	S-W ProMar® 200 Latex Semi-Gloss, B31W2200 Series
3rd Coat:	S-W ProMar® 200 Latex Semi-Gloss, B31W2200 Series (4 mils wet, 1.3 mils dry per coat)

END OF SECTION 09 91 00

SECTION 10 14 00

SIGNAGE

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 DESCRIPTION

A. This Section includes the following:
   1. Manufacturer standard signage.
   2. Custom Signage.

1.03 REFERENCES

A. Standards listed by reference, including revisions by issuing authority, form a part of this specification section to extent indicated. Standards listed are identified by issuing authority, authority abbreviation, designation number, title or other designation established by issuing authority. Standards subsequently referenced herein are referred to by issuing authority abbreviation and standard designation.
   1. Georgia Accessibility Code – 2010 Department of Justice ADA Standards for Accessible Design

1.04 QUALITY ASSURANCE

A. Quality of materials and installation to meet acceptable industry standards.

B. Confirm sign text with Architect via approved message schedule prior to fabrication.

C. Thermal Deformations: Design, fabricate and install component parts to provide for expansion and contraction over a temperature range for the material of 150 degrees Fahrenheit (65.5 degrees Celsius), without buckling, oil canning, sealant joint failure, glass breakage, undue stress on members or anchors, and other detrimental effects.

1.05 SUBMITTALS

A. General: Submittals shall be in accordance with Specification Section 01 33 00.

B. Final Art:
   1. Included in this bid, Signage contractor is to provide the creation of ALL final art files necessary for the production of the graphics. Signage contractor will be provided graphics layouts indicating design intent in low resolution Adobe PDF format. These PDF's will serve as the design basis to be replicated by the signage contractor in the development of the final art files. Signage contractor is to create all necessary files needed for production including modifications of all text, sizes and layouts. Signage contractor must provide all graphics to the Architect for approval prior to manufacturing. It will be the responsibility of the Signage contractor to make all necessary modifications of all files in order to receive approval from the Architect for production.

C. Product Data:
   1. Submit manufacturer's construction details relative to materials, dimensions of individual component, profiles and finishes for each type of sign, including methodologies, materials and fasteners for installation of each type of sign.

D. Quality Control Submittals:
   1. Provide scaled shop Drawings for approval of each type sign prior to manufacture, indicating sizes, materials, finishes, text/graphics for each sign of each type with installation details.
   2. Provide substrate material, vinyl, inkjet and paint color swatches for verification and approval prior to manufacture.

E. Contract closeout information:
   1. Maintenance data.
   2. Warranty: Executed warranty indicated below.

1.06 JOB CONDITIONS

A. Field Measurements: Take field measurements prior to preparation of shop Drawings and fabrication to ensure proper fitting and mounting when possible.

B. Deliver signs for interior installation only after designated areas are ready to receive work. Pack signage components to prevent damage.

C. Store materials in secure areas, out of weather and protected from the work of other trades.

1.07 WARRANTY

A. The Contractor assumes overall responsibility, as a part of his warranty of the work to assure that all assembled components and parts shown or required within the work of this Project comply with the Contract Documents. The Contractor shall further warrant:
   1. That all components specified, or required, to satisfactorily complete the installation, are compatible with each other and with the conditions of installation and expected use.
   2. The overall effective integration and correctness of individual parts and the whole of the system.
   3. Compatibility with adjoining substrate, materials and work by other trades.
   3. There shall be no premature material failure due to improper design or fabrication of the system. All materials shall fully perform to their normal life expectancy.
   4. Upon final completion, the Contractor will warrant all work and materials to be in full and complete accordance with the Contracts Documents and agreement between Owner and Contractor, and requirements appertaining thereto; that all work and materials are free from any and all defects and imperfections, and fully meet the manufacturer's published performance criteria for the use and purposes for which each and every part is specified.
   5. The Contractor also agrees that, should any defect develop or appear, which the Architect's Graphic Designer and/or Owner finds was not caused by improper use, the Contractor shall promptly, upon demand, fully correct, substitute and make good any such defective material without any cost to the Owner and will save the Owner harmless against any claim, demand, loss or damage by reason of any breach of this warranty.
   6. The period of this warranty shall commence on the date on which the Contractor has met all Final Completion requirements. The period of said warranty shall last twelve (12) months unless otherwise specified.

B. All paints used must retain a minimum ten (10) year warranty for interior signage. This includes no cracking, flaking, and fading. Exterior paints shall be automotive paint, 2-part catalyst hardened urethane, base coat, top coat, unless otherwise specified.

PART 2 – PRODUCTS

2.01 MANUFACTURERS / MATERIALS

A. Acceptable Manufacturers: The following is a list of acceptable manufacturers:
1. Rockbridge Signs (Basis of Design)
PO Box 2254
Lilburn, GA 30048
www.rockbridgesigns.com
Contact: Bill Parker (678) 300-3026 / (770) 596-4034
2. Henry Graphics, Inc., (770) 932-3222
2. Takeform Architectural Graphics, (800) 528-1398
3. Identigraph Signs and Awnings, (743) 770-3419
4. Or Architect approved equal prior to Bid.
5. Other manufacturers desiring approval must comply with Specification Section 01 63 00 Product Substitution Procedures.

B. Refer to this Specification and Drawings for sign types.

C. Sign Construction: Production/manufacture of signs shall include no visible seams (fill, grind, smooth, finish).

D. Acrylic: Provide acrylic plastics equivalent to “Plexiglas” manufactured by Rohm and Haas Company, in sizes as shown. Provide colors as shown.

E. Vinyl: All vinyl to be 3M scotchcal series opaque or reflective vinyl mounted first surface per the Drawings and Specification.

F. Miscellaneous Products:
1. Coatings:
All surfaces shall be prepared to receive coatings or surface finishes according to manufactures’ latest for surface preparation and application but in no case less than one (1) applicable primer coat and two (2) final full coats. All finished surfaces shall be uniform.
2. Foam Tape:
1/32” (0.88 mm) thick, doubled faced, white pressure sensitive urethane foam adhesive tape, one (1) of the following:
a. 3M Company: No. 4032 or AL4432YEAom9576
b. Spectape of Texas: No. ST1132
3. Silicone:
FS TT-S-001543, Class A, one (1) of the following:
a. General Electric: Silicone Sealant #1200
b. Dow Corning: Building Sealant #781
4. Epoxy:
Two (1) component thermosetting epoxy adhesive with 100% solids content, one (1) of the following:
a. Miracle Adhesive: No. NP-428
b. Hughson Chemicals Chemlok #304

2.02 INTERIOR SIGNAGE FABRICATION

A. Shop fabrication and tolerances shall conform to the standards of the industry. All items shall be shop fabricated so far as practicable. Perform high-quality, professional workmanship. Attach materials with sufficient strength, number and spacing not to fail until materials joined are broken or permanently deformed. Fabricated all work to be truly straight, plumb, level and square and to sizes, shapes and profiles indicated on the approved shop Drawings

B. Preassemble items in shop to greatest extent possible to minimize field splicing and assembly. Disassemble units only as necessary for shipping and handling limitations. Clearly mark units for reassembly and coordinated installation.

C. All welding procedures shall conform to applicable AWS specifications. All welds shall develop capacity of members being joined unless specified length or extent is noted on the Drawings. Type of alloy filler metal and electrodes to be that which is recommended by producer of the metal to be welded, and as required for color match, strength, and compatibility in the fabricated items.

D. Panels shall show no visual distortion when viewed in installation position. All panel faces shall be as such flatness that when measured, the maximum slope of the surface at point, measured from the nominal plane of the surface, shall not exceed 1.0%. Any panel not meeting these requirements is subject to rejection by the Architect.

PART 3 – EXECUTION

3.01 INSPECTION

A. Examine substrate and conditions which signage is to be mounted to.

B. Verify substrates are clean, free from moisture, or materials which may affect adhesion.

C. Carefully examine surfaces for defects and irregularities.

D. Do not proceed with installation until unsatisfactory conditions have been corrected.

E. Installation indicates acceptance of substrates and responsibility for performance.

3.02 INSTALLATION

A. Do not start until work of other trades are complete.

B. Coordinate with other wall and ceiling work.

C. Install signs using specified method and materials, level, plumb and true to line at locations and heights specified above, shown on the Drawings or as directed by Architect. Coordinate and confirm installation locations with Architect, including preferred installation methods depending on locations specified in Construction Documents per sign type.

D. All signs to be installed per ADA guidelines.
   1. Install signs at 5’-0” AFF to centerline of sign on latch side of door wherever possible and unless noted otherwise.

E. Furnish inserts and anchoring devices which must be set in walls if required, for installation of this work. Provide setting Drawings, templates, instructions and directions for installation of anchorage devices. Provide toothed steeled or lead shield expansion bolt devices for drilled-in-place anchors and inserts for exterior installation. Provide units with exposed surfaces matching the texture and finish of metal item anchored.

3.03 ADJUST AND CLEAN

A. Repair or replace and damaged work prior to date of Substantial Completion.

B. Cover or otherwise protect with non-staining building paper or as may be necessary to prevent dirt and damage.

END OF SECTION 10 14 00

SECTION 10 44 00

FIRE EXTINGUISHERS AND CABINETS

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. This Section includes the following:
1. Fire extinguishers.
2. Fire extinguisher cabinets.
3. Fire extinguisher brackets.

1.03 SUBMITTALS

A. General: Submittals shall be in accordance with Specification Section 01 33 00.

B. Product data for cabinets include rough-in dimensions, details showing mounting methods, relationships of box and trim to surrounding construction, door hardware, cabinet type and materials, trim style, door construction, panel style, and materials.

C. Samples for verification purposes in full-size units of each type of cabinet finish indicated, and in sets for each color, texture, and pattern specified, showing the full range of variations.

D. Operation and Maintenance Data: For fire extinguishers to include in maintenance manuals.

E. Maintenance Data: For fire protection cabinets to include in maintenance manuals.

F. Warranty: Sample of special warranty.

1.04 QUALITY ASSURANCE

A. Fire-Rated, Fire Protection Cabinets: Listed and labeled to comply with requirements in ASTM E 814 for fire-resistance rating of walls where they are installed.

B. Single-Source Responsibility: Obtain extinguishers and cabinets from one source from a single manufacturer.

C. UL-Listed Products: Fire extinguishers shall be UL listed with UL listing mark for type, rating, and classification of extinguisher.

D. Conform to NFPA 10 requirements for portable fire extinguishers.

E. Conform to Americans with Disabilities Act 1990 on maximum cabinet projection of 4” in corridors where necessary and 48” high from finish floor to lever.

1.05 COORDINATION

A. Coordinate size of fire protection cabinets to ensure that type and capacity of fire extinguishers indicated are accommodated.

B. Coordinate size of fire protection cabinets to ensure that type and capacity of fire hoses, hose valves, and hose racks indicated are accommodated.

C. Coordinate sizes and locations of fire protection cabinets with wall depths.

1.06 WARRANTY

A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace fire extinguishers that fail in materials or workmanship within specified warranty period.
   1. Failures include, but are not limited to, the following:
      i. Failure of hydrostatic test according to NFPA 10.
      ii. Faulty operation of valves or release levers.
   2. Warranty Period: Six (6) years from date of Substantial Completion.

PART 2 – PRODUCTS

2.01 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one (1) of the following:
   1. J. L. Industries, Inc., a division of Activar Construction Products Group
   2. Larsen's Manufacturing Company (Basis of Design)
   3. Architect approved equal prior to bid.

2.02 FIRE EXTINGUISHERS

A. General: Provide fire extinguishers for each cabinet and other locations indicated, in colors and finishes selected by Architect from manufacturer's standard that comply with authorities having jurisdiction.

B. Multipurpose Dry Chemical Type: UL-rated 4A -80BC, 10-lb nominal capacity, in enameled steel container.

2.03 CABINETS

A. Fire-Rated Cabinets: Provide UL listed cabinets with UL listing mark for all fire-rated wall.

B. Cabinet Type: Suitable for containing the following:
   1. Fire extinguisher.

C. Cabinet Mounting: Suitable for the following mounting conditions:
   1. Semi-recessed Cabinet: Cabinet box partially recessed in walls of sufficient depth to suit style of trim indicated; with one-piece combination trim and perimeter door frame overlapping surrounding wall surface with exposed trim face and wall return at outer edge (backbend). Provide where walls are of insufficient depth for recessed cabinets but are of sufficient depth to accommodate semi-recessed cabinet installation.

D. Trim Style: Fabricate trim in one piece with corners mitered, welded, and ground smooth.
   1. Exposed Trim: One-piece combination trim and perimeter door frame overlapping surrounding wall surface with exposed trim face and wall return at outer edge (backbend).
      a. Rounded-edge trim with 5/16-inch backbend depth.
      b. Trim Metal: Stainless Steel.

E. Door Material and Construction: Manufacturer's standard door construction, of material indicated, coordinated with cabinet types and trim styles selected.
   1. Stainless Steel: Manufacturer's standard door construction.

F. Identify fire extinguisher in cabinet with FIRE EXTINGUISHER lettering applied to door. Provide lettering to comply with authorities having jurisdiction for letter style, color, size, spacing, and location.
   1. Application Process: Silk screen.

G. Door Style: Manufacturer's standard design.
   1. Silk-screen lettering or design.
   2. Full Clear Acrylic door.

H. Door Hardware: Provide manufacturer's standard door-operating hardware of proper type for cabinet type, trim style, and door material and style indicated. Provide either lever handle with cam-action latch, or exposed or concealed door pull and friction latch. Provide concealed or continuous-type hinge permitting door to open 180 deg.

I. Finishes for Cabinet:
   1. Comply with NAAMM "Metal Finishes Manual" for recommendations relative to applying and designating finishes.
   2. Protect mechanical finishes on exposed surfaces from damage by applying temporary strippable protective covering prior to shipping.

2.04 MOUNTING BRACKETS

A. Mounting Brackets: Manufacturer's standard galvanized steel, designed to secure fire extinguisher to wall or structure, of sizes required for types and capacities of fire extinguishers indicated, with plated or red baked-enamel finish.

B. Identification: Lettering complying with authorities having jurisdiction for letter style, size, spacing, and location. Locate as indicated by Architect.
   1. Identify bracket-mounted fire extinguishers with the words "FIRE EXTINGUISHER" in red letter decals applied to mounting surface.

PART 3 – EXECUTION

3.01 EXAMINATION

A. Examine rough-in for hose vales, hose racks, and cabinets to verify locations of piping connections prior to cabinet installation.

B. Examine walls and partitions for thickness and framing for cabinets to verify cabinet depth and mounting prior to cabinet installation.

C. Do not proceed until unsatisfactory conditions have been corrected.

3.02 INSTALLATION

A. Follow manufacturer's printed instructions for installation.

B. Install in locations and at mounting heights indicated or, if not indicated, at heights to comply with applicable regulations of governing authorities.

1. Prepare recesses in walls for cabinets as required by type and size of cabinet and style of trim and to comply with manufacturer's instructions.
2. Fasten mounting brackets and cabinets to structure, square and plumb.

END OF SECTION 10 44 00

SECTION 10 56 23

WIRE SHELVING

PART 1 – GENERAL

1.01 DESCRIPTION OF WORK

A. This section covers wire shelving as indicated on the Drawings and as specified herein. This section covers all labor, material, accessories and appliances necessary for the complete installation of wire shelving. Items not specifically mentioned herein or on the Drawings which are clearly necessary to make a complete installation shall also be included.

B. Related Work Specified Elsewhere:
1. Related Division 6 “Rough Carpentry” for wood blocking

PART 2 – PROJECTS

2.01 MATERIALS

A. Shelves:
1. Shelves shall be CLOSETMAID Max Load Wire Shelving vinyl coated, steel rod, ventilated shelving as manufactured by Clairson International, Ocala, FL. Shelves shall be adjustable.
2. Color shall be manufacturer’s standard charcoal grey.
3. Product Information:
CLOSETMAID Products:
a. Shelving: 16” Max Load shelving 4’ or 6’ long (Charcoal Grey)
b. Mounting Track: Max Load Standard 48” or 84” long (Hammertone)
c. Brackets: Max Load Bracket for 16” shelving (Hammertone)

PART 3 – EXECUTION

3.01 INSTALLATION/APPLICATION/PERFORMANCE/ERECTION

A. Installation:
1. Install units in accordance with manufacturer's printed instructions. Finished Work shall be plumb, level, rigid, and in perfect alignment as required.
2. All wood blocking used shall be fire treated.

END OF SECTION 10 56 23

SECTION 12 21 00

WINDOW BLINDS

PART 1 - GENERAL

1.01 SUMMARY

A. This Section includes the following:
   1. Horizontal louver blinds with aluminum slats.

1.02 SUBMITTALS

A. General: Submittals shall be in accordance with Specification Section 01 33 00.

B. Product Information: Submit manufacturer's product literature and installations instructions.

C. Shop Drawings: Indicate field measured dimensions of openings to receive blinds. Show fabrication and installation details for horizontal louver blinds.

D. Samples: For each exposed finish.

E. Maintenance Data.

1.03 QUALITY ASSURANCE

A. Contractor's Installer's Qualifications: Fire-Test-Response Characteristics: Provide horizontal louver blinds with the fire-test-response characteristics indicated, as determined by testing identical products per test method indicated below by UL or another testing and inspecting agency acceptable to authorities having jurisdiction. Identify materials with appropriate markings of applicable testing and inspecting agency.
   1. Flame-Resistance Ratings: Passes NFPA 701.

B. Product Standard: Provide horizontal louver blinds complying with WCSC A 100.1.

C. Mockup: Build a mockup to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
   1. Approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.04 DELIVERY, STORAGE AND HANDLING

A. Packing and Shipping:
   1. Materials shall be delivered to the Project in original unopened packaging with labels intact.

B. Storage:
   1. Materials shall be stored in a clean area which is free of corrosive fumes, dust and away from construction activities.
   2. Materials shall be stacked horizontally using plastic or wood shims such that drainage and ventilation are provided for, and such that water cannot accumulate in, about or upon containers.

3. Stacks shall be covered with tarpaulins or plastic such that ventilation is provided for, and such that contaminants are prevented from contacting surfaces.

PART 2 - PRODUCTS

2.01 HORIZONTAL LOUVER BLINDS, ALUMINUM SLATS

A. Acceptable Manufacturers:
   1. Horizontal Mini Blind:
      a. Basis of Design:
         1) Springs Window Fashions Contract: Bali Classics Aluminum Blinds
      b. Optional, of equal quality and to meet specifications:
         1) Levolor; Riviera Classic #RIV1
         2) Hunter Douglas

B. Headrail shall be 1" high x 1-1/2" wide x .025" thick U-shaped steel. The steel finishing process includes phosphate treatment for corrosion resistance, a chrome-free sealer, a low HAP urethane primer and a topcoat of low HAP polyester baked enamel.

C. Tilter shall be made of injection-molded thermoplastics for smooth low-friction operation and will incorporate a clutch mechanism to prevent damage due to over tilting.

D. Tilt rod shall be electro-zinc coated solid steel measuring 1/4" square.

E. Tilt wand shall be clear polycarbonate with a hexagonal cross section measuring approximately 1/4" diameter and attached to the tilter shaft by means of a spring clip for easy removal.

F. Cord lock shall be metal of a snap-in design incorporating a floating, shaft-type locking pin and shall incorporate a crash proof safety feature that will lock blind automatically upon release of cord.

G. Drum and cradles shall be low-friction thermoplastic and provided for each ladder.

H. Installation brackets shall be a rivet-hinged front cover phosphate-treated steel with urethane primer and polyester baked enamel finish to match headrail.

I. Braided ladder shall be made of 100% polyester yarn incorporating two extra strength rungs per ladder for slat support. Standard ladder spacing shall be 21.5mm.

J. Slats shall be 5000 series cold-rolled aluminum containing the maximum allowable recycled content to produce a high strength and corrosion resistant flexible product. Slats shall be nominally 1" wide x .006" thick and treated with Advanced Finishing Technology (AFT), providing a smooth, hard, less porous surface. AFT delivers anti-static performance to repel dust and anti-microbial qualities to resist fungal and bacterial growth. Slats shall be treated with a chrome-free sealer and a topcoat of low HAP polyester baked enamel.

K. Bottomrail shall be completely enclosed tubular shape made of phosphate-treated steel for corrosion resistance and finished with a chrome-free sealer, low HAP urethane primer and a topcoat of low HAP polyester baked enamel and shall measure .025" thick.

L. Lift Operation: Manual.

M. Mounting: Mount blind at punched windows to span the entire length of the opening whenever possible.

2.02 HORIZONTAL LOUVER BLIND FABRICATION

A. Concealed Components: Non-corrodible or corrosion-resistant-coated materials.
1. Lift-and-Tilt Mechanisms: With permanently lubricated moving parts.

B. Unit Sizes: Obtain units fabricated in sizes to fill window and other openings as follows:
1. Blind Units Installed between (inside) Jambs of Openings. Coordinate size of clearance gap around blinds with manufacturer recommendations for window type to prevent heat build-up.

C. Installation Brackets: Designed for easy removal and reinstallation of blind, for supporting headrail and operating hardware, and for hardware position and blind mounting method indicated.

D. Installation Fasteners: No fewer than two (2) fasteners per bracket, fabricated from metal noncorrosive to blind hardware and adjoining construction; type designed for securing to supporting substrate; and supporting blinds and accessories under conditions of normal use.

E. Color-Coated Finish:
1. Metal: Provide physical samples during construction of the manufacturer’s full line of standard colors for color selection by the Owner.

F. Component Color: Provide rails, cords, ladders, and exposed-to-view metal and plastic coordinating with slat color, unless otherwise indicated.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Examine substrates, areas, and conditions, with Contractor’s installer present, for compliance with requirements for installation tolerances, operational clearances and other conditions affecting performance.
1. Proceed with installation only after unsatisfactory conditions have been corrected.

3.02 INSTALLATION

A. Install horizontal louver blinds level and plumb and aligned with adjacent units according to manufacturer's specifications, standards and procedures.

B. Provide adequate clearance for unencumbered operation of blind and hardware.
1. Location: Provide blinds at all exterior, punched windows except exterior punched windows in the Lobby and Bunk Room Area.Provide solar shades in bunk room area. Refer to specification section 12 24 13 “Solar Shades”.
3. Provide blinds at office side of interior windows.

C. Flush Mounted: Install horizontal louver blinds with slat edges flush with finish face of opening when slats are tilted open.

D. Demonstrate blinds to be in uniform and smooth working order.Clean horizontal louver blind surfaces after installation, according to manufacturer's written instructions.

END OF SECTION 12 21 00

BIDDING DOCUMENTS FOR:

DUNWOODY CITY HALL INTERIOR RENOVATION

4800 ASHFORD DUNWOODY ROAD NE DUNWOODY, GEORGIA 30338

Symbols Legend

A2.1 — SHEET REFERENCE	4 / 3 A8.1 1 / 2 — INTERIOR ELEVATION
XX (XX.X) SCALE: 1/8" = 1'-0" — DRAWING TITLE	ELEVATION LINE
Room Name (XXX) — ROOM NAME & NUMBER	BREAK LINE
X (AX.X) — ENLARGED PLAN DETAIL	1 — REVISION NUMBER
X (AX.X) — DETAIL REFERENCE	A — PLAN KEYNOTES
1 / A5.2 — SECTION REFERENCE	A — WINDOW REFERENCE
1 / A5.2 — EXTERIOR ELEVATION	PX — PARTITION TYPE
1 A5.2 — INTERIOR ELEVATION	6'-0" — DIMENSION LINE TO FACE OF STUD OR MASONRY
E1 — EXTERIOR FINISH TYPE	6'-0" — DIMENSION LINE TO COLUMN CENTER LINE
101A — DOOR REFERENCE	6'-0" — DIMENSION LINE TO FINISH ASSEMBLIES
N — COLUMN REFERENCE	N / Job North — ORIENTATION MARKER W/ TRUE NORTH

General Notes

1. THESE DRAWINGS HAVE BEEN DEVELOPED FROM EXISTING DRAWINGS, SITE VISITS AND OWNER INPUT. THE CONTRACTOR SHALL VERIFY THAT THESE DRAWINGS CORRESPOND TO EXISTING FIELD CONDITIONS. BEFORE PROCEEDING WITH CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES BEFORE PROCEEDING WITH WORK.
2. ACCESS TO BUILDING AND WORKING TIMES SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER.
3. ALL MATERIALS USED FOR CONSTRUCTION SHALL BE NEW.
4. REMOVE ONLY THOSE PORTIONS OF EXISTING CONSTRUCTION NECESSARY TO ACCOMMODATE THE NEW WORK. PROVIDE PATCHING OF EXISTING ASSEMBLIES AS REQUIRED. NEW PATCHING MATERIALS SHALL MATCH EXISTING.
5. ENSURE SAFE PASSAGE OF THE PUBLIC AROUND CONSTRUCTION AREAS. ERECT TEMPORARY FENCING / BARRICADES AROUND CONSTRUCTION AREA AS REQUIRED TO PROTECT THE PUBLIC FROM SAFETY HAZARDS.
6. CONDUCT DEBRIS REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH AND DAMAGE TO ROADS, STREETS, CURBS, CURB INLETS, DRAINS, WALKS, WALKWAYS, LANDSCAPING AND OTHER ADJACENT FACILITIES. ALL DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
7. CURRENTLY TAGGED AND FULLY CHARGED PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED BY CONTRACTOR AND KEPT READILY ACCESSIBLE DURING ALL CONSTRUCTION ACTIVITIES.
8. WORK SHALL BE IN COMPLIANCE WITH NFPA 241 - STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS CURRENT ADDITION.
9. MAINTAIN ACCESS FOR EMERGENCY VEHICLES AND PERSONNEL DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
10. CONTRACTORS ARE REQUIRED TO HAVE A VALID GEORGIA STATE GENERAL CONTRACTING LICENSE FOR COMMERCIAL PROJECTS. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE REQUIRED TO PROVIDE THE GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT AND THE RESIDENCY STATUS AFFIDAVIT.
11. THE ARCHITECT DOES NOT GUARANTEE THE PERFORMANCE OF THE PROJECT IN ANY RESPECT OTHER THAN THE ARCHITECTURAL WORK PERFORMED WHICH MEETS THE STANDARDS OF PROFESSIONAL CARE.
12. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING NECESSARY SAFETY MEASURES REQUIRED TO PROTECT THE GENERAL PUBLIC FROM DEMOLITION AND CONSTRUCTION WORK FOR THE DURATION OF THE PROJECT.
13. NOXIOUS/POISONOUS/TOXIC/DANGEROUS FUMES OR PRODUCTS CONTAINING A HIGH LEVEL OF VOLATILE ORGANIC COMPOUNDS (VOCs) SHALL NOT BE ALLOWED TO ENTER BUILDING THROUGH ANY OPENINGS INCLUDING, BUT NOT LIMITED TO DOORS, WINDOWS, GRILLES, LOUVERS, VENTS, FANS, DUCTWORK, ETC.
14. CONTRACTOR SHALL MAKE ALL NECESSARY EFFORTS TO REDUCE NOISE GENERATED DURING CONSTRUCTION WHEN BUILDING IS OCCUPIED.
15. IF ANY SERVICES TO BUILDING REQUIRE INTERRUPTION FOR ANY REASON, PROPER NOTICE MUST BE GIVEN TO THE OWNER PRIOR TO SCHEDULING OF THIS WORK.
16. DO NOT SCALE DRAWINGS. USE ALL WRITTEN DIMENSIONS ONLY. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
17. ALL WORK SHALL BE IN COMPLIANCE WITH THE BUILDING CODES, RECOGNIZED INDUSTRY STANDARDS, CRAFTSMANSHIP STANDARDS IN THE AREA, AND ALL MANUFACTURER'S RECOMMENDATIONS.
18. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR BUILDING THIS PROJECT IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS AND STATE AND LOCAL CODES, UNLESS WRITTEN NOTIFICATION IS RECEIVED FROM THE ARCHITECT.
19. DAMAGE TO THE EXISTING BUILDING AND SITE SHALL BE REPAIRED, INCLUDING WORK TO REPAIR ANY FIRE RATED ASSEMBLIES. ALL REPAIRS SHALL BE APPROVED BY OWNER AND ARCHITECT PRIOR TO START OF REPAIR WORK. ALL REPAIRS SHALL MATCH THE EXISTING BUILDING AND SITE AND SHALL BE PERFORMED AS PART OF THIS CONTRACT WITHOUT ADDITIONAL COST TO OWNER.
20. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS THAT CANNOT BE PERFORMED IN ACCORDANCE WITH THE DOCUMENTS DUE TO EXISTING FIELD CONDITIONS.
21. THE GENERAL CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK. CARE SHALL BE TAKEN TO PROTECT ALL UTILITIES WHICH ARE TO REMAIN.
22. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY CONSTRUCTION AND ALL STAGING, SCHEDULING, MATERIAL DELIVERIES AND OTHER ITEMS THAT AFFECT THE SEQUENCE OF CONSTRUCTION OR SCHEDULING THE CONSTRUCTION PROJECT.
23. THE GENERAL CONTRACTOR SHALL VERIFY ALL CLEARANCES, DIMENSIONS AND SIZES PRIOR TO ORDERING OR PURCHASING ASSEMBLIES OR FIXTURES FOR CONSTRUCTION.
24. THE BUILDING AND SITE SHALL BE KEPT IN A CLEAN AND ORDERLY MANNER AT ALL TIMES. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR DISPOSING OF DEBRIS IN A CONSISTENT AND LEGAL MANNER.
25. THE GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING FOR ALL WORK DURING THE CONSTRUCTION PERIOD.
26. EXTERIOR BUILDING AND SIGNAGE (INCLUDING LOCATION, NUMBER, AND SIZE) ARE NOT INCLUDED UNDER THE BUILDING PERMIT AND SHALL BE PERMITTED SEPARATELY.
27. ALL BIDDING CONTRACTORS/SUBCONTRACTORS SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID. ALL BIDDERS SHALL BE FAMILIAR WITH THE SITE/BUILDING AND ALL EXISTING CONDITIONS.
28. PROVIDE SEPARATION BETWEEN ALL DISSIMILAR METALS TO ELIMINATE GALVANIC CORROSION.
29. IN THE EVENT THE OWNER, THE OWNER'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHICH THE OWNER IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO THE CONSTRUCTION DOCUMENTS PREPARED BY PRECISION PLANNING, INC. RELATING TO THIS PROJECT WITHOUT OBTAINING PRECISION PLANNING, INC.'S PRIOR WRITTEN CONSENT, THE OWNER SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE OWNER AGREES TO WAIVE ANY CLAIM AGAINST PRECISION PLANNING, INC. AND TO RELEASE PRECISION PLANNING, INC. FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH CHANGES.
30. WHERE A DETAIL, TYPICAL DETAIL, SECTION, TYPICAL SECTION OR AS NOTED IS INDICATED FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
31. COORDINATE LOCATIONS OF HVAC, PLUMBING, AND ELECTRICAL EQUIPMENT IN THE FIELD.
32. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PLACING ALL BLOCKING AND SUPPORT FOR WALLS AND PARTITIONS WITH ANY WALL MOUNTED CABINETS, MILLWORK, GRAB BARS, TOILET/URINAL PARTITIONS, SHOWER STALLS, EQUIPMENT, ETC. COORDINATE LOCATION AND BLOCKING WITH MANUFACTURER AS REQUIRED.
33. REMOVE ONLY THOSE PORTIONS OF EXISTING CONSTRUCTION ASSEMBLIES NECESSARY TO ACCOMMODATE THE WORK. ALL REPAIRS AND PATCHING SHALL MATCH EXISTING.
34. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING FLOORS, WALLS, DOORS, DOOR FRAMES, CEILINGS AND FURNISHINGS TO REMAIN BY BY ANY MEANS NECESSARY FROM DAMAGE AND ACCUMULATION OF DUST FOR THE DURATION OF CONSTRUCTION ACTIVITIES ANY EXISTING ITEMS TO REMAIN THAT ARE DAMAGED SHALL BE REPAIRED OR REPLACED AS NECESSARY BY CONTRACTOR AT NO COST TO THE OWNER.
35. EXISTING EQUIPMENT LOCATED NEAR WORK AREA INCLUDING BUT NOT LIMITED TO LIGHT SWITCHES, RECEPTACLES, TELEPHONES, THERMOSTATS, MARKER BOARDS, SMOKE DETECTORS AND HVAC RETURN GRILLES SHALL BE PROTECTED FROM DUST AND/OR DAMAGE RESULTING FROM CONSTRUCTION ACTIVITIES.
36. CONTRACTOR PROVIDED FULLY CHARGED FIRE EXTINGUISHERS SHALL BE READILY ACCESSIBLE DURING ALL CONSTRUCTION ACTIVITIES.
37. CONDUCT DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH AND DAMAGE TO ROADS, STREETS, CURBS, CURB INLETS, DRAINS, WALKS, WALKWAYS, LANDSCAPING AND OTHER ADJACENT OCCUPIED AND USED FACILITIES. ALL DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
38. DOCUMENT ANY EXISTING DAMAGE TO SURROUNDING BUILDING AND SITE. ALL NON-DOCUMENTED DAMAGE SHALL BE REPLACED OR REPAIRED AT NO EXPENSE TO THE OWNER. OWNER SHALL BE SOLE JUDGE OF DETERMINING IF REPAIR IS ACCEPTABLE OR NOT.
39. ASSIGN THE WORK OF REMOVAL, CUTTING AND PATCHING TO TRADES QUALIFIED TO PERFORM THE WORK IN A MANNER WHICH CAUSES THE LEAST DAMAGE TO EACH TYPE OF WORK AND PROVIDE MEANS OF RETURNING SURFACES TO THE APPEARANCE OF NEW WORK.
40. STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON SITE IS NOT PERMITTED.
41. MAINTAIN AND PROTECT EXISTING UTILITIES TO REMAIN.
42. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO AREAS SO INDICATED ON THE DRAWINGS. ENCROACHMENT INTO OTHER AREAS SHALL REQUIRE WRITTEN APPROVAL BY OWNER.
43. ANY AND ALL MATERIALS SHALL NOT BE ALLOWED TO DISCHARGE INTO NEARBY STORM DRAINAGE STRUCTURES, STREAMS, CREEKS AND RIVERS.
44. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION WASTE AND DEBRIS.

Building Codes

THE FOLLOWING CODES SHALL GOVERN FOR THIS PROJECT FOR 2026

INTERNATIONAL BUILDING CODE (IBC):
2018 EDITION WITH 2020, 2022, 2024 AND 2025 GEORGIA STATE AMENDMENTS

NATIONAL ELECTRICAL CODE (NFPA):
2020 EDITION WITH 2021 GEORGIA STATE AMENDMENTS

INTERNATIONAL FUEL GAS (ICC):
2018 EDITION WITH 2020 AND 2022 GEORGIA STATE AMENDMENTS

INTERNATIONAL MECHANICAL CODE (IMC):
2018 EDITION WITH 2020, 2024 AND 2025 AMENDMENTS

INTERNATIONAL PLUMBING CODE (IPC):
2018 EDITION WITH 2020, 2022, 2023, 2024 AND 2025 GEORGIA STATE AMENDMENTS

INTERNATIONAL ENERGY CONSERVATION CODE:
2015 EDITION WITH 2020, 2022 AND 2023 GEORGIA STATE AMENDMENTS

INTERNATIONAL EXISTING BUILDING CODE
2018 EDITION WITH 2021 GEORGIA STATE AMENDMENTS

FIRE CODES:

INTERNATIONAL FIRE CODE (IFC):
2018 EDITION WITH 2020 AMENDMENTS

NFPA 101 LIFE SAFETY CODE:
2018 EDITION

US DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN:
2010 EDITION

OCGA TITLE 25 AND 30 AND CHAPTER 120 0F THE FIRE COMMISSIONER'S RULES AND REGULATIONS.

2010 ADA STANDARD FOR ACCESSIBLE DESIGN

Project Directory

OWNER:	CITY OF DUNWOODY 4800 ASHFORD DUNWOODY ROAD NE DUNWOODY, GEORGIA 30338 CONTACT: JAY VINICKI, ASSISTANT CITY MANAGER PHONE: 404-308-5926
PROGRAM MANAGER:	COMPREHENSIVE PROGRAM SERVICES 3368 HARDEE AVENUE ATLANTA, GEORGIA 30341 CONTACT: ADAM MARTIN, PROGRAM MANAGER PHONE: 770-601-5818
ARCHITECT:	PRECISION PLANNING, INC. 400 PIKE BOULEVARD LAWRENCEVILLE, GEORGIA 30046 CONTACT: ELIZABETH A. HUDSON AIA, ARCHITECT OF RECORD PHONE: 770-338-8000
MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL ENGINEER:	CONWAY & OWEN 1455 BLUEGRASS LAKES PARKWAY ALPHARETTA, GEORGIA 30004 CONTACT: KEVIN FINLAY, ENGINEER OF RECORD PHONE: 678-350-9000

Project Information

PROJECT NAME:	DUNWOODY CITY HALL INTERIOR RENOVATION
PROJECT ADDRESS:	4800 ASHFORD DUNWOODY RD DUNWOODY, GEORGIA 30338
DISTRICT / LAND LOT:	18th / 350 AND 363
OCCUPANCY CLASSIFICATION:	EXISTING BUSINESS - NO CHANGE IN OCCUPANCY
NUMBER OF STORIES:	2 STORIES
BUILDING CONSTRUCTION TYPE:	IBC TYPE II-B (NON-COMBUSTIBLE)
FIRE SPRINKLER SYSTEM:	SPRINKLERED
FIRE ALARM:	YES
EXISTING BUILDING AREA:	45,532 S.F.
RENOVATED BUILDING AREA:	2,292 S.F.

Drawing Index

SHEET	TITLE
CS	COVER SHEET
ARCHITECTURAL:	
LS1.1	LIFE SAFETY NOTES AND DETAILS
LS1.2	UL DETAILS
LS1.3	UL DETAILS
LS2.1	LIFE SAFETY PLAN
D2.1	DEMOLITION PLAN
D4.1	DEMOLITION REFLECTED CEILING PLAN
A2.1	DIMENSION PLAN
A2.2	REFERENCE PLAN
A2.3	WALL PARTITION DETAILS
A4.1	REFLECTED CEILING PLAN
A8.1	MILLWORK ELEVATIONS AND SECTIONS
A9.1	DOOR SCHEDULE, ELEVATIONS AND DETAILS
A10.1	FINISH SCHEDULE, PLAN AND DETAILS

SHEET	TITLE
MECHANICAL:	
M0.1	LEGENDS & SCHEDULES
M0.2	SPECIFICATIONS
M0.3	DETAILS
M0.4	DETAILS
M1.1	DEMOLITION PLAN
M2.1	FLOOR PLAN
PLUMBING:	
P0.1	LEGENDS, SCHEDULES & DETAILS
P1.1	DEMOLITION PLAN
P2.1	FLOOR PLAN
ELECTRICAL:	
E0.1	ELECTRICAL LEGENDS, AND NOTES
E0.2	DETAILS, AND NOTES
E0.3	COMCHECK
E1.1	DEMOLITION PLAN
E2.1	FLOOR PLAN-ELECTRICAL
E2.2	FLOOR PLAN-LIGHTING
E2.3	FLOOR PLAN-MECHANICAL AND FIRE ALARM
E3.1	RISER DIAGRAM AND PANEL SCHEDULES

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STATE OF GEORGIA
ELIZABETH A. HUDSON
04/22/26
CERTIFICATE NO. 030533
REGISTERED ARCHITECT

STAMP

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

PROJECT

COVER SHEET

CHECKED BKS
DRAWN WEW
DESIGN EAH

SHEET TITLE

DATE	NO.	DESCRIPTION
04/30/2026		RELEASED FOR BID

RELEASE

RELEASED FOR BID

04/30/2026 DATE
A25-159 PROJ. NUMBER
159-CS FILE NAME
FILE NUMBER

CS

Code Review

BUILDING CHARACTERISTICS AND OCCUPANCIES - LIFE SAFETY CODE

ADDRESS:	4800 ASHFORD DUNWOODY ROAD NE DUNWOODY, GA. 30338
NFPA 101	EXISTING BUSINESS OCCUPANCY (B)

CONSTRUCTION TYPE AND ALLOWABLE HEIGHTS AND AREAS - IBC

BUSINESS OCCUPANCY

IBC-602	CONSTRUCTION TYPE	IIB UNPROTECTED
	SPRINKLERED	YES
	ALLOWABLE HEIGHT	55 FT
IBC-504.3	HEIGHT INCREASE DUE TO SPRINKLER	20 FT
	TOTAL ALLOWABLE HEIGHT	75 FT
	ACTUAL HEIGHT	EXISTING
IBC TBL 504.4	ALLOWABLE AREA	23,000 SF PER FLOOR SPRINKLERED
	NO OF STORIES	2
	ACTUAL AREA	LOWER LEVEL - 23,054 SF UPPER LEVEL - 22,478 SF TOTAL AREA - 45,532 SF

INCIDENTAL USE AREAS

STORAGE S-1 MODERATE HAZARD

CONSTRUCTION TYPE	IIB UNPROTECTED
SPRINKLERED	YES
ALLOWABLE HEIGHT	55 FT
ALLOWABLE AREA	26,000 SF
NO. OF STORIES	3
ACTUAL HEIGHT	EXISTING
ACTUAL AREA	951 SF
NO. OF STORIES	1

FIRE RESISTIVE RATINGS FOR BUILDING ELEMENTS LSC/IBC

IBC TABLE 601	STRUCTURAL FRAME	0	HOURS	INCLUDING COLUMNS, GIRDERS AND TRUSSES
IBC TABLE 601	FLOORS	0	HOURS	INCLUDING SUPPORTING BEAMS AND JOISTS
IBC TABLE 601	ROOF	0	HOURS	

EXTERIOR WALL RATINGS (BEARING AND NON BEARING)

IBC TABLE 705.5	FIRE-RESISTANCE RATING REQUIREMENTS			RATING
	0 - 5 FEET	1	HOUR	
	5 - 10 FEET	1	HOUR	
	10 - 30 FEET	0	HOURS	
	30 + FEET	0	HOURS	

REQUIRED SEPARATION OF OCCPANCIES NFPA 101 TABLE 6.1.14.4.1 (B)

BUSINESS (B) TO STORAGE S-1	2	HOUR	

OPENING PROTECTION

IBC TABLE 716.1 DOORS	1 1/2 HOUR IN 2 HOUR FIRE BARRIER 3/4 HOUR IN A 1 HOUR FIRE BARRIER
IBC 1020.7	CONTINUITY FIRE-RESISTANCE-RATED CORRIDORS SHALL BE CONTINUOUS FROM THE POINT OF ENTRY TO AN EXIT, AND SHALL NOT BE INTERRUPTED BY INTERVENING ROOMS. WHERE THE PATH OF EGRESS TRAVEL WITHIN A FIRE-RESISTANCE-RATED CORRIDOR TO THE EXIT INCLUDES TRAVEL ALONG UNENCLOSED EXIT ACCESS STAIRWAYS OR RAMPS, THE FIRE RESISTANCE-RATING SHALL BE CONTINUOUS FOR THE LENGTH OF THE STAIRWAY OR RAMP AND FOR THE LENGTH OF THE CONNECTING CORRIDOR ON THE ADJACENT FLOOR LEADING TO THE EXIT.
EXCEPTIONS	1. FOYERS, LOBBIES OR RECEPTION ROOMS CONSTRUCTED AS REQUIRED FOR CORRIDORS SHALL NOT BE CONSTRUED AS INTERVENING ROOMS. 2. ENCLOSED ELEVATOR LOBBIES AS PERMITTED BY ITEM 1 OF SECTION 1016.2 SHALL NOT BE CONSTRUED AS INTERVIEWING ROOMS.

Fire Marshal Notes

1. CONTACT THE LOCAL FIRE MARSHAL'S INSPECTION REQUEST LINE FOR INSPECTIONS AT 50%, 80%, AND 100% COMPLETION. NOTE: (50%) INSPECTION OF FLOOR CEILING PENETRATIONS. (80%) INSPECTION OF ANY FIRE RATED BARRIERS, FLOOR OR CEILING. (100%) FINAL INSPECTION: ALL SYSTEMS, EQUIPMENT INSTALLED AND OPERATING, READY FOR OCCUPANCY.
2. THIS BUILDING WILL BE A NONSMOKING FACILITY. A SIGN CLEARLY STATING THAT SMOKING IS PROHIBITED SHALL BE CONSPICUOUSLY POSTED BY THE BUILDING OWNER, AGENT, OPERATOR, PERSON IN CHARGE OR PROPRIETOR AT EACH ENTRANCE OR IN A POSITION CLEARLY VISIBLE UPON ENTRY INTO THE BUILDING IN ACCORDANCE WITH GEORGIA SMOKEFREE AIR ACT OF 2005. ACCEPTABLE SIGNS SHALL DISPLAY EITHER "NO SMOKING" OR THE INTERNATIONAL "NO SMOKING" SYMBOL (CONSISTING OF A PICTORIAL REPRESENTATION OF A BURNING CIGARETTE ENCLOSED IN A RED CIRCLE WITH A RED BAR ACROSS IT).
3. FIRE SPRINKLER SYSTEM TO BE PROVIDED IN ACCORDANCE WITH THE LOCAL FIRE MARSHAL'S REQUIREMENTS AND THE NFPA. THE SPRINKLER SYSTEMS SHALL BE OFF SITE MONITORED OR AT A CONSTANTLY ATTENDED LOCATION BY TRAINED PERSONNEL.
4. SPRINKLER SHOP DRAWINGS SHOWING PIPING LOCATIONS AND HEAD LAYOUT SHALL BE AVAILABLE ON JOB SITE AT ALL TIMES. ANY FIRE SPRINKLER PLAN INCLUDED IN THIS SET OF DOCUMENTS ARE FOR REFERENCE ONLY, NOT FOR PERMIT.
5. FIRE ALARM SYSTEM TO BE PROVIDED IN ACCORDANCE WITH NFPA 72, CURRENT EDITION.
6. FIRE ALARM CONTRACTOR SHALL OBTAIN A FIRE ALARM SYSTEM PERMIT FROM THE LOCAL FIRE MARSHAL'S OFFICE PRIOR TO INSTALLATION. ANY FIRE ALARM PLANS INCLUDED IN THIS SET OF PANS ARE FOR REFERENCE ONLY, NOT FOR PERMIT.
7. US DEPARTMENT OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN: SECTION 702.1: GENERAL. FIRE ALARM SYSTEMS SHALL HAVE PERMANENTLY INSTALLED AUDIBLE AND VISIBLE ALARMS COMPLYING WITH NFPA 72 (CURRENT EDITION) (INCORPORATED BY REFERENCE, SEE "REFERENCED STANDARDS" IN CHAPTER 1), EXCEPT THAT THE MAXIMUM ALLOWABLE SOUND LEVEL OF AUDIBLE NOTIFICATION APPLIANCES COMPLYING WITH SECTION 4-3.2.1 OF NFPA 72 (CURRENT EDITION) SHALL HAVE A SOUND LEVEL NO MORE THAN 110 DB AT THE MINIMUM HEARING DISTANCE FROM THE AUDIBLE APPLIANCE.
8. SMOKE DETECTORS ARE TO BE INSTALLED PER THE REQUIREMENTS OF THE OCCUPANCY CHAPTER OF NFPA 101 LIFE SAFETY CODE (CURRENT EDITION).
9. FIRE BARRIER SHALL BE CONTINUOUS FROM OUTSIDE WALL TO OUTSIDE WALL, FROM FIRE BARRIER TO FIRE BARRIER, OR A COMBINATION THEREOF; INCLUDING CONTINUITY THROUGHOUT ALL CONCEALED SPACES SUCH AS THOSE FOUND ABOVE A CEILING. INCLUDING INTERSTITIAL SPACES PER NFPA 101 LIFE SAFETY CODE (CURRENTEION) CHAPTER 9.2.2.
10. CONTRACTOR SHALL PERMANENTLY IDENTIFY ALL FIRE RESISTANCE RATED WALLS (AND CORRESPONDING FIRE RESISTANCE RATING) INCLUDING FIRE BARRIER WALLS, SMOKE BARRIER WALLS, FIRE PARTITIONS, FIRE WALLS AND SHAFT ENCLOSURES EITHER BY INSTALLING SIGNS OR BY STENCILING IN CONCEALED SPACES THE FOLLOWING: ( ) HOUR FIRE AND SMOKE BARRIER PROTECT ALL OPENINGS. IDENTIFICATION SHALL BE SPACED NO MORE THAN TWELVE (12) FEET ON CENTER WITH A MINIMUM LETTER SIZE OF TWO (2) INCHES IN HEIGHT ON A CONTRASTING BACKGROUND.
11. AT ALL WALL TO CEILING/ROOF STRUCTURE JOINTS, AT FIRE RATED ASSEMBLIES PROVIDE ACRYLIC FIRE STOP SEALANT.
12. BEAMS OR COLUMNS THAT ARE PART OF A FIRE RATED WALL OR CEILING ASSEMBLY SHALL BE PROTECTED TO ACHIEVE THE FIRE RATING OF THE WALL OR CEILING ASSEMBLY PER NFPA 101 LIFE SAFETY CODE (CURRENT EDITION) CHAPTER 8.2.2.2.
13. (FIRE EXTINGUISHERS) SHALL BE LOCATED PER THE REQUIREMENTS OF NFPA 10, TABLE 3-2.1. (LOW HAZARD). THE SIZE SHALL BE A MINIMUM OF 2 A 10 BC (REFER TO PLANS) AND SHALL BE INSTALLED AT A MAXIMUM OF 48" ABOVE THE FINISHED FLOOR TO THE TOP OF THE HANDLE. 1 REQUIRED PER 3,000 S.F. OR 75 FEET OF TRAVEL DISTANCE.
14. (DOORS/HARDWARE) HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS.
15. US DEPARTMENT OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN: SECTION 309.4: OPERATION. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.
16. PANIC HARDWARE SHALL BE PROVIDED FOR ALL EXIT DOORS PER THE REQUIREMENTS OF NFPA 101 LIFE SAFETY CODE CHAPTER 7, SECTION 7.2.1.7, (CURRENT EDITION).
17. EXIT SIGNS COMPLYING WITH NFPA 101 LIFE SAFETY CODE CHAPTER 7, SECTION 7.10, (CURRENT EDITION) SHALL BE INSTALLED. ADDITIONAL SIGNAGE MAY BE REQUIRED UPON FIELD INPSECTION.
18. US DEPARTMENT OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN: SECTION 703.1: GENERAL. SIGNS SHALL COMPLY WITH 703. WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL, AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED.
19. THE FLOOR LEVEL SHALL BE THE SAME ON BOTH SIDES OF THE DOOR. THE ELEVATION SHALL BE MAINTAINED FOR A DISTANCE EQUAL TO THE WIDTH OF THE WIDEST LEAF OF THE DOORS. NFPA 101 LIFE SAFETY CODE, CHAPTER 7, SECTION 7.2.1.3, (CURRENT EDITION).
20. SELF CLOSING DEVICES SHALL BE PROVIDED ON DOORS IN A MEANS OF EGRESS AND SHALL MEET THE REQUIREMENTS OF THE NFPA 101 LIFE SAFETY CODE (CURRENT EDITION) CHAPTER 7.2.1.8.
21. SWING AND FORCE TO OPEN DOORS SHALL MEET THE REQUIREMENTS OF THE NFPA 101 LIFE SAFETY CODE (CURRENT EDITION) CHAPTER 5.2.1.4.
22. EXIT DOORS: LOCKS IF PROVIDED SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE. PER NFPA 101 LIFE SAFETY CODE (CURRENT EDITION) CHAPTER 7.2.1.5.3.
23. ALL CONCEALED INSULATING MATERIALS WITHIN WALL, FLOORS, ROOF AND CEILING CAVITIES SHALL HAVE A FLAME SPREAD INDEX OF LESS THAN 25 AND A SMOKE DEVELOPED INDEX OF LESS THE 450 AS DETERMINED IN ACCORDANCE WITH ASTM E84.
24. (COMBUSTIBLE INTERIOR FINISH PRODUCTS) SHALL BE PROVIDED PER THE REQUIREMENTS OF THE RESPECTIVE OCCUPANCY CHAPTER OF THE NFPA 101 LIFE SAFTY CODE (CURRENT EDITION), PROVIDE VERIFICATION THE TIME OF FINAL INSPECTION THAT THE PRODUCTS COMPLY WITH THE REQUIREMENTS.
25. (EXPOSED PIPES AND SURFACE) HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
26. US DEPARTMENT OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN: SECTION 404.2.3: CLEAR WIDTH. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24 INCHES DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES AND 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES.
EXCEPTIONS: 1. IN ALTERATIONS, A PROJECTION OF 5/8 INCH MAXIMUM INTO THE REQUIRED CLEAR WIDTH SHALL BE PERMITTED FOR THE LATCH SIDE STOP.
27. US DEPARTMENT OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN: SECTION 307.1: GENERAL. PROTRUDING OBJECTS SHALL COMPLY WITH 307.307.2 PROTRUSION LIMITS. OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES AND NOT MORE THAN 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE 4 INCHES MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH.EXCEPTION: HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4 1/2" INCHES MAXIMUM.
28. SAFE EGRESS SHALL BE MAINTAINED AT ALL TIMES FROM THE BUILDING. EXITS AND CORRIDORS SHALL NOT BE BLOCKED BY CONSTRUCTION. NFPA 101 (CURRENT EDITION) -BUILDINGS OR PORTIONS OF BUILDINGS SHALL BE PERMITTED TO BE OCCUPIED DURING CONSTRUCTION, REPAIR, ALTERATIONS, OR ADDITIONS ONLY IF ALL REQUIRED MEANS OF EGRESS AND ALL REQUIRED FIRE PROTECTION FEATURES ARE IN PLACE AND CONTINUOUSLY MAINTAINED FOR THE PORTION OCCUPIED.

Life Safety Notes

NOTE: SECTIONS REFERENCED ARE FROM THE 2018 NFPA 101 LIFE SAFETY CODE.

8.2.2.5 WALL MARKING AND IDENTIFICATION. WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR/CEILING, OR ATTIC SPACE, FIRE BARRIERS, SMOKE BARRIERS, AND SMOKE PARTITIONS SHALL BE PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE AND SHALL COMPLY WITH ALL OF THE FOLLOWING:
1. BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR/CEILING, OR ATTIC SPACES.
2. BE LOCATED WITHIN 15 FT OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FT MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
3. INCLUDE LETTERING NOT LESS THAN 3 IN. IN HEIGHT WITH A MINIMUM 3/6 IN. STROKE IN A CONTRASTING COLOR.
4. IDENTIFY THE WALL TYPE AND ITS FIRE-RESISTANCE RATING, AS APPLICABLE.

39.2.3.2- THE CLEAR WIDTH OF ANY CORRIDOR OR PASSAGEWAY SERVING AN OCCUPANT LOAD OF 50 OR MORE SHALL BE NOT LESS THAN 44 INCHES.

39.2.4.1- MEANS OF EGRESS SHALL COMPLY WITH ALL OF THE FOLLOWING, EXCEPT AS OTHERWISE PERMITTED BY 39.2.4.2 THROUGH 39.2.4.6:
1. THE NUMBER OF MEANS OF EGRESS SHALL BE IN ACCORDANCE WITH 7.4.1.1 AND 7.4.1.3 THROUGH 7.4.1.6.
2. NOT LESS THAN TWO SEPARATE EXITS SHALL BE PROVIDED ON EVERY STORY.
3. NOT LESS THAN TWO SEPARATE EXITS SHALL BE ACCESSIBLE FROM EVERY PART OF EVERY STORY.

39.2.5.2- DEAD-END CORRIDOR SHALL NOT EXCEED 50 FEET.

39.2.5.3.1- COMMON PATH OF TRAVEL SHALL NOT EXCEED 100 FT ON A STORY PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 9.7.1.1(1).

39.2.6.3- TRAVEL DISTANCE SHALL NOT EXCEED 300 FT IN BUSINESS OCCUPANCIES PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 9.7.

39.2.8- MEANS OF EGRESS SHALL BE ILLUMINATED IN ACCORDANCE WITH SECTION 7.8.

39.2.9.1- EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 7.9.

39.2.10- MEANS OF EGRESS SHALL HAVE SIGNS IN ACCORDANCE WITH SECTION 7.10.

39.3.2.1- HAZARDOUS AREAS, INCLUDING, BUT NOT LIMITED TO, AREAS USED FOR GENERAL STORAGE, BOILER OR FURNACE ROOMS AND MAINTENANCE SHOPS INCLUDING WOODWORKING AND PAINTING AREAS, SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 8.7.

39.3.3.2.1- INTERIOR WALL AND CEILING FINISH MATERIALS COMPLYING WITH 10.2 SHALL BE CLASS A OR CLASS B IN EXITS AND IN EXIT ACCESS CORRIDORS.

39.3.4.1- A FIRE ALARM SYSTEM IN ACCORDANCE WITH SECTION 9.6 SHALL BE PROVIDED IN ANY BUSINESS OCCUPANCY WHERE ANY ONE OF THE FOLLOWING CONDITIONS EXISTS:
1. THE BUILDING IS THREE OR MORE STORIES IN HEIGHT.
2. THE OCCUPANCY IS SUBJECT TO 100 OR MORE OCCUPANTS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE.
3. THE OCCUPANCY IS SUBJECT TO 1000 OR MORE TOTAL OCCUPANTS.

39.3.5- PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN EVERY BUSINESS OCCUPANCY IN ACCORDANCE WITH SECTION 9.9

Means of Egress - Life Safety Code

NFPA 101 7.3.3.1	EXIT CAPACITIES	0.2	IN/PERSON (DOORS) 0.3 IN/PERSON (STAIRS)
NFPA 101 7.4.1.1 NFPA 101 7.4.1.2 NFPA 101 7.4.1.2	NUMBER OF EXITS	2 2 3	GENERAL 50 OR MORE OCCUPANTS GREATER THAN 500 BUT LESS THAN 1000 OCCUPANTS
NFPA 101 7.3.1.2	OCCUPANT LOADS SF/PERSON	100	BUSINESS (GROSS) 500 STORAGE IN OTHER THAN STORAGE AND MERCANTILE
NFPA101 39.2.6.3	TRAVEL DISTANCE	BUSINESS SPRINKLERED - 300 FEET	
NFPA 101 39.2.5.3.1	COMMON PATH	100 FEET	
NFPA 101 39.2.5.2	DEAD END	50 FEET	

SEPARATION OF EXITS 7.5.1.3.3 IN BUILDINGS PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 9.7, THE MINIMUM SEPARATION DISTANCE BETWEEN TWO EXITS, EXIT ACCESSES, OR EXIT DISCHARGES, MEASURED IN ACCORDANCE WITH 7.5.1.3.2, SHALL BE NOT LESS THAN ONE-THIRD THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED.

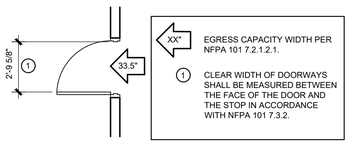
7.5.1.3.4* IN OTHER THAN HIGH-RISE BUILDINGS, WHERE EXIT ENCLOSURES ARE PROVIDED AS THE REQUIRED EXITS SPECIFIED IN 7.5.1.3.2 OR 7.5.1.3.3 AND ARE INTERCONNECTED BY NOT LESS THAN A 1-HOUR FIRE RESISTANCE-RATED CORRIDOR, EXIT SEPARATION SHALL BE MEASURED ALONG THE SHORTEST LINE OF TRAVEL WITHIN THE CORRIDOR.

DOORS

NFPA 101 7.2.1.2.3.2	MINIMUM WIDTH	32 INCHES
NFPA 101 7.2.1.2.2	CLEAR OPENING	32 INCHES - MEASURED WITH DOOR @ 90° BETWEEN FACE OF DOOR AND STOP
NFPA 101 7.2.1.2.2.1	PROJECTIONS	NONE UP TO 34" AFF 4" MAX BETWEEN 34" AND 48" AFF - HINGE SIDE ONLY
NFPA 101 7.9.1.3	EMERGENCY POWER.THE EMERGENCY POWER SHALL BE ARRANGED TO AUTOMATICALLY OPERATE WITHIN 10 SECONDS UPON FAILURE OF NORMAL POWER AND TO MAINTAIN THE NECESSARY POWER SOURCE FOR A MINIMUM OF 1 1/2 HOURS.	
NFPA 101 7.2.1.4.5	FORCE TO OPEN	LATCH RELEASE - 15LBF SET IN MOTION - 30LBF SWING TO MIN. REQUIRED WIDTH - 15LBF *OPENING FORCES FOR INTERIOR SIDE HINGED OR PIVOTED-SWINGING DOORS W/O CLOSERS SHALL NOT EXCEED 5LBF.

IBC TABLE 716.1

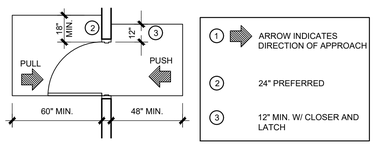
FIRE DOOR AND SHUTTER ASSEMBLIES		ASSEMBLY DOOR RATING	
FIRE WALLS	2	1.5	HOUR
FIRE WALLS	1	1.5	HOUR
SHAFT , EXIT AND PASSAGEWAY	2	1.5	HOUR
OTHER FIRE BARRIERS	1	3/4	HOUR
CORRIDOR WALLS	1	20	MIN
CORRIDOR WALLS	0.5	20	MIN
SMOKE BARRIERS	1	20	MIN



NOTE:
WHEN DETERMINING THE EGRESS CAPACITY WIDTH FOR SWINGING DOORS, MEASURE THE CLEAR WIDTH OF THE DOORWAY WHEN THE DOOR IS OPEN 90 DEGREES.

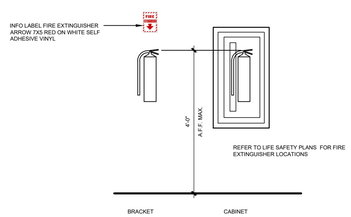
1 LS1.1 **Swinging Door Egress Capacity Width**

SCALE 1/4" = 1'-0"



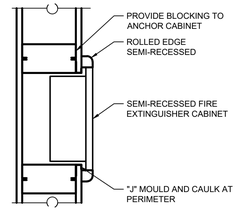
2 LS1.1 **New ADA Door Clearance Detail**

SCALE 1/4" = 1'-0"



3 LS1.1 **Fire Extinguisher Mounting Height Detail**

SCALE 3/4" = 1'-0"



4 LS1.1 **Fire Extinguisher Cabinet Detail**

SCALE 1 1/2" = 1'-0"

RELEASED FOR BID

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STATE OF GEORGIA
ELIZABETH A. HUDSON
CERTIFICATE NO. 036533
04/22/26
REGISTERED ARCHITECT

STAMP

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.339.8200 • www.ppi.us

PROJECT

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

SHEET TITLE

LAFE SAFETY NOTES AND DETAILS

DESIGN EAH | DRAWN WEW | CHECKED BKS

RELEASE

DATE	NO.	DESCRIPTION
04/30/2026		RELEASED FOR BID

04/30/2026 DATE | A25-159 PROJ NUMBER | 159-LS1.1 FILE NAME | FILE NUMBER

LS1.1

Design No. U419
BXUV.U419
Fire Resistance Ratings - ANSI/UL 263

Page Bottom

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

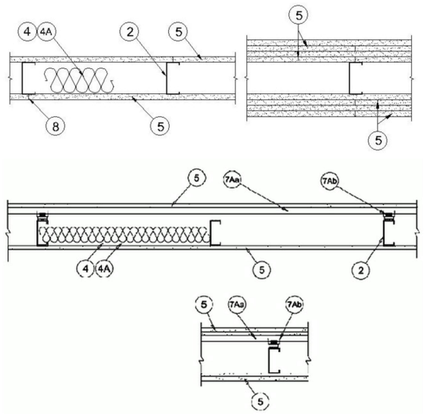
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. U419

July 12, 2018

Nonbearing Wall Ratings — 1, 2, 3 or 4 Hr (See Items 4 & 5 through 5K)

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Floor and Ceiling Runners —** (Not Shown) — For use with Item 2 — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth to accommodate stud size, with min 1-1/4 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.

1A. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2B, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper25™ Track

CRACO MFG INC — SmartStud25™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper25™ Track

FUSION BUILDING PRODUCTS — Viper25™ Track

IMPERIAL MANUFACTURING GROUP INC — Viper25™ Track

1B. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2C, proprietary channel shaped runners, 1-1/4 in. wide by 3-5/8 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper25™ Track

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper25™ Track

FUSION BUILDING PRODUCTS — Viper25™ Track

IMPERIAL MANUFACTURING GROUP INC — Viper25™ Track

1C. **Framing Members* — Floor and Ceiling Runners —** (Not Shown) — In lieu of Item 1 — Channel shaped, attached to floor and ceiling with fasteners 24 in. OC. max.

ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME Framing System

CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME Framing System

QUAIL RUN BUILDING MATERIALS INC — Type SUPREME Framing System

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME Framing System

STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME Framing System

UNITED METAL PRODUCTS INC — Type SUPREME Framing System

1D. **Floor and Ceiling Runners —** (Not Shown) — For use with Item 2A — Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, min depth to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners spaced max 24 in. OC.

1E. **Framing Members* — Floor and Ceiling Runners —** (Not Shown, As an alternate to Item 1) — For use with Items 2E, 5F or 5G or 5I only, channel shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC. max.

CLARKDIETRICH BUILDING SYSTEMS — CD ProTRAK

DMFCWBS L L C — ProTRAK

MBA METAL FRAMING — ProTRAK

RAM SALES L L C — Ram ProTRAK

STEEL STRUCTURAL PRODUCTS L L C — Tri-S ProTRAK

1F. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2F, proprietary channel shaped runners, minimum width to accommodate stud size, with 1- 1/8 in. long legs fabricated from min 0.015 in. (min bare metal thickness) galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

SUPER STUD BUILDING PRODUCTS — The Edge

1G. **Framing Members* — Floor and Ceiling Runner —** For use with Item 2G, proprietary channel shaped runners, minimum width to accommodate stud size attached to floor and ceiling with fasteners 24 in. OC max.

STUDCO BUILDING SYSTEMS — CROCSTUD Track

1H. **Floor and Ceiling Runners —** (Not Shown) — Channel shaped, fabricated from min 0.02 in. galv steel, min width to accommodate stud size, with min 1 in. long legs, for use with studs specified below and fabricated from min 0.018 in. galv steel or thicker, attached to floor and ceiling with fasteners spaced max 24 in. OC.

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track VT100

FUSION BUILDING PRODUCTS — Viper20™ Track VT100

IMPERIAL MANUFACTURING GROUP INC — Viper20™ Track VT100

1I. **Framing Members* — Floor and Ceiling Runners —** (Not Shown, As an alternate to Item 1) — For use with Items 2H, channel shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC. max.

TELLING INDUSTRIES L L C — TRUE-TRACK™

1J. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2I, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.

TELLING INDUSTRIES L L C — Viper25™ Track

1K. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2J, proprietary channel shaped runners, 1-1/4 in. wide by 3-5/8 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

TELLING INDUSTRIES L L C — Viper20™ Track

1L. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2N, proprietary channel shaped runners, 1-1/4 in. wide by min. 3-1/2 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

STEEL INVESTMENT GROUP L L C — AlphaTRAK

1M. **Framing Members* — Floor and Ceiling Runners —** Not Shown — As an alternate to Item 1 — For use with Item 2O, proprietary channel shaped runners, min width to accommodate stud size, galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD — Rondo Wall Track

1N. **Framing Members* — Floor and Ceiling Runners —** Not Shown — As an alternate to Item 1 — For use with Item 2P, proprietary channel shaped runners, min width to accommodate stud size, galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

OEG BUILDING MATERIALS — OEG Track

1O. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2Q, proprietary channel shaped runners, min width to accommodate stud size, fabricated from min. 25 MSG (0.018 in. min. bare metal thickness), attached to floor and ceiling with fasteners spaced 24 in. OC max.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper X Track

2. **Steel Studs —** Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

2A. **Steel Studs —** (As an alternate to Item 2, For use with Items 5B, 5E, 5H, 5J and 5K) — Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, 3-1/2 in. min depth, spaced a max of 16 in. OC. Studs friction-fit into floor and ceiling runners. Studs to be cut 5/8 to 3/4 in. less than assembly height.

2B. **Framing Members* - Steel Studs —** (As an alternate to Item 2, For use with Items 5C, 5I or 5K) — Proprietary channel shaped studs, 3-5/8 in. deep spaced a max of 24 in. OC. Studs to be cut 3/4 in less than the assembly height and installed with a 1/2 in. gap between the end of the stud and track at the bottom of the wall. For direct attachment of gypsum board only.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper25™

CRACO MFG INC — SmartStud25™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper25™

FUSION BUILDING PRODUCTS — Viper25™

IMPERIAL MANUFACTURING GROUP INC — Viper25™

2C. **Framing Members* — Steel Studs —** Not Shown — In lieu of Item 2 — proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™

FUSION BUILDING PRODUCTS — Viper20™

IMPERIAL MANUFACTURING GROUP INC — Viper20™

2D. **Framing Members* — Steel Studs —** In lieu of Item 2 — Channel shaped studs, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.

ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME Framing System

CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME Framing System

QUAIL RUN BUILDING MATERIALS INC — Type SUPREME Framing System

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME Framing System

STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME Framing System

UNITED METAL PRODUCTS INC — Type SUPREME Framing System

2E. **Framing Members* — Steel Studs —** (Not Shown, As an alternate to Item 2) — For use with Items 5F or 5G or 5I or 5K only, channel shaped studs, min depth as indicated under Item 5F, 5G or 5I, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.

CLARKDIETRICH BUILDING SYSTEMS — CD ProSTUD

DMFCWBS L L C — ProSTUD

MBA METAL FRAMING — ProSTUD

RAM SALES L L C — Ram ProSTUD

STEEL STRUCTURAL PRODUCTS L L C — Tri-S ProSTUD

2F. **Framing Members* — Steel Studs —** Not Shown — In lieu of Item 2 — proprietary channel shaped steel studs, minimum width indicated under Item 5, 1-1/4 in. deep fabricated from min 0.015 in. (min bare metal thickness) galvanized steel. Studs 3/8 in. to 3/4 in. less in lengths than assembly heights.

SUPER STUD BUILDING PRODUCTS — The Edge

2G. **Framing Members* — Steel Studs —** Not Shown — In lieu of Item 2 — proprietary channel shaped studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in less than the assembly height.

STUDCO BUILDING SYSTEMS — CROCSTUD

2H. **Framing Members* — Steel Studs —** (Not Shown, As an alternate to Item 2) — Fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.

TELLING INDUSTRIES L L C — TRUE-STUD™

2I. **Framing Members* — Steel Studs —** (As an alternate to Item 2, For use with Items 5C or 5L or 5K) — Proprietary channel shaped studs, 3-5/8 in. deep spaced a max of 24 in. OC. Studs to be cut 3/4 in less than the assembly height and installed with a 1/2 in. gap between the end of the stud and track at the bottom of the wall. For direct attachment of gypsum board only.

TELLING INDUSTRIES L L C — Viper25™

2J. **Framing Members* — Metal Studs —** Not Shown — In lieu of Item 2 — proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights

TELLING INDUSTRIES L L C — Viper20™

2K. **Framing Members* — Steel Studs —** As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track VT100

EB METAL INC — NITROSTUD

2L. **Framing Members* — Steel Studs —** As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

OLMAR SUPPLY INC — PRIMESTUD

2M. **Framing Members* — Steel Studs —** As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

MARINO/WARE, DIV OF WARE INDUSTRIES INC — StudRite™

2N. **Framing Members*— Steel Studs —** As an alternate to Item 2 — proprietary channel shaped steel studs, min depth 3-1/2 in. and as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in length than assembly height.

STEEL INVESTMENT GROUP L L C — AlphaSTUD

2O. **Framing Members* — Steel Studs —** As an alternate to Item 2 — proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD — Rondo Lipped Wall Stud

2P. **Framing Members* — Steel Studs —** As an alternate to Item 2 — proprietary channel shaped steel studs, min width as indicated under Item 5, min 25 MSG galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

OEG BUILDING MATERIALS — OEG Stud

2Q. **Framing Members* — Steel Studs —** Not Shown — In lieu of Item 2 — For use with Item 1O, proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 25 MSG (0.018 in. min. bare metal thickness). Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper X

3. **Wood Structural Panel Sheathing —** (Optional, For use with Item 5 Only) — (Not Shown) — 4 ft wide, 7/16 in. thick oriented strand board (OSB) or 15/32 in. thick structural 1 sheathing (plywood) complying with DOC PS1 or PS2, or APA Standard PRP-108, manufactured with exterior glue, applied horizontally or vertically to the steel studs. Vertical joints centered on studs, and staggered one stud space from wallboard joints. Attached to studs with flat-head self-drilling tapping screws with a min. head diam. of 0.292 in. at maximum 6 in. OC. in the perimeter and 12 in. OC. in the field. When used, gypsum panels attached over OSB or plywood panels and fastener lengths for gypsum panels increased by min. 1/2 in.

4. **Batts and Blankets* —** (Required as indicated under Item 5) — Mineral wool batts, friction fitted between studs and runners. Min nom thickness as indicated under Item 5.

See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

4A. **Batts and Blankets* —** (Optional) — Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance.

See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

4B. **Batts and Blankets* —** For use with Item 5K. Placed in stud cavities, any min. 3-1/2 in. thick glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance.

See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

4C. **Fiber, Sprayed* —** (Optional) and as an alternate to Batts and Blankets (Item 4B) where insulation is required - Spray applied granulated mineral fiber material. The fiber is applied with adhesive at a minimum density of 4.0 pcf to completely fill the wall cavity in accordance with the application instructions supplied with the product. See **Fiber, Sprayed** (CCAZ).

AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

5. **Gypsum Board* —** Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

Gypsum Board Protection on Each Side of Wall

Rating, Hr	Min Stud Depth, in. Items 2, 2C, 2D, 2F, 2G, 2O	No. of Layers & Thkns of Panel	Min Thkns of Insulation (Item 4)
1	3-1/2	1 layer, 5/8 in. thick	Optional
1	2-1/2	1 layer, 1/2 in. thick	1-1/2 in.
1	1-5/8	1 layer, 3/4 in. thick	Optional
2	1-5/8	2 layers, 1/2 in. thick	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional
2	3-1/2	1 layer, 3/4 in. thick	3 in.
3	1-5/8	3 layers, 1/2 in. thick	Optional
3	1-5/8	2 layers, 3/4 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional
4	2-1/2	2 layers, 3/4 in. thick	2 in.

CGC INC — 1/2 in. thick Type C, IP-X2 or IPC-AR; WRC, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX or WRC; 3/4 in. thick Types IP-X3 or ULTRACODE

UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type SCX, SGX, SHX, WRX, IP-X1, AR, C, WRC, FRX-G, IP-AR, IP-X2, IPC-AR; 3/4 in. thick Types IP-X3 or ULTRACODE

USG BORAL DRYWALL SFZ LLC — 1/2 in. Type C; 5/8 in. Types C, SCX, SGX, ULTRACODE

USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX or WRC; 3/4 in. thick Types IP-X3 or ULTRACODE

When Item 7B, **Steel Framing Members***, is used, Nonbearing Wall Rating is limited to 1 Hr. Min. stud depth is 3-1/2 in., min. thickness of insulation (Item 4) is 3 in., and two layers of gypsum board panels (1/2 in. or 5/8 in. thick) shall be attached to furring channels as described in Item 6. One layer of gypsum board panels (1/2 in. or 5/8 in. thick) attached to opposite side of stud without furring channels as described in Item 6.

5A. **Gypsum Board* —** (As an alternate to Item 5) — 5/8 in. thick, 24 to 54 in. wide, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 6.

CGC INC — Type SHX.

UNITED STATES GYPSUM CO — Type FRX-G, SHX.

USG MEXICO S A DE C V — Type SHX.

5B. **Gypsum Board* —** (Not Shown) — As an alternate to Item 5 when used as the base layer on one or both sides of wall when 5/8 in or 3/4 in. thick products are specified. For direct attachment only to steel studs Item 2A, (not to be used with Item 3) — Nom 5/8 in. or 3/4 in. may be used as alternate to all 5/8 in. or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 in. or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Gypsum board secured to 20 MSG steel studs Item 2A with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. To be used with Lead Batten Strips (see Item 11) or Lead Discs or Tabs (see Item 12).

RAY-BAR ENGINEERING CORP — Type RB-LBG

5C. **Gypsum Board* —** (For Use With Item 2B) — Rating Limited to 1 Hour. 5/8 in. thick, 48 in. wide, Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. (Vertical Application) - The gypsum board is to be installed on each side of the studs with 1 in. long Type S coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 6 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. Vertical joints are to be centered over studs and staggered one stud cavity on opposite sides of studs. (Horizontal Application) - The gypsum board is to be installed on each side of the studs with 1 in. long Type S coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 6 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. All horizontal joints are to be backed as outlined under section VI of Volume 1 in the Fire Resistive Directory.

CGC INC — Type SCX.

UNITED STATES GYPSUM CO — Type SCX, SGX.

USG BORAL DRYWALL SFZ LLC — Type SCX

USG MEXICO S A DE C V — Type SCX

5D. **Gypsum Board* —** (As an alternate to Item 5) — 5/8 in. thick, 48 in. wide, applied vertically or horizontally. Secured as described in Item 6. For use with Items 1 and 2 only.

CGC INC — Type USGX

UNITED STATES GYPSUM CO — Type USGX

USG BORAL DRYWALL SFZ LLC — Type USGX

USG MEXICO S A DE C V — Type USGX

5E. **Gypsum Board* —** (Not Shown) — (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in thick products are specified, For direct attachment only to steel studs Item 2A, not to be used with Item 3). Nominal 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 (or No. 6 by 1-1/4 in. long bugle head fine driller) steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field.

NEW ENGLAND LEAD BURNING CO INC, DBA NELCO — Nelco

5F. **Gypsum Board* —** (As an alternate to Item 5) — For use with Items 1E and 2E and limited to 1 Hour Rating only, Gypsum panels with beveled, square or tapered edges, applied vertically, and fastened to the steel studs with 1 in. long Type S screws spaced 8 in. OC along vertical and bottom edges and 12 in. OC in the field. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Steel stud depth shall be a minimum 3-5/8 in.

UNITED STATES GYPSUM CO — 5/8 in. thick Type SCX, SGX

USG BORAL DRYWALL SFZ LLC — 5/8 in. thick Type SCX, SGX

5G. **Gypsum Board* —** (As an alternate to Item 5) — For use with Items 1E and 2E only, Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally, as specified in the table below and fastened to the steel studs as described in Item 6. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 2 hr, 3 hr and 4 hr ratings are as follows:

Gypsum Board Protection on Each Side of Wall

Rating, Hr	Min Stud Depth, in. Item 2E	No. of Layers & Thickness of Panel	Min Thkns of Insulation (Item 4)
2	1-5/8	2 layers, 1/2 in. thick	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional
3	1-5/8	3 layers, 1/2 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional

CGC INC — 1/2 in. thick Type C, IP-X2 or IPC-AR;, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, or; 3/4 in. thick Types IP-X3 or ULTRACODE

UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR or; 5/8 in. thick Type SCX, SGX, SHX, IP-X1, AR, C, , FRX-G, IP-AR, IP-X2, IPC-AR, ULIX; 3/4 in. thick Types IP-X3 or ULTRACODE

USG BORAL DRYWALL SFZ LLC — 1/2 in. Type C; 5/8 in. Types C, SCX, SGX, ULTRACODE

USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR or; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, or; 3/4 in. thick Types IP-X3 or ULTRACODE

5H. **Gypsum Board* —** (Not Shown) — (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 5/8 or 3/4 in thick products are specified. For direct attachment only to steel studs Item 2A, (not to be used with Item 3) - Nom 5/8 or 3/4 in. may be used as alternate to all 5/8 or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over 20 MSG steel studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Gypsum board secured to 20 MSG steel studs Item 2B with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. For Joint Compound see Item 5. To be used with Lead Batten Strips (see Item 11A) or Lead Discs (see Item 12A).

MAYCO INDUSTRIES INC — Type X-Ray Shielded Gypsum

5I. **Gypsum Board* —** (As an alternate to Item 5) — Nom. 5/8 in. thick gypsum panels with beveled, square or tapered edges installed as described in Item 5. Steel stud minimum depth shall be as indicated in Item 5.

CGC INC — Type ULX

UNITED STATES GYPSUM CO — Type ULX

USG MEXICO S A DE C V — Type ULX

5J. **Gypsum Board* —** (Not Shown) — (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in thick products are specified, For direct attachment only to steel studs Item 2A, not to be used with Item 3). Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws gypsum panel steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".

RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

5K. **Gypsum Board* —** (Not Shown) — (As an alternate to Item 5) — Nom. 5/8 in. thick gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) need not be staggered. The number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

Gypsum Board Protection on Each Side of Wall

Rating, Hr	Min Stud Depth, in. Items 2 through 2O	No. of Layers & Thkns of Panel	Min Thkns of Insulation (Item 4B)
1	3-5/8	1 layer, 5/8 in. thick	3-1/2 in.
2	1-5/8	2 layers, 5/8 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional

UNITED STATES GYPSUM CO — 5/8 in. thick Type ULIX

6. **Fasteners —** (Not Shown) — For use with Items 2 and 2F - Type S or S-12 steel screws used to attach panels to studs (Item 2) or furring channels (Item 7). **Single layer systems:** 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. **Two layer systems:** First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer. **Three-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below. **Four-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 24 in. OC. Fourth layer- 2-5/8 in. long for 1/2 in. thick panels or 3 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.

7. **Furring Channels —** (Optional, Not Shown, for single or double layer systems) — Resilient furring channels fabricated from min 25 MSG corrosion-protected steel, spaced vertically a max of 24 in. OC. Flange portion attached to each intersecting stud with 1/2 in. long Type S-12 steel screws. Not for use with Item 5BB.

7A. **Framing Members* —** (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 7, furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Ab) to studs (Item 2). Clips spaced max. 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to studs with No. 8 x 9/16 in. minimum self-drilling, S-12 steel screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels.

PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75).

7B. **Framing Members* —** (Optional, Not Shown) — As an alternate to Item 7, for single or double layer systems, furring channels and Steel Framing Members on only one side of studs as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 5. Not for use with Item 5A.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Ba) to one side of studs (Item 2) only. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.

KINETICS NOISE CONTROL INC — Type Isomax

7C. **Framing Members* —** (Not Shown) — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 7, furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Ca) to studs (Item 2). Clips spaced max. 48 in. OC. GENIECLIPS secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. Furring channels are friction fitted into clips.

PLITEQ INC — Type GENIECLIP

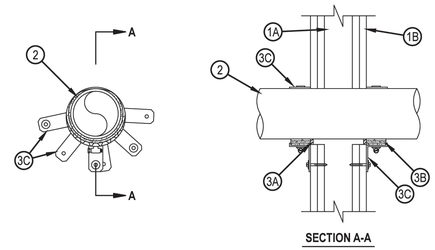
7D. **Steel Framing Members

CLASSIFIED
Classified by Underwriters Laboratories, Inc. to UL 1479

System No. W-L-2546

F Ratings — 1 and 2 Hr (See Item 1)
T Ratings — 1 and 2 Hr (See Item 2)

WL 2546



SECTION A-A

1. Wall Assembly — The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) OC.
   B. Gypsum Board* — The gypsum wallboard type, thickness, number of layers and orientation shall be as specified in the individual Wall and Partition Design. Max diam of opening is 5 in. (127 mm).
   The hourly F and T Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. Through Penetrants — One nonmetallic pipe or conduit to be installed either concentrically or eccentrically within the firestop system. The annular space between the pipe or conduit and the periphery of the opening shall be min 0 in. (point contact) to a max 1/2 in. (13 mm). Pipe or conduit to be rigidly supported on both sides of wall. The following types and sizes of pipes or conduits may be used:
   A. Polyvinyl Chloride (PVC) Pipe — Nom 4 in. (102 mm) diam (or smaller) Schedule 40 cellular or solid core PVC pipe for use in closed (process or supply) or vented (drain, waste, or vent) piping systems.
   B. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 4 in. (102 mm) diam (or smaller) SDR 13.5 CPVC pipe for use in closed (process or supply) piping systems.
   C. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) FLOWGUARD GOLD® SDR11 CPVC pipe for use in closed (process or supply) piping systems.
   D. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) BLAZEMASTER® SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.
   E. Acrylonitrile Butadiene Styrene (ABS) Pipe — Nom 4 in. (102 mm) diam (or smaller) Schedule 40 cellular core or solid core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
   F. Rigid Nonmetallic Conduit+ — Nom 2 in. (51 mm) diam (or smaller) Schedule 40 PVC conduit installed in accordance with the National Electrical Code (NFPA No. 70).

Hilti Firestop Systems

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Page: 1 of 2

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System No. W-L-2546

WL 2546

3. Firestop System — The firestop system shall consist of the following:
   A. Fill, Void or Cavity Material* — Sealant — Min 1/4 in. (6 mm) thickness of fill material applied within the annulus, flush with both surfaces of wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant
   B. Fill, Void or Cavity Material* — Wrap Strip — Nom 3/16 in. (5 mm) thick by 1-3/4 in. (44 mm) wide intumescent wrap strip. For nom 2 in. (51 mm) diam (or smaller) pipes/conduits, a min of two layers of wrap strip are required. For nom 2-1/2 in. (64 mm) to 4 in. (102 mm) diam pipes/conduits, a min of three layers of wrap strip are required. The layers of wrap strip are individually wrapped around the pipe to the fullest extent possible while allowing the penetrant to remain at point contact within the opening and in the collar. Wrap strip butted tightly against both surfaces of wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP648-E W45/1-3/4" Firestop Wrap Strip
   C. Steel Collar — Steel collar fabricated from coils of precut min 0.016 in. (0.4 mm) thick (No. 28 gauge) galv steel available from fill material manufacturer. Collar shall be nom 1 3/4 in. (44 mm) deep with 1 in. (25 mm) wide by 2 in. (51 mm) long anchor tabs on 1-3/4 in. (44 mm) centers for attachment to both surfaces of wall. In addition, collars contain retainer tabs 1/2 in. (13 mm) wide by 3/16 in. (5 mm) long, located opposite the anchor tabs. Collar shall be tightly wrapped over the wrap strip, overlapping min 1 in. (25 mm) at seam and compressed with a min 0.028 in. (0.7 mm) thick stainless steel band at collar midheight. Optional securement of the collar may be accomplished with two sheet metal screws screwed though the overlapping portion of the collar. The retainer tabs are folded 90 deg towards the pipe to maintain the annular space around the pipe and to retain the wrap strip. Collar secured to both surfaces of wall with min 1-1/2 in. (38 mm) long drywall or laminate screws with min 3/4 in. (19 mm) steel washers Collar fastened to wall at every other tab. No anchor tab is required at point contact location of collar to penetrant.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.
+Bearing the UL Listing Mark

Hilti Firestop Systems

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Page: 2 of 2

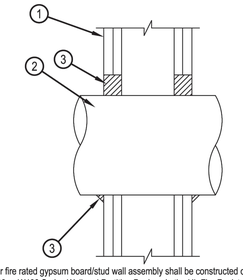
1 LS1.3 — UL Detail W-L-2546
NOT TO SCALE

CLASSIFIED C UL US
Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

System No. W-L-1297

F Ratings -- 1 and 2 Hr (See Item 1)
T Rating -- 0 Hr
L Rating at Ambient -- Less than 1 CFM/Sq Ft
L Rating at 400° F -- Less than 1 CFM/Sq Ft

WL 1297



1. Wall Assembly — The 1 or 2 hr fire rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features.
   A. Studs — Wall framing shall consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC.
   B. Gypsum Board* — Nom 5/8 in. (16 mm) thick, 4 ft (1.22 m) wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300, U400 or V400 Series Design in the Fire Resistance Directory. Max diam of opening is 32 in. (813 mm).
   The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. Through Penetrant — One metallic pipe, conduit or tubing installed concentrically or eccentrically within the firestop system. Pipe, conduit or tube to be rigidly supported on both sides of wall assembly. The annular space between the pipe, conduit or tube and periphery of the opening shall be min 0 in (0 mm, point contact) to max 2 in. (51 mm) in 2 hr fire rated walls and min 0 in (0 mm, point contact) to max 1 in. (25 mm) in 1 hr fire rated walls. As an option, for through penetrant types 2A, 2B and 2C only in nom diameters not exceeding 4 in. (102 mm), the penetrant can be installed with continuous point contact. The following types and sizes of metallic pipes, conduit or tube may be used:
   A. Steel Pipe — Nom 30 in. (762 mm) diam (or smaller) Schedule 40 (or heavier) steel pipe.
   B. Iron Pipe — Nom 30 in. (762 mm) diam (or smaller) cast or ductile iron pipe.
   C. Conduit — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing (EMT) or 6 in. diam steel conduit.
   D. Copper Tube — Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tube.
   E. Copper Pipe — Nom 6 in. (152 mm) diam (or smaller) Regular (or heavier) copper pipe.
3. Fill, Void or Cavity Material*-Sealant — Min 5/8 in. (16 mm) or 1-1/4 in. (32 mm) thickness of fill material applied within the annulus, flush with both surfaces of wall, for 1 hr and 2 hr fire rated wall assemblies, respectively. A min 1/2 in. (13 mm) diam bead of fill material shall be applied at the pipe/wall interface at the point contact and continuous point contact location.

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP606 Flexible Firestop Sealant
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Hilti Firestop Systems

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2 LS1.3 — UL Detail W-L-1297
NOT TO SCALE

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ELIZABETH A. HUDSON
04/22/26
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REGISTERED ARCHITECT

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planners • engineers • architects • surveyors
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770.339.8200 • www.ppi.us

PROJECT

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

SHEET TITLE

UL DETAILS

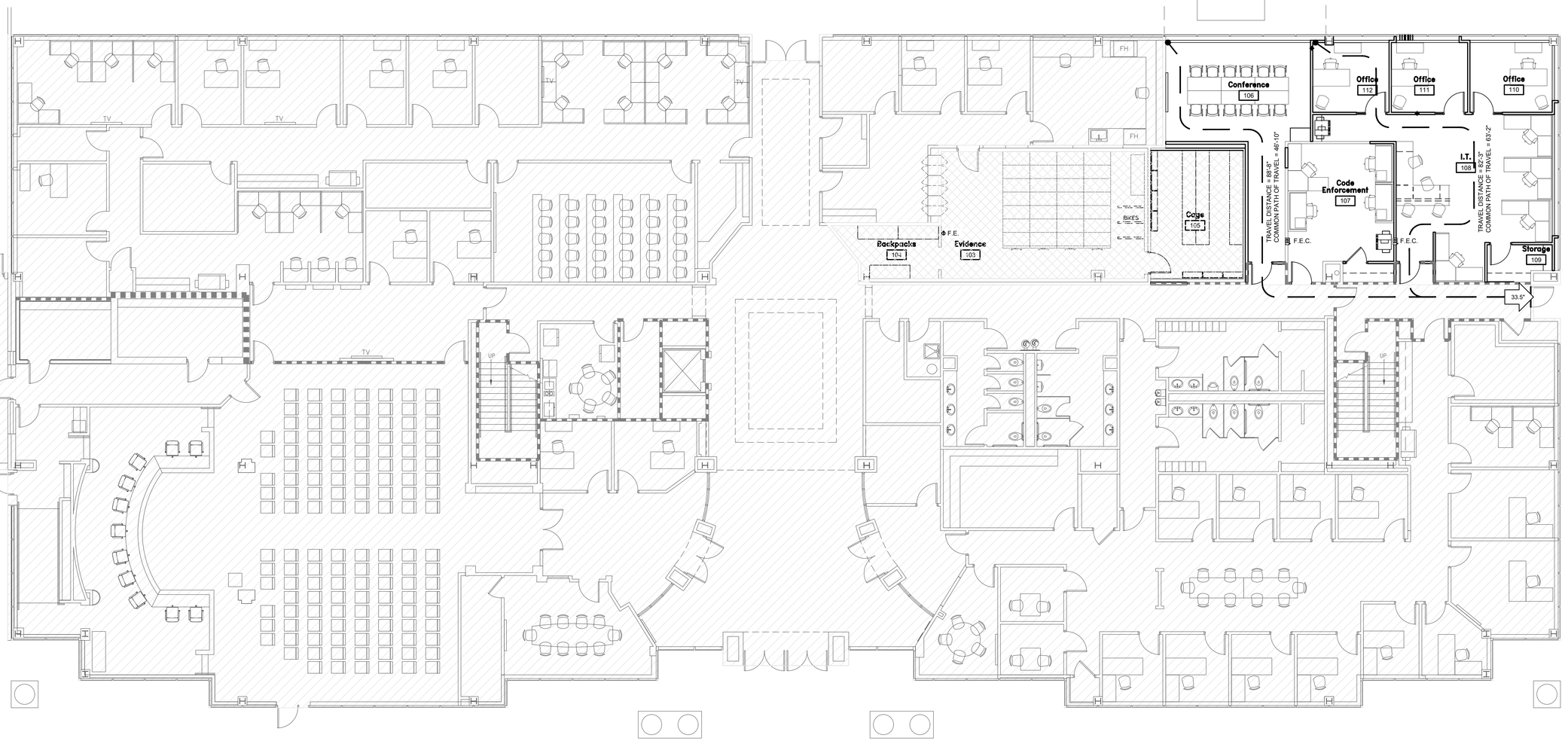
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RELEASE

NO.	DESCRIPTION	DATE
	RELEASED FOR BID	04/30/2026

04/30/2026 DATE
A25-159 PROJ. NUMBER
159-LS1.3 FILE NAME
FILE NUMBER

LS1.3



1 / LS2.1 **Life Safety Plan**

SCALE 1/8" = 1'-0"

N
Job North

Occupant Load Calculations

BUILDING OCCUPANT LOAD:

EXISTING TO REMAIN LOWER LEVEL BUSINESS OCCUPANCY: 150 SQ. FT. / OCCUPANT
15,707 SF / 150 = 104 OCCUPANTS

RENOVATED LOWER LEVEL BUSINESS OCCUPANCY: 150 SQ. FT. / OCCUPANT
2,034 SF / 150 = 13 OCCUPANTS

EXISTING TO REMAIN LOWER LEVEL ASSEMBLY OCCUPANCY: 15 SQ. FT. / OCCUPANT
(SITTING AREA LESS CONCENTRATED - COUNCIL CHAMBERS)
1,988 SF / 15 = 132 OCCUPANTS

EXISTING TO REMAIN LOWER LEVEL STORAGE OCCUPANCY: 500 SQ. FT. / OCCUPANT
1,911 SF / 500 = 3 OCCUPANTS

RENOVATED LOWER LEVEL STORAGE OCCUPANCY: 500 SQ. FT. / OCCUPANT
933 SF / 500 = 1 OCCUPANTS

TOTAL LOWER LEVEL OCCUPANT LOAD = 253

EXISTING TO REMAIN UPPER LEVEL BUSINESS OCCUPANCY: 150 SQ. FT. / OCCUPANT
19,120 SF / 150 = 127 OCCUPANTS

EXISTING TO REMAIN UPPER LEVEL STORAGE OCCUPANCY: 500 SQ. FT. / OCCUPANT
1,914 SF / 500 = 3 OCCUPANTS

TOTAL UPPER LEVEL OCCUPANT LOAD = 130

TOTAL BUILDING OCCUPANT LOAD = 383

DOOR EGRESS WIDTH REQUIRED: 383 O.L. X .2 IN = 76.6"

DOOR EGRESS WIDTH PROVIDED: (6) EXITS TOTALING 303.75"

Life Safety Legend and Notes

SYMBOL	WALL DESCRIPTION
	EXISTING PARTITION
	EXISTING 1 HOUR RATED PARTITION
	NEW PARTITION
	NEW 1 HOUR RATED PARTITION -REFER TO PARTITION LEGEND
33.5"	DENOTES TOTAL WIDTH OF EGRESS PROVIDED.
F.E.	DENOTES SURFACE MOUNTED PORTABLE FIRE EXTINGUISHER.
F.E.C.	DENOTES SURFACE MOUNTED OR SEMI RECESSED FIRE EXTINGUISHER CABINET.
xxx'	DENOTES TRAVEL DIRECTION AND TOTAL DISTANCE
	DENOTES AREA NOT IN SCOPE
	DENOTES STORAGE AREA

NOTES:

1. REFER TO FIRE-RATED PARTITION WALL LEGEND THIS SHEET AND REFERENCE FLOOR PLANS FOR PARTITION ASSEMBLY AND HEIGHT REQUIREMENTS.
2. REFER TO DOOR AND WINDOWS REFERENCE PLANS FOR RATED DOOR TYPES.

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STATE OF GEORGIA
ELIZABETH A. HUDSON
04/22/26
CERTIFICATE NO. 036338
REGISTERED ARCHITECT

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

PROJECT

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

SHEET TITLE

LIFE SAFETY PLAN

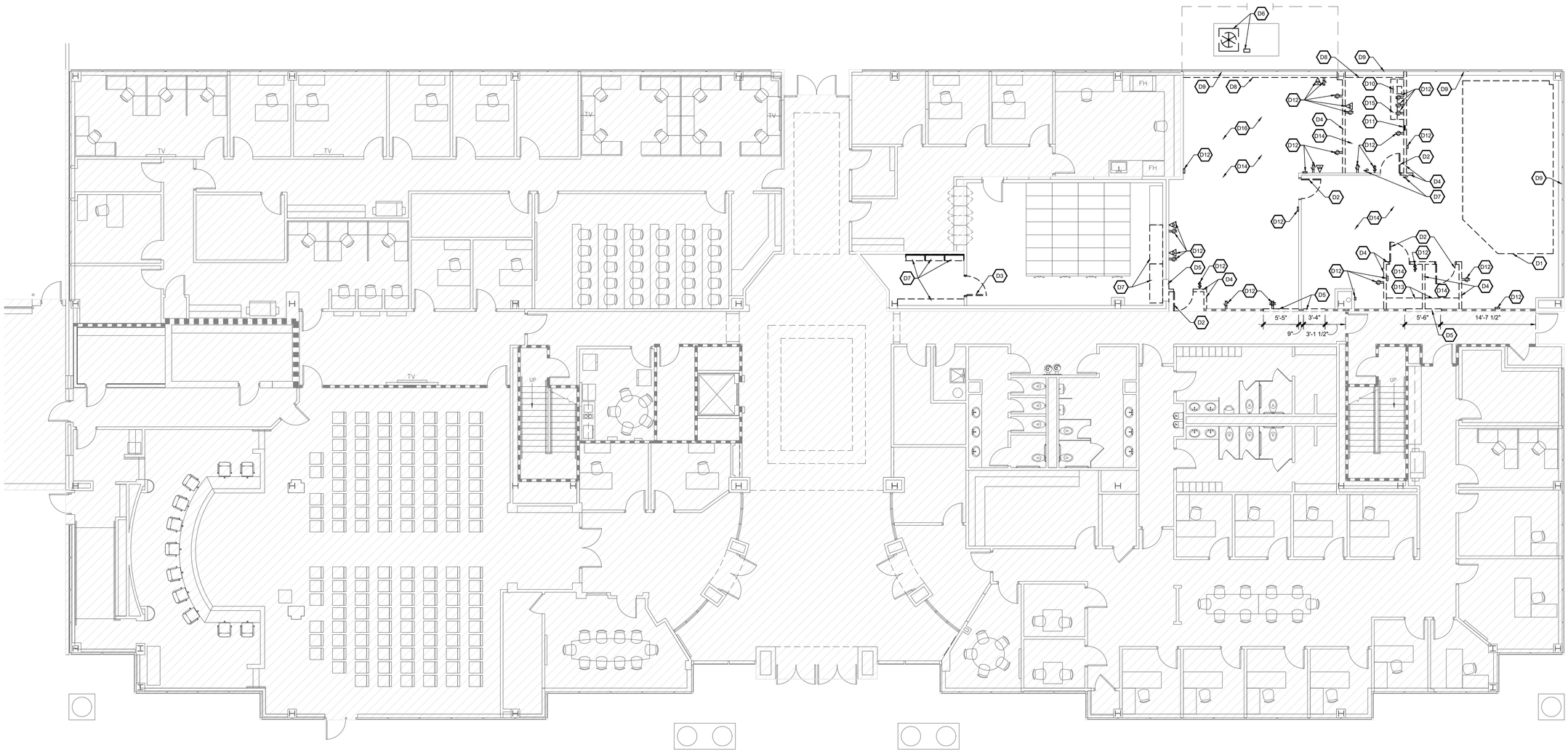
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NO.	DESCRIPTION	DATE
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04/30/2026 DATE
A25-159 PROJ. NUMBER
159-LS2.1 FILE NAME
FILE NUMBER

LS2.1



1 / D2.1 Demolition Plan

SCALE 1/8" = 1'-0"

N
Job North

NOTE:
CONTRACTOR SHALL PROVIDE FLOOR PROTECTION IN THE HALLWAY IN FRONT OF THE CONSTRUCTION AREA. IF THE EXISTING CARPET IS DAMAGED DURING CONSTRUCTION THE CONTRACTOR SHALL REPLACE THE CARPET AT NO ADDITIONAL COST TO THE OWNER.

Demolition Legend

- EXISTING TO BE REMOVED. WALLS THAT EXTEND TO STRUCTURE ARE TO BE REMOVED TO STRUCTURE.
- EXISTING TO REMAIN. PATCH AND REPAIR AS REQUIRED AFTER DEMOLITION AND CONSTRUCTION.
- DENOTES AREA NOT IN SCOPE

Demolition Plan Key Notes

D1 REMOVE AND DISPOSE OF EXISTING RAISED PLATFORM IN ITS ENTIRETY INCLUDING ALL HARDWARE AND ACCESSORIES. PREPARE EXISTING SLAB TO RECEIVE NEW FLOOR FINISHES INCLUDING PATCHING EXISTING HOLES, REPAIRING DAMAGED AREAS AND APPLYING A FLOOR LEVELING COMPOUND.

D2 REMOVE AND DISPOSE OF EXISTING DOOR, FRAME AND HARDWARE IN THEIR ENTIRETY INCLUDING ALL ASSOCIATED ACCESSORIES.

D3 REMOVE AND STORE EXISTING SECURITY DOOR, FRAME AND HARDWARE FOR REUSE IN NEW WORK. -REFER TO NEW WORK PLANS FOR NEW DOOR #105 LOCATION. -SPECIAL CARE SHALL BE TAKEN TO NOT DAMAGE DOOR OR FRAME DURING DEMOLITION. IF DOOR OR FRAME ARE DAMAGED THEY SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

D4 REMOVE AND DISPOSE OF EXISTING WALL IN ITS ENTIRETY INCLUDING ALL ASSOCIATED ACCESSORIES.

D5 REMOVE AND DISPOSE OF EXISTING WALL IN THE EXTENT REQUIRED TO ACCOMMODATE NEW WORK. -REFER TO NEW WORK PLANS.

D6 REMOVE AND DISPOSE OF EXISTING CONDENSER, DISCONNECT AND ALL ASSOCIATED ACCESSORIES. REMOVE EXISTING CONDUIT AND WIRING ALL THE WAY BACK TO THE POINT OF ORIGIN. -REFER TO MECHANICAL AND ELECTRICAL FOR ADDITIONAL INFORMATION.

D7 REMOVE AND STORE EXISTING EQUIPMENT FOR REUSE IN NEW WORK. -REFER TO NEW WORK PLANS FOR NEW LOCATIONS.

D8 REMOVE AND DISPOSE OF EXISTING METAL STUDS, INSULATION, AND GYPSUM BOARD FURRING BELOW AND ABOVE THE EXISTING WINDOWS.

D9 REMOVE AND DISPOSE OF EXISTING WINDOW BLINDS IN THEIR ENTIRETY INCLUDING ALL ASSOCIATED ACCESSORIES.

D10 REMOVE AND DISPOSE OF EXISTING SINK IN ITS ENTIRETY INCLUDING ALL ACCESSORIES. ROUTE AND EXTEND EXISTING WATER LINES TO TWO NEW WATER BOTTLE FILLER LOCATIONS. -REFER TO NEW WORK PLANS FOR NEW LOCATIONS.

D11 REMOVE AND DISPOSE OF EXISTING REFRIGERATOR BOX AND WATER LINE IN THEIR ENTIRETY INCLUDING ALL ACCESSORIES. CAP EXISTING WATER LINE EITHER FLUSH WITH THE EXISTING SLAB OR ABOVE THE NEW CEILING.

D12 REMOVE AND DISPOSE OF EXISTING ELECTRICAL OR LOW-VOLTAGE EQUIPMENT IN ITS ENTIRETY INCLUDING ALL ASSOCIATED ACCESSORIES. REMOVE CONDUIT AND WIRING ALL THE WAY BACK TO THE POINT OF ORIGIN. -REFER TO ELECTRICAL FOR ADDITIONAL INFORMATION.

D13 REMOVE AND DISPOSE OF EXISTING BUILT IN BENCH IN ITS ENTIRETY INCLUDING ALL ASSOCIATED ACCESSORIES.

D14 REMOVE AND DISPOSE OF ALL EXISTING FLOOR FINISHES AND WALL BASE. PREPARE EXISTING SLAB TO RECEIVE NEW FLOOR FINISHES INCLUDING PATCHING EXISTING HOLES, REPAIRING DAMAGED AREAS AND APPLYING A FLOOR LEVELING COMPOUND.

D15 REMOVE AND DISPOSE OF EXISTING MILLWORK IN ITS ENTIRETY INCLUDING ALL ASSOCIATED ACCESSORIES.

D16 SAW CUT, REMOVE AND DISPOSE OF EXISTING SLAB AS REQUIRED FOR THE INSTALLATION OF NEW FLOOR BOXES. -REFER TO ELECTRICAL. PATCH SLAB AS REQUIRED ONCE ELECTRICAL WORK IS COMPLETE.

General Demolition Notes

1. REMOVE AND PROPERLY DISPOSE OF EXISTING CONSTRUCTION WHERE INDICATED.
2. ANY EXISTING ELECTRICAL OUTLETS, PHONE JACKS AND DATA OUTLETS FOUND IN EXISTING WALLS TO BE DEMOLISHED SHALL BE REMOVED UNLESS OTHERWISE NOTED. CONFIRM ITEMS TO BE SALVAGED FOR REUSE WITH THE OWNER. REFER TO ELECTRICAL FOR EXTENT OF REMOVAL AND NEW WIRING REQUIREMENTS.
3. CARE SHALL BE TAKEN TO PROTECT EXISTING WORK TO REMAIN FOR THE DURATION OF THE PROJECT. PROTECTIVE COVERS SHALL BE UTILIZED TO PROTECT WORK NOT INDICATED TO BE REMOVED. ALL DAMAGED FINISHES NOT INDICATED TO BE REMOVED SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
4. REMOVE, REPLACE AND REPAIR GYPSUM WALL BOARD FINISHES TO PROVIDE BLOCKING IN WALL FOR EQUIPMENT AS REQUIRED. REFER TO A2.1 FOR NEW WORK PLAN
5. WHERE ITEMS HAVE BEEN DEMOLISHED IN EXISTING WALLS TO REMAIN, WALLS SHALL BE PATCHED, PREPPED, REPAIRED AND PAINTED TO MATCH ADJACENT FINISH.
6. ALL BUILDING SYSTEMS INCLUDING, BUT NOT LIMITED TO HVAC, FIRE ALARM, SPRINKLER, AND ALL LIFE SAFETY SYSTEMS SHALL REMAIN IN OPERATION AT ALL TIMES FOR THE DURATION OF THE PROJECT. ANY ANTICIPATED OUTAGE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY PRIOR TO EACH OCCURRENCE.
7. SHUT DOWN OF SOME BUILDING SYSTEMS WILL BE REQUIRED IN ORDER TO CONSTRUCT THIS PROJECT. THESE SHUT DOWN ACTIVITIES MAY NEED TO BE PERFORMED AFTER BUSINESS HOURS AND ARE TO BE COORDINATED WITH THE OWNER IN ADVANCE.
8. ALL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 241, CURRENT EDITION, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS.
9. EXISTING BUILDING HAS A FIRE ALARM SYSTEM INSTALLED AND IN OPERATION. CONTRACTOR SHALL ENDEAVOR TO KEEP EXISTING FIRE ALARM IN SERVICE AND OPERATING DURING CONSTRUCTION. PER NFPA 101, CURRENT EDITION, - WHERE A REQUIRED FIRE ALARM SYSTEM IS OUT OF SERVICE FOR MORE THAN 4 HOURS IN A 24-HOUR PERIOD, THE AUTHORITY HAVING JURISDICTION SHALL BE NOTIFIED, AND THE BUILDING SHALL BE EVACUATED OR AN APPROVED FIRE WATCH SHALL BE PROVIDED FOR ALL PARTIES LEFT UNPROTECTED BY THE SHUTDOWN UNTIL THE FIRE ALARM SYSTEM HAS BEEN RETURNED TO SERVICE.
11. THE CONTRACTOR SHALL REPLACE OR REPAIR ANY EXISTING-TO-REMAIN FINISHES WHICH ARE DAMAGED DURING DEMOLITION DUE TO CONSTRUCTION ACTIVITIES.
12. ALL EXISTING MATERIAL AND EQUIPMENT NOTED TO BE RELOCATED AND UTILIZED ON THIS PROJECT SHALL REMAIN IN THE POSSESSION OF AND THE RESPONSIBILITY OF THE CONTRACTOR. TURNOVER OF MATERIAL OR EQUIPMENT TO THE OWNER SHALL NOT OCCUR UNLESS THE ITEM IS NOT TO BE REUSED ON THIS PROJECT AT THE DISCRETION OF THE OWNER. ONCE ITEMS ARE TURNED OVER TO THE OWNER, NO GUARANTEE IS MADE THAT THEY WILL BE AVAILABLE IF REQUESTED TO BE RETURNED.
13. WHERE NEW DOOR FRAMES ARE INSTALLED IN EXISTING WALLS, ROUGH OPENING DIMENSIONS SHALL BE VERIFIED BY CONTRACTOR.
14. WHERE NEW FINISHES ARE TO BE INSTALLED, EXISTING FINISHES ARE TO BE REMOVED.
15. THE CONTRACTOR SHALL PHOTOGRAPH EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DAMAGE TO EXISTING BUILDING OR FINISHES CAUSED BY THE CONTRACTOR OR CONTRACTOR'S FORCES SHALL BE REPAIRED AT NO COST TO THE OWNER. ALL REPAIRS SHALL MATCH EXISTING CONSTRUCTION AND CONDITIONS AND SHALL BE PERFORMED AS PART OF THIS CONTRACT.
16. REMOVE ONLY THOSE PORTIONS OF EXISTING CONSTRUCTION NECESSARY TO ACCOMMODATE NEW CONSTRUCTION.
17. IN AREAS WHERE WORK IS DONE, PATCH AND REPAIR EXISTING FIREPROOFING AND SMOKE TIGHT ASSEMBLIES TO MAINTAIN WALL RATING.
18. EXTREME CARE SHALL BE TAKEN IN REMOVAL OF DOORS, METAL FRAMES, EQUIPMENT, ETC... THAT WILL BE REUSED AND RELOCATED, OR RETURNED TO THE OWNER.
19. IN AREAS WHERE WORK IS DONE, SEAL ALL WALL PENETRATIONS, EXISTING AND NEW, AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE EXISTING WALLS.
20. WHERE WALL OPENINGS IN EXISTING WALLS ARE CLOSED, NEW WALLS SHALL MATCH THE THICKNESS OF THE EXISTING WALLS.
21. THE GENERAL CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK. CARE SHALL BE TAKEN TO PROTECT ALL UTILITIES WHICH ARE TO REMAIN.
22. GENERAL CONTRACTOR SHALL REMOVE AND STORE ALL EXISTING FURNITURE AND EQUIPMENT FOR USE IN FINAL LAYOUT. ANY EXISTING FURNITURE OR EQUIPMENT NOT USED IN FINAL LAYOUT SHALL BE RETURNED TO THE OWNER.

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STATE OF GEORGIA
ELIZABETH A. HUDSON
04/22/26
CERTIFICATE NO. 036533
REGISTERED ARCHITECT

STAMP

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8200 • www.rpi.us

PROJECT

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

SHEET TITLE

DEMOLITION PLAN

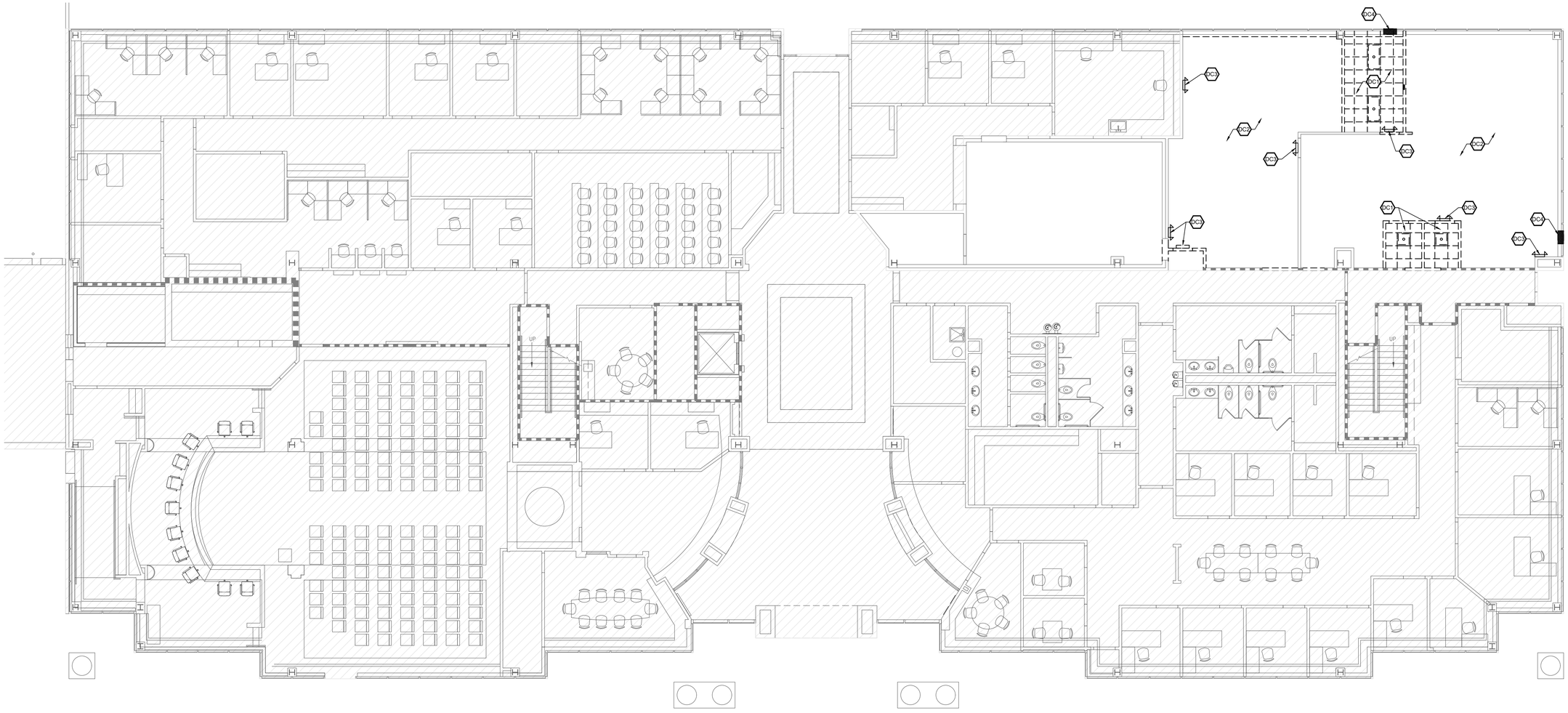
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D2.1



Demolition Reflected Ceiling Plan

1 / D4.1

SCALE 1/8" = 1'-0"

N

Job North

Demolition Legend

- EXISTING TO BE REMOVED. WALLS THAT EXTEND TO STRUCTURE ARE TO BE REMOVED TO STRUCTURE.
- EXISTING TO REMAIN. PATCH AND REPAIR AS REQUIRED AFTER DEMOLITION AND CONSTRUCTION.
- DENOTES AREA NOT IN SCOPE

Demolition Plan Key Notes

DC1 REMOVE AND DISPOSE OF THE EXISTING CEILING GRID, TILES, LIGHTS, AND CEILING MOUNTED EQUIPMENT INCLUDING ALL HANGER WIRES AND ALL ASSOCIATED ACCESSORIES. REMOVE ALL ASSOCIATED CONDUIT AND WIRING ALL THE WAY BACK TO THE POINT OF ORIGIN. ANY EXISTING CEILING MOUNTED FIRE ALARM DEVICES SHALL REMAIN IN OPERATION AND BE TEMPORALLY SUSPENDED FROM THE STRUCTURE TO BE REINSTALLED IN THE NEW CEILING.

DC2 REFER TO THE MECHANICAL AND ELECTRICAL DEMOLITION PLANS FOR THE EXTENT OF EXISTING EQUIPMENT REMOVAL.

DC3 REMOVE AND DISPOSE OF EXISTING WALL MOUNTED EMERGENCY OR EXIT LIGHT INCLUDING ALL ASSOCIATED ACCESSORIES. REMOVE ALL ASSOCIATED CONDUIT AND WIRING ALL THE WAY BACK TO THE POINT OF ORIGIN.

DC4 REMOVE AND DISPOSE OF EXISTING WALL LOUVER.

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REGISTERED ARCHITECT

STAMP

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

PROJECT

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

SHEET TITLE

DEMOLITION REFLECTED CEILING PLAN

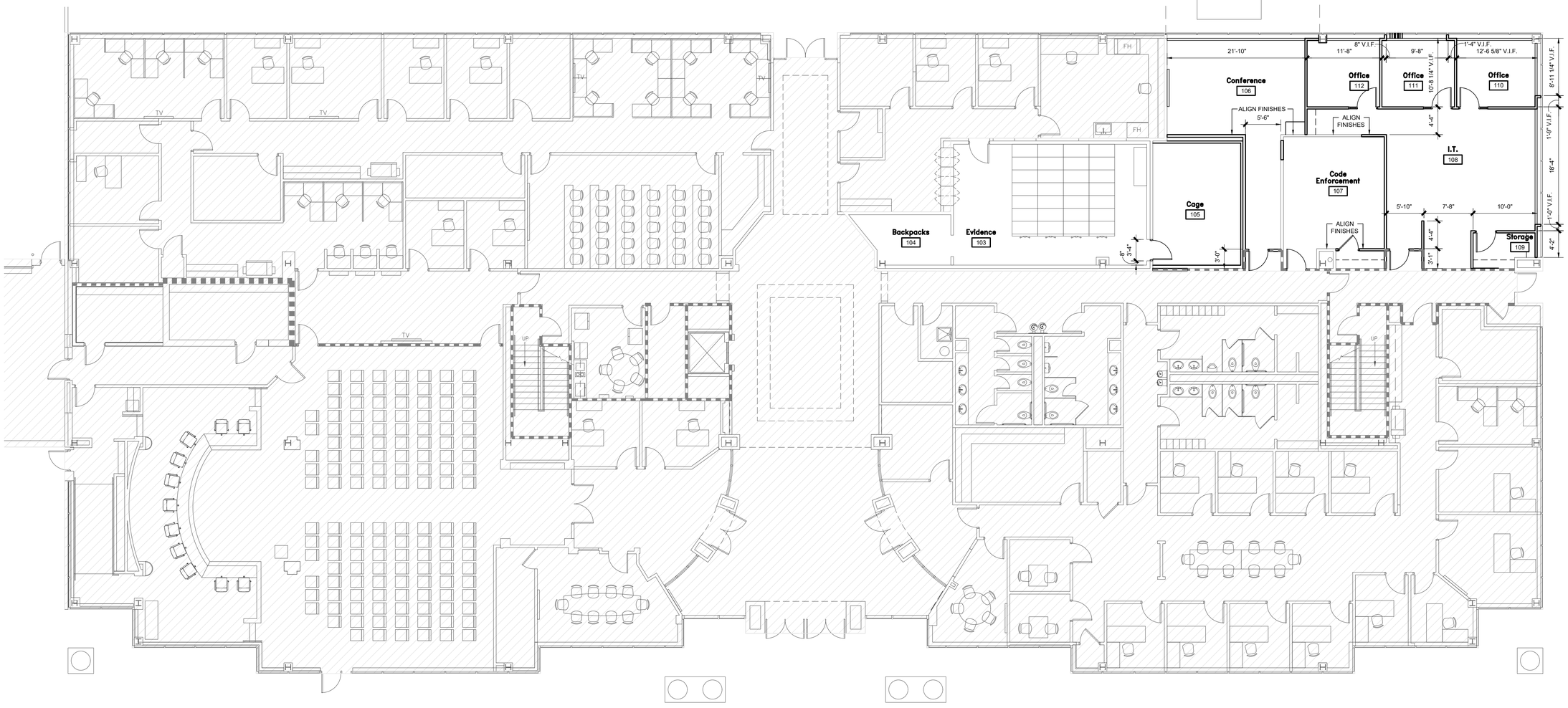
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A25-159 PROJ. NUMBER
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FILE NUMBER

D4.1



1 / A2.1 Dimension Plan

SCALE 1/8" = 1'-0"

N
Job North

Dimension Notes

1. ALIGNING NEW FINISHES WITH EXISTING FINISHES SHALL OVERRIDE DIMENSION INDICATED.
2. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION IN WRITING FROM THE ARCHITECT PRIOR TO PROCEEDING.
3. ALL DIMENSIONS SHOWN ARE REFERENCED TO TOP OR RIGHTS SIDE FACE OF METAL STUD WALLS FOR NEW CONSTRUCTION, AND TO FACE OF FINISH FOR EXISTING CONSTRUCTION.
4. DOOR OPENINGS IN METAL STUD WALLS SHALL BE LOCATED 4" FROM THE FACE OF THE PERPENDICULAR ADJACENT WALL UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS TO EXISTING CONSTRUCTION.

Symbol Legend

DENOTES AREA NOT IN SCOPE

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PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

PROJECT

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

SHEET TITLE

DIMENSION PLAN

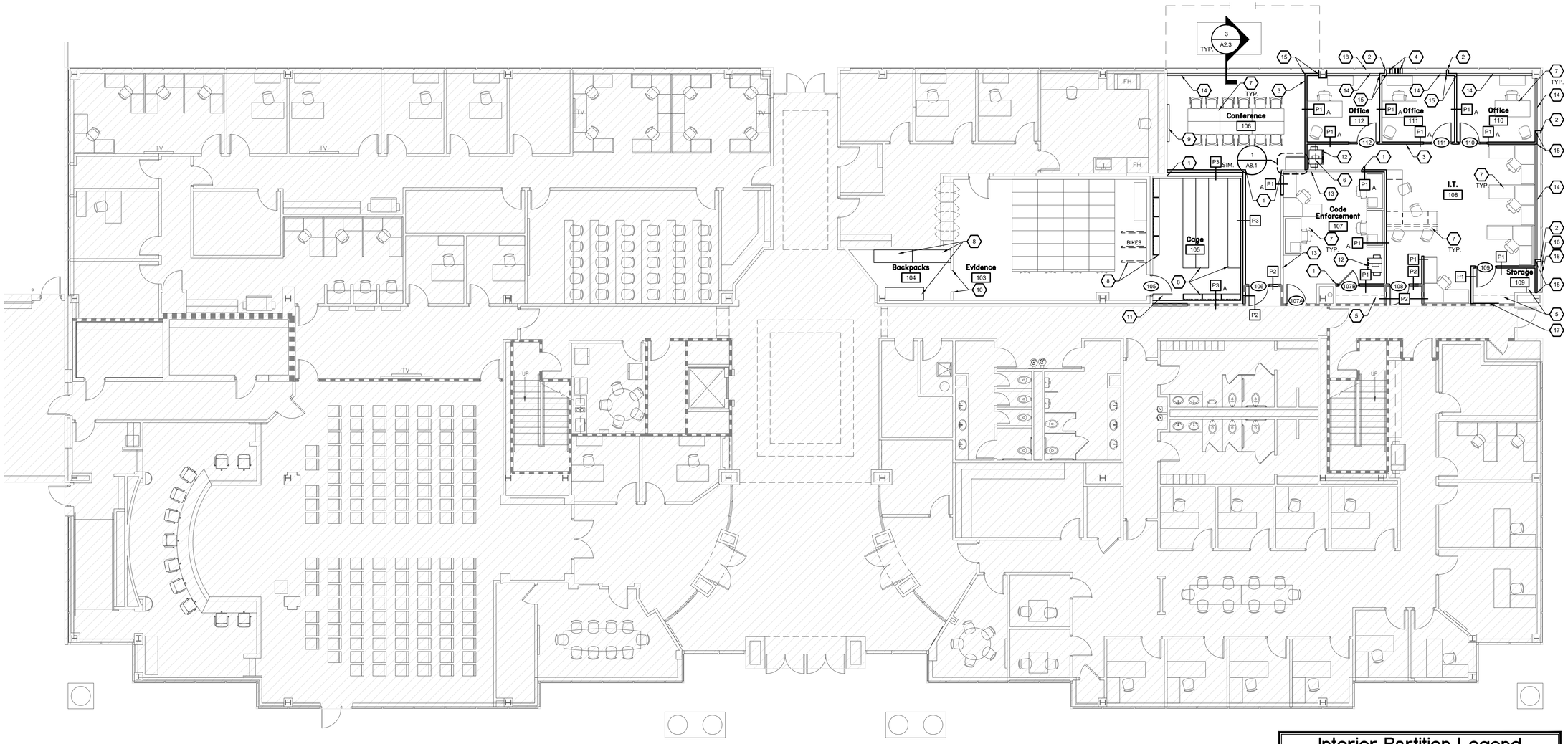
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159-A2.1 FILE NAME
FILE NUMBER

A2.1



Reference Plan

1 / A2.2

SCALE 1/8" = 1'-0"

Job North

Symbol Legend

DENOTES AREA NOT IN SCOPE

Interior Partition Notes

1. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
2. ALL GYPSUM BOARD SHALL BE APPLIED WITH SCREWS.
3. ALL GYPSUM BOARD ABUTTING OTHER MATERIAL SHALL BE FINISHED WITH METAL EDGES.
4. IT SHALL BE ASSUMED THAT THE PARTITION TYPE EXTENDS FROM CALLOUT THROUGH OPENINGS TO END OF PARTITION OR TO ANOTHER PARTITION TYPE.
5. ALL NEW WALL FINISHES SHALL BE ALIGNED WITH EXISTING WALL FINISHES TO REMAIN WHERE NEW AND EXISTING FINISHES ABUT ONE ANOTHER.
6. CONTRACTOR SHALL PROVIDE COMPLETE SHOP DRAWINGS FOR ALL LIGHT GAUGE METAL STUD PARTITIONS INCLUDING LATERAL BRACING AND CONNECTION DETAILS.
7. PROVIDE DOUBLE STUDS, BLOCKING AND DIAGONAL BRACING AS REQUIRED ON LIGHT GAUGE METAL STUD PARTITIONS.
8. PROVIDE ADEQUATE BLOCKING/SUPPORT IN WALLS FOR CABINETS, WIRE SHELVES AND EQUIPMENT SUPPORT.

Plan Key Notes

1. ALIGN FINISHES
2. CENTER NEW WALL CONSTRUCTION ON EXISTING WINDOW MULLION. ADJUST DIMENSION AS REQUIRED IN THE FIELD. PROVIDE ACOUSTIC JOINT FILLER AND PARTITION CLOSURE. -BASIS OF DESIGN QUIET JOINT BY EMSEAL
3. NEW WATER LINE LOCATION FOR NEW OWNER PROVIDE BOTTLE FILLING STATION. -REFER TO PLUMBING.
4. LOCATION OF EXISTING HOLES IN EXTERIOR WALL. REMOVE EXISTING WIRING AND CONDUIT. PATCH HOLES WITH 3,000 PSI CONCRETE. STAIN CONCRETE TO MATCH EXISTING ADJACENT EXTERIOR WALL COLOR.
5. (4) TIER 16" DEEP COATED WIRE SHELVING. MOUNTED AT 24", 40", 56", AND 72" AFF.
6. (2) TIER16" DEEP COATED WIRE SHELVING. MOUNTED AT 56" AND 72" AFF
7. OWNER PROVIDED CONTRACTOR INSTALLED FURNITURE. -TYPICAL FOR ALL FURNITURE
8. RELOCATED OR OWNER PROVIDED CONTRACTOR INSTALLED STORAGE RACKS
9. OWNER PROVIDED CONTRACTOR INSTALLED 80" TV. MOUNTED SO THE CENTER OF THE TV IS AT 60" AFF. PROVIDE FIRE TREATED WOOD BLOCKING IN THE WALL AS REQUIRED FOR MOUNTING.
10. REPAIR WALL AND REPAINT AS REQUIRED TO CREATE A NEW CASED OPENING.
11. REINSTALL EXISTING SECURITY DOOR, FRAME AND HARDWARE.
12. OWNER PROVIDED COPY MACHINE
13. REMOVE ONE SIDE OF EXISTING GYPSUM BOARD. EXTEND METAL STUDS TO THE DECK ABOVE. FRAME AROUND EXISTING DUCTWORK AS REQUIRED. INSTALL NEW SOUND ATTENUATION BATTS TO DECK ABOVE AND SEAL TIGHT. REINSTALL NEW 5/8" SOUND-DAMPING LAMINATED GYPSUM BOARD FINISH.
14. PROVIDE NEW 3 5/8" METAL STUD FURRING BELOW AND ABOVE EXISTING EXTERIOR WINDOWS WITH R-19 UNFACED BATT. INSULATION AND 5/8" PAINTED GYPSUM BOARD FINISH. INSULATION MUST EXTEND TO THE SECOND FLOOR STRUCTURE ABOVE, GYPSUM BOARD CAN STOP 6" ABOVE THE NEW CEILING HEIGHT. -REFER TO DETAIL 3/A2.3
15. BLOCK OFF EXISTING EXTERIOR WINDOW WITH NEW 3 5/8" METAL STUD FURRING FULL HEIGHT TO STRUCTURE ABOVE WITH R-19 BATT. INSULATION AND 5/8" PAINTED GYPSUM BOARD FINISH. INSULATION MUST EXTEND TO THE SECOND FLOOR STRUCTURE ABOVE. GYPSUM BOARD CAN STOP 6" ABOVE THE NEW CEILING HEIGHT.
16. PROVIDE A BLACKOUT FILM ON THE EXTERIOR FACE OF THE EXISTING WINDOW TO BLOCK VISIBILITY THROUGH THE WINDOW FROM THE EXTERIOR. -BASIS OF DESIGN SOLYX SXWF-BO BLACKOUT BY DECORATIVE FILMS.
17. PROVIDE 3/4" x 4'-0" x 8'-0" FIRE TREATED PLYWOOD BACKER BOARD -PAINT PLYWOOD TO MATCH THE WALL COLOR AFTER THE FIRE MARSHAL HAS ISSUED THE C.O.
18. PROVIDE 3,000 PSI CONCRETE INFILL AT EXISTING LOUVER OPENINGS. STAIN CONCRETE TO MATCH EXISTING ADJACENT EXTERIOR WALL COLOR.

Interior Partition Legend

NOTE: ALL PARTITIONS SHALL BE CONSIDERED P1 UNLESS OTHERWISE NOTED.

MARK: P1

SYMBOL:

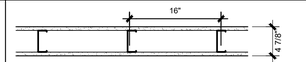
HEIGHT: EXTEND 6" ABOVE CEILING HEIGHT

ASSEMBLY:
ONE (1) LAYER OF 5/8" GYPSUM WALL BOARD APPLIED AT RIGHT ANGLES OR PARALLEL TO EACH SIDE OF 3 5/8" METAL STUDS AT 16" O.C. WITH 1" TYPE "S" SCREWS AT 8" O.C. TO VERTICAL EDGES AND 12" O.C. TO TOP AND BOTTOM RUNNERS AND INTERMEDIATE STUDS.

MODIFIER (A): SOUND WALLS - STC 50 MIN.
ONE (1) LAYER OF 5/8" SOUND-DAMPING LAMINATED GYPSUM BOARD APPLIED AT RIGHT ANGLES OR PARALLEL TO BOTH SIDES OF 3 5/8" METAL STUDS AT 16" O.C. WITH 1" TYPE "S" SCREWS AT 8" O.C. TO VERTICAL EDGES AND 12" O.C. TO TOP AND BOTTOM RUNNERS AND INTERMEDIATE STUDS. PROVIDE MINERAL WOOL SOUND ATTENUATION BATT INSULATION BETWEEN STUDS FULL HEIGHT OF PARTITION. EXTEND TO UNDERSIDE OF FLOOR OR ROOF DECKING ABOVE AND SEAL TIGHT. RETURN AIR PATH THROUGH PARTITION SHALL CONSIST OF U-SHAPED INSULATED TRANSFER DUCTS PER. REFER TO MECHANICAL FOR TRANSFER DUCT DETAILS. REFER TO DETAIL 1/A2.3

MARK: P2

SYMBOL:



HEIGHT: TIGHT TO STRUCTURE ABOVE

ASSEMBLY:
1 HOUR RATED PARTITION -REFER TO UL DETAIL U419 ON SHEET LS1.2
-3 5/8" METAL STUDS

MARK: P3

SYMBOL:

SECURITY PARTITION

HEIGHT: TIGHT TO STRUCTURE ABOVE

ASSEMBLY:
REFER TO DETAIL 2/A2.3

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STATE OF GEORGIA
ELIZABETH A. HUDSON
CERTIFICATE NO. 036332
REGISTERED ARCHITECT
04/22/26

STAMP

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

PROJECT

SHEET TITLE

REFERENCE PLAN

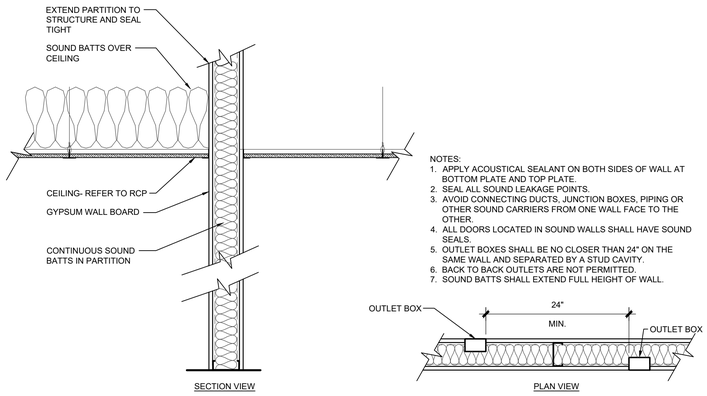
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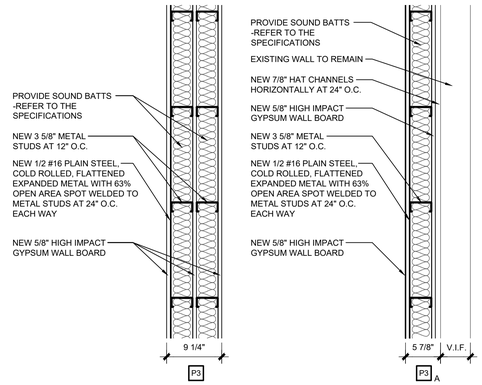
04/30/2026	A25-159	159-A2.2	
DATE	PROJ. NUMBER	FILE NAME	FILE NUMBER

A2.2



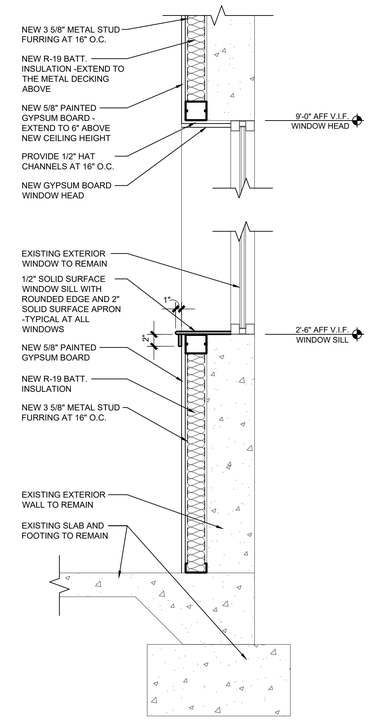
1 A2.3 **Sound Wall Details**

SCALE 1" = 1'-0"



2 A2.3 **Security Partition Details**

SCALE 1" = 1'-0"



3 A2.3 **Exterior Wall Furring Detail**

SCALE 1" = 1'-0"

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STATE OF GEORGIA
ELIZABETH A. HUDSON
04/22/26
CERTIFICATE NO. 036838
REGISTERED ARCHITECT

STAMP

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.339.8200 • www.ppi.us

PROJECT

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

SHEET TITLE

WALL PARTITION DETAILS

DESIGN EAH | DRAWN WEW | CHECKED BKS

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NO.	DESCRIPTION	DATE
	RELEASED FOR BID	04/30/2026

04/30/2026	DATE
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159-A2.3	FILE NAME
	FILE NUMBER

A2.3

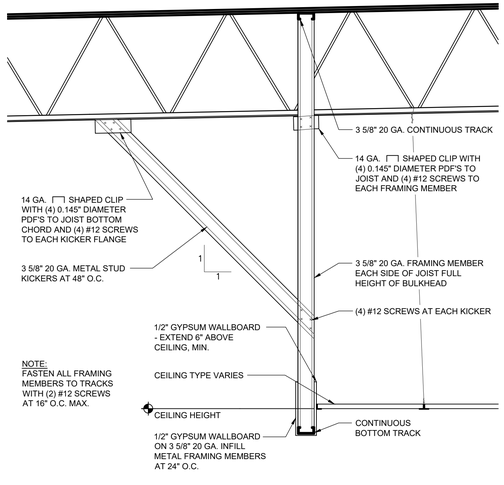


1 A4.1 **Reflected Ceiling Plan**

SCALE 1/8" = 1'-0"

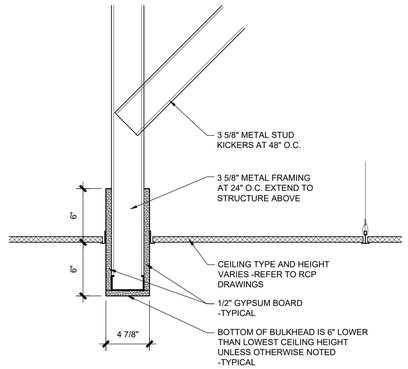
N

Job North



2 A4.1 **Bulkhead Bracing Detail**

SCALE 3/4" = 1'-0"



3 A4.1 **Typical Bulkhead Detail**

SCALE 1 1/2" = 1'-0"

Ceiling Type Schedule

A	X' - X"	2' x 2' LAY-IN ACOUSTICAL CEILING -REFER TO SPECIFICATIONS
B	X' - X"	1/2" GYPSUM BOARD ON METAL FRAMING AT 16" O.C.
C	E.T.R.	EXISTING CEILING TO REMAIN

Symbol Legend

CEILING TYPE — A | X' - X" — CEILING HEIGHT

Ceiling General Notes

1. CENTER SURFACE MOUNTED FIXTURES, OR DOWN LIGHTS IN BOTH DIRECTIONS OF SPACES.
2. CENTER CEILING GRIDS IN BOTH DIRECTIONS IN EACH ROOM WITH LAY-IN CEILINGS. INSTALL CEILING TRACKS MINIMUM 6" FROM WALL SURFACES IN ALL DIRECTIONS
3. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE SPECIFICATIONS.
4. REFER TO MECHANICAL DRAWINGS FOR HVAC DIFFUSER AND GRILLE SPECIFICATIONS.
5. CENTER ALL SPRINKLER HEADS IN CEILING TILES WHERE APPLICABLE.
6. PRODUCT TYPES INDICATED ARE BASIS OF DESIGN REFER TO SPECIFICATIONS.
7. PROVIDE ADEQUATE ACCESS PANELS AND LABEL CEILING TRACKS FOR EQUIPMENT, FITTINGS, VALVES, ETC. THAT ARE LOCATED ABOVE CEILING AND BEHIND WALL FINISHES. OPENINGS SHALL BE PROTECTED AS APPROPRIATE FOR THE FIRE RESISTANCE RATING OF THE BARRIER PER CODE.

Ceiling Legend

- 2 x 4 LED LIGHT FIXTURE -REFER TO ELECTRICAL
- HVAC SUPPLY DIFFUSER -REFER TO MECHANICAL
- HVAC RETURN AIR GRILL -REFER TO MECHANICAL
- HVAC EXHAUST VENT -REFER TO MECHANICAL
- DENOTES AREA NOT IN SCOPE

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CERTIFICATE NO. 036338
REGISTERED ARCHITECT

STAMP

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.rpi.us

PROJECT

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

SHEET TITLE

REFLECTED CEILING PLAN

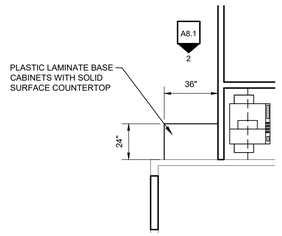
DESIGN EAH | DRAWN WEW | CHECKED BKS

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	RELEASED FOR BID	04/30/2026

04/30/2026 DATE
A25-159 PROJ. NUMBER
159-A4.1 FILE NAME
FILE NUMBER

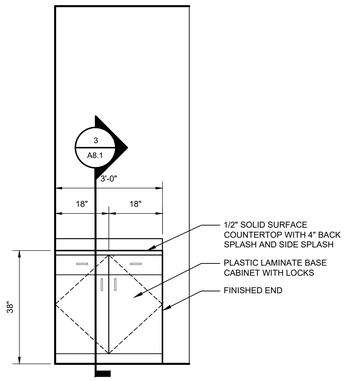
A4.1



Millwork Enlarged Plan Detail at Conference #106

1 / A8.1

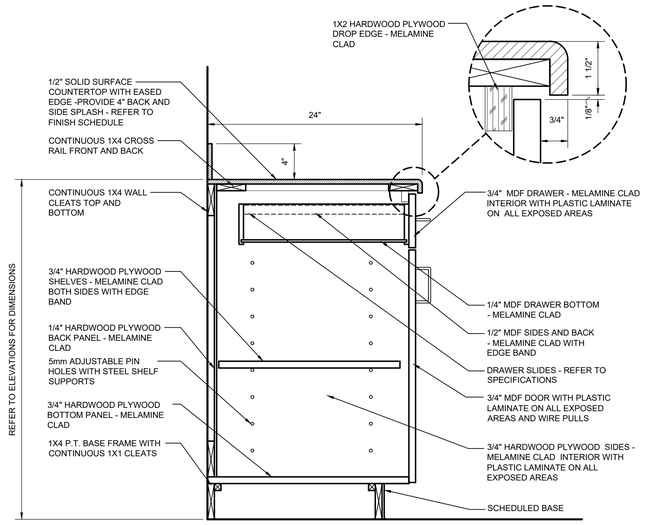
SCALE 1/4" = 1'-0"



Millwork Interior Elevation at Conference #106

2 / A8.1

SCALE 1/2" = 1'-0"



Millwork Section Detail at Conference Room

3 / A8.1

SCALE 1 1/2" = 1'-0"

Millwork Notes

1. PROVIDE PLASTIC LAMINATE ON ALL EXPOSED SURFACES.
2. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
3. SHOP DRAWINGS ARE REQUIRED FOR ALL MILLWORK.
4. CONTRACTOR SHALL FIELD VERIFY AS-BUILT CONDITIONS PRIOR TO SHOP DRAWING SUBMITTAL.

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ELIZABETH A. HUDSON
04/22/26
CERTIFICATE NO. 036338
REGISTERED ARCHITECT

STAMP

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8020 • www.ppi.us

PROJECT

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

MILLWORK ELEVATIONS AND SECTIONS

DESIGN	DRAWN	CHECKED
EAH	WEW	BKS

SHEET TITLE

RELEASE

NO.	DESCRIPTION	DATE
	RELEASED FOR BID	04/30/2026

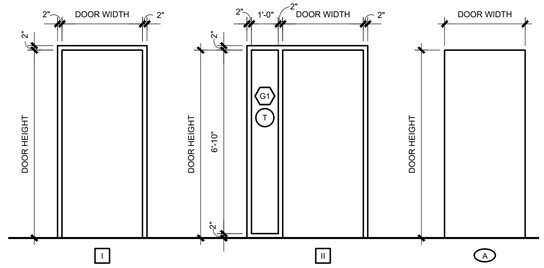
04/30/2026 DATE
A25-159 PROJ. NUMBER
159-A8.1 FILE NAME
FILE NUMBER

A8.1

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Door Schedule

LOWER LEVEL												
DOOR							FRAME		INFORMATION				
NO.	TYPE	MATERIAL	WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	RATING (HR)	GLAZING	INSULATED DOOR	CARD ACCESS	REMARKS
105	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	N/A	N/A	NO	YES	
106	A	WOOD	3'-0"	7'-0"	1 3/4"	I	HOLLOW METAL	45 MIN.	N/A	NO	YES	
107A	A	WOOD	3'-0"	7'-0"	1 3/4"	I	HOLLOW METAL	45 MIN.	N/A	NO	YES	
107B	A	WOOD	3'-0"	7'-0"	1 3/4"	I	HOLLOW METAL	N/A	N/A	NO	NO	
108	A	WOOD	3'-0"	7'-0"	1 3/4"	I	HOLLOW METAL	45 MIN.	N/A	NO	YES	
109	A	WOOD	3'-0"	7'-0"	1 3/4"	I	HOLLOW METAL	N/A	N/A	NO	NO	
110	A	WOOD	3'-0"	7'-0"	1 3/4"	II	HOLLOW METAL	N/A	G1	NO	NO	DOOR SHALL HAVE AN STC RATING OF 45
111	A	WOOD	3'-0"	7'-0"	1 3/4"	II	HOLLOW METAL	N/A	G1	NO	NO	DOOR SHALL HAVE AN STC RATING OF 45
112	A	WOOD	3'-0"	7'-0"	1 3/4"	II	HOLLOW METAL	N/A	G1	NO	NO	DOOR SHALL HAVE AN STC RATING OF 45



Door and Frame Elevations

1 / A9.1

SCALE 3/8" = 1'-0"

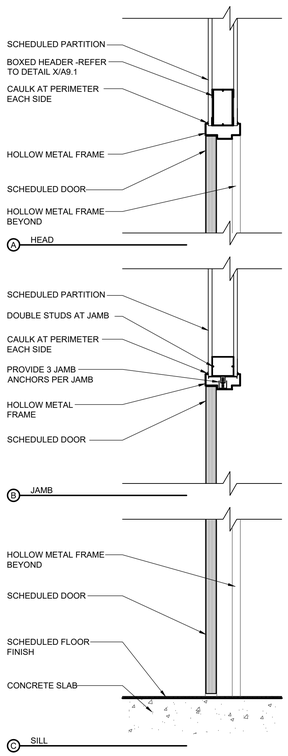
NOTES:
1. THESE DIMENSIONS ARE ROUGH OPENING DIMENSIONS, VERIFY IN FIELD. FRAMES SHALL WRAP WALL. COORDINATE AND MAKE ADJUSTMENTS AS NECESSARY.

Glazing Schedule

G1	1/2" INSULATED CLEAR TEMPERED GLASS
T	TEMPERED GLAZING

Glazing Notes

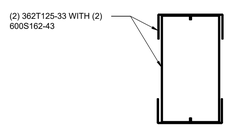
1. INTERIOR GLASS PANELS ADJACENT TO A WALKING SURFACE SHALL BE INSTALLED TO ADEQUATELY RESIST A HORIZONTAL DESIGN FORCE OF 50 POUNDS PER LINEAR FOOT APPLIED TO EACH PANEL AT ANY POINT UP TO 42 INCHES ABOVE THE WALKING SURFACE.



Interior Door Head, Jamb, and Sill Detail

2 / A9.1

SCALE 1" = 1'-0"



Typical Boxed Header Detail

3 / A9.1

SCALE 3" = 1'-0"

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ELIZABETH A. HUDSON
04/22/25
CERTIFICATE NO. 039338
REGISTERED ARCHITECT

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

PROJECT

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

SHEET TITLE

DOOR SCHEDULE, ELEVATIONS AND DETAILS

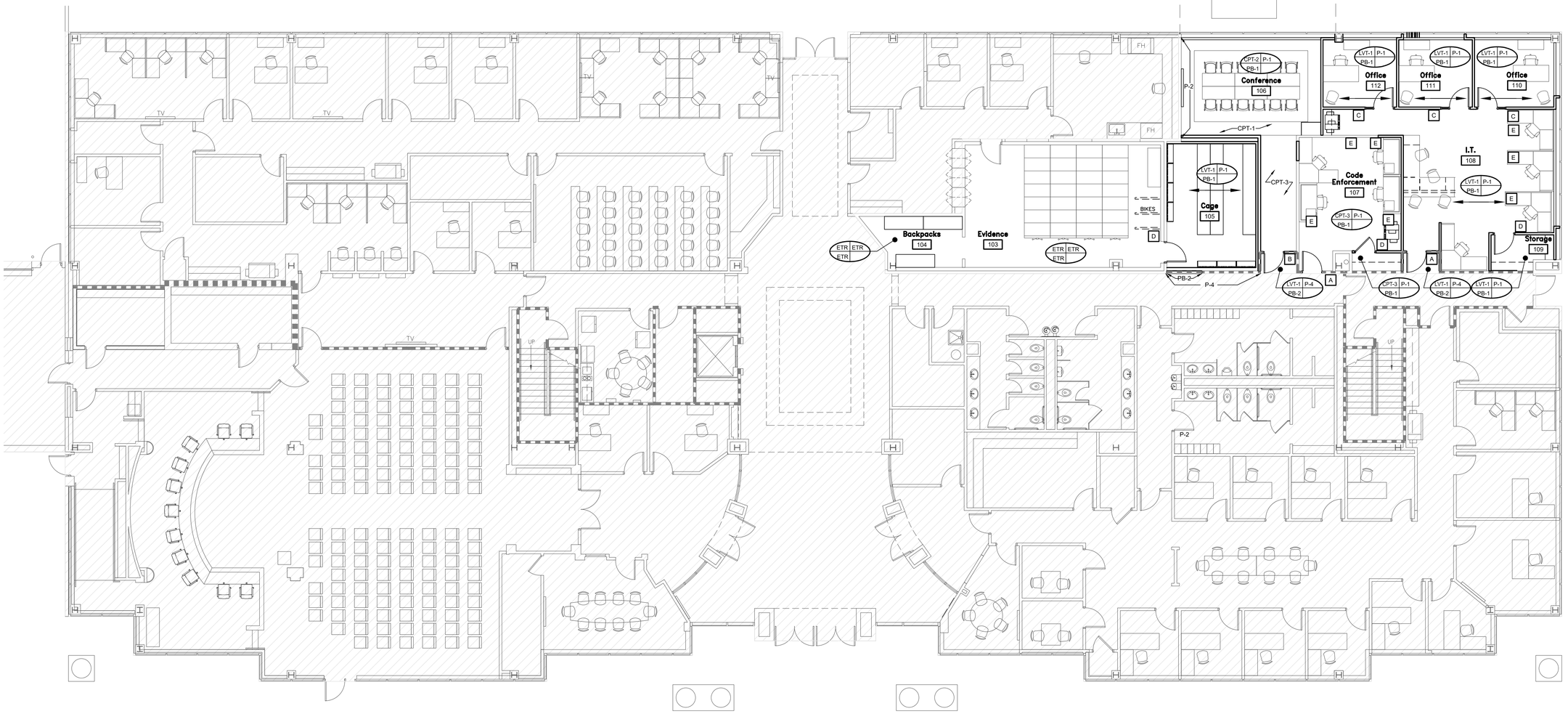
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EAH	WEW	BKS

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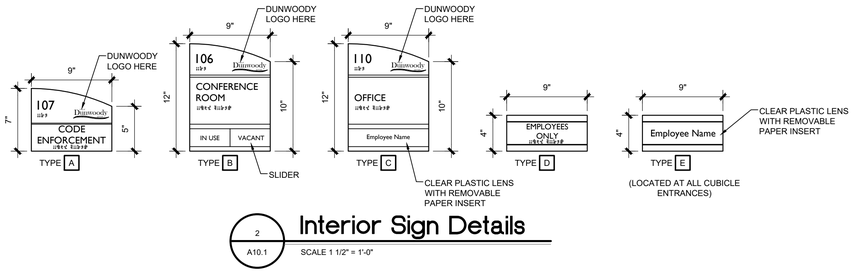
DATE	PROJ. NUMBER	FILE NAME	FILE NUMBER
04/30/2026	A25-159	159-A9.1	

A9.1



1 A10.1 — **Finish Plan**
SCALE 1/8" = 1'-0"

N
Job North



2 A10.1 — **Interior Sign Details**
SCALE 1 1/2" = 1'-0"

Symbol Legend

FIELD FLOOR FINISH
FIELD WALL FINISH
FIELD WALL BASE
XX XX XX XX
FINISH NOTES

General Finish Notes

1. FINISHES INDICATED ON FINISH PLAN REPRESENT NEW SELECTIONS UNLESS NOTED OTHERWISE.
2. ALL FINISH MATERIALS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL BEFORE PURCHASE AND INSTALLATION.
3. FINISHES DESIGNATED AS "FIELD VERIFY" SHALL MATCH ADJACENT EXISTING COLOR AND SHEEN. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND PROVIDE SAMPLES FOR APPROVAL PRIOR TO APPLICATION.
4. ALL WALL PAINT SHALL BE EGGSHELL FINISH UNLESS NOTED OTHERWISE. REFER TO FINISH LEGEND.
5. ALL DOOR FRAMES AND PAINTED WOOD BASE SHALL BE SEMI-GLOSS FINISH UNLESS NOTED OTHERWISE. REFER TO FINISH LEGEND.
6. PROVIDE NEW WINDOW BLINDS FOR ALL EXTERIOR WINDOWS AND DOOR SIDELIGHTS IN THE RENOVATED AREA. REFER TO SPECIFICATIONS.
7. ALL WOOD DOOR FINISH TO BE WALNUT CLEAR FINISH BY VT INDUSTRIES

General Signage Notes

1. ALL SIGNAGE VERBIAGE AND ROOM NUMBERS SHALL BE CONFIRMED WITH THE OWNER PRIOR TO FABRICATION.
2. GRAPHICS AND COLORS FOR THE CITY LOGO SHALL BE PROVIDED BY THE CITY.
3. ALL SIGNS ARE INDENTED TO BE MOUNTED ON THE WALL NEXT TO THE DOOR OR SIDE LITE. IN THE EVENT THE SIGN MUST BE MOUNTED ON THE GLAZING OF A SIDELITE PROVIDE A SOLID ACRYLIC BACK PANEL TO HIDE INTERNAL SIGN COMPONENTS.

Finish Schedule

FINISH	MANUFACTURER	COLOR	NOTES
PAINT			
P-1	SHERWIN WILLIAMS	SW7138 LAVENDAR WISP	MAIN WALL PAINT COLOR AND DOOR FRAMES
P-2	SHERWIN WILLIAMS	SW6243 DISTANCE	ACCENT WALL PAINT COLOR
P-3	SHERWIN WILLIAMS	SW7667 ZIRCON	WOOD BASE COLOR
P-4	SHERWIN WILLIAMS	FIELD VERIFY	PAINT TO MATCH ADJACENT EXISTING WALL CONDITIONS
CARPET			
CPT-1	INTERFACE	DRESSED LINES; COMES AROUND IN CHARCOAL	ASHLAR INSTALLATION
CPT-2	INTERFACE	DRESSED LINES; ACCENT HOUR IN SHELL	ASHLAR INSTALLATION
CPT-3	INTERFACE	DRESSED LINES; ANGULAR TIMES IN SHELL	ASHLAR INSTALLATION
LUXURY VINYL TILE			
LVT-1	INTERFACE	FRESCO VALLEY; CLIFF 4.5MM LIMESTONE	ASHLAR INSTALLATION
SOLID SURFACE			
SS-1	WILSONART	SAPPHIRE RIFT Q4091	COUNTERTOP
SS-2	WILSONART	FROSTY WHITE 1573SL	WINDOW SILLS
PLASTIC LAMINATE			
PL-1	WILSONART	JUBILEE OAK 8242	MILLWORK
WOOD BASE			
PB-1	4" PAINTED WOOD BASE IN COLOR P-3		
PB-2	PAINTED WOOD BASE TO MATCH ADJACENT BASE PROFILE, HEIGHT, COLOR AND SHEEN. FIELD VERIFY EXISTING CONDITIONS PRIOR TO FABRICATION		

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ELIZABETH A. HUDSON
04/22/26
CERTIFICATE NO. 035638
REGISTERED ARCHITECT

STAMP

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

PROJECT

FINISH SCHEDULE, PLAN AND DETAILS

DESIGN	DRAWN	CHECKED
EAH	WEW	BKS

SHEET TITLE

NO.	DESCRIPTION	DATE
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A25-159 PROJ. NUMBER
159-A10.1 FILE NAME
FILE NUMBER

A10.1

LEGEND - HVAC

ABBR	SYMBOL	DESCRIPTION
ACC		AIR COOLED CONDENSER
A/C		ABOVE CEILING
AD		ACCESS DOOR
ADJ		ADJUSTABLE
AFF		ABOVE FINISHED FLOOR
AHU		AIR HANDLING UNIT
AUTO		AUTOMATIC
BAL		BALANCING
BDD		BACKDRAFT DAMPER
B/F		BELOW FLOOR
B/G		BELOW GRADE
BHP		BRAKE HORSEPOWER
	TYPE-CFM	CEILING SUPPLY AIR DIFFUSER
	TYPE	CEILING RETURN AIR REGISTER / GRILLE OR EXHAUST REGISTER / GRILLE
CFM		CUBIC FEET PER MINUTE
		CONNECT TO EXISTING
CU		CONDENSING UNIT
		CONTROL WIRE
DB		DECIBELS
		DIRECTION OF AIRFLOW
DB		DRY BULB
DN		DOWN
DSS		DUCTLESS SPLIT SYSTEM
DWG		DRAWING
	12"x10"	DUCTWORK - NEW (SIZES DENOTE CLEAR INSIDE DIMENSIONS)
		DUCTWORK - EXISTING OR DIFFUSER TO REMAIN
		DUCT - SUPPLY OR OUTSIDE AIR UP
		DUCT - RETURN OR EXHAUST UP
		DUCT - SUPPLY OR OUTSIDE AIR DOWN
		DUCT - RETURN OR EXHAUST DOWN
		DUCT TRANSITION - SQUARE-TO-ROUND (OR OVAL)
	DD	DUCT MOUNTED SMOKE DETECTOR (WIRED BY DIV. 16)
(E)		EXISTING
EA		EXHAUST AIR
EAT		ENTERING AIR TEMPERATURE
EF		EXHAUST FAN
EFF		EFFICIENCY
ESP		EXTERNAL STATIC PRESSURE
°F		FAHRENHEIT
	FD	FIRE DAMPER
FLR		FLOOR
FPM		FEET PER MINUTE
FPS		FEET PER SECOND
FT		FEET
GA		GAUGE

LEGEND - HVAC

ABBR	SYMBOL	DESCRIPTION
GPM		GALLONS PER MINUTE
HTG		HEATING
HZ		HERTZ
ID		INSIDE DIMENSION
IN		INCHES
KW		KILOWATTS
KVA		KILO VOLT AMPS
LAT		LEAVING AIR TEMPERATURE
LB		POUNDS
		LIMITS OF DEMOLITION
MAX		MAXIMUM
MD		MANUAL DAMPER
MFR		MANUFACTURER
MIN		MINIMUM
MOD		MOTOR OPERATED DAMPER
MVD		MANUAL VOLUME DAMPER
NC		NORMALLY CLOSED
NO		NORMALLY OPENED
NOM		NOMINAL
OA		OUTSIDE AIR
OD		OUTSIDE DIMENSION
PIU		POWERED INDUCTION UNIT
PRV		PRESSURE REDUCING VALVE
PSI		POUNDS PER SQUARE INCH
	R	RELOCATION
(R)		RELOCATED
RA		RETURN AIR
RAG		RETURN AIR GRILLE
RAT		RETURN AIR TRANSFER
RTU		ROOFTOP UNIT
SA		SUPPLY AIR
SEN		SENSIBLE
SF	ø	SQUARE FEET
SF		SUPPLY FAN
SP		STATIC PRESSURE
SPS		STATIC PRESSURE SENSOR
SQ		SQUARE
TEMP		TEMPERATURE
	TS	TEMPERATURE SENSOR
	T	THERMOSTAT
TYP		TYPICAL
UNO		UNLESS NOTED OTHERWISE
VA		VALVE
VAV		VARIABLE AIR VOLUME
WB		WET BULB
WC		WATER COLUMN
WT		WEIGHT

LEGEND - MECHANICAL/ELECTRICAL

ABBR	SYMBOL	DESCRIPTION
A		AMPS
FLA		FULL LOAD AMPS
HZ		HERTZ
KVA		KILOVOLT AMPS
KW		KILOWATT
MCA		MINIMUM CIRCUIT AMPACITY
MOCP		MAXIMUM OVERCURRENT PROTECTION
PH	Φ	PHASE
V		VOLT/VOLTAGE
W		WATTS

AIR TERMINAL UNIT SCHEDULE

TAG	TYPE	AIR VALVE DATA (5)			FAN DATA (4)				HEATING DATA				MAX NC	BASIS OF DESIGN	NOTES
		MIN CFM	DES CFM	MAX DP	DES CFM	SP IN WG	HP (3)	VOLT/Φ	HEAT CFM	KW	STAGES	VOLT/Φ			
(R)PIU-1	EXISTING	155	440	1/4	190	1/3	-	-	-	-	-	-	-	EXISTING	8
(R)PIU-2	EXISTING	255	720	1/4	310	1/3	-	-	-	-	-	-	-	EXISTING	8
(R)PIU-3	EXISTING	215	620	1/4	265	1/3	-	-	-	-	-	-	-	EXISTING	8
PIU-4	PARALLEL	310	880	1/4	375	1/3	1/4	277/1	640	8	1	277/1	40	NAILOR: D35	1 2 3 4 5 6 7

NOTES:
1: PROVIDE SOUND ATTENUATION DEVICE, AS REQUIRED, TO COMPLY WITH STATED MAXIMUM NOISE CRITERIA (NC).
2: INSTALL PER MANUFACTURER'S RECOMMENDATIONS FOR SERVICE AND ELECTRICAL CLEARENCES.
3: MAXIMUM FULL-LOAD AMPS FOR FAN SHALL NOT EXCEED 4.0 AMPS.
4: PROVIDE SCR CONTROLLER FOR FAN.
5: SINGLE POINT POWER CONNECTION AT UNT.
6: PROVIDE WITH FACTORY DISCONNECT.
7: PROVIDE INTEGRAL FUSE BLOCK FOR ELECTRIC HEATER AND FAN PROTECTION.
8: EXISTING UNIT SHALL BE RELOATED AND RESUSED. BALANCE TO AIRFLOWS INDICATED.

DIFFUSER, REGISTER & GRILLE SCHEDULE

TAG	TYPE OF SERVICE	FACE SIZE	NECK SIZE	RUNOUT SIZE	# OF SLOTS	SLOT WIDTH	MAX ROOM NC	MAX SP (IN WG)	INTEGRAL DAMPER	BASIS OF DESIGN	NECK SIZE SCHEDULE						NOTES
											6"Φ	8"Φ	10"Φ	12"Φ	14"Φ	16"Φ	
A	SA	24", 24"	NOTE 3	NOTE 1	---	---	30	0.10	N	TITUS: OMNI	0 - 120 CFM	125 - 220 CFM	225 - 350 CFM	355 - 450 CFM	455 - 550 CFM	555 + CFM	2 4
B	RA/EA	24", 24"	22", 22"	---	---	---	30	0.10	N	TITUS: 50F	---	---	---	---	---	---	2 4

NOTE:
1: RUNOUT SIZE SHALL BE EQUAL TO NECK SIZE, UNLESS NOTED OTHERWISE ON DRAWINGS.
2: FINISH FOR ALL DEVICES SHALL BE NO. 26 WHITE, UNLESS OTHERWISE INDICATED ON ARCHITECTURAL DRAWINGS.
3: SEE NECK SIZE SCHEDULE.
4: SEE ARCHITECTURAL PLANS FOR CEILING TYPE. PROVIDE CORRECT BORDER TYPE FOR CEILING APPLICATION.

DUCTLESS SPLIT SYSTEM SCHEDULE

TAG	SERVICE	SUPPLY CFM	CAPACITY (MBH)		INDOOR FAN DATA		OUTDOOR UNIT ELECTRICAL DATA			BASIS OF DESIGN	NOTES
			COOLING	HEATING	VOLT/PH	MCA	VOLT/PH	MCA	MOCP		
DSS-1/DCU-1	109 - STORAGE	375	18	-	NOTE 4		208/1	16	21	TRANE: FKA/PUY	1 2 3 5 6

NOTES:
1: PROVIDE WITH HOUSEKEEPING PAD FOR OUTDOOR UNIT.
2: DISCONNECT SWITCH SUPPLIED BY THE ELECTRICAL CONTRACTOR FOR INTERIOR AND EXTERIOR UNITS.
3: PROVIDE ACCESSORIES TO ALLOW UNIT COOLING OPERATION DOWN TO 0°F AMBIENT.
4: INDOOR UNIT POWERED BY THE OUTDOOR UNIT.
5: PROVIDE HARD-WIRE THERMOSTAT.
6: PROVIDE WITH INTEGRAL CONDENSATE PUMP.

SHEET LIST HVAC

SHEET NUMBER	SHEET NAME
M0.1	LEGENDS & SCHEDULES - HVAC
M0.2	SPECIFICATIONS - HVAC
M0.3	DETAILS - HVAC
M0.4	DETAILS - HVAC
M1.1	DEMOLITION PLAN - HVAC
M2.1	FLOOR PLAN - HVAC

DESIGN CONDITIONS

LOCATION	DUNWOODY, GA
ASHRAE WEATHER STATION	DEKALB-PEACTREE, GA
COOLING - SUMMER DESIGN	
OUTDOOR DESIGN DB/ COINCIDENT WB (ASHRAE 0.4%)	94.1 °F / 73.5°F
INDOOR DESIGN DB/ RH	75°F / 50% ± 10%
HEATING - WINTER DESIGN	
OUTDOOR DESIGN (ASHRAE EXTREME ANNUAL MIN)	15.2°F
INDOOR DESIGN DB (OTHER)	70°F

PRE-TEST & BALANCE NOTE:

CONTRACTOR SHALL PERFORM A PRE-TEST AND BALANCE OF ALL DIFFUSERS SERVING THE ROOMS 103 - EVIDENCE & 104 - BACKPACKS. THE DIFFUSERS IN THESE ROOMS SHALL BE BALANCED TO REMAIN THE SAME AIRFLOW IN THE NEW SCOPE OF WORK. VERIFY DIFFUSERS, PIU & EXHAUST FAN ARE IN WORKING ORDER. REPAIR/REPLACE AS NEEDED.

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CONWAY & OWEN
Consulting Engineers | MEP • LV • Cx
1455 Bluegrass Lakes Parkway
Alpharetta, Ga 30004
P: (678) 350.9000
www.conway-owen.com

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STAMP

GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
KEVIN JOSEPH FINAN
04/30/2026

GA COA: PEF004382
EXPIRES: 06/30/2026

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

PROJECT

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

LEGENDS & SCHEDULES - HVAC

CHECKED KJF
DRAWN WSW
DESIGN WSW

SHEET TITLE

No.	Description	Date
	RELEASED FOR BID	04/30/2026

RELEASE

04/30/2026 DATE
A25-159 PROJ. NUMBER
FILE NAME
FILE NUMBER

M0.1

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MECHANICAL AND PLUMBING GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH ALL LOCAL BUILDING CODES, LAWS, REGULATIONS, ORDINANCES, SMACNA STANDARDS, AND ASHRAE GUIDELINES.
2. THE WORK SHALL CONSIST OF ALL LABOR AND MATERIAL TO COMPLETELY INSTALL ALL WORKS AS SHOWN ON THESE DRAWINGS.
3. COORDINATE LOCATION OF PIPE ROUTING, DUCTWORK AND DIFFUSERS WITH LIGHT FIXTURES WITH ELECTRICAL CONTRACTOR. RELOCATE PIPING &/OR DUCTWORK, IF NECESSARY, AS DIRECTED BY THE ARCHITECT/ENGINEER.
4. ALL WORK ASSOCIATED WITH THE SCOPE OF THIS PROJECT INCLUDING EQUIPMENT, ACCESSORIES, DEVICES, SYSTEMS, ETC. SHALL BE COVERED BY A ONE YEAR GUARANTEE WHICH SHALL START AT THE TIME OF FINAL ACCEPTANCE BY THE OWNER. ANY DEFECTS IN PRODUCTS, INSTALLATION, WORKMANSHIP SHALL BE CORRECTED AT NO ADDITIONAL CHARGE AND SHALL INCLUDE ANY NECESSARY REPAIRS TO WALLS, FLOORS, MILLWORK, ETC. WHICH SHALL BE REPAIRED BACK TO NEW AND FINISHED CONDITION.
5. THE CONTRACTOR SHALL KEEP A RECORD OF THE CHANGES WHICH ARE IN CONFLICT WITH THESE DRAWINGS AND SPECIFICATIONS. AT THE COMPLETION OF THIS WORK THE CONTRACTOR SHALL SUBMIT "AS BUILT" PRINTS TO THE OWNER.
6. THE DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY SHOW THE EXACT ROUTING OR DETAILED FITTINGS. ALL WORK SHALL BE INSTALLED AS A COMPLETE SYSTEM WITH NECESSARY COMPONENTS, FITTINGS, STRAPS, ETC. ALL DAMPERS AND VALVES SHALL BE INSTALLED SO THAT THEY ARE ACCESSIBLE.
7. REFER TO THE ENTIRE CONTRACT DRAWING SET AND SPECIFICATIONS FOR GUIDANCE ON DIMENSIONS, CEILING HEIGHTS, FLOOR SLOPINGS, ROOM FINISHES, STRUCTURAL DETAILS, LOCATIONS OF DUCTWORK, PIPING AND STRUCTURAL MEMBERS. INSTALL THE MECHANICAL SYSTEMS SO AS NOT TO INTERFERE WITH THE INSTALLATION OR FUNCTION OF ANOTHER DISCIPLINES WORK.
8. ALL DUCT AND PIPING MUST BE CONCEALED ABOVE THE CEILING OR IN THE WALLS UNLESS OTHERWISE NOTED.
9. COORDINATE DIFFUSER LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLAN TO VERIFY FRAME TYPES BASED ON CEILING TYPE.
10. COORDINATE VALVE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLAN TO MAKE CERTAIN NONE ARE INSTALLED OVER GYPSUM BOARD CEILINGS.
11. THE CONTRACTOR SHALL INSTALL ALL WORK IN A NEAT AND WORKMANLIKE MANNER AND ACCORDING TO GENERALLY ACCEPTED PRACTICES OF FIRST CLASS WORKMANSHIP.
12. THERMOSTATS SHALL BE LOCATED IN EACH ZONE AS INDICATED ON PLAN. THE EXACT LOCATION ON THE WALL SHALL BE AS DIRECTED BY THE ARCHITECT.
13. CONTRACTOR SHALL PROVIDE (2) SETS OF FILTERS FOR EACH FIU ONE DURING CONSTRUCTION AND ONE SET AT COMPLETION OF CONSTRUCTION. FILTERS SHALL BE 1" THICK PLEATED, MINIMUM 30% EFFICIENT (MERV RATING OF 7).
14. ALL DIMENSIONS OF EXISTING CONSTRUCTION ARE APPROXIMATE. THE CONTRACTORS SHALL MAKE ALL NECESSARY FIELD MEASUREMENTS OF EXISTING STRUCTURES, AND EQUIPMENT TO VERIFY DIMENSIONS SHOWN ON THE DRAWINGS. PROVIDE PROPER DIMENSIONS NOT SHOWN PRIOR TO EQUIPMENT FABRICATION. ALL COST FOR MODIFICATIONS OF NEW CONSTRUCTION DUE TO LACK OF CONFIRMATION OF DIMENSIONS BY FIELD MEASUREMENT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.
15. ALL PIPING, DUCTWORK, INSULATION, CONSTRUCTION STANDARDS, ETC. MUST BE EQUAL TO OR GREATER THAN EXISTING BUILDING STANDARDS. THE USE OF RIGID FIBER DUCT BOARD AND PVC IS NOT PERMITTED.
16. LANDLORD SHALL HAVE FIRST REFUSAL FOR EXISTING EQUIPMENT AND MATERIALS SHOWN OR LISTED TO BE REMOVED FROM THE PROPERTY. EQUIPMENT AND MATERIALS SHALL BECOME PROPERTY OF THE CONTRACTOR AND REMOVED FROM THE SITE IF NOT ACCEPTED BY THE LANDLORD.
17. CONTRACTOR SHALL PROVIDE MANUAL VOLUME DAMPER AT SUPPLY AND/OR RETURN AIR TAKE-OFFS IF NONE EXIST TO PROPERLY BALANCE SYSTEMS WITHIN THE SCOPE OF WORK.
18. CONTRACTOR SHALL CLEAN AND/OR PAINT EXISTING AIR DISTRIBUTION DEVICES TO REMAIN.

FIRE PROTECTION NOTES

1. CONTRACTOR SHALL PROVIDE STAMPED SPRINKLER DRAWINGS IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AND IN ACCORDANCE WITH NFPA. CONTRACTOR SHALL PROVIDE GUARANTEE COVERING ALL WORK AND MATERIALS FOR ONE YEAR.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FLOW TEST DATA AND PREPARING HYDRAULIC CALCULATIONS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.
3. CONTRACTOR TO CONFIRM STRUCTURAL AND SUPPLY HYDRAULIC INFORMATION PRIOR TO SYSTEM MODIFICATION AND INSTALLATION.
4. CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION OF ALL HEADS TO INSURE WORK WILL NOT CONFLICT WITH CEILING GRID AND LIGHTS. COORDINATE WITH ALL OTHER TRADES
5. RELOCATE/PROVIDE NEW (MATCH EXISTING TYPE) SPRINKLER HEADS AND COORDINATE WITH LIGHTS, GRILLES, & DIFFUSERS WITHIN THE REQUIREMENTS OF NFPA 13.
6. REVISED SPRINKLER LAYOUT SHALL COMPLY WITH NFPA 13.
7. SPRINKLER PIPING SHALL BE ASTM A135, SCHEDULE 40 BLACK STEEL FOR 2" AND SMALLER PIPE SCHEDULE 10 BLACK STEEL MAY BE USED FOR 2-1/2" AND LARGER PIPE.

MECHANICAL (HVAC & PLUMBING) SPECIFICATIONS

A. GENERAL CONDITIONS OTHER CONTRACT DOCUMENTS

1. THE GENERAL CONDITIONS AND OTHER CONTRACT DOCUMENTS AS SET FORTH HEREBY ARE TO BE INCORPORATED INTO AND BECOME A PART OF THE SPECIFICATIONS FOR THE WORK UNDER THIS DIVISION.

B. CODES AND PERMITS

1. COMPLY WITH ALL RULES, REGULATIONS OF STATE, COUNTY, AND CITY AUTHORITIES HAVING JURISDICTION OVER THE PREMISES, INCLUDING SAFETY REQUIREMENTS OF OSHA. DO NOT CONSTRUE THIS AS RELIEVING CONTRACTOR FROM COMPLYING WITH SPECIFICATIONS WHICH EXCEED CODE REQUIREMENTS AND NOT IN CONFLICT THEREWITH.
2. SECURE AND PAY FOR ALL PERMITS AND CERTIFICATES OF INSPECTION REQUIRED.

C. LOCAL CONDITIONS:

1. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID AND BE FAMILIAR WITH ALL EXISTING CONDITIONS. SPECIAL ATTENTION SHALL BE GIVEN TO WORK TO BE PERFORMED ABOVE AN EXISTING CEILING. NO ALLOWANCE WILL BE MADE FOR LACK OF KNOWLEDGE OF EXISTING CONDITIONS.
2. THIS CONTRACTOR SHALL BE HELD TO HAVE EXAMINED THE PREMISES AND SITE SO AS TO COMPARE THEM WITH THE DRAWINGS AND SPECIFICATIONS. NO ALLOWANCE SHALL BE MADE TO THE CONTRACTOR BY REASON OF HIS FAILURE TO HAVE MADE SUCH EXAMINATION OR OF ANY ERROR ON HIS PART.
3. WHERE EXISTING SLABS ARE TO BE CUT OR CORE DRILLED, THE CONTRACTOR SHALL X-RAY THE EXISTING SLABS TO AVOID CUTTING OR DISRUPTING EXISTING CONDUITS, CABLES, PLUMBING OR STRUCTURAL MEMBERS.
4. HVAC SYSTEMS, PLUMBING SYSTEMS, AND ELECTRICAL SERVICE TO THE BUILDING SHALL NOT BE INTERRUPTED WITHOUT WRITTEN CONSENT OF THE BUILDING OWNER.
5. AT THE COMPLETION OF THE PROJECT, ALL WORK UNDER THIS DIVISION SHALL BE COMPLETELY INTEGRATED WITH THE EXISTING SYSTEMS AND LEFT IN PERFECT OPERATING CONDITION.

D. DRAWINGS

1. DRAWINGS AND SPECIFICATIONS ARE TO BE CONSIDERED AS SUPPLEMENTING EACH OTHER. WORK SPECIFIED SHALL BE PERFORMED OR FURNISHED AS THOUGH MENTIONED IN BOTH SPECIFICATIONS AND DRAWINGS.
2. THE DRAWINGS ARE SCHEMATIC ONLY AND ARE INTENDED TO SHOW APPROXIMATE LOCATIONS. DO NOT SCALE.

E. SHOP DRAWINGS/SUBMITTALS

1. THIS CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON THE ITEMS OF EQUIPMENT AND SYSTEMS AS NECESSARY TO CLEARLY SHOW EQUIPMENT AND CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL REVIEW, COMMENT AND STAMP THE SHOP DRAWINGS/SUBMITTALS PRIOR TO THE ENGINEER REVIEW.

F. SUPERVISION

1. THIS CONTRACTOR SHALL HAVE IN CHARGE OF THE WORK, A COMPETENT SUPERINTENDENT WITH EXPERIENCE IN THE WORK TO BE INSTALLED UNDER THIS CONTRACT.

G. COORDINATION

1. THIS CONTRACTOR SHALL COORDINATE HIS WORK AND COOPERATE WITH THE OTHER CONTRACTORS. HE SHALL ARRANGE HIS WORK WITH THEIRS SO THAT THERE WILL BE NO DELAY IN THE PROPER INSTALLATION.
2. EXAMINE WORK OF OTHER TRADES WHICH COMES IN CONTACT WITH OR IS COVERED BY THIS WORK. DO NOT ATTACH TO, COVER, OR FINISH AGAINST ANY DEFECTIVE WORK, OR INSTALL WORK OF THIS DIVISION IN A MANNER WHICH WILL PREVENT OTHER TRADES FROM PROPERLY INSTALLING THEIR WORK. CONSULT ALL DRAWINGS, SPECIFICATIONS AND DETAILS OF OTHER DIVISIONS OF THE WORK.

H. CUTTING AND PATCHING

1. ALL CUTTING AND PATCHING WORK RELATED TO THIS CONTRACT WILL BE THE RESPONSIBILITY OF THIS CONTRACTOR. REPAIRS SHALL MATCH NEW AND/OR EXISTING CONDITIONS.

I. GUARANTEE AND WARRANTIES

1. CONTRACTOR SHALL WARRANT THAT EQUIPMENT AND ALL WORK IS INSTALLED IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE AND THAT ALL EQUIPMENT WILL MEET REQUIREMENTS SPECIFIED. ANY EQUIPMENT FAILING TO PERFORM OR FUNCTION AS SPECIFIED SHALL BE REPLACED WITH COMPLYING EQUIPMENT, WITHOUT COST TO THE OWNER.
2. GUARANTEE AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS. MAKE GOOD REPAIR OR REPLACE ANY DEFECTIVE WORK, MATERIAL OR EQUIPMENT WITHIN (1) ONE YEAR FROM DATE OF ACCEPTANCE.

J. INSTALLATION REQUIREMENTS

1. LOCATIONS OF PIPING, EQUIPMENT, DUCTS, ETC., ON THE DRAWINGS IS DIAGRAMMATIC. INDICATED POSITIONS SHALL BE FOLLOWED AS CLOSELY AS POSSIBLE. EXACT LOCATIONS SHALL BE SUBJECT TO BUILDING CONSTRUCTION AND INTERFERENCES WITH OTHER WORK. ARCHITECT RESERVES THE RIGHT TO MAKE MINOR CHANGES IN LOCATION OF ANY PART OF THE WORK UP TO THE TIME OF ROUGHING-IN WITHOUT ADDITIONAL COST.

K. TEST AND ADJUSTMENTS

1. OBTAIN ALL INSPECTIONS REQUIRED BY LAW, ORDINANCES, RULES, REGULATIONS OF AUTHORITIES HAVING JURISDICTION. FURNISH CERTIFICATES OF SUCH INSPECTIONS. PAY ALL FEES AND PROVIDE ALL EQUIPMENT, POWER AND LABOR NECESSARY FOR INSPECTIONS AND TEST.
2. PRESSURE TESTS
   A. ALL PIPING SHALL BE GIVEN THE FOLLOWING PRESSURE TEST WITHOUT APPRECIABLE PRESSURE DROP. EQUIPMENT WHICH WOULD BE DAMAGED BY THE REQUIRED TEST PRESSURE SHALL BE ISOLATED FROM THE SYSTEM DURING TESTING.

SERVICE	MEDIUM	(PSI)	HRS.
DOMESTIC WATER	WATER	125	6

   B. SANITARY SEWERS PER STATE PLUMBING CODE AND LOCAL AUTHORITY.

L. HVAC SYSTEMS ADJUSTMENTS AND BALANCE

1. PROVIDE A COMPLETE TEST AND BALANCE OF THE SYSTEMS THAT SERVE THIS SPACE. PLACE ALL HEATING, VENTILATING, AND AIR CONDITIONING SYSTEMS AND EQUIPMENT INTO FULL OPERATION AND CONTINUE OPERATION OF SAME DURING EACH WORKING DAY OF TESTING AND BALANCING. EVERY SUPPLY OUTLET SHALL BE TESTED AND BALANCED TO WITHIN 10% OF AIR QUANTITIES SHOWN. OUTSIDE AIR AND EXHAUST AIR SHALL BE BALANCED TO WITHIN 5% OF AIR QUANTITIES SHOWN. CFM OFFSETS WHERE CALLED OUT SHALL BE MET WITHIN 5% OF CFM LISTED.
2. THE TEST AND BALANCE SHALL BE PERFORMED BY AN AABC OR NEBB CERTIFIED TEST AND BALANCE CONTRACTOR THAT MUST BE A DIFFERENT COMPANY THAN THE MECHANICAL CONTRACTOR.
3. SUBMIT A CERTIFIED TEST AND BALANCE REPORT TO THE ENGINEER FOR APPROVAL. REPORT SHALL INCLUDE (AT A MINIMUM) THE FOLLOWING:
   A. NAMEPLATE DATA FOR ALL POWERED DEVICES.
   B. DIFFUSER LAYOUT (DRAWING) DEPICTING ALL DIFFUSERS AND EQUIPMENT. DIFFUSER TAGS SHALL SHOW THE INITIAL AND FINAL READINGS OF ALL DIFFUSERS AND GRILLES.
   C. AIRFLOW AT UNIT SUPPLY, RETURN, AND OUTSIDE AIR (IF APPLICABLE) CONNECTIONS.
   D. AIRFLOW AT ALL SUPPLY AIR DIFFUSERS
   E. AIRFLOW AT ALL EXHAUST GRILLES.
4. FINAL DIFFUSER READINGS THAT DIFFER FROM THE DRAWINGS BY MORE THAN THE LIMITS ABOVE SHALL BE NOTED IN THE REPORT.
5. EXISTING EQUIPMENT TO REMAIN: THE MECHANICAL CONTRACTOR SHALL THOROUGHLY INSPECT AND TEST THE OPERATION OF THE EACH EXISTING HEATING/COOLING SYSTEM (PRIOR TO TEST & BALANCE) AND SUBMIT ANY REPAIR/REPLACEMENT RECOMMENDATIONS TO THE ENGINEER. TEST AND BALANCE REPORT SHALL INCLUDE EXISTING DIFFUSERS WITH TAGS SHOWING EXISTING AIRFLOW READINGS.

M. INSULATION

1. ALL INSULATION SHALL BE INSTALLED OVER CLEAN DRY SURFACES. INSULATION MUST BE DRY AND IN GOOD CONDITION. WET OR DAMAGED INSULATION WILL NOT BE ACCEPTABLE. NO INSULATION SHALL BE APPLIED PRIOR TO PRESSURE TEST COMPLETION OF THE RESPECTIVE PIPING SYSTEMS. INSTALLATION SHALL BE CONTINUOUS.
2. FIBERGLASS PIPE INSULATION SHALL BE INSTALLED WITH JOINTS BUTTED FIRMLY TOGETHER. JACKET LAPS TO BE SEALED WITH FACTORY APPLIED ADHESIVE. BUTT JOINTS TO BE SEALED WITH BUTT STRIPS, HAVING FACTORY APPLIED ADHESIVE. VALVES AND FITTINGS SHALL BE INSULATED USING MITERED SECTIONS OF INSULATION, INSULATION CEMENT, OR PRE-MOLDED FITTING INSULATION. THE INSULATION APPLIED TO THE VALVES, FITTINGS AND THROUGH HANGERS SHALL BE COVERED WITH THE SAME TYPE OF COVERING AS USED ON THE PIPE INSULATION. PIPE SHIELDS TO BE PROVIDED AT ALL SUPPORTS.
3. PROVIDE THE FOLLOWING INSULATION PRODUCTS AS MANUFACTURED BY OWENS-CORNING. INSULATION PRODUCTS AS MANUFACTURED BY ARMSTRONG, CERTAINTEED OR KNAUF ARE ACCEPTABLE. ADHESIVE SHALL BE BENJAMIN FOSTER OR EQUAL.
4. SUPPLY AND OUTSIDE AIR DUCT SHALL BE MINIMUM R=6.0 OR R=8.0 WHEN INSTALLED IN UNCONDITIONED SPACE. RETURN AIR SHALL BE INSULATED WHEN INSTALLED IN UNCONDITIONED SPACES, OR AS NOTED. EXHAUST DUCT SHALL BE INSULATED WHERE NOTED.
5. MATERIALS
   5.1. DOMESTIC COLD WATER: 1" THICK ASJ/SSL FIBERGLASS.
   5.2. SUPPLY DUCT: 2" MINIMUM THICK DUCT WRAP.
   5.3. ALL INSULATION SHALL MEET 25/50 FLAME AND SMOKE SPREAD RATING FOR PLENUM APPLICATIONS.
6. EXISTING & NEW PVC OR NON-COMPLIANT PLENUM RATED MATERIALS SHALL BE WRAPPED WITH 3M FIRE BARRIER OR EQUIVALENT PRODUCT OR CONSTRUCTED WITH PLENUM COMPLIANT MATERIALS.

N. DUCTWORK

1. ALL DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN COMPLIANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS (2006 ED. OR LATER).
2. NEW DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL AND INSTALLED AS SHOWN ON THE DRAWINGS. ALL SHEETMETAL DUCT JOINTS & SEAMS (MINIMUM SEAL CLASS B) SHALL BE SEALED WITH TAPES AND MASTICS AS LISTED IN UL STANDARDS 181A AND 181B.
3. DUCT SIZES INDICATED ON PLANS ARE FREE INSIDE CLEAR DIMENSIONS UNLESS OTHERWISE NOTED
4. LEAKAGE RATE ALLOWANCE SHALL BE THE LESSER OF SMACNA CLASS B LEAKAGE CALCULATION OR 5% OF SYSTEM CFM.
5. LOW PRESSURE FLEXIBLE DUCTWORK SHALL BE LIMITED TO 6' IN LENGTH. FLEXIBLE DUCTS SHALL BE INSTALLED IN A FULLY EXTENDED CONDITION FREE OF SAGS AND KINKS, USING ONLY THE MINIMUM LENGTH REQUIRED TO MAKE THE CONNECTION. FLEXIBLE DUCT SHALL BE LISTED AS A CLASS 1 AIR DUCT AND SHALL COMPLY WITH UL STANDARD 181, NFPA 90A & B. DUCT SHALL HAVE A MAXIMUM FLAME SPREAD RATING OF 25, A MAXIMUM SMOKE RATING OF 50, SHALL BE RATED FOR POSITIVE PRESSURE OF 10"(W.C.) AND NEGATIVE PRESSURE OF 1/2"(W.G.) INSULATION SHALL BE A MINIMUM OF 1" THICK, 3/4" PCF DENSITY FIBERGLASS WITH A MINIMUM VALUE OF R=4.0. FLEXIBLE DUCT SHALL BE THERMAFLEX TYPE M-KE, FLEXMASTER TYPE 8M, OR EQUAL.
6. EXISTING FLEXIBLE DUCT: REPAIR TORN OR DAMAGED VAPOR BARRIER/JACKET WITH DUCT TAPES LISTED AND LABELED TO UL 181B. IF INTERNAL CORE IS PENETRATED, REPLACE FLEXIBLE DUCT OR TREAT AS A SPLICE.
7. ELBOWS 45 DEGREES & GREATER IN ALL DUCT SYSTEMS MUST BE EITHER FULL-RADIUS OR MITERED WITH TURNING VANES.
   7.1. INSTALL TURNING VANES FOR ALL RECTANGULAR MITERED ELBOWS.
   7.2. FOR DUCTS WITH VELOCITIES LESS THAN 2,200 FPM PROVIDE SINGLE WALL TYPE.
   7.3. FOR DUCTS WITH VELOCITIES GREATER THAN 2,200 FPM PROVIDE DOUBLE WALL TYPE.
8. FIRE DAMPERS IN DUCTWORK SHALL BE TYPE 'B' STYLE WITH SHUTTER OUTSIDE OF AIRSTREAM.

O. MATERIALS

1. PIPE AND FITTINGS DOMESTIC WATER - TYPE "L" HARD COPPER. GASKETS.
2. WASTE & VENT PIPING (ABOVE GROUND INTERIOR) NO-HUB CAST IRON. BUILDING SEWERS & DRAINS (UNDERGROUND) SANITARY SEWERS SHALL BE SERVICE WEIGHT CAST IRON, BELL & SPIGOT, SOIL PIPE WITH TYLER "TY-SEAL" NEOPRENE PIPE GASKETS.
3. CONDENSATE PIPING - TYPE "M" OR DUV COPPER TUBING, NO-HUB CAST IRON, OR PVC (EXCEPT IN RETURN AIR PLENUMS).
4. REFRIGERANT PIPING - SEAMLESS COPPER TUBE, HARD DRAWN, ASTM B75, TYPE K OR L B88. FITTINGS SHALL BE WROUGHT COPPER OR WROUGHT BRONZE WITH SILVER SOLDER.

P. PIPING HANGER SPACING

1. INSTALL HANGERS AND SUPPORTS IN PIPING SYSTEMS TO REMOVE STRESS FROM SYSTEM. SPACE HANGERS AND SUPPORTS PER THE FOLLOWING TABLES:
   1.1. COPPER PIPE: 1-1/4" OR SMALLER - 6' MAXIMUM SPACING & 1-1/2" OR LARGER - 10' MAXIMUM SPACING
   1.2. CAST IRON PIPE: ALL SIZES - 5' MAXIMUM SPACING (SPACING OF 10' MAY BE USED WHEN 10' PIPE LENGTH ARE UTILIZED.
   1.3. PVC PIPE: ALL SIZES - 4' MAXIMUM SPACING.
   1.4. CPVC PIPE: 1" OR SMALLER - 3' MAXIMUM SPACING & 1-1/4" OR LARGER - 4' MAXIMUM SPACING

Q. VALVES

1. VALVES IN WATER PIPING: BALL VALVES WITH SCREWED ENDS, MIN. 150 LBS., SWP. VALVES USED FOR SHUT-OFF AND BALANCING SHALL BE EQUIPPED WITH MEMORY STOP.

R. WIRING

1. ALL WIRING INCIDENTAL TO THIS TEMPERATURE CONTROL SYSTEM SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR.
2. THE TERM "WIRING" SHALL BE CONSTRUED TO INCLUDE FURNISHING OF WIRE, CONDUIT, MISCELLANEOUS MATERIALS AND LABOR AS REQUIRED FOR MOUNTING AND CONNECTING ELECTRICAL CONTROL DEVICES, AND CONNECTING ELECTRICAL DEVICES, AND PROVIDING ELECTRICAL INTERLOCKS BETWEEN EQUIPMENT.

S. EQUIPMENT

1. SEE SCHEDULES ON DRAWING.
2. THE BASIS OF DESIGN INDICATED ON ALL SCHEDULES CONTAINED ON THESE DRAWINGS INDICATES MINIMUM QUALITY AND CONSTRUCTION STANDARDS. ALTERNATE MANUFACTURERS EQUIPMENT MAY BE USED SO LONG AS THE EQUIPMENT / DEVICE MEETS OR EXCEEDS THE QUALITY OF THE BASIS OF DESIGN. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING SPACE REQUIREMENTS FOR ALTERNATE EQUIPMENT.
3. WHERE A PRODUCT IS SUBSTITUTED FOR A "BASIS OF DESIGN" PRODUCT, THE CONTRACTOR SHALL NOTIFY THE DESIGN TEAM THAT CHANGES IN PROJECT MAY BE MANDATORY IN ORDER TO PERMIT THE USE AND THE INSTALLATION OF THE SUBSTITUTED PRODUCT. SHOP DRAWING SUBMITTALS FOR A SUBSTITUTE PRODUCT SHALL INCLUDE A COMPLETE SCHEDULE OF CHANGES IN PROJECT DESIGN, IF ANY, WHICH MUST BE MADE IN ORDER TO PERMIT USE AND INSTALLATION OF THE SUBSTITUTED PRODUCT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES FOR USE OF THE SUBSTITUTED PRODUCT. THE CONTRACTOR SHALL BEAR ALL EXPENSES RELATED TO THE USE OF A SUBSTITUTE PRODUCT.

T. CONTROLS

1. PROVIDE CONTROLS COMPATIBLE WITH EXISTING BUILDING SYSTEM.
2. THERMOSTATS TO BE RELOCATED AS INDICATED ON PLANS.

RELEASED FOR BID

CONWAY & OWEN
Consulting Engineers | MEP • LV • Cx
1455 Bluegrass Lakes Parkway
Alpharetta, Ga 30004
P: (678) 350.9000
www.conway-owen.com

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GEORGIA REGISTERED ARCHITECT KEVIN JOSEPH FINA
04/30/2026
GA COA: PEF004982
EXPIRES: 06/30/2026

STAMP

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

PROJECT

SPECIFICATIONS - HVAC

DESIGN	DRAWN	CHECKED
WSW	WSW	KJF

SHEET TITLE

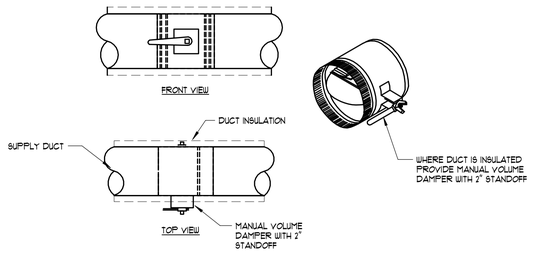
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.	RELEASED FOR BID	04/30/2026

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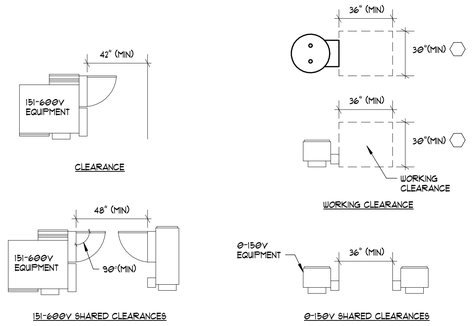
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FILE NUMBER

M0.2

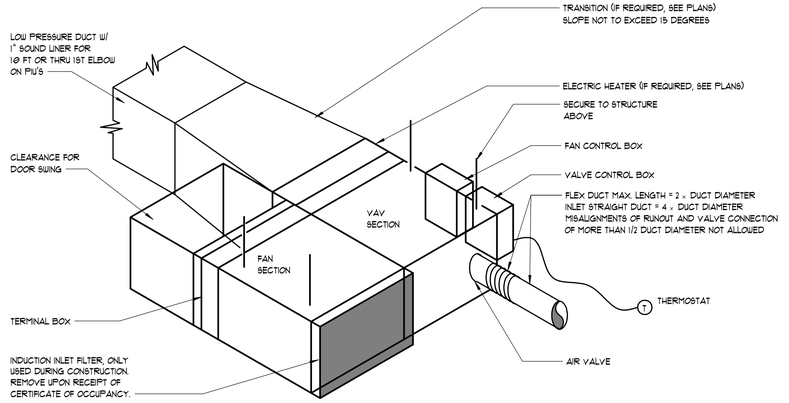
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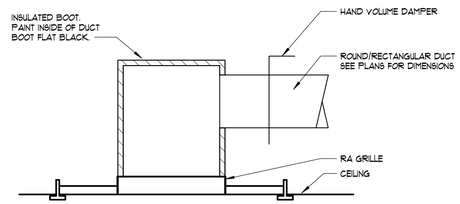
8 MANUAL VOLUME DAMPER W/ STANDOFF
NOT TO SCALE



4 TYPICAL NEC EQUIPMENT CLEARANCES
NOT TO SCALE

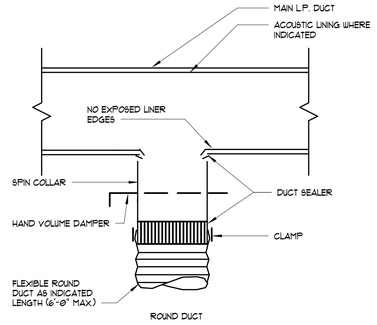


1 TYPICAL PIU OR VAV CONNECTIONS
NOT TO SCALE

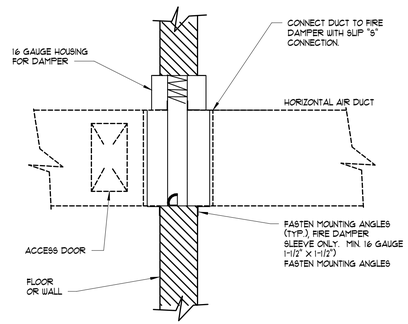


NOTES:
1. BOOT SIZE SHALL MATCH RETURN AIR GRILLE SIZE.

9 DUCTED RETURN BOOT DETAIL
NOT TO SCALE

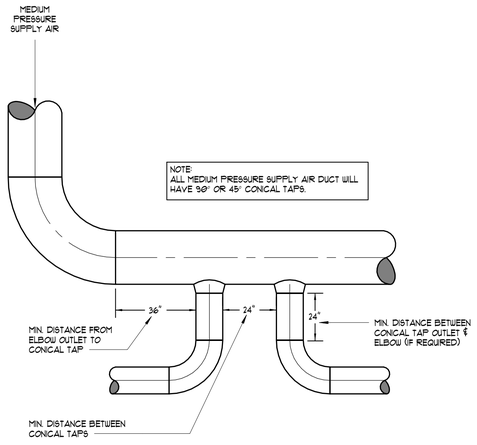


5 TYPICAL LOW PRESSURE BRANCH DUCT TAKE-OFF
NOT TO SCALE

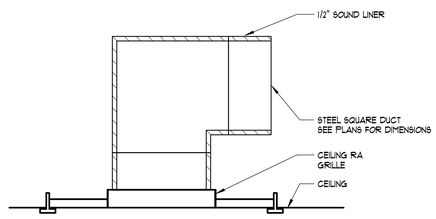


NOTES:
1. DAMPER ASSEMBLY INSTALLED IN AND FASTENED TO THE SLEEVE.
2. MAINTAIN FULL DUCT SIZE. DAMPER HOUSING SHALL NOT OBSTRUCT AIR FLOW, (TYPE "B").

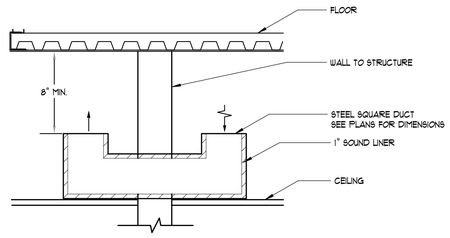
2 FIRE DAMPER INSTALLATION DETAIL - HORIZONTAL
NOT TO SCALE



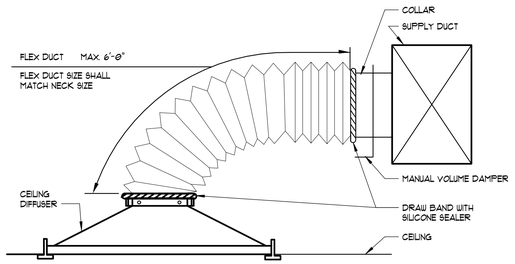
10 TYPICAL MEDIUM PRESSURE BRANCH DUCT TAKE-OFF DETAIL
NOT TO SCALE



6 TYPICAL RETURN BOOT DETAIL
NOT TO SCALE



7 TYPICAL TRANSFER BOOT DETAIL - TURNED UP
NOT TO SCALE



3 TYPICAL DIFFUSER CONNECTION (SIDE OF DUCT)
NOT TO SCALE

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GEORGIA REGISTERED PROFESSIONAL ENGINEER KEVIN JOSEPH FINAN
04/30/2026
GA COA: PEF004382
EXPIRES: 06/30/2026

STAMP

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planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

PROJECT

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

SHEET TITLE

DETAILS - HVAC

DESIGN	DRAWN	CHECKED
WSW	WSW	K.JF

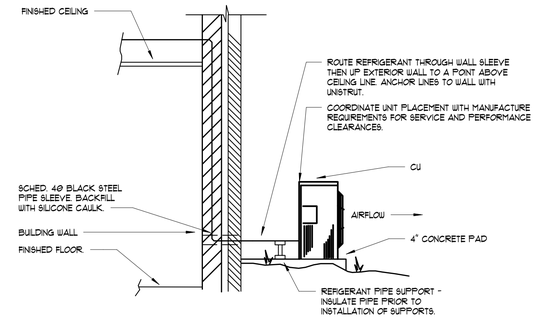
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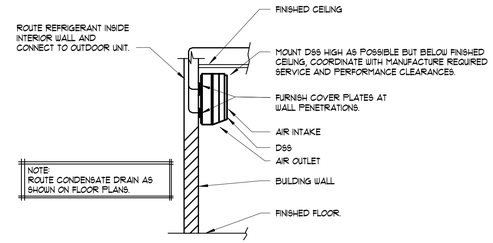
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1 DUCTLESS SPLIT CU MOUNTED ON GRADE
NOT TO SCALE



2 DUCTLESS SPLIT WALL INSTALLATION
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PROJECT

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

SHEET TITLE

DETAILS - HVAC

DESIGN	DRAWN	CHECKED
WSW	WSW	KJF

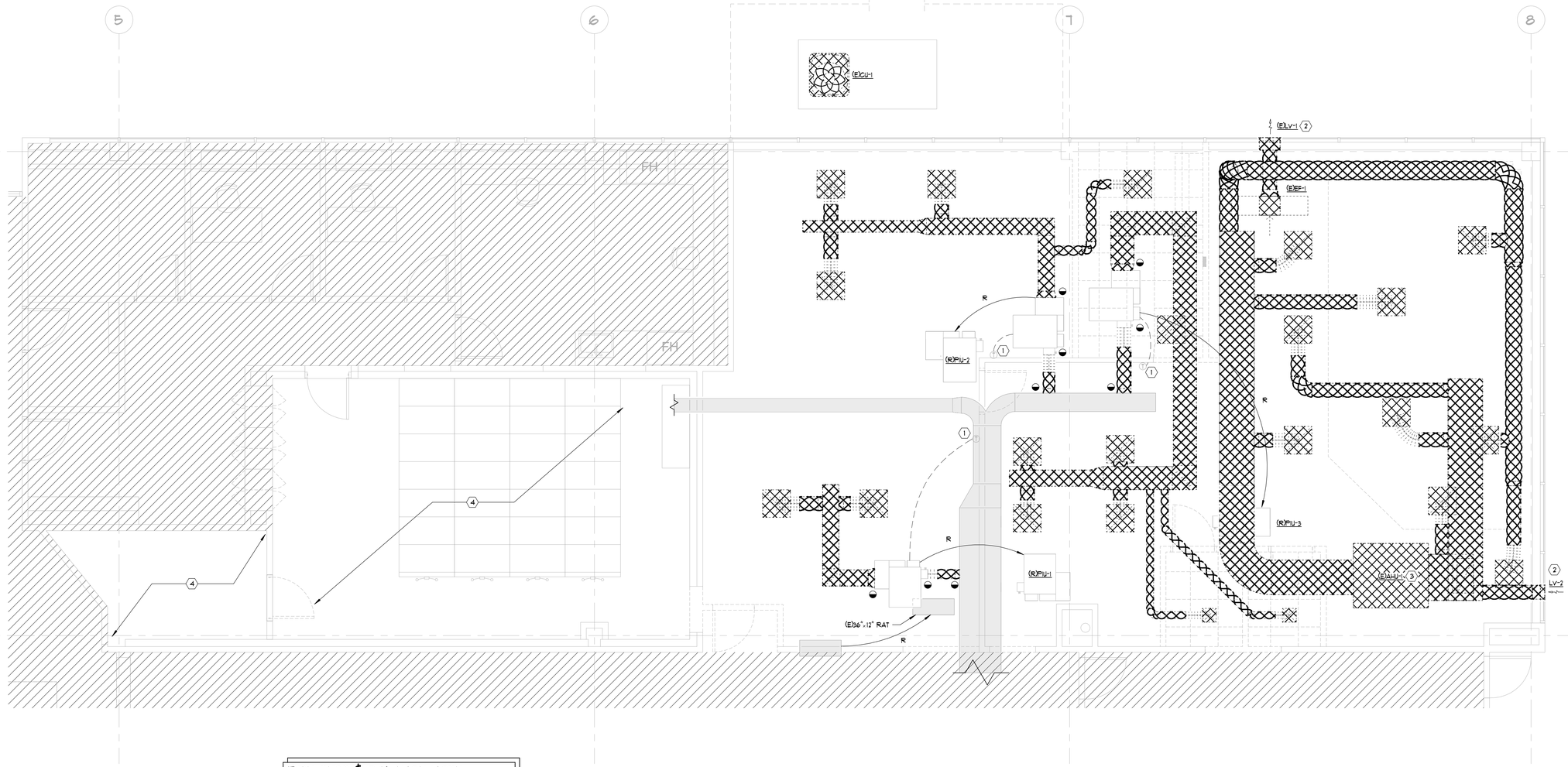
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PRE-TEST & BALANCE NOTE:

CONTRACTOR SHALL PERFORM A PRE-TEST AND BALANCE OF ALL DIFFUSERS SERVING THE ROOMS 103 - EVIDENCE & 104 - BACKPACKS. THE DIFFUSERS IN THESE ROOMS SHALL BE BALANCED TO REMAIN THE SAME AIRFLOW IN THE NEW SCOPE OF WORK. VERIFY DIFFUSERS, FIU & EXHAUST FAN ARE IN WORKING ORDER. REPAIR/REPLACE AS NEEDED.

1 DEMOLITION PLAN - HVAC

1/4" = 1'-0"

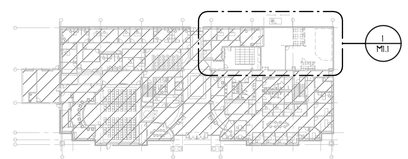
NORTH

ITEMS UNDERNEATH HATCHING TO BE DEMOLISHED.

ITEMS UNDERNEATH HATCHING OUT OF SCOPE.

KEY NOTES:

1. EXISTING THERMOSTAT TO BE RELOCATED. SEE 1/M2.1 FOR NEW LOCATION.
2. DEMOLISH EXISTING LOUVER. REPAIR/PATCH WALL PENETRATION.
3. DEMOLISH EXISTING AIR HANDLER AND ALL ASSOCIATED DUCT WORK AND ACCESSORIES. DEMOLISH ASSOCIATED CONDENSING UNIT AND ALL REFRIGERANT PIPING.
4. PROVIDE PRE-TEST AND BALANCE OF EXISTING FIU/VAV AND EXHUAST FAN SERVING EXISTING EVIDENCE LOCKER.



2 KEY PLAN - HVAC

1" = 60'-0"

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04/30/2026
GA COA: PEF004982
EXPIRES: 06/30/2026

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DUNWOODY CITY HALL INTERIOR RENOVATION

4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

PROJECT

DEMOLITION PLAN - HVAC

DESIGN: WSW
DRAWN: WSW
CHECKED: KJF

SHEET TITLE

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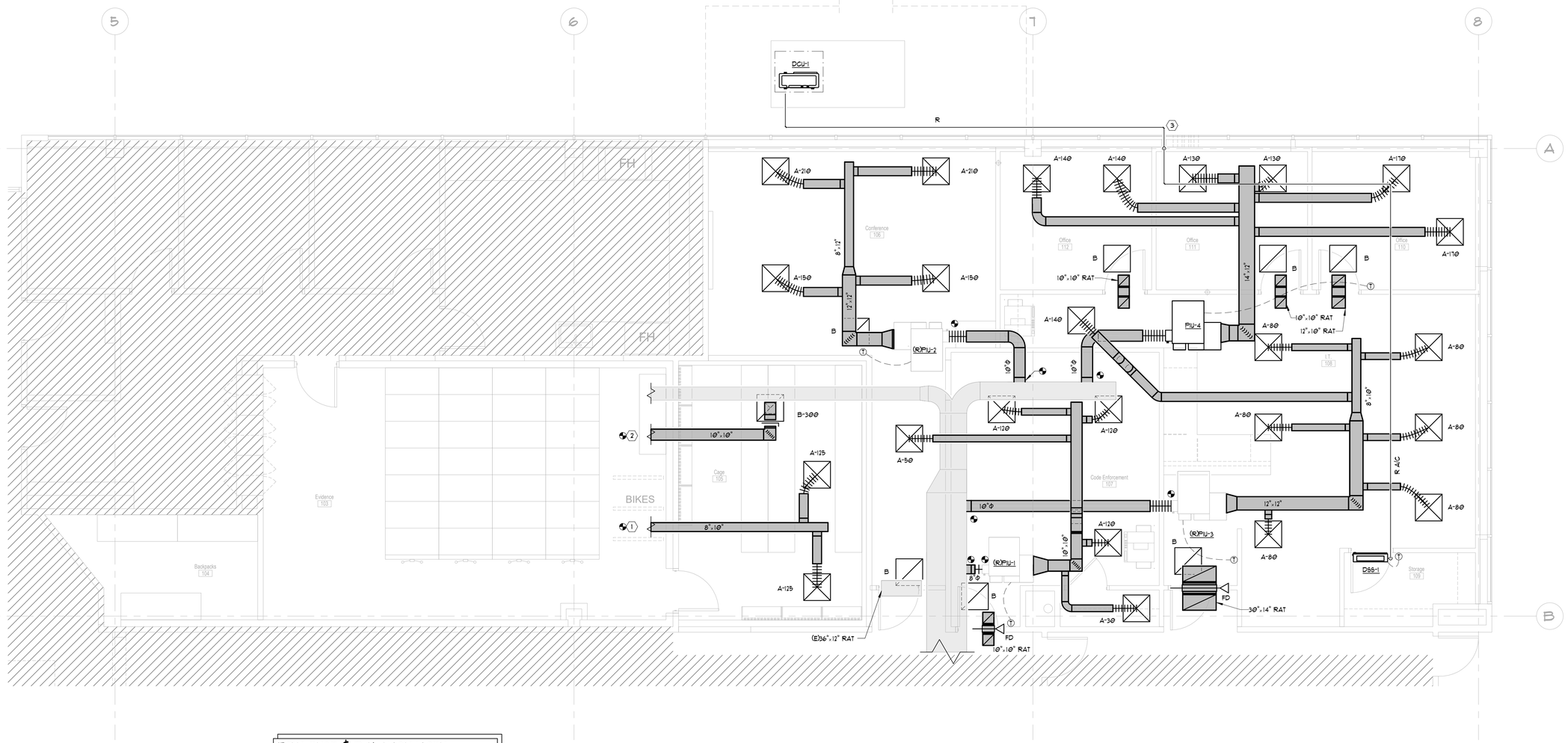
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Alpharetta, Ga 30004
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PRE-TEST & BALANCE NOTE:

CONTRACTOR SHALL PERFORM A PRE-TEST AND BALANCE OF ALL DIFFUSERS SERVING THE ROOMS 103 - EVIDENCE & 104 - BACKPACKS. THE DIFFUSERS IN THESE ROOMS SHALL BE BALANCED TO REMAIN THE SAME AIRFLOW IN THE NEW SCOPE OF WORK. VERIFY DIFFUSERS, FIU & EXHUAST FAN ARE IN WORKING ORDER. REPAIR/REPLACE AS NEEDED.

1 FLOOR PLAN - HVAC

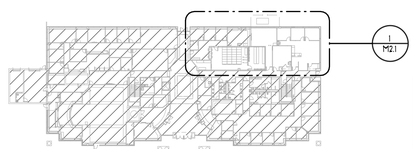
1/4" = 1'-0"

NORTH

ITEMS UNDERNEATH HATCHING OUT OF SCOPE.

KEY NOTES:

1. CONTINUE 10"x8" SA DUCT AND CONNECT TO FIU/VAV THAT SERVES EXISTING EVIDENCE LOCK UP. BALANCE EXISTING DIFFUSERS TO AIR FLOW FOUND IN PRE-TEST AND BALANCE. VERIFY EXISTING FIU/VAV CAN HANDLE INCREASED AIR FLOW. IF NOT PROVIDE NEW FIU/VAV THAT CAN HANDLE THE ADDED CAPACITY.
2. CONTINUE 10"x10" EA DUCT AND CONNECT TO EXHAUST FAN THAT SERVES EXISTING EVIDENCE LOCK UP. BALANCE EXISTING EXHAUST GRILLES TO AIR FLOW FOUND IN PRE-TEST AND BALANCE. VERIFY EXISTING EXHAUST FAN CAN HANDLE INCREASED AIR FLOW. IF NOT PROVIDE NEW EXHAUST FAN THAT CAN HANDLE THE ADDED CAPACITY.
3. REFRIGERANT PIPING SHALL USE EXISTING WALL PENETRATION AT BASE OF WALL.



2 KEY PLAN - HVAC

1" = 60'-0"

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REGISTERED
PROFESSIONAL
ENGINEER
KEVIN JOSEPH FINAN
04/30/2026
GA COA: PEF004982
EXPIRES: 06/30/2026

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PROJECT

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

FLOOR PLAN - HVAC

DESIGN	DRAWN	CHECKED
WSW	WSW	KJF

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LEGEND - PLUMBING

SYMBOLS	ABBRV.	DESCRIPTION
	S OR W	SANITARY OR WASTE PIPING BELOW FLOOR OR GRADE
	S OR W	SANITARY OR WASTE ABOVE GROUND
	V	VENT PIPING
	CW	DOMESTIC COLD WATER
	HW	DOMESTIC HOT WATER
	HWR	HOT WATER RECIRCULATE
	G	NATURAL GAS PIPING
	VTR	SANITARY VENT THROUGH ROOF
	FD	FLOOR DRAIN
	HD	HUB DRAIN
	CO	CLEANOUT
	FCO	FLOOR CLEANOUT
	WCO	WALL CLEANOUT
	NFWH	NON FREEZE WALL HYDRANT
	BV	BALL VALVE
	CV	CHECK VALVE
	BC	BALANCING COCK OR VALVE
	WHA	WATER HAMMER ARRESTOR (P.D.I SIZE)
	BFP	BACKFLOW PREVENTER ASSEMBLY
	RPZ	REDUCED PRESSURE ZONE (BFP)
	PRV	PRESSURE REDUCING VALVE
	T & P	TEMPERATURE AND PRESSURE RELIEF VALVE
TP	TP	TRAP PRIMER
		PRESSURE GAUGE WITH GAUGE COCK
		THERMOMETER
		UNION
		STRAINER
	I.E.	INVERT ELEVATION
		DIRECTION OF FLOW IN PIPE
		DIRECTION OF PITCH OF PIPE
		CONNECT TO EXISTING
		REFER TO PLUMBING KEYNOTES
		CONTINUE TO DESIGNATED LOCATION
	AFG	ABOVE FINISHED GRADE
	BFF	BELOW FINISHED FLOOR
	BFG	BELOW FINISHED GRADE
	A/C	ABOVE CEILING
	A/F	ABOVE FLOOR
	B/F	BELOW FLOOR
	B/G	BELOW GRADE
	AFF	ABOVE FINISHED FLOOR
	O/H	OVERHEAD
		HUB DRAIN
		P-TRAP
		PIPING UP
		PIPING DOWN
		PIPING TEE
P-1		PLUMBING FIXTURE DESIGNATION
	°F	DEGREE FAHRENHEIT
	FT	FOOT
	GPM	GALLONS PER MINUTE
	RPM	REVOLUTIONS PER MINUTE
	ENT.	ENTERING
	LVG.	LEAVING
	PSI	POUNDS PER SQUARE INCH
	PH	PHASE
	GPH	GALLONS PER HOUR
	EFF	EFFICIENCY
	HP	HORSE POWER
	GAL	GALLON
	CFH	CUBIC FEET PER HOUR
	IN	INCH
	CD	CONDENSATE
	(E)	EXISTING
		LIMITS OF DEMOLITION
		TIE TO EXISTING

PLUMBING & FIRE PROTECTION NOTES:

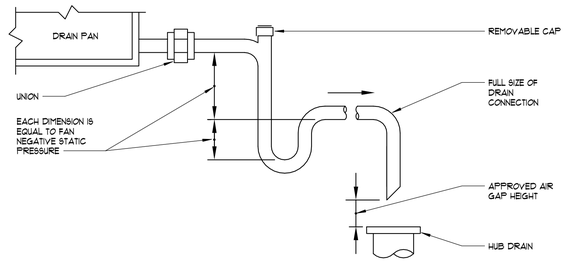
SEE SHEET M0.1 FOR PLUMBING GENERAL NOTES & SPECIFICATIONS.

PLUMBING FIXTURE SCHEDULE

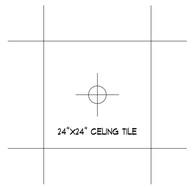
TAG	FIXTURE	CW	HW	WASTE	VENT	SPECIFICATION
WB	WATER BOX	1/2"	N/A	N/A	N/A	OATEY 39140 ICE MAKER BOX, ¼ TURN BRASS HAMMER BALL VALVE, WATER HAMMER ARRESTOR, LOW LEAD, COPPER SWEAT. PROVIDE BACK FLOW PREVENTION.

SHEET LIST PLUMBING

SHEET NUMBER	SHEET NAME
P0.1	LEGENDS, SCHEDULES & DETAILS - PLUMBING & FIRE PROTECTION
P1.1	DEMOLITION PLAN - PLUMBING
P2.1	FLOOR PLAN - PLUMBING



1 **CONDENSATE DRAIN DETAIL**
NOT TO SCALE



SPRINKLER HEAD LOCATION NOTES:

1. ALL LOCATIONS INDICATED ARE TO BE MAINTAINED WITHIN PLUS OR MINUS 1/2" AND ALIGNED WITH ADJACENT HEADS FOR UNIFORM, EVEN APPEARANCE OF COMPLETED INSTALLATION. POSITIONS INDICATED APPLY TO FULL SIZE SMOOTH SURFACE TILES, AS WELL AS FULL SIZE SUB-GRIDDED (SCORED OR GRAPHICALLY DIVIDED) SURFACE TILES. THE APPEARANCE OF THE FINISHED CEILING TILE FACE AS INSTALLED OVERRIDES THE ACTUAL PHYSICAL DIMENSIONS OF THE TILE FOR PLACEMENTS INDICATED HEREIN. VERIFY CLING TILE TYPES FROM ARCHITECTURAL DOCUMENTATION.
2. INSTALLATION OF ALL SPRINKLERS HEADS TO BE COORDINATED WITH STRUCTURE AND WORK OF OTHER TRADES, VERIFIED IN ADVANCE BY THE FIRE PROTECTION CONTRACTOR.

2 **SPRINKLER HEAD LOCATION DETAIL**
NOT TO SCALE

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1455 Bluegrass Lakes Parkway
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KEVIN JOSEPH FINA
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EXPIRES: 06/30/2026

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PROJECT

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

SHEET TITLE

LEGENDS, SCHEDULES & DETAILS - PLUMBING & FIRE PROTECTION

DESIGN: WSW
DRAWN: WSW
CHECKED: KJF

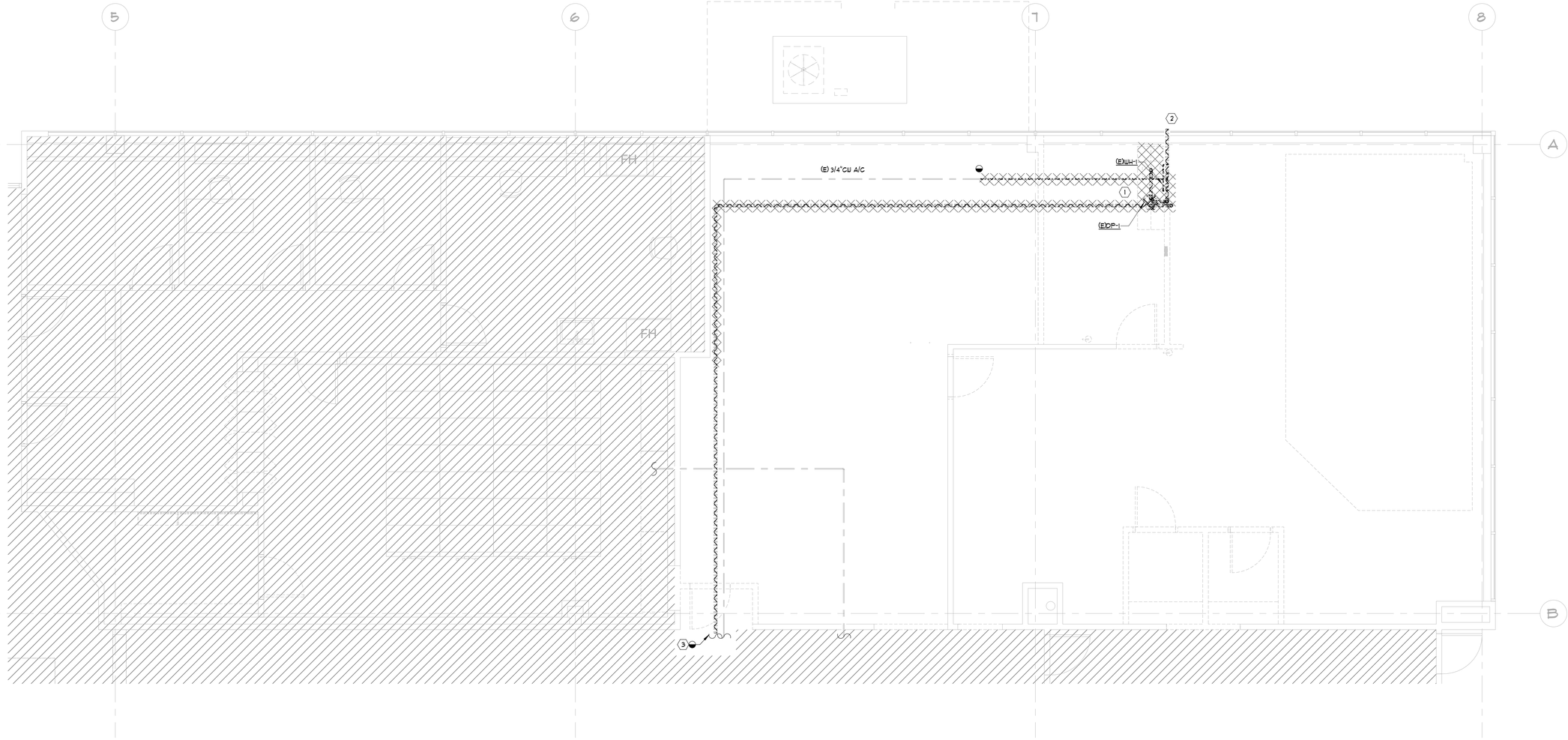
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1 DEMOLITION PLAN - PLUMBING
1/4" = 1'-0"

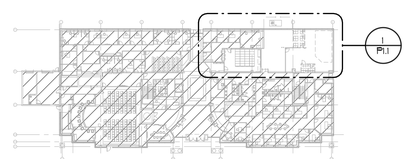
NORTH

ITEMS UNDERNEATH HATCHING TO BE DEMOLISHED.

ITEMS UNDERNEATH HATCHING OUT OF SCOPE.

KEY NOTES:

1. DEMOLISH EXISTING PLUMBING FIXTURE AND ASSOCIATED PIPING BACK TO LIMITS OF DEMOLITION. DEMOLISH INSTANTANEOUS WATER HEATER, (E)WH-1, AND DRAIN PUMP, (E)DP-1.
2. DEMOLISH EXISTING VENT THROUGH WALL. REPAIR/PATCH WALL PENETRATION.
3. DEMOLISH EXISTING SANITARY ABOVE CEILING TO POINT OF TERMINATION.



2 KEY PLAN - PLUMBING
1" = 60'-0"

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GEORGIA REGISTERED PROFESSIONAL ENGINEER KEVIN JOSEPH FINAN
04/30/2026
GA COA: PEF000382
EXPIRES: 06/30/2026

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PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

PROJECT

DEMOLITION PLAN - PLUMBING

DESIGN: WSW | DRAWN: WSW | CHECKED: KJF

SHEET TITLE

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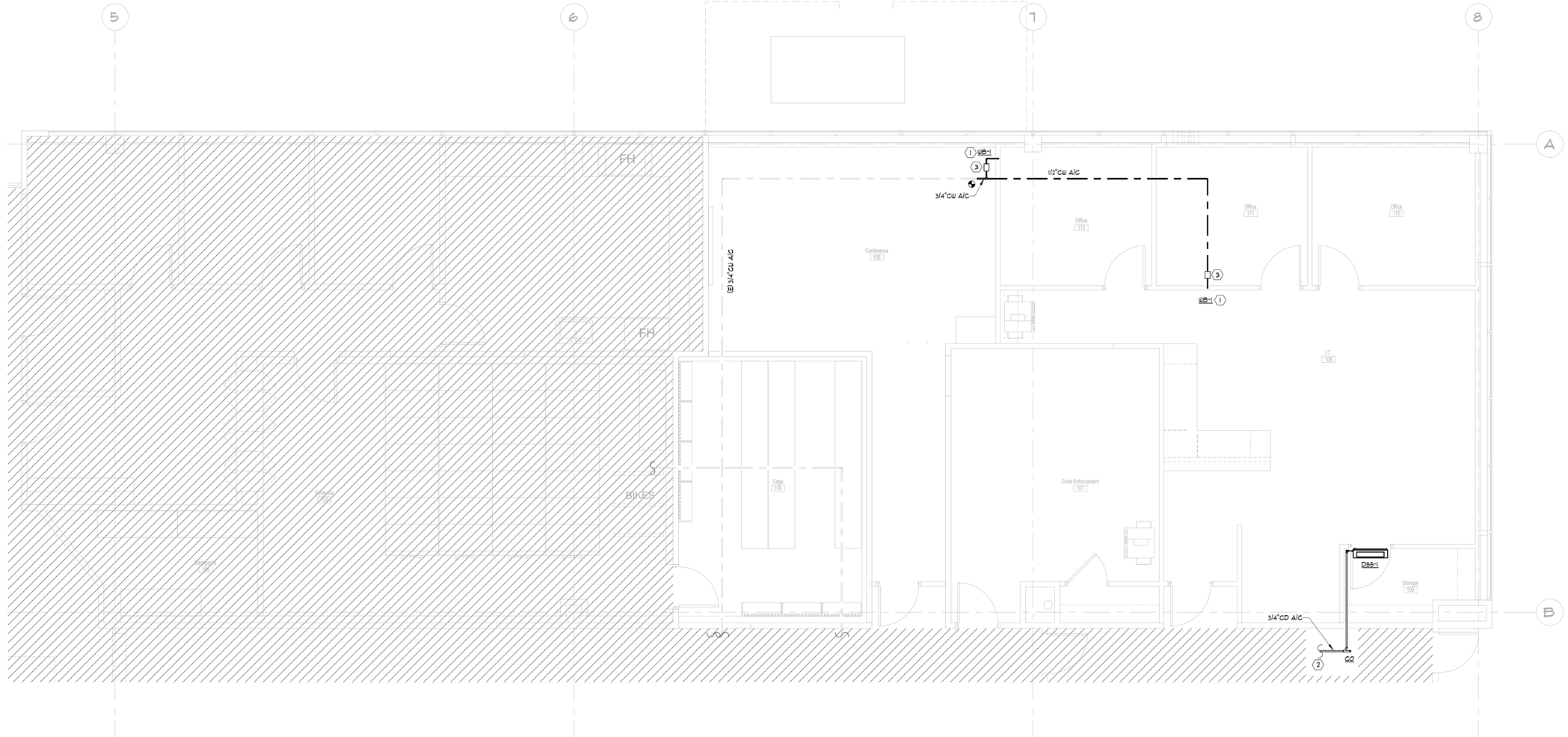
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CONWAY & OWEN
Consulting Engineers | MEP • LV • Cx
1455 Bluegrass Lakes Parkway
Alpharetta, Ga 30004
P: (678) 350.9000
www.conway-owen.com

04/30/2026 DATE
A25-159 PROJ. NUMBER
FILE NAME
FILE NUMBER

P1.1

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A25-159



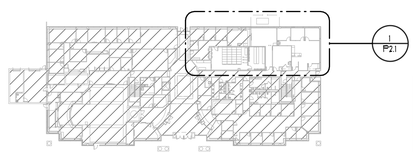
1 FLOOR PLAN - PLUMBING
1/4" = 1'-0"

NORTH

ITEMS UNDERNEATH HATCHING OUT OF SCOPE.

KEY NOTES:

1. COORDINATE EXACT LOCATION WITH ARCHITECTURAL DRAWINGS. PROVIDE WITH ISOLATION VALVE AND BACKFLOW PREVENTER.
2. CONTINUE 3/4"CD A/C AND SPILL TO MOP SINK IN JANITORS CLOSET.
3. PROVIDE 3M 56160-03 SINGLE WATER FILTER SYSTEM WITH MANIFOLD AND CARTRIDGE ABOVE CEILING. ROUTE 1/2"CW TO FILTER AND ROUTE 1/2" FILTERED WATER TO WB-1.



2 KEY PLAN - PLUMBING
1" = 60'-0"

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GEORGIA REGISTERED PROFESSIONAL ENGINEER KEVIN JOSEPH FINAN
04/30/2026
GA COA: PEF008982
EXPIRES: 06/30/2026

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PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.pln.us

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

PROJECT

FLOOR PLAN - PLUMBING

DESIGN	DRAWN	CHECKED
WSW	WSW	KJF

SHEET TITLE

No.	Description	Date
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CONWAY & OWEN
Consulting Engineers | MEP • LV • Cx
1455 Bluegrass Lakes Parkway
Alpharetta, Ga 30004
P: (678) 350.9000
www.conway-owen.com

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ABBREVIATIONS

SYMBOL	DESCRIPTION
AC	ABOVE COUNTER
AFF / AFG	ABOVE FINISHED FLOOR / ABOVE FINISHED GRADE
BFG	BELOW FINISHED GRADE
(E) / (R) / (D)	EXISTING / RELOCATED / DEMOLISH
EM	EMERGENCY
EPO	EMERGENCY POWER-OFF
NL	NIGHT LIGHT
SCP	SECURITY CONTROL PANEL
UNO	UNLESS NOTED OTHERWISE
WP	WEATHER PROOF
XFMR	TRANSFORMER

SECURITY DEVICE LEGEND

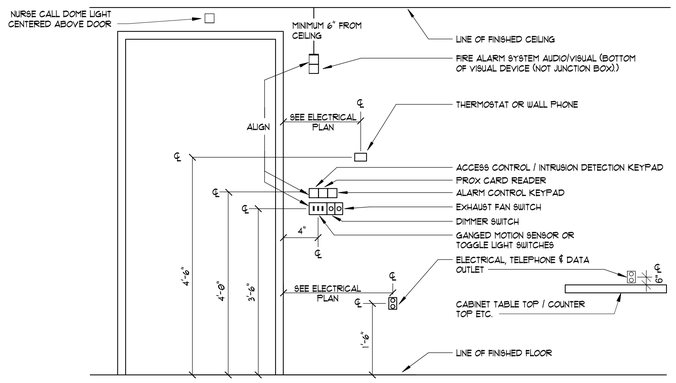
SYMBOL	DESCRIPTION
CR	CARD READER - 3/4" CONDUIT TO 6" ABOVE ACCESSIBLE CEILING AS REQUIRED. PROVIDE POWER FOR DOOR HARDWARE AS REQUIRED.
KP	KEYPAD - 3/4" CONDUIT TO 6" ABOVE ACCESSIBLE CEILING AS REQUIRED
DR	DOOR STRIKE
DB	DOORBELL
DS	DOOR STATION
	MOTION DETECTOR - WALL MOUNTED / CEILING MOUNTED
PE	PUSH TO EXIT
	HANDICAP PUSH PLATE
C	SECURITY CAMERA - WALL MOUNTED / CEILING MOUNTED
CP	PARKING DECK ACCESS CONTROL CARD READER
TD	PARKING DECK ACCESS CONTROL TICKET DISPENSER
PS	PARKING DECK ACCESS CONTROL EXIT PAY STATION
AG	PARKING DECK ACCESS CONTROL AUTOGATE
AV	PARKING DECK ACCESS CONTROL AVI ANTENNA
AR	AREA OF REFUGE TWO-WAY COMMUNICATION STATION - 3/4" CONDUIT TO 6" ABOVE ACCESSIBLE CEILING AS REQUIRED - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION

FIRE ALARM NOTES

1. ALL NEW FIRE ALARM DEVICES SHALL BE ADA APPROVED.
2. ALL AUDIO/VISUAL DEVICES SHALL MATCH EXISTING.
3. ALL FIRE ALARM DEVICES ARE TO BE CONNECTED TO THE BASE BUILDING FIRE ALARM SYSTEM BY A NICET LEVEL 3 LICENSED INSTALLER AS APPROVED BY THE LANDLORD.
4. CONFIRM EXISTING A/V LOADS AND PROVIDE NEW POWER SUPPLIES WITHIN THIS TENANT SPACE AS REQUIRED.
5. ALL WORK ASSOCIATED WITH THE FIRE ALARM SHALL BE COORDINATED WITH THE BUILDING'S CHIEF ENGINEER.
6. ADDITIONS AND ALTERATIONS TO THE FIRE ALARM SYSTEM REQUIRE TESTING, A RECORD OF COMPLETION, AND RECERTIFICATION. ADDITIONALLY, THE WORK SHALL BE PERFORMED BY QUALIFIED PERSONNEL AS DEFINED IN NFPA 72 (2022), 10.5.
7. CONTRACTOR TO VERIFY EXISTING FIRE ALARM SYSTEM IS MONITORED BY AN APPROVED SUPERVISING STATION IN ACCORDANCE WITH NFPA 72.

VOICE/DATA AND SECURITY NOTES

1. PROVIDE OUTLET BOX WITH ¾" EMPTY CONDUIT WITH PULL STRING (UNLESS NOTED OTHERWISE ON PLANS) TO 6" ABOVE ACCESSIBLE CEILING FOR ALL WALL MOUNTED VOICE/DATA AND SECURITY DEVICES.
2. PROVIDE POWER FOR SECURITY SYSTEM DEVICES AS REQUIRED.



NOTE: PROVIDE MOUNTING HEIGHTS PER DETAIL REQUIREMENTS UNLESS NOTED OTHERWISE. COORDINATE EXACT DEVICE MOUNTING HEIGHTS WITH ARCHITECTURAL PLANS, ELEVATIONS, AND DETAILS.

1 TYPICAL ELECTRICAL DEVICE MOUNTING DETAIL
NOT TO SCALE

LIGHTING CONTROLS LEGEND

SYMBOL	DESCRIPTION
$ $3 $4 $LV	STANDARD / 3-WAY / 4-WAY / LOW VOLTAGE SWITCH
$D $D,3 $D,LV	STANDARD / 3-WAY / LOW VOLTAGE 0-10V DIMMING SWITCH
$T $MC	TIMER / MOMENTARY CONTACT SWITCH
$OR	OVERRIDE SWITCH
$OS $OS,D $OS,2 $VS	DUAL TECH OCCUPANCY SENSOR / 0-10V DIMMING OCCUPANCY SENSOR / DUAL RELAY OCCUPANCY SENSOR, DUAL TECH VACANCY SENSOR - WALL MOUNTED. COLOR TO MATCH STANDARD OUTLETS
OS VS	DUAL TECH OCCUPANCY SENSOR / DUAL TECH VACANCY SENSOR - CEILING MOUNTED. PROVIDE ACCESSORIES AS REQUIRED.
DS	DAYLIGHT SENSOR
PP	POWER PACK FOR OCCUPANCY SENSOR - TYPE AS REQUIRED.
RC	ROOM CONTROLLER FOR OCCUPANCY SENSOR & DAYLIGHT SENSOR - TYPE AS REQUIRED. (PROVIDE WITH # 0-10V DIMMING RELAYS - SEE FLOOR PLANS FOR QTY.)
GT	GENERATOR TRANSFER DEVICE
LC	LIGHTING CONTROL STATION

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	DUPLEX RECEPTACLE - WALL MOUNTED / CEILING MOUNTED / FLOOR MOUNTED
	GFCI DUPLEX / GFCI QUAD RECEPTACLE
	QUAD RECEPTACLE - WALL MOUNTED / CEILING MOUNTED / FLOOR MOUNTED
	DUPLEX / GFCI DUPLEX / QUAD / QUAD GFCI RECEPTACLE - WALL MOUNTED ABOVE COUNTER
	USB COMBO - DUPLEX / GFCI DUPLEX RECEPTACLE / QUAD / QUAD GFCI RECEPTACLE & (2) USB CHARGING PORTS
	USB COMBO - DUPLEX / GFCI DUPLEX RECEPTACLE / QUAD / QUAD GFCI RECEPTACLE & (2) USB CHARGING PORTS - WALL MOUNTED ABOVE COUNTER
	USB CHARGING PORT DEVICE
	ISOLATED GROUND DUPLEX / SWITCH CONTROLLED DUPLEX RECEPTACLE
	ISOLATED GROUND DUPLEX / SWITCH CONTROLLED DUPLEX RECEPTACLE - WALL MOUNTED ABOVE COUNTER
J	JUNCTION BOX - WALL MOUNTED / CEILING MOUNTED / FLOOR MOUNTED - CONDUIT TO 6" ABOVE ACCESSIBLE CEILING AS REQUIRED
	SPECIAL VOLT/AMP RECEPTACLE
	SINGLE RECEPTACLE
	GFCI DEVICE
$M	MOTOR RATED SWITCH
	DATA OUTLET - WALL MOUNTED / CEILING MOUNTED / FLOOR MOUNTED - PROVIDE JUNCTION BOX W/ 1 1/4" CONDUIT TO 6" ABOVE ACCESSIBLE CEILING. PROVIDE 90° ELBOW ABOVE CEILING WITH PLASTIC GROMMET.
	COMBINATION DATA & CABLE OUTLET - WALL MOUNTED / CEILING MOUNTED / FLOOR MOUNTED - PROVIDE JUNCTION BOX W/ 1 1/4" CONDUIT TO 6" ABOVE ACCESSIBLE CEILING. PROVIDE 90° ELBOW ABOVE CEILING WITH PLASTIC GROMMET.
	DATA / COMBINATION DATA & CABLE OUTLET - WALL MOUNTED ABOVE COUNTER - PROVIDE JUNCTION BOX AND 1 1/4" CONDUIT TO 6" ABOVE ACCESSIBLE CEILING. PROVIDE 90 DEG ELBOW ABOVE CEILING WITH PLASTIC GROMMET.
W	WIRELESS ACCESS POINT DATA OUTLET - CEILING MOUNTED - PROVIDE FLUSH MOUNTED JUNCTION BOX IN CEILING.
	RECESSED FLAT PANEL ENCLOSURE WITH DUPLEX RECEPTACLE AND AV/DATA BOX. PROVIDE 1 1/4" CONDUIT FOR DATA AND ¾" CONDUIT FOR CABLE TO 6" ABOVE ACCESSIBLE CEILING. PROVIDE 90° ELBOW ABOVE CEILING WITH PLASTIC GROMMET.
	POKE THRU - PROVIDE 1.25" CONDUIT TO NEAREST WALL AND THEN UP TO 6" ABOVE ACCESSIBLE CEILING. PROVIDE 90 DEG ELBOW ABOVE CEILING WITH PLASTIC GROMMET FOR DATA.
	RECEPTACLE AND DATA MULTI-SERVICE POKE THRU. PROVIDE 1 1/4" CONDUIT TO NEAREST WALL AND UP WALL TO 6" ABOVE ACCESSIBLE CEILING. PROVIDE 90° ELBOW ABOVE CEILING WITH PLASTIC GROMMET.
	MODULAR FURNITURE POKE THRU. COORDINATE ALL POWER REQUIREMENTS WITH MANUFACTURER FOR EXACT CONDUCTOR QUANTITY, CONDUCTOR CONFIGURATION AND CONNECTION REQUIREMENTS. SEE LV DRAWINGS FOR ADDITIONAL INFORMATION.
	RECEPTACLE AND DATA FLOOR BOX. PROVIDE 1" CONDUIT TO NEAREST WALL AND UP WALL TO 6" ABOVE ACCESSIBLE CEILING. PROVIDE 90° ELBOW ABOVE CEILING WITH PLASTIC GROMMET.
	RECEPTACLE AND A/V FLOOR BOX. PROVIDE 1 1/2" CONDUIT TO NEAREST WALL AND UP WALL TO 6" ABOVE ACCESSIBLE CEILING. PROVIDE 90° ELBOW ABOVE CEILING WITH PLASTIC GROMMET.
	MODULAR FURNITURE FLOOR BOX. COORDINATE ALL POWER REQUIREMENTS WITH MANUFACTURER PRIOR TO ROUGH-IN FOR EXACT CONDUCTOR QUANTITY, CONDUCTOR CONFIGURATION AND CONNECTION REQUIREMENTS. SEE LV DRAWINGS FOR ADDITIONAL INFORMATION.
	MODULAR FURNITURE WALL MOUNTED JUNCTION BOXES. COORDINATE ALL POWER REQUIREMENTS WITH MANUFACTURER PRIOR TO ROUGH-IN FOR EXACT CONDUCTOR QUANTITY, CONDUCTOR CONFIGURATION AND CONNECTION REQUIREMENTS. SEE LV DRAWINGS FOR ADDITIONAL INFORMATION.
	POWER POLE / COMBINATION POWER AND DATA POLE

SHEET LIST ELECTRICAL

SHEET NUMBER	SHEET NAME
E0.1	ELECTRICAL LEGENDS, AND NOTES
E0.2	DETAILS, AND NOTES
E0.3	COMCHECK
E1.1	DEMOLITION PLAN - ELECTRICAL
E2.1	FLOOR PLAN - ELECTRICAL
E2.2	FLOOR PLAN - LIGHTING
E2.3	FLOOR PLAN - MECHANICAL AND FIRE ALARM
E3.1	RISER DIAGRAM AND PANEL SCHEDULES

GENERAL LEGEND

SYMBOL	DESCRIPTION
	DEVICES TO BE DEMOLISHED (APPLIES TO DEMOLITION PLANS ONLY)
	CONDUIT RUN CONCEALED IN WALL OR CEILING
	LOW VOLTAGE WIRE RUN CONCEALED IN WALL OR CEILING
	CONDUIT RUN CONCEALED IN THE FLOOR, UNDERGROUND, OR UNDER THE ELEVATED SLAB
	CONDUIT RUN EXPOSED. ROUTE PARALLEL/PERPENDICULAR TO WALLS AND STRUCTURE.
	CIRCUITS HOMERUN TO THE PANEL
	NUMBER OF CONDUCTORS (GROUND NOT SHOWN)
	FLEXIBLE CONDUIT OR CORD
	120/208V PANELBOARD OR DISTRIBUTION PANEL
	277/480V PANELBOARD OR DISTRIBUTION PANEL
SB	SWITCHBOARD OR DISTRIBUTION BOARD
T	TRANSFORMER (FLOOR OR CEILING MOUNTED NOTED ON PLANS)
	DISCONNECT (FRAME AND POLES TO MATCH OVER CURRENT PROTECTION REQUIRED PER NEC OR AS NOTED)
	PLYWOOD BACKBOARD. ¾"(UNO) x 8' H (UNO) x WIDTH AS SHOWN ON PLANS. PAINT WITH FIRE RETARDANT PAINT PRIOR TO INSTALL
	MOTOR STARTER
	COMBINATION MOTOR STARTER & DISCONNECT
	EMERGENCY POWER OFF SWITCH
ATS	AUTOMATIC TRANSFER SWITCH
SP	SURGE PROTECTION DEVICE

FIRE ALARM/MASS NOTIFICATION LEGEND

SYMBOL	DESCRIPTION
F	MANUAL PULL STATION
*, *C, *, *C	FIRE ALARM/MASS NOTIFICATION VISUAL NOTIFICATION ONLY - WALL MOUNTED / CEILING MOUNTED, '*' INDICATES CANDELA
, C	FIRE ALARM HORN NOTIFICATION ONLY - WALL MOUNTED / CEILING MOUNTED
*W, *W C, *W, *W C	FIRE ALARM/MASS NOTIFICATION SPEAKER NOTIFICATION ONLY - WALL MOUNTED / CEILING MOUNTED, 'W' INDICATES SPEAKER WATTAGE
*, *C	FIRE ALARM HORN & VISUAL NOTIFICATION - WALL MOUNTED / CEILING MOUNTED, '*' INDICATES CANDELA
*W, *W C, *W, *W C	FIRE ALARM/MASS NOTIFICATION SPEAKER & VISUAL NOTIFICATION - WALL MOUNTED / CEILING MOUNTED, '*' INDICATES CANDELA, 'W' INDICATES SPEAKER WATTAGE
S	SMOKE DETECTOR - CEILING MOUNTED, 'P' INDICATES TYPE OF SMOKE DETECTOR, 'AS' - AIR SAMPLING, 'I' - IONIZATION, 'PI' - PHOTOELECTRIC, 'RB' - RELAY BASE, 'SB' - SOUNDER BASE
S	SMOKE DETECTOR - DUCT MOUNTED (QUANTITY AS REQUIRED BY NFPA)
S	SMOKE ALARM - CEILING MOUNTED
SH	COMBINATION SMOKE/HEAT DETECTOR - CEILING MOUNTED
H,	HEAT DETECTOR - CEILING MOUNTED, 'P' INDICATES TYPE OF HEAT DETECTOR, 'F' - FIXED, 'RC' - RATE COMPENSATION, 'R' - RATE OF RISE, 'R/F' - RATE OF RISE/FIXED, 'I' - THERMAL
H	HEAT DETECTOR - LINE TYPE
,	FLAME DETECTOR - CEILING MOUNTED, 'P' INDICATES TYPE OF FLAME DETECTOR, 'I' - INFRARED, 'U' - ULTRAVIOLET, 'UI' - ULTRAVIOLET/INFRARED, 'VR' - VISIBLE RADIATION
,	GAS DETECTOR, 'P' INDICATES TYPE OF FLAME DETECTOR, 'CO' - CARBON MONOXIDE, 'CO2' - CARBON DIOXIDE, 'CH4' - METHANE, 'HCL' - HYDROGEN CHLORIDE
	FIREMAN'S PHONE, 'P' INDICATES TYPE OF FLAME DETECTOR, 'R' - RECESSED PHONE CABINET, 'S' - SURFACE MOUNTED PHONE CABINET, 'J' - FIREMAN'S JACK
DCU DH	CONTROL MODULES - DOOR CLOSER AND MAGNETIC DOOR HOLD OPEN
WF VS	SUPERVISORY MODULES - FLOW SWITCH AND TAMPER SWITCH. COORDINATE QUANTITY AND LOCATION WITH FIRE SPRINKLER CONTRACTOR
FACP	FIRE ALARM CONTROL PANEL
FAAP	FIRE ALARM ANNUNCIATOR PANEL
	FIRE SMOKE DAMPER - PROVIDE SMOKE DETECTOR AND CONTROL POWER AS REQUIRED. COORDINATE VOLTAGE AND CONNECTION REQUIREMENTS WITH EQUIPMENT BEING PROVIDED. PROVIDE CONTROL WIRING TO CONNECT FSD WITH FIRE ALARM SYSTEM FOR MONITORING AND CONTROL OF ASSOCIATED HVAC UNIT SERVING THE SPACE.

NOT ALL SYMBOLS IN LEGEND MAY BE USED.

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Consulting Engineers | MEP • LV • Cx
1455 Bluegrass Lakes Parkway
Alpharetta, Ga 30004
P: (678) 350.9000
www.conway-owen.com

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REGISTERED No. PE014237 PROFESSIONAL ENGINEER CHRISTOPHER T. BANKS
GA COA: PEF004382
EXPIRES: 06/30/2026

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • • www.ppi.us

PROJECT
DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

SHEET TITLE
ELECTRICAL LEGENDS, AND NOTES

DESIGN KG | DRAWN KG | CHECKED CTB

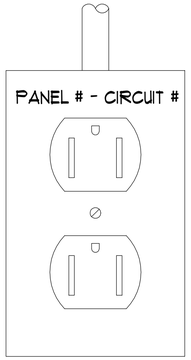
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04/30/2026 DATE
A25-159 PROJ. NUMBER
FILE NAME
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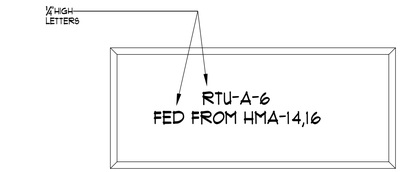
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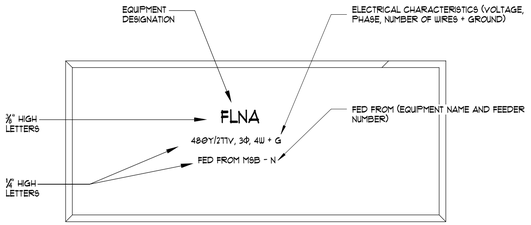


NOTE: PROVIDE LABELS FOR ALL DEVICES INDICATING BRANCH CIRCUIT NUMBER USING PANDUIT ADHESIVE LABELS WITH ¼" HIGH LETTERS

2 RECEPTACLE IDENTIFICATION DETAIL
NOT TO SCALE



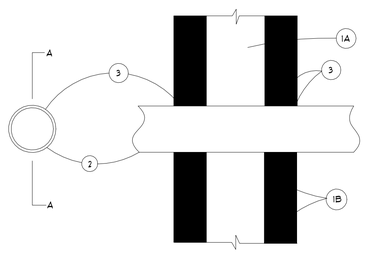
BREAKER, DISCONNECT SWITCH OR VFD



PANEL OR SWITCHBOARD

1. NAME PLATES SHALL BE PERMANENT BAKELITE 1/16" THICK MINIMUM
2. REFER TO ELECTRICAL IDENTIFICATION FOR COLOR BY SYSTEM TYPE.

1 EQUIPMENT NAME PLATE DETAIL
NOT TO SCALE



SECTION A-A

SYSTEM NO. W-L-1001

3 WALL PENETRATION DETAIL
NOT TO SCALE

SYSTEM NO. W-L-1001

F RATINGS — 1, 2, 3 AND 4 HR (SEE ITEMS 2 AND 3).
T RATINGS — Ø, 1, 2, 3, AND 4 HR (SEE ITEM 3).
L RATING AT AMBIENT — LESS THAN 1 CFM/SQ FT.
L RATING AT 400 F — LESS THAN 1 CFM/SQ FT

1. WALL ASSEMBLY — THE 1, 2, 3 OR 4 HR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U309 OR U409 SERIES WALL OR PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

A. STUDS — WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS (MAX 2 H FIRE RATED ASSEMBLIES) OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. (51 BY 102 MM) LUMBER SPACED 16 IN. (406 MM) OC WITH NOM 2 BY 4 IN. (51 BY 102 MM) LUMBER END PLATES AND CROSS BRACES. STEEL STUDS TO BE MIN 3-5/8 IN. (92 MM) WIDE BY 1-3/8 IN. (35 MM) DEEP CHANNELS SPACED MAX 24 IN. (610 MM) OC.

B. GYPSUM BOARD* — NOM 1/2 OR 5/8 IN. (13 OR 16 MM) THICK, 4 FT. (122 CM) WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U309 OR U409 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX DIAM OF OPENING IS 26 IN. (660 MM).

2. THROUGH-PENETRANT — ONE METALLIC PIPE, CONDUIT OR TUBING INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN PIPE, CONDUIT OR TUBING AND PERIPHERY OF OPENING SHALL BE MIN OF Ø IN / (Ø MM). (POINT CONTACT) TO MAX 2 IN. (51 MM) PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:

A. STEEL PIPE — NOM 24 IN. (610 MM) DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.

B. IRON PIPE — NOM 24 IN. (610 MM) DIAM (OR SMALLER) SERVICE WEIGHT (OR HEAVIER) CAST IRON SOIL PIPE, NOM 12 IN (305 MM) DIAM (OR SMALLER) OR CLASS 50 (OR HEAVIER) DUCTILE IRON PRESSURE PIPE.

C. CONDUIT — NOM 6 IN. (152 MM) DIAM (OR SMALLER) STEEL CONDUIT OR NOM 4 IN (102 MM) DIAM (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING

D. COPPER TUBING — NOM 6 IN. (152 MM) DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING

E. COPPER PIPE — NOM 6 IN. (152 MM) DIAM (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.

F. THROUGH PENETRATING PRODUCT* — FLEXIBLE METAL PIPING THE FOLLOWING TYPES OF STEEL FLEXIBLE METAL GAS PIPING MAY BE USED:

1. NOM 2 IN. (51 MM) DIAM (OR SMALLER) STEEL FLEXIBLE METAL GAS PIPING. PLASTIC COVERING ON PIPING MAY OR MAY NOT BE REMOVED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.

OMEGA FLEX INC

2. NOM 1 IN. (25 MM) DIAM (OR SMALLER) STEEL FLEXIBLE METAL GAS PIPING. PLASTIC COVERING ON PIPING MAY OR MAY NOT BE REMOVED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.

GASTITE, DIV OF TITERFLEX

3. NOM 1 IN. (25 MM) DIAM (OR SMALLER) STEEL FLEXIBLE METAL GAS PIPING. PLASTIC COVERING ON PIPING MAY OR MAY NOT BE REMOVED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.

WARD MFG L L C

3. FILL, VOID OR CAVITY MATERIAL* — CAULK OR SEALANT — MIN 5/8 , 1-1/4,1-1/8 AND 2-1/2 IN. (16, 32, 48 AND 64 MM) THICKNESS OF CAULK FOR 1, 2, 3 AND 4 HR RATED ASSEMBLIES, RESPECTIVELY, APPLIED WITHIN ANNULUS, FLUSH WITH BOTH SURFACES OF WALL. MIN 1/4 IN. (6 MM) DIAM BEAD OF CAULK APPLIED TO GYPSUM BOARD/PENETRANT INTERFACE AT POINT CONTACT LOCATION ON BOTH SIDES OF WALL. THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS DEPENDENT UPON THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED, AS SHOWN IN THE FOLLOWING TABLE. THE HOURLY T RATING OF THE FIRESTOP SYSTEM IS DEPENDENT UPON THE TYPE OR SIZE OF THE PIPE OR CONDUIT AND THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED, AS TABULATED BELOW:

MAX PIPE OR CONDUIT DIAM IN (MM)	F RATING HR	T RATING HR
1 (25)	1 OR 2	Ø+, 1 OR 2
1 (25)	3 OR 4	3 OR 4
4 (102)	1 OR 2	Ø
6 (152)	3 OR 4	Ø
12 (305)	1 OR 2	Ø

+WHEN COPPER PIPE IS USED, T RATING IS Ø H.

3M COMPANY — CP 25WB+ OR FB-3000 WT.

ELECTRICAL GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH ALL LOCAL BUILDING CODES, LAWS, REGULATIONS, ORDINANCES AND THE CURRENTLY ADOPTED VERSION OF NFPA 70 - NATIONAL ELECTRICAL CODE.
2. THE ELECTRICAL WORK SHALL CONSIST OF ALL LABOR AND MATERIAL TO COMPLETELY INSTALL ALL ELECTRICAL WORKS AS SHOWN ON THESE DRAWINGS.
3. COORDINATE LOCATION OF LIGHT FIXTURES IN AREAS OF MECHANICAL DUCTWORK AND PIPING WITH MECHANICAL CONTRACTOR. RELOCATE LIGHT FIXTURES, WIRING AND CONDUIT IF NECESSARY AS DIRECTED BY THE ARCHITECT/ENGINEER.
4. ALL WORK ASSOCIATED WITH THE SCOPE OF THIS PROJECT INCLUDING EQUIPMENT, ACCESSORIES, DEVICES, SYSTEMS, ETC. SHALL BE COVERED BY A ONE YEAR GUARANTEE WHICH SHALL START AT THE TIME OF FINAL ACCEPTANCE BY THE OWNER. ANY DEFECTS IN PRODUCTS, INSTALLATION, OR WORKMANSHIP SHALL BE CORRECTED AT NO ADDITIONAL CHARGE AND SHALL INCLUDE ANY NECESSARY REPAIRS TO WALLS, FLOORS, MILLWORK, ETC. WHICH SHALL BE REPAIRED BACK TO NEW AND FINISHED CONDITION.
5. THE CONTRACTOR SHALL KEEP A RECORD OF THE CHANGES WHICH ARE IN CONFLICT WITH THESE DRAWINGS AND SPECIFICATIONS. AT THE COMPLETION OF THIS WORK THE CONTRACTOR SHALL SUBMIT "AS BUILT" PRINTS TO THE OWNER.
6. THE DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY SHOW THE EXACT ROUTING OR DETAILED FITTINGS. ALL WORK SHALL BE INSTALLED AS A COMPLETE SYSTEM WITH NECESSARY COMPONENTS, FITTINGS, STRAPS, ETC. ALL JUNCTION BOXES AND COMPONENTS SHALL BE INSTALLED SO THAT THEY ARE ACCESSIBLE.
7. REFER TO THE ENTIRE CONTRACTED DRAWING SET AND SPECIFICATIONS FOR GUIDANCE ON DIMENSIONS, CEILING HEIGHTS, DOOR SWINGS, ROOM FINISHES, STRUCTURAL DETAILS, LOCATIONS OF DUCTWORK, PIPING AND STRUCTURAL MEMBERS. INSTALL THE ELECTRICAL SYSTEMS SO AS NOT TO INTERFERE WITH THE INSTALLATION OR FUNCTION OF ANOTHER DISCIPLINES WORK.
8. ALL CONDUIT MUST BE CONCEALED ABOVE THE CEILING OR IN THE WALLS UNLESS OTHERWISE NOTED.
9. COORDINATE RECEPTACLE NEMA TYPE AND VOLTAGE WITH ALL EQUIPMENT.
10. THE CONTRACTOR SHALL INSTALL ALL WORK IN A NEAT AND WORKMANLIKE MANNER AND ACCORDING TO GENERALLY ACCEPTED PRACTICES OF FIRST CLASS WORKMANSHIP.
11. PROVIDE A NEW DIRECTORY FOR ALL PANELS. CORRECTLY LABEL ALL CIRCUITS, SPACES AND SPARES PER NEC 408.4.
12. ALL RECESSED LIGHTING FIXTURES SHALL BE FASTENED TO STRUCTURE OR GRID PER N.E.C. 410.
13. ANY CONDUIT, BUSWAY, CABLE TRAY, SLEEVES, ETC. THAT PENETRATE RATED WALLS, CEILINGS AND FLOORS SHALL BE FIRE STOPPED PER CODE.
14. MOUNTING HEIGHTS FOR DEVICES ARE TO BE MEASURED TO THE DEVICE CENTERLINE.
15. ALL BRANCH CIRCUITS SHALL BE WIRED ½"C, 2-#12, 1-#12G MINIMUM, UNLESS OTHERWISE NOTED ON THE PLANS. ALL HOMERUNS SHALL BE A MINIMUM 1/2" CONDUIT.
16. MULTIWIRE BRANCH CIRCUITS MAY NOT BE USED. PROVIDE SEPARATE NEUTRAL FOR EACH CIRCUIT OF A DIFFERENT PHASE. OVERCURRENT PROTECTION SHALL COMPLY WITH NEC 210.4.
17. PROVIDE A SEPARATE GREEN, INSULATED, #12AWG EQUIPMENT GROUNDING CONDUCTOR ROUTED WITH THE BRANCH CIRCUIT HOMERUN CONDUCTORS. PROVIDE GROUND THROUGH ENTIRE CONDUIT RUN TO THE LAST DEVICE. ALL EQUIPMENT SHALL BE GROUNDED AT THE PANEL WHICH FEEDS THE EQUIPMENT. PROVIDE GROUNDING PER NEC 250.
18. ALL SWITCHES FOR LIGHTS, FANS, ETC., WHICH ARE SHOWN TO BE MOUNTED IN THE SAME GENERAL AREA, SHALL SHARE A MULTI-GANG COVER PLATE AS REQUIRED.
19. ARMORED CABLE MAY BE USED IN WALLS AND MILLWORK ONLY AND MUST BE MC TYPE (WITH GROUND). ALL CONDUIT TO AND ABOVE THE PLENUM SHALL BE EMT. ALL HOMERUNS SHALL BE IN CONDUIT RAN FROM THE FIRST DEVICE OR LIGHT FIXTURE TO THE PANEL.
20. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF OUTLETS, LIGHT FIXTURES, AND PARTITIONS. FINISHES FOR DEVICES AND COVERPLATES SHALL BE AS SELECTED BY ARCHITECT.
21. PROVIDE A 2-GANG OUTLET BOX AND 1" CONDUIT WITH PULL STRING TO ABOVE ACCESSIBLE CEILING FOR ALL NEW DATA, TELEPHONE AND CABLE OUTLETS. COORDINATE PLASTER RING SIZE WITH TENANT AND CABLE VENDOR.
22. LIGHT FIXTURES SHALL BE AS SCHEDULED, WITH ONLY PRE-APPROVED EQUAL FIXTURES ACCEPTABLE.
23. ALL CONDUCTORS SHALL BE COPPER. CONDUCTORS FOR SIZES NO. 10 AND SMALLER SHALL BE TYPE "THWN" OR "THHN/THWN". CONDUCTORS FOR SIZES NO. 8 AND LARGER SHALL BE TYPE "XHHW". SOLID CONDUCTORS TERMINATING IN A BREAKER OR DEVICE SHALL BE UTILIZED FOR WIRE SIZE NO. 12. MINIMUM WIRE SIZE SHALL BE NO. 12.
24. ALL BOXES SHALL BE PRESSED STEEL, SINGLE PIECE (NON-GANGABLE) TYPE.
25. ALL COVER PLATES SHALL BE STAINLESS STEEL.
26. ALL COVER PLATES FOR DEVICES AND JUNCTION BOXES SHALL HAVE CIRCUIT NUMBERS LABELED WITH INDELIBLE INK MARKER. DEVICE COVERS SHALL BE LABELED ON THE BACK, JUNCTION BOX COVERS SHALL BE LABELED ON THE FRONT.
27. RECEPTACLES SHALL BE 120 VOLT, 20A, WITH PARTS NUMBERS AS LISTED BY HUBBELL OR EQUAL BY ARROWHART, P&S, OR LEVITON. COLOR SHALL BE AS SELECTED BY THE ARCHITECT.
    SINGLE RECEPTACLE #HBL5361X
    DUPLEX RECEPTACLE #HBL5352X
    GFCI RECEPTACLE #GF5352X
28. SWITCHES SHALL BE 120/277V, 20A, WITH PARTS NUMBERS AS LISTED BY HUBBELL OR EQUAL BY ARROWHART, P&S, OR EAGLE. COLOR SHALL BE AS SELECTED BY THE ARCHITECT.
    SINGLE POLE #HBL1221X
    THREE WAY #HBL1223X
    FOUR WAY #HBL1224X
    (ADD "L" SUFFIX FOR KEYED LOCKING TYPE)
29. PANELBOARDS, MOTOR STARTERS, SAFETY SWITCHES (HEAVY DUTY), ETC. SHALL BE AS MANUFACTURED BY GENERAL ELECTRIC, SQUARE D, SIEMENS, OR CUTLER HAMMER. ALL BREAKERS SHALL BE "BOLT-ON" TYPE.
30. FOR EQUIPMENT THAT IS TO BE WIRED BY ELECTRICAL CONTRACTOR AND FURNISHED BY OTHERS, ELECTRICAL CONTRACTOR SHALL REVIEW ALL SPECIFICATION SECTIONS, EQUIPMENT SCHEDULES, AND/OR DETAILS THROUGHOUT DOCUMENTS THAT PERTAIN TO THIS EQUIPMENT AND INCLUDE ALL WIRING AND DEVICES REFERENCED IN THEIR BIDS. ELECTRICAL CONTRACTOR SHALL COORDINATE EXACT LOCATION OF THIS EQUIPMENT WITH RESPECTIVE CONTRACTOR PRIOR TO ROUGH-IN.
31. ALL ABANDONED WIRE SHALL BE REMOVED.
32. WHERE WORK BY THE GENERAL CONTRACTOR (WALL REMOVE, NEW OR RELATED WALL OPENING, ETC.) RESULTS IN THE REMOVALS, REFEEDING, OR RELOCATION OF LIGHTING FIXTURES OR ELECTRICAL DEVICES, THE ELECTRICAL CONTRACTOR SHALL DISCONNECT OR RECONNECT AS REQUIRED ALL ACTIVE DEVICES REMAINING ON THAT CIRCUIT SYSTEM.
33. RING OUT ALL CIRCUITS IN EXISTING PANEL AFFECTED BY THIS ALTERATION. WHERE ADDITIONAL CIRCUITS ARE NEEDED, REUSE CIRCUITS AVAILABLE FOR REUSE, OR PROVIDE NEW BREAKERS. TAG ALL UNUSED CIRCUITS AS SPARE, REPLACE ALL INOPERATIVE OR DEFECTIVE CIRCUIT BREAKERS, AND TIGHTEN ALL CONNECTIONS.
34. WHERE DEMOLITION DISRUPTS ELECTRICAL CONTINUITY OF EXISTING RECEPTACLES/LIGHTS, AND NO RECONNECTION IS SHOWN, RECONNECT TO ITS EXISTING CIRCUIT.
35. ALL DIMENSIONS OF EXISTING CONSTRUCTION ARE APPROXIMATE. THE ELECTRICAL CONTRACTOR SHALL MAKE ALL NECESSARY FIELD MEASUREMENTS OF EXISTING STRUCTURES AND EQUIPMENT TO VERIFY DIMENSIONS SHOWN ON THE DRAWINGS. PROVIDE PROPER DIMENSIONS NOT SHOWN PRIOR TO EQUIPMENT FABRICATION. ALL COST FOR MODIFICATIONS OF NEW CONSTRUCTION DUE TO LACK OF CONFIRMATION OF DIMENSIONS BY FIELD MEASUREMENT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
36. PROVIDE 120 VOLT POWER FOR ALL SMOKE/FIRE DAMPERS AND TIE DAMPERS BACK TO THE BUILDING FIRE ALARM SYSTEM SO THAT UPON ACTIVATION OF DUCT MOUNTED SMOKE DETECTOR OR INDIVIDUAL SENSORS ASSOCIATED WITH DAMPER A SIGNAL WILL BE SENT BACK TO THE BUILDING FIRE ALARM SYSTEM INDICATING ALARM AND STATUS OF DAMPER (OPEN/CLOSED). CONTRACTOR SHALL PROVIDE ALL WIRING, DUCT MOUNTED SMOKE DETECTORS, MODULES, RELAY, AND ASSOCIATED EQUIPMENT REQUIRED FOR A COMPLETE INSTALLATION. COORDINATE EXACT CONNECTION REQUIREMENTS BETWEEN ALL TRADES. (ELECTRICAL MECHANICAL & FIRE PROTECTION) CONTRACTOR SHALL COORDINATE QUANTITIES OF DUCT MOUNTED SMOKE DETECTORS.
37. CONDUCTORS SHALL HAVE COLOR CODED JACKETS THE ENTIRE LENGTH FOR SIZES NO. 6 AND SMALLER. THE CONDUCTORS FOR SIZES NO. 4 AND LARGER SHALL HAVE COLOR CODED MARKING TAPE OR COLOR CODED JACKETS THE ENTIRE LENGTH. COLORS SHALL BE AS FOLLOWS:

120/208 VOLT SYSTEM	277/480 VOLT SYSTEM
PHASE 'A' - BLACK	PHASE 'A' - BROWN
PHASE 'B' - RED	PHASE 'B' - ORANGE
PHASE 'C' - BLUE	PHASE 'C' - YELLOW
NEUTRAL - WHITE	NEUTRAL - GRAY
GROUND - GREEN	GROUND - GREEN

38. WHERE PHASE MARKING TAPE IS USED IT SHALL BE WRAPPED 2" WIDE AND LOCATED AT TWO (2) LOCATIONS 6" AND 18" FROM THE TERMINATION. PHASE MARKING TAPE FOR THE NEUTRAL AND GROUNDING CONDUCTORS SHALL BE PROVIDED WHERE VISIBLE AT ANY POINT WHERE THE CONDUCTOR IS ACCESSIBLE.
39. FIELD IDENTIFY EXISTING PANELBOARDS THAT ARE MODIFIED PER NEC 408.4(B).
40. PROVIDE ARC-FLASH WARNING LABELS ON ELECTRICAL EQUIPMENT THAT COMPLIES WITH NEC 110.16.
41. PROVIDE CONSPICUOUS AND PERMANENT LABEL ON NEW PANELBOARDS INDICATING AVAILABLE FAULT CURRENT PER NEC 110.24.
42. SHOP DRAWINGS AND/OR PRODUCT DATA SHALL BE SUBMITTED FOR THE FOLLOWING FOR REVIEW:
    1. SWITCHBOARDS, PANELBOARDS, TRANSFORMERS, BUSWAY, MOTOR CONTROL CENTERS, GROUND FAULT SYSTEM AND OTHER EQUIPMENT ASSOCIATED WITH THE MAIN DISTRIBUTION.
    2. DISCONNECT SWITCHES, FUSES, MOTOR STARTERS.
    3. LIFE SAFETY SYSTEM.
    4. LIGHTING FIXTURES, LIGHTING CONTROL SYSTEM, DIMMING SYSTEM, EMERGENCY BATTERIES AND OTHER EQUIPMENT ASSOCIATED WITH LIGHTING.
    5. TRANSIENT VOLTAGE SURGE PROTECTION.
    6. GENERATOR, UPS, TRANSFER SWITCHES, BATTERIES, STATIC SWITCHES, TRANSITION SWITCHES, SWITCHGEAR AND OTHER EQUIPMENT ASSOCIATED WITH EMERGENCY AND/OR STANDBY BACK-UP POWER SYSTEMS.
    7. DEVICES, RECEPTACLES, SWITCHES, COVERPLATES, MOTION SENSORS. THE PRODUCT DATA SHALL INCLUDE THE MANUFACTURERS NAME, MODEL NUMBER, SIZE AND COLOR.
    8. CONDUIT, WIRE, BOXES, FITTINGS.
43. ALL SHOP DRAWINGS AND SUBMITTALS SHALL INCLUDE A STAMPED INDICATION SIGNIFYING THAT THE SUBMITTAL HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS BY THE CONTRACTOR. THIS STAMPED INDICATION ALSO REPRESENTS THE FACT THAT THE CONTRACTOR HAS CHECKED THIS SUBMITTAL FOR ITS INTERACTION WITH ALL OTHER DIVISIONS AND CERTIFIES BY HIS SIGNATURE OR INITIALS THAT ALL COORDINATION HAS TAKEN PLACE. THE STAMP SHALL INCLUDE THE DATE, NAME OF THE CONTRACTING FIRM, THE SIGNATURE OF THE CONTRACTOR, CERTIFICATION OF COMPLIANCE AND APPROVAL. THIS STAMP SHALL BE ON THE SUBMITTAL BEFORE THE ENGINEER WILL REVIEW IT.

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Consulting Engineers | MEP • LV • Cx
1455 Bluegrass Lakes Parkway
Alpharetta, Ga 30004
P: (678) 350.9000
www.conway-owen.com

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STAMP

GEORGIA REGISTERED No. PE014237 PROFESSIONAL ENGINEER CHRISTOPHER T. BANKS

GA COA: PEF004382
EXPIRES: 06/30/2026

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

PROJECT

DETAILS, AND NOTES

DESIGN	DRAWN	CHECKED
KG	KG	CTB

SHEET TITLE

No.	Description	Date
	RELEASED FOR BID	04/30/2026

RELEASE

04/30/2026 DATE
A25-159 PROJ NUMBER
FILE NAME
FILE NUMBER

E0.2

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COM*check* Software Version 4.1.5.5

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: DUNWOODY CITY HALL INTERIOR RENOVATION
Project Type: New Construction

Construction Site:
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

Owner/Agent:

Designer/Contractor:
Khaled Ghanawi
Conway and Owen
1455 bluegrass lakes pkwy
Alpharetta, GA 30004
kghanawi@conway-owen.com

Additional Efficiency Package(s)

Credits: 1.0 Required 0.0 Proposed

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Office	2230	0.82	1829
		Total Allowed Watts =	1829

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-Office				
A1/A1E: LED Panel 41W:	1	37	40	1484
B1: LED Panel 33W:	1	7	26	185
			Total Proposed Watts =	1668

Interior Lighting PASSES: Design 9% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2015 IECC requirements in COM*check* Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Khaled Ghanawi — Name - Title
KG — Signature
12/18/225 — Date

COM*check* Software Version 4.1.5.5

Inspection Checklist

Energy Code: 2015 IECC

Requirements: 0.0% were addressed directly in the COM*check* software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR4][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.1 [EL15][1]	Lighting controls installed to uniformly reduce the lighting load by at least 50%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.1 [EL18][1]	Occupancy sensors installed in required spaces.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.1, C405.2.2.3 [EL23][1]	Independent lighting controls installed per approved lighting plans and all manual controls readily accessible and visible to occupants.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.2.1 [EL22][1]	Automatic controls to shut off all building lighting installed in all buildings.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.3 [EL16][1]	Daylight zones provided with individual controls that control the lights independent of general area lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.3, C405.2.3.1, C405.2.3.2 [EL20][1]	Primary sidelighted areas are equipped with required lighting controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.3, C405.2.3.1, C405.2.3.3 [EL21][1]	Enclosed spaces with daylight area under skylights and rooftop monitors are equipped with required lighting controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.4 [EL4][1]	Separate lighting control devices for specific uses installed per approved lighting plans.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.4 [EL8][1]	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.3 [EL6][1]	Exit signs do not exceed 5 watts per face.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.2 [FI17][1]	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.4.1 [FI18][1]	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Interior Lighting fixture schedule for values.*
C408.2.5.1 [FI16][1]	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.3 [FI33][1]	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

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REGISTERED No. PE014237 PROFESSIONAL 04/30/2026 ENGINEER CHRISTOPHER T. BANKS

GA COA: PEF004982
EXPIRES 06/30/2026

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PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

PROJECT

COMCHECK

DESIGN KG | DRAWN KG | CHECKED CTB

SHEET TITLE

No.	Description	Date
-	RELEASED FOR BID	04/30/2026

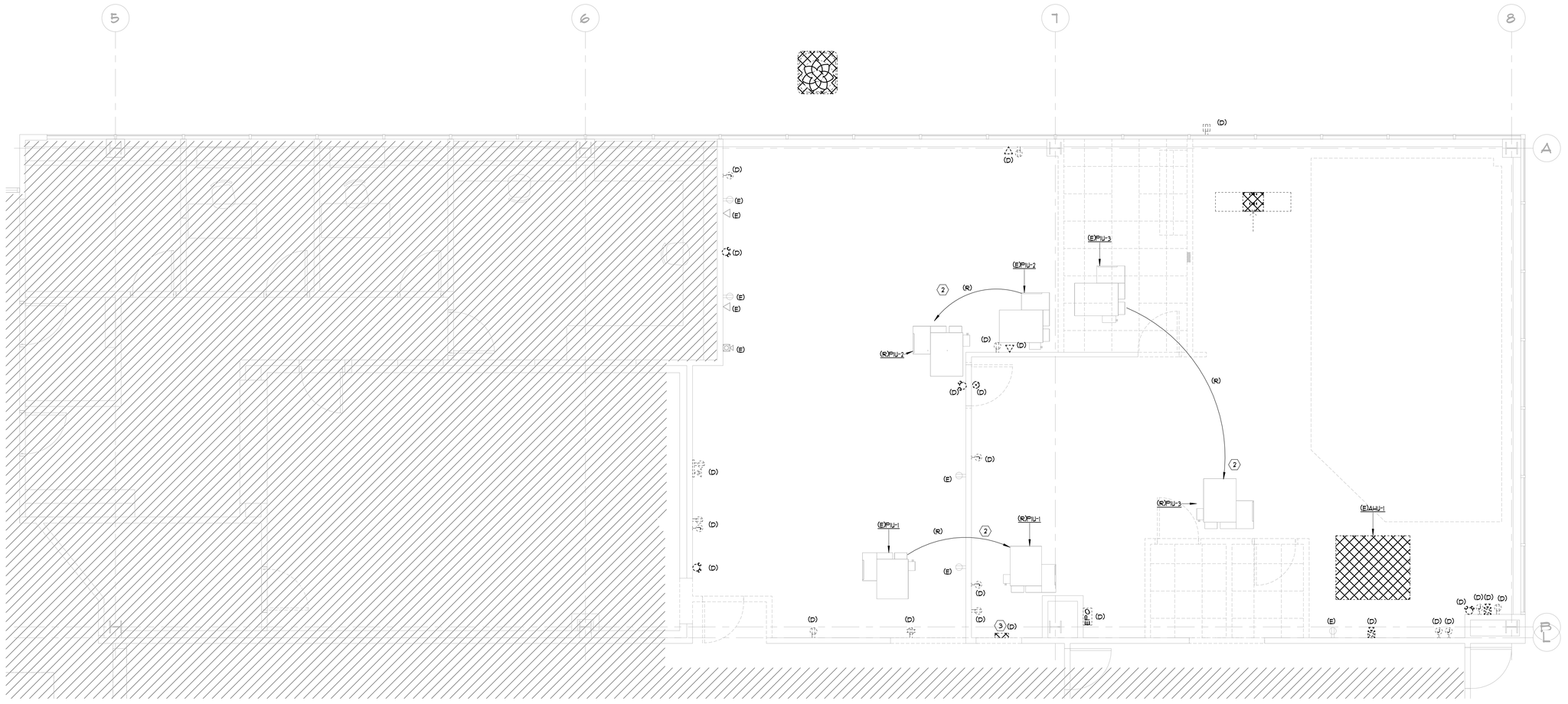
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04/30/2026 DATE
A25-159 PROJ. NUMBER
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Consulting Engineers | MEP • LV • Cx
1455 Bluegrass Lakes Parkway
Alpharetta, Ga 30004
P: (678) 350.9000
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1 DEMOLITION PLAN - ELECTRICAL
1/4" = 1'-0"
NORTH

ITEMS UNDERNEATH HATCHING OUT OF SCOPE.

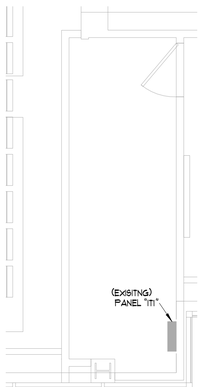
ITEMS UNDERNEATH HATCHING TO BE DEMOLISHED.

DEMOLITION NOTES:

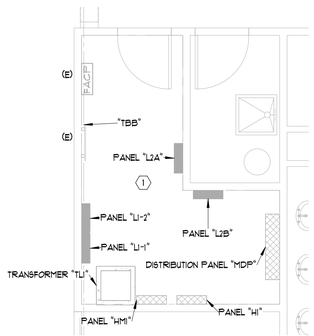
1. REMOVE AND DISCARD ALL LIGHT FIXTURES IN AREAS OF WORK, UNLESS NOTED OTHERWISE. COORDINATE EXACT WORK AREAS WITH ARCHITECTURAL DOCUMENTS. REFER TO LIGHTING PLAN FOR EXISTING FIXTURES TO REMAIN / BE RELOCATED.
2. ALL DEMOLISHED FIXTURES AND MATERIAL SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL FACILITY.
3. WHERE DEMOLITION DISRUPTS THE ELECTRICAL CONTINUITY OF EXISTING RECEPTACLES/LIGHTS AND NO RECONNECTION IS SHOWN, RECONNECT TO ITS EXISTING CIRCUIT.
4. ALL ABANDONED WIRE SHALL BE REMOVED.
5. ALL ABANDONED CONDUIT AND BOXES THAT ARE NOT IN CONCRETE SHALL BE REMOVED.
6. SEE ELECTRICAL AND LIGHTING PLANS FOR MORE INFORMATION.
7. REFER TO ARCHITECTURAL DRAWINGS FOR FULL SCOPE OF DEMOLITION WORK.
8. REMOVE EXISTING ELECTRICAL DEVICES FROM ANY WALLS SHOWN TO BE DEMOLISHED IN RENOVATION AREAS ON ARCHITECTURAL PLANS. REMOVE ASSOCIATED EXISTING CIRCUITRY AND RACEWAYS.
9. FOR CIRCUITS IN RENOVATED AREAS, REMOVE CIRCUITRY AND RACEWAYS FROM WALLS AND CEILINGS SERVING DEVICES AND LIGHT FIXTURES TO BE DEMOLISHED. REMOVE BRANCH CIRCUIT BACK TO A JUNCTION BOX AT HOME RUN POINT. LABEL JUNCTION BOX WITH A CIRCUIT NUMBER AND RECORD LOCATION FOR FURTHER USE.
10. IN WALLS AND CEILINGS WHERE A PORTION OF THE CIRCUIT IS BEING REMOVED, PROVIDE AND INSTALL CIRCUITRY TO INSURE EXISTING DEVICES REMAIN OPERATIONAL
11. EXISTING SWITCH LOCATIONS IN ROOMS TO BE RENOVATED MAY BE REUSED. CONNECT NEW CIRCUITRY TO NEW SWITCHES INSTALLED IN CURRENT SWITCHLOCATIONS.
12. EXISTING FIRE ALARM DEVICES IN WALLS AND CEILINGS SHOUN ON ARCHITECT'S PLANS TO BE DEMOLISHED SHALL BE REMOVED. EXISTING DEVICES MAY BE REUSED IF IN GOOD OPERATING CONDITIONS PROVIDING THEY MEET CURRENT FIRE ALARM CODES.
13. WHEN EXISTING FIRE ALARM DEVICES ARE REMOVED, CONTRACTOR SHALL ENSURE THAT THE EXISTING FIRE ALARM SYSTEM REMAINS FULLY OPERATIONAL. PROVIDE NICET CERTIFIED FIRE ALARM VENDOR TO CONNECT LOOP, AND ANNUNCIATION CIRCUITS TO ENSURE FIRE ALARM SYSTEM OPERATION DURING RENOVATION.
14. EXISTING FIRE ALARM DETECTION DEVICES TO REMAIN SHALL BE SEALED AND COVERED TO PREVENT CONTAMINATION BY DUST AND CONSTRUCTION DEBRIS.
15. EXISTING LIGHT FIXTURES IN CEILINGS SHOUN TO BE DEMOLISHED ON ARCHITECTURAL PLANS SHALL BE REMOVED COMPLETE WITH ALL TRIMS, SUPPORTS AND CIRCUITRY. PRIOR TO DEMOLITION COORDINATE WITH OUNERS REPRESENTATIVES IF THE QUANTITY AND TYPE (IF ANY) SHALL BE TURNED OVER TO OUNER FOR ATTIC STOCK.
16. EXISTING CIRCUITS BEING DEMOLISHED NOT TO BE REUSED SHALL BE REMOVED BACK TO A HOME RUN JUNCTION BOX ABOVE AN ACCESSIBLE CEILING. LABEL JUNCTION BOX WITH CIRCUIT NUMBER AND VOLTAGE. RECORD LOCATION ON AS-BUILT DRAWINGS AND LABEL PANEL DIRECTORY ACCORDINGLY.
17. REMOVE ALL DEMOLISHED ELECTRICAL CIRCUITS BACK TO THE EXISTING PANEL. ELECTRICAL CONTRACTOR TO RING OUT ALL CIRCUITS DURING DEMOLITION. MARK DEMOLISHED CIRCUITS AS SPARES AND LEAVE IN THE OFF POSITION FOR NEW DESIGN.
18. DASHED LINES INDICATE WALLS OR ITEMS TO BE REMOVED. REMOVE ALL CIRCUITS INSTALLED IN WALL BACK TO SERVING PANEL AND LABEL BREAKER AS SPARE. MAINTAIN ALL DOUNSTREAM DEVICES OUTSIDE SCOPE OF WORK AND THOSE WHICH ARE TO REMAIN.

KEY NOTES:

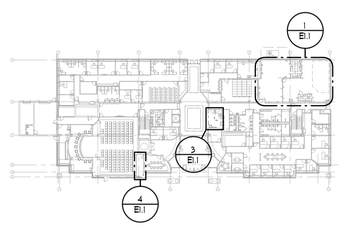
1. ALL EXISTING ELECTRICAL EQUIPMENT IN THIS ROOM TO REMAIN.
2. EXISTING UNIT TO BE RELOCATED. MAINTAIN EXISTING CIRCUIT. EXTEND CONDUIT AND CONDUCTORS TO NEW LOCATION AS NECESSARY PER NEC REQUIREMENTS. CONDUIT AND CONDUCTOR SIZE TO MATCH EXISTING IN ALL ASPECTS. PROVIDE LOCAL DISCONNECTING MEANS AS REQUIRED PER NEC.
3. EXISITNG JUNCTION BOX AND ALL RELATED CONDUITS TO BE DEMOLISHED.



4 IT ROOM LEVEL 1 - ELECTRICAL
1/4" = 1'-0"
NORTH



3 ELECTRICAL ROOM - ENLARGED
1/4" = 1'-0"
NORTH



2 KEY PLAN - ELECTRICAL
NOT TO SCALE

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1455 Bluegrass Lakes Parkway
Alpharetta, Ga 30004
P: (678) 350.9000
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REGISTERED PROFESSIONAL ENGINEER
No. PE044237
CHRISTOPHER T. BANKS
GA COA: PEF004582
EXPIRES: 06/30/2026

STAMP

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • • www.ppi.us

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

PROJECT

DEMOLITION PLAN - ELECTRICAL

DESIGN KG | DRAWN KG | CHECKED CTB

SHEET TITLE

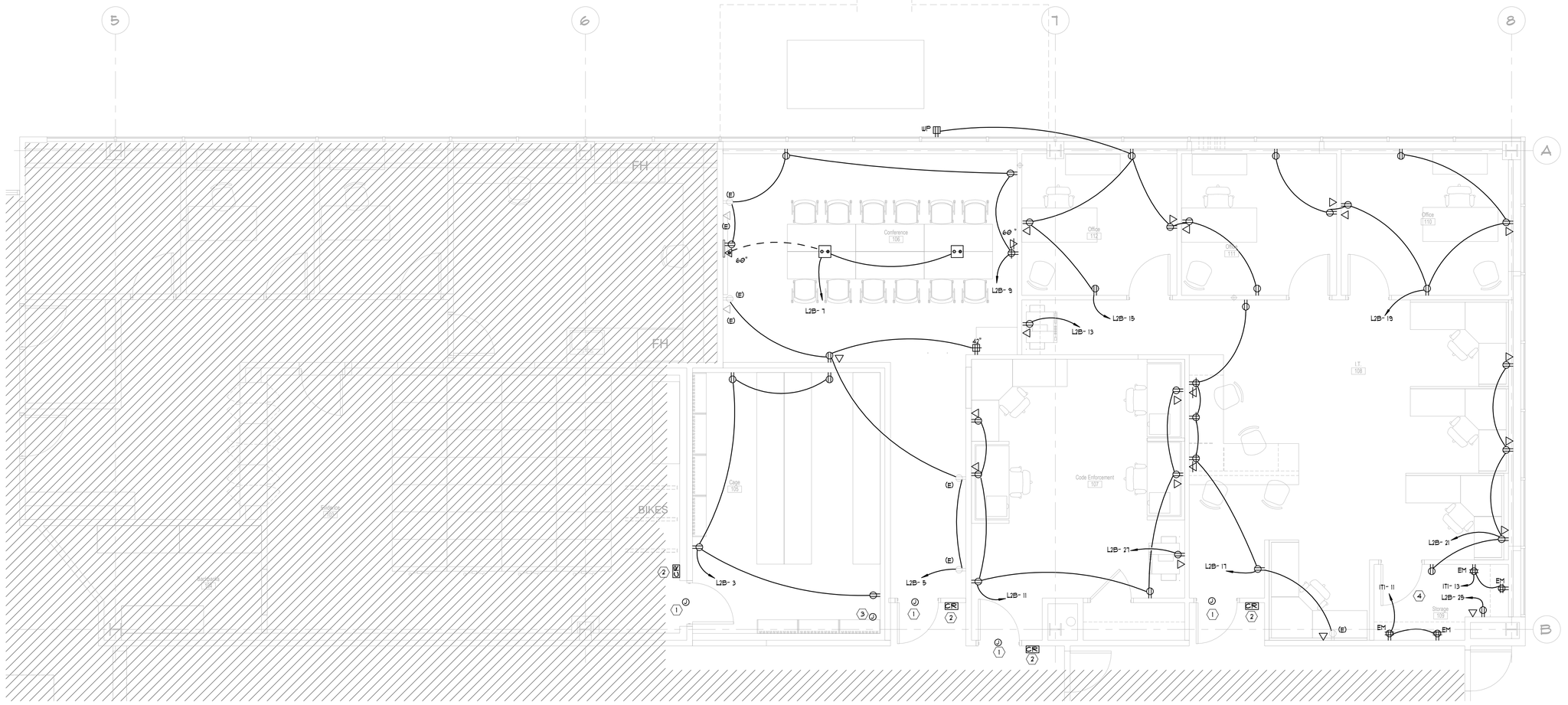
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A25-159 PROJ. NUMBER
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1 FLOOR PLAN - ELECTRICAL

1/4" = 1'-0"

NORTH

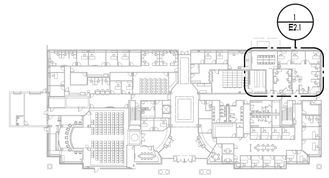
ITEMS UNDERNEATH HATCHING OUT OF SCOPE.

GENERAL NOTES:

1. COORDINATE EXACT LOCATION FOR ALL ELECTRICAL DEVICES WITH ARCHITECT PRIOR TO INSTALLATION.
2. LABEL PANELBOARD SCHEDULES PER NEC 408.4.
3. DO NOT MOUNT OUTLETS BACK TO BACK. OFFSET TO NEXT STUD SPACE.
4. COORDINATE ALL LOW-VOLTAGE DEVICE LOCATIONS AND MOUNTING HEIGHTS WITH LOW-VOLTAGE VENDOR AND ARCHITECT PRIOR TO ROUGH-IN.
5. SEE PANEL SCHEDULES FOR CIRCUITS NOTED AS GFCI TYPE BREAKER. WHERE CIRCUIT EXCEEDS 100' THEN LOCAL GFCI DEAD-FRONT TYPE DEVICES ARE REQUIRED. MOUNT DEVICES IN READILY ACCESSIBLE LOCATIONS.
6. LIGHTLY SHADED DEVICES ARE EXISTING TO REMAIN.

KEY NOTES:

1. PROVIDE ACCESSIBLE PLENUM RATED JUNCTION BOX FOR EACH DOOR LOCK HARDWARE. PROVIDE (1) ½" CONDUIT WITH PULL STRING TO SECURITY CONTROL PANEL. COORDINATE DOOR OPERATION WITH ARCHITECT AND VENDOR PRIOR TO ROUGH-IN.
2. PROVIDE (1) ½" CONDUIT WITH PULL STRING TO SECURITY CONTROL PANEL FOR EACH CARD READER.
3. PROVIDE ACCESSIBLE PLENUM RATED EMPTY JUNCTION BOX FOR CAMERA.
4. COORDINATE WITH SECURITY AND IT VENDOR FOR ALL OUTLETS LOCATIONS AND REQUIREMENTS IN THIS ROOM.



2 KEY PLAN - ELECTRICAL

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Alpharetta, Ga 30004
P: (678) 350.9000
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REGISTERED
No. PE014237
PROFESSIONAL
ENGINEER
CHRISTOPHER T. BANKS
GA COA: PEF004582
EXPIRES: 06/30/2026

STAMP

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

PROJECT

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

SHEET TITLE

FLOOR PLAN - ELECTRICAL

DESIGN	DRAWN	CHECKED
KG	KG	CTB

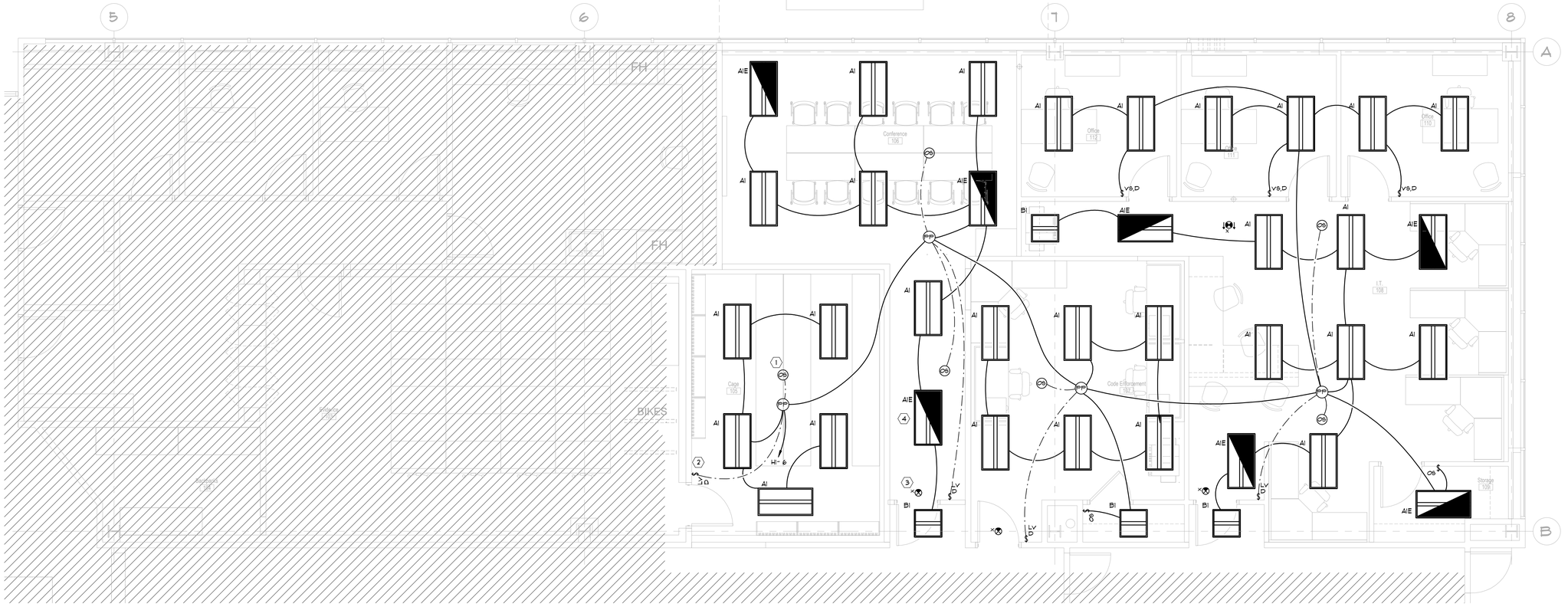
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1 FLOOR PLAN - LIGHTING

1/4" = 1'-0"

NORTH

ITEMS UNDERNEATH HATCHING OUT OF SCOPE.

LIGHTING FIXTURE SCHEDULE

FIXTURE TYPE	DESCRIPTION	INPUT WATTS	LAMPS	DRIVER	MANUFACTURER
AI	2'X4' LED FLAT PANEL	40.2	LED 4620 LUMENS 3500K	0-10V DIMMING	LITHONIA LIGHTING #CPX 2X4 SERIES LEVITON LIGHTING #LRTA 2X4 SERIES COOPER LIGHTING #24FP SERIES
AIE	SAME AS TYPE 'AI' EXCEPT WITH EMERGENCY BATTERY BACKUP	--	--	--	--
BI	2'X2' LED FLAT PANEL	21.6	LED 2420 LUMENS 3500K	0-10V DIMMING	LITHONIA LIGHTING #CPX 2X2 SERIES LEVITON LIGHTING #LRTA 2X2 SERIES COOPER LIGHTING #22FP SERIES
BIE	SAME AS TYPE 'B' EXCEPT WITH EMERGENCY BATTERY BACKUP	--	--	--	--
X	LED EDGE-LIT EXIT SIGN GREEN LETTERS, CLEAR PANEL I OR MIRROR FOR 2 SIDE, UNIVERSAL MOUNTED, BRUSHED ALUMINUM TRIM PLATE, PUNCH OUT CHEVRONS, PROVIDE WITH 90 MIN. NICAD BATTERY BACKUP.	1 W	LED	FIXED LED DRIVER	LITHONIA LIGHTING EDGR-X-GMR SERIES OR EQUAL BY EMERGI-LITE, DUAL-LITE
Z	EMERGENCY BATTERY PACK FLOODLIGHT, 90 MIN. NICAD BATTERY BACKUP, 9'-0" AFF	2-12 W	LED	FIXED LED DRIVER	EMERGILITE #ECX-2 LITHONIA #6ELM2 SUITELITES #CC1 PRESCOLITE #EDS4

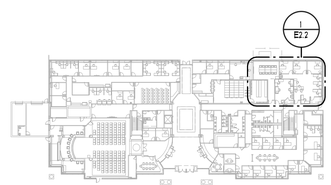
NOTES:
1. CONFIRM VOLTAGE WITH DRAWINGS AND COORDINATE/CONFIRM ALL MOUNTING HEIGHTS AND FINISHES WITH ARCHITECT PRIOR TO ORDERING AND INSTALLATION.
2. PROVIDE MOUNTING OPTION(S) NECESSARY TO ACCOMMODATE CEILING TYPES SPECIFIED BY ARCHITECTURAL DOCUMENTS FOR ALL RECESSED FIXTURES.
3. PROVIDE ALL HARDWARE AND ACCESSORIES TO INSTALL FIXTURES AS INDICATED IN FIXTURE DESCRIPTION.
4. MANUFACTURER PART NUMBERS MAY NOT NECESSARILY MATCH DESCRIPTION. OBTAIN CLARIFICATION IF A CONFLICT EXIST BETWEEN DESCRIPTION AND MODEL NUMBER.
5. ALL FIXTURES NOT SPECIFICALLY LISTED BY MODEL NUMBER REQUIRE A PRIOR APPROVAL SUBMITTAL IN WRITING. NO VERBAL APPROVALS WILL BE ALLOWED.

GENERAL NOTES:

1. REFER TO ARCHITECTURAL CEILING PLAN FOR EXACT CEILING TYPE AND HEIGHT.
2. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL TRIM AND MOUNTING HARDWARE FOR EACH LIGHTING FIXTURE TO MATCH CEILING IN OR ON WHICH IT IS INSTALLED.
3. ELECTRICAL CONTRACTOR SHALL MATCH VOLTAGE OF ALL FIXTURES TO THE CIRCUIT WHICH THEY ARE CIRCUITED.
4. ALL SURFACE MOUNTED CONDUIT INSTALLED ON CEILING SHALL BE RUN PERPENDICULAR AND OARALLEL TO STRUCTURE AND IN A MANNER THAT IS NEAT AND SECURE.
5. ALL EXPOSED CONDUIT RUNS SHALL BE PAINTED AS DIRECTED BY ARCHITECT.
6. ALL LIGHTING FIXTURE HEIGHTS LISTED ARE MEASURED TO THE BOTTOM OF THE FIXTURE TO OPERATE OCCUPANCY SENSORS.
7. ALL EXIT SIGNS ARE TYPE 'X' UNLESS NOTED OTHERWISE.
8. ROUTE UNSWITCHED HOT CONDUCTORS FEEDING EMERGENCY BATTERY PACKS, EMERGENCY EGRESS FIXTURES AND EXIT SIGNS AROUND LIGHTING CONTROL RELAYS AND SWITCHES.

LIGHTING KEY NOTES:

1. CEILING MOUNTED OCCUPANCY SENSOR SHALL BE AUTO-OFF AFTER 20 MINUTES OF NO OCCUPANCY IN SPACE/AREA. (TYPICAL FOR ALL CEILING MOUNTED OCCUPANCY SENSORS).
2. PROVIDE LOW-VOLTAGE DIMMING SWITCH. SEE ROOM CONTROLLER SERVING SPACE/AREA FOR CONTROL. (TYPICAL FOR ALL SWITCHES DENOTED WITH 'LVD').
3. EMERGENCY EXIT SIGN. CONNECT TO UN-SWITCHED HOT IN LIGHTING CIRCUIT SERVING THE AREA FOR CONTINUOUS OPERATION AND BATTERY CHARGING. (TYPICAL FOR ALL EXIT SIGNS)/FIELD VERIFY AND MATCH THE EXISTING EXIT SIGNS.
4. EMERGENCY EGRESS FIXTURE WITH INTEGRAL BATTERY PACK. CONNECT SWITCHED HOT TO NORMAL DRIVER AND UNSWITCHED HOT FROM LIGHTING CIRCUIT SERVING THE AREA TO BATTERY PACK FOR CHARGING AND CONTROL. (TYPICAL).
5. REUSE EXISTING LIGHTING CIRCUIT. INTERCEPCT AND EXTEND WIRE AND CONDUIT AS REQUIRED. WIRES AND CONDUIT TO MATCH EXISTING IN ALL ASPECTS.



2 KEY PLAN - LIGHTING

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REGISTERED
No. PE014237
PROFESSIONAL
ENGINEER
CHRISTOPHER T. BANKS

GA COA: PEF004582
EXPIRES: 06/30/2026

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PRECISION Planning Inc.
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400 Pike Boulevard, Lawrenceville, Ga 30046
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PROJECT

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

SHEET TITLE

FLOOR PLAN - LIGHTING

DESIGN	DRAWN	CHECKED
KG	KG	CTB

RELEASE

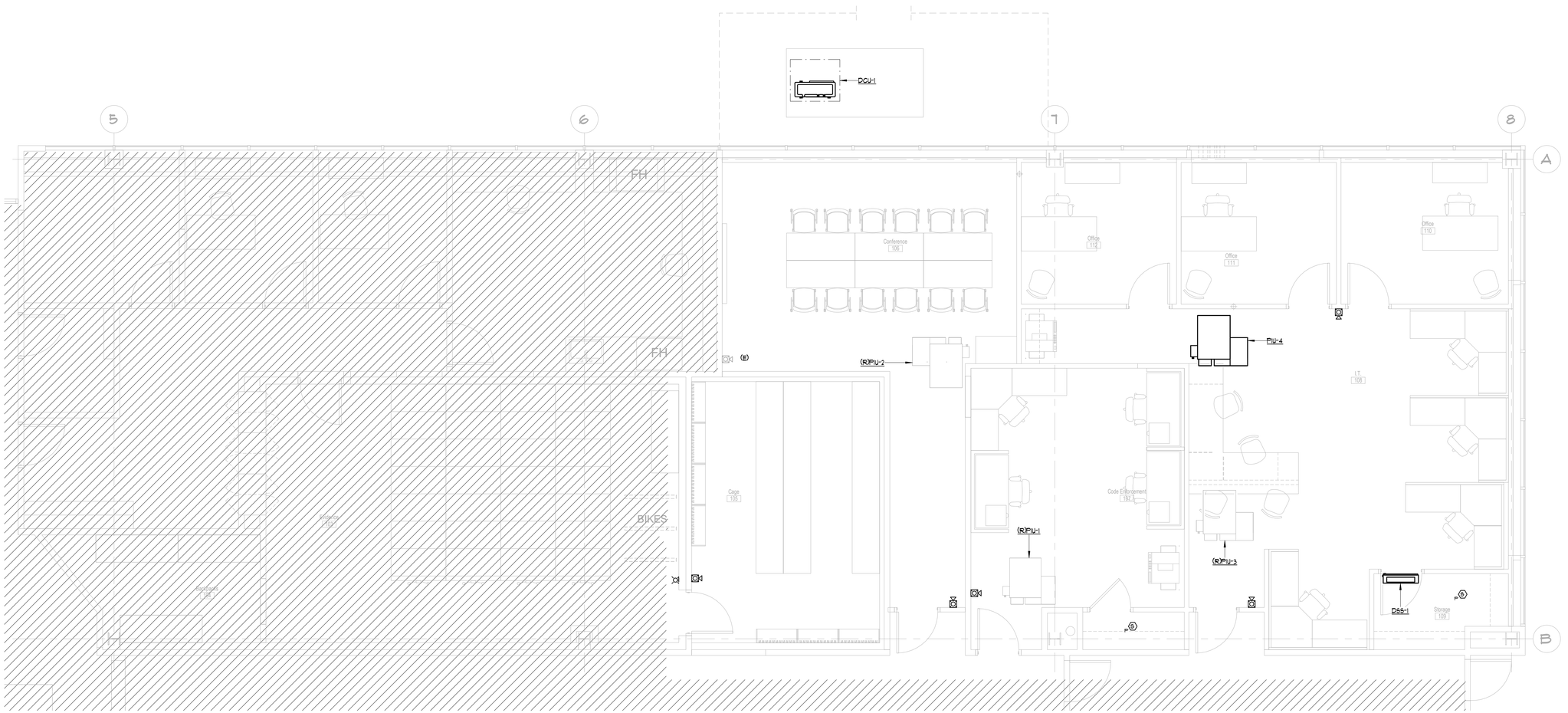
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Alpharetta, Ga 30004
P: (678) 350.9000
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1 FLOOR PLAN - MECHANICAL AND FIRE ALARM

1/4" = 1'-0"

NORTH

ITEMS UNDERNEATH HATCHING OUT OF SCOPE.

GENERAL NOTES:

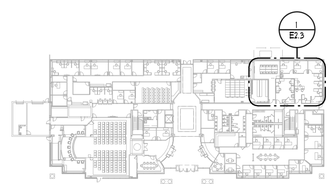
1. PROVIDE A GFCI TYPE RECEPTACLE WITHIN 25' OF ALL MECHANICAL EQUIPMENT PER NEC 210.63(A)(B)(2), AND (E) CONNECT TO THE NEAREST 120V RECEPTACLE WITH 2#12, 1#12G IN 3/4"C.

MECHANICAL EQUIPMENT CONNECTION SCHEDULE

TAG	LOAD	VOLT/ PHASE	CIRCUIT DESIGNATION	BREAKER	BRANCH CIRCUIT	DISCONNECT (AMPS/POLES/NEMA/FUSE)	NOTES
(R)PIU-1	--	--	--	--	--	--	1
(R)PIU-2	--	--	--	--	--	--	1
(R)PIU-3	--	--	---	--	--	--	1
PIU-4	1/4HP , 8KW	277/1	HM1-38	40/1	2#8, 1#8G. 3/4"C.	FACTORY DISCONNECT	--
DSS-1/DHP-1	16 MCA	208/1	L2B-22,24	20/2	2#12, 1#12G, 3/4"C.	30/2/3R/NF (OUTDOOR) 30/2/1/15 (INDOOR)	2

MECHANICAL EQUIPMENT CONNECTION SCHEDULE NOTES

NUMBER	NOTES
1	EXISTING UNIT TO BE RELOCATED. MAINTAIN EXISTING CIRCUIT. EXTEND CONDUIT AND CONDUCTORS TO NEW LOCATION AS NECESSARY PER NEC REQUIREMENTS. CONDUIT AND CONDUCTOR SIZE TO MATCH EXISTING IN ALL ASPECTS. PROVIDE LOCAL DISCONNECTING MEANS AS REQUIRED PER NEC.
2	INDOOR FED FROM OUTDOOR. PROVIDE CONNECTION USING 2#12, 1#12G, IN 3/4"C.



2 KEY PLAN - ELECTRICAL

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PRECISION Planning Inc.
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DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

PROJECT

FLOOR PLAN - MECHANICAL AND FIRE ALARM

DESIGN	DRAWN	CHECKED
KG	KG	CTB

SHEET TITLE

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Alpharetta, Ga 30004
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DENOTES MAIN BREAKER

DENOTES MAIN LUGS OR FEED THRU LUGS

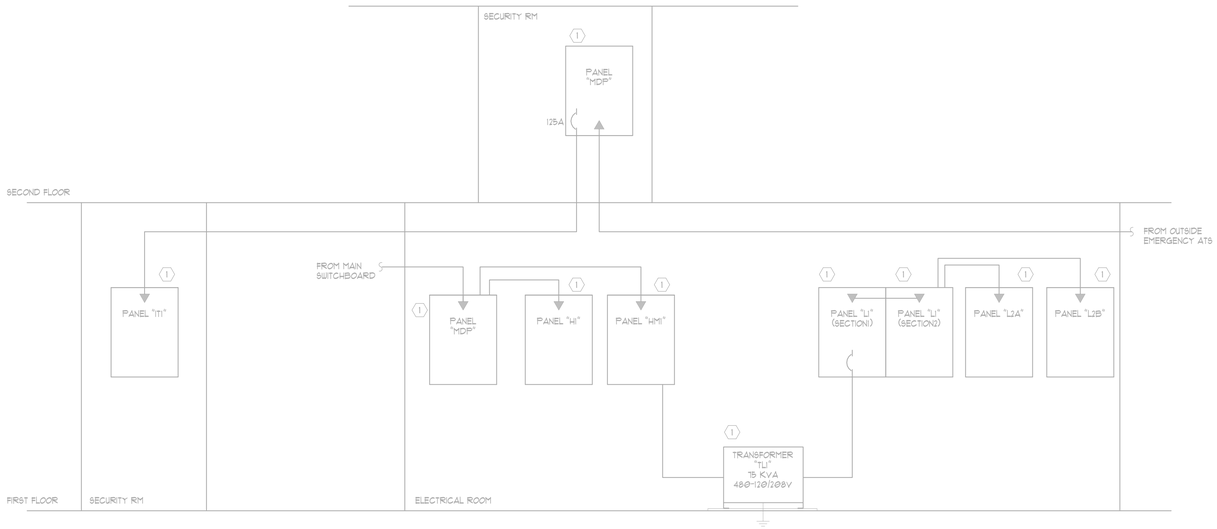
SPD DENOTES SURGE PROTECTION DEVICE

GENERAL NOTES:

1. PANEL SCHEDULUE INFORMATION TAKEN FROM EXISTING "AS-BUILT" DRAWINGS AND SITE PHOTOS. CONTRACTOR TO VERIFY EXACT CONDITIONS PRIOR TO WORK.
2. CONTRACTOR TO RING OUT ALL CIRCUITS PRIOR TO NEW WORK AND VERIFY AVAILABLE CIRCUITS FOR REUSE. NOTIFY ENGINEEER OF ANY DISCREPANCIES.

KEY NOTES:

(1) EXISTING EQUIPMENT TO REMAIN.



1 ELECTRICAL - RISER DIAGRAM
NOT TO SCALE

PANEL: HMI

VOLTAGE: 480 Y 277 | 3 PHASE 4 WIRE | MAIN: 400 AMPS MLO | MOUNTING:
BUS SIZE: 400 AMPS | FAULT DUTY: AIC | SURFACE

CKT NO	DESCRIPTION	NOTE	BKR	A	B	C	BKR	NOTE	DESCRIPTION	CKT NO
1	FIU-3-3	1	20/1	4.0	5.0		30/1	1	FIU-2-4	2
3	FIU-3-4	1	40/1		8.0	8.0	40/1	1	FIU-2-3	4
5	FIU-3-6	1	40/1			8.0	5.0	30/1	1	FIU-2-1	6
7	FIU-3-5	1	30/1	5.0	8.0		40/1	1	FIU-2-1	8
9	FIU-2	1	40/1		8.0	5.0	30/1	1	FIU-2-5	10
11	FIU-3-1	1	40/1			8.0	5.0	30/1	1	FIU-2-6	12
13	FIU-2-2	1	40/1	8.0	4.0		20/1	1	EUH ENTRANCE	14
15	INSTA HOT / GARAGE	1	20/1		4.0	4.0	20/1	1	EUH ENTRANCE	16
17						3.2	4.0	20/1	1	EUH 2A	18
19	FIU-1A	1	15/3	3.2	4.0		20/1	1	WALL HEATER GARAGE	20
21					3.2	4.0	20/1	1	INSTA HOT CRIME LAB	22
23						3.2	--	/1		SPACE	24
25	WHE	1	15/3	3.2	4.0						26
27					3.2	4.0	20/3	1	FIU-2A		28
29						3.2	4.0				30
31	EMON DMON	1	15/3	3.2	25.0						32
33					3.2	25.0	125/3	1	TANSFROMER TLI		34
35						11.0	25.0				36
37	AHU-1A	1	50/3	11.0	8.0		40/1	2	FIU-4		38
39					11.0	--	/1			SPACE	40
41	SPACE		/1			--	--	/1		SPACE	42

CONNECTED LOADS		DEM. FACTOR	DEM. LOADS	SECTION BUS KVA A	B	C
LIGHTING:		* 125%		93.5 KVA	93.5 KVA	78.5 KVA
RECEPTACLE:		PER NEC 220.41		TOTAL BUS KVA		
MOTORS:		125% MAX +...		93.5 KVA	93.5 KVA	78.5 KVA
A/C:		LARGEST	163.5 KVA	CONNECTED		
HEATING:	163.5	* 100%		265.5 KVA		
NON-CONTIN.:	21.0	* 100%	21.0 KVA	319.3 AMPS		
CONTINUOUS:	75.0...	* 125%	93.8 KVA			
EV...		* 125%		DEMAND		
KITCHEN:		PER NEC 220.56		284.3 KVA		
ELEVATOR:		PER NEC 620.14		342 AMPS		

ABBREVIATIONS: ST=SHUNT TRIP
AF = ARC FAULT, GF = GROUND FAULT

NOTES:
1 EXISTING TO REMAIN.
2 PROVIDE NEW BREAKER AS INDICATED.

PANEL: HI

VOLTAGE: 480 Y 277 | 3 PHASE 4 WIRE | MAIN: 225 AMPS MLO | MOUNTING:
BUS SIZE: 225 AMPS | FAULT DUTY: 10 K AIC | SURFACE

CKT NO	DESCRIPTION	NOTE	BKR	A	B	C	BKR	NOTE	DESCRIPTION	CKT NO
1	COVE LIGHTS	1	20/1	1.2	1.2		20/1	1	COVE LIGHTS	2
3	CORRIDOR AND ELEC ROOM LIGHTS	1	20/1		1.2	1.2	20/1	1	CORRIDOR LIGHTS	4
5	EXTERIOR LIGHTS	1	20/1			1.2	1.5	20/1	2	CODE REINFORCEMENT LIGHTING	6
7	SPACE	1	/1	--	1.2		20/1	1	LIGHTS 109 132		8
9	SPACE	1	/1		--	1.2	20/1	1	LIGHTS 110 131		10
11	SPACE	1	/1			--	1.2	20/1	1	EXTERIOR LIGHTS	12
13	SPACE	1	/1	--	1.2		20/1	1	LIGHTS EVIDENCE ROOM/CRIME LAB		14
15	SPACE	1	/1		--	--	/1	1	SPACE		16
17	SPACE	1	/1			--	1.2	20/1	1	EXISTING LIGHTS	18
19	LIGHTS COUNCIL CHAMVER/GARAGE	1	20/1	1.2	1.2		20/1	1	EXISTING LIGHTS		20
21	LIGHTS COUNCIL CHAMVER/GARAGE	1	20/1		1.2	--	/1	1	SPACE		22
23	LIGHTS COUNCIL CHAMVER/GARAGE	1	20/1			1.2	--	/1	1	SPACE		24
25	LIGHTS 103 104 110 111 112	1	20/1	1.2	--			/1	1	SPACE		26
27	SPACE	1	/1		--	--		/1	1	SPACE		28
29	SPACE	1	/1			--	--	/1	1	SPACE		30

CONNECTED LOADS		DEM. FACTOR	DEM. LOADS	SECTION BUS KVA A	B	C
LIGHTING:	1.9	* 125%	1.9 KVA	8.4 KVA	4.8 KVA	6.3 KVA
RECEPTACLE:		PER NEC 220.41		TOTAL BUS KVA		
MOTORS:		125% MAX +...		8.4 KVA	4.8 KVA	6.3 KVA
A/C:		LARGEST	0.0 KVA	CONNECTED		
HEATING:		* 100%		19.5 KVA		
NON-CONTIN.:		* 100%		23.4 AMPS		
CONTINUOUS:		* 125%				
EV...		* 125%		DEMAND		
KITCHEN:		PER NEC 220.56		19.5 KVA		
ELEVATOR:		PER NEC 620.14		24 AMPS		

ABBREVIATIONS: ST=SHUNT TRIP
AF = ARC FAULT, GF = GROUND FAULT

NOTES:
1 EXISTING TO REMAIN.
2 EXISTING BREAKER. NEW LOAD.

PANEL: ITI

VOLTAGE: 208 Y 120 | 3 PHASE 4 WIRE | MAIN: 100 AMPS MLO | MOUNTING:
BUS SIZE: 100 AMPS | FAULT DUTY: 10 K AIC | SURFACE

CKT NO	DESCRIPTION	NOTE	BKR	A	B	C	BKR	NOTE	DESCRIPTION	CKT NO
1	QUAD RM 113	1	20/1	1.2	0.0		50/2	1	SPARE	2
3	ERC MONITORS 102	1	20/1		1.2	0.0				4
5	TWIST LOCK RM 113	1	30/1			1.6	0.3	20/1	1	SECURITY PANEL	6
7	TWIST LOCK RM 114	1	30/1	1.6	0.5		20/1	1	VAV		8
9	TWIST LOCK RM 115	1	30/1		1.6	0.4	20/1	1	QUAD RM 130		10
11	STORAGE 109-ACCP	2	20/1			0.7	--	/1		SPACE	12
13	STORAGE 109 - IT REC	2	20/1	0.7	--			/1		SPACE	14
15	SPACE		/1		--	--		/1		SPACE	16

CONNECTED LOADS		DEM. FACTOR	DEM. LOADS	SECTION BUS KVA A	B	C
LIGHTING:		* 125%		4.0 KVA	3.2 KVA	2.6 KVA
RECEPTACLE:	1.4	PER NEC 220.41	1.4 KVA	TOTAL BUS KVA		
MOTORS:		125% MAX +...		4.0 KVA	3.2 KVA	2.6 KVA
A/C:		LARGEST	0.0 KVA	CONNECTED		
HEATING:		* 100%		9.8 KVA		
NON-CONTIN.:		* 100%		27.3 AMPS		
CONTINUOUS:		* 125%				
EV...		* 125%		DEMAND		
KITCHEN:		PER NEC 220.56		9.8 KVA		
ELEVATOR:		PER NEC 620.14		27 AMPS		

ABBREVIATIONS: ST=SHUNT TRIP
AF = ARC FAULT, GF = GROUND FAULT

NOTES:
1 EXISTING TO REMAIN.
2 NEW BREAKER. NEW LOAD.

PANEL: L2B

VOLTAGE: 208 Y 120 | 3 PHASE 4 WIRE | MAIN: 100 AMPS MLO | MOUNTING:
BUS SIZE: 100 AMPS | FAULT DUTY: 10 K AIC | SURFACE

CKT NO	DESCRIPTION	NOTE	BKR	A	B	C	BKR	NOTE	DESCRIPTION	CKT NO
1	REC ROOM 117	1	20/1	1.2	1.6		25/2	1	105 MINI 1	2
3	CAGE 105 REC	2	20/1		0.7	1.6				4
5	CONFERENCE 106 REC	2	20/1			0.7	1.6	25/2	1	105 MINI 1	6
7	CONFERENCE 106 REC	2	20/1	1.8	1.6						8
9	CONFERENCE 106 REC	2	20/1		0.5	1.2	20/1	1	DED QUAD REC ROOM 2@		10
11	CODE ENFORCEMENT REC	2	20/1			1.1	1.2	20/1	1	DED REC ROOM 8	12
13	PLOTTER	2	20/1	1.2	1.2		20/1	1	EXSITING		14
15	OFFICE 111/112 REC	2	20/1		1.3	1.2	20/1	1	DUN LIGHT CTL ROOM		16
17	LT 108 REC	2	20/1			1.1	1.2	20/1	1	DOWN LIGHT LOBBY	18
19	OFFICE 110 REC	2	20/1	1.1	1.2		20/1	1	REC ROOM 114		20
21	LT 108 REC	2	20/1		0.7	1.1					22
23	EXISTING	1	20/1			0.0	1.1	20/2	3	DSS-1/DHP-1	24
25	IT ROOM REC	2	20/1	0.3	1.2		20/1	1	EXSITING		26
27	PLOTTER	2	20/1		1.2	1.2	20/1	1	EXSITING		28
29	EXISTING	1	20/1			1.2	1.2	20/1	1	EXSITING	30

CONNECTED LOADS		DEM. FACTOR	DEM. LOADS	SECTION BUS KVA A	B	C
LIGHTING:		* 125%		12.4 KVA	11.7 KVA	10.9 KVA
RECEPTACLE:	11.6	PER NEC 220.41	10.8 KVA	TOTAL BUS KVA		
MOTORS:		125% MAX +...		12.4 KVA	11.7 KVA	10.9 KVA
A/C:	3.3	LARGEST	3.3 KVA	CONNECTED		
HEATING:		* 100%		34.8 KVA		
NON-CONTIN.:	0.3	* 100%	0.3 KVA	96.6 AMPS		
CONTINUOUS:		* 125%				
EV...		* 125%		DEMAND		
KITCHEN:		PER NEC 220.56		34.0 KVA		
ELEVATOR:		PER NEC 620.14		94 AMPS		

ABBREVIATIONS: ST=SHUNT TRIP
AF = ARC FAULT, GF = GROUND FAULT

NOTES:
1 EXISTING TO REMAIN.
2 EXISTING BREAKER. NEW LOAD.
3 NEW BREAKER. NEW LOAD.

RELEASED FOR BID

CONWAY & OWEN
Consulting Engineers | MEP • LV • Cx
1455 Bluegrass Lakes Parkway
Alpharetta, Ga 30004
P: (678) 350.9000
www.conway-owen.com

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GEORGIA REGISTERED No. PE014237 PROFESSIONAL ENGINEER CHRISTOPHER T. BANKS
GA COA: PEF004382
EXPIRES: 06/30/2026

STAMP

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • • www.ppi.us

PROJECT

DUNWOODY CITY HALL INTERIOR RENOVATION
4800 ASHFORD DUNWOODY ROAD NE
DUNWOODY, GA 30338

SHEET TITLE

RISER DIAGRAM AND PANEL SCHEDULES

DESIGN KG | DRAWN KG | CHECKED CTB

RELEASE

No.	Description	Date
	RELEASED FOR BID	04/30/2026

04/30/2026 DATE
A25-159 PROJ NUMBER
FILE NAME
FILE NUMBER

E3.1

C:\Users\kghanawi\Documents\2024 - CENTRAL - 25354 - DUNWOODY CITY HALL_kghanawi.rvt
4/30/2026 8:33:22 AM
A25-159

BID/PROPOSAL RESPONSE
CITY OF DUNWOODY

SOLICITATION: ITB 26-03 DUNWOODY CITY HALL RENOVATIONS

DATE: May 28, 2026

	COMPANY	BID
1	Headley	457000-
2	Multiplex LLC	628000-
3	Banner Services Group LLC	412500-
4	Striker Contracting LLC	353929-
5	Thomas Turnkey LLC	401709.58
6	Diversified Constructin of Georgia	432975-
7	Tower Interior Construction	429718-
8	Prime Contractors Inc	477755-
9	Beatty Constructin	493800-
10		
11		
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5/28/2026

18		
19		
20		

Prepared by: Donna Williams

Signature: Donna Williams **Date:** 5/28/2024

ADDENDUM 1

DUNWOODY CITY HALL INTERIOR RENOVATION PROJECT

ITB 26-03

May 1, 2026

Summary:

The following question was received, and the response is listed below:

1. Please confirm whether the $10,000,000 Excess/Umbrella Liability limit is mandatory and whether the City will make any exceptions to this requirement.
   The City will allow Excess/Umbrella Liability not less than $3,000,000 per occurrence and $3,000,000 aggregate. All other insurance requirements remain unchanged and in full force and effect.

ADDENDUM 2

DUNWOODY CITY HALL INTERIOR RENOVATION PROJECT

ITB 26-03

May 21, 2026

Summary: Questions and Clarifications to Bidders. Revised Section 05 40 00 has been updated and attached.

1. Please provide the contact for the fire alarm vendor for the building. **Pye Barker 770-934-4499 and refer to our address 4800 Ashford Dunwoody Rd as the account.**

2. Please confirm if there is a required sprinkler vendor for the building and if yes please provide the contact. **Yes, Pye Barker 770-934-4499**

3. Please confirm if there is a required HVAC Controls/BMS vendor for the building and if yes please provide the contact. **Yes, there is. Our current HVAC controls are programmed through "i-Vu" and vendor is Capital City that handles control configuration and regular PM service.**

4. Please confirm that any licensed electrical, plumbing, and mechanical contractors are allowed to work in the building. **The winning bidder can use any LICENSED electrical, plumbing, and mechanical contractors for this scope of work.**

5. As discussed in the Pre-Bid Meeting please confirm that we are to exclude all permit costs. **The city is waving permitting costs.**

6. Can photos of the existing equipment (shelving, wire racks, bikes, security-door/frame/hardware) be provided for our review? These items were not available for Viewing during the site walk through. See plan key notes: 8,10, 11 on drawing A2.2. **The contractor will not need to store or move the racks. The owner will take care of this scope of work.**

7. Please confirm that new concealed fire treated wood blocking will be required to be installed at plan keynote 5, on drawing A2.2, within the existing fire-rated partition. **The blocking will not be required.**

8. Advise if concealed fire treated wood blocking will be required at plan keynote 8 on drawing A2.2 be required, within the exiting walls. **No, these are storage racks sitting on the floor, not wall mounted shelving.**

9. Can the name of the firm be utilized for the independent testing agency provided by owner, per specification 05 40 00-3.05A be provided - In the specs it states "Testing: Owner will engage a qualified independent testing and inspecting agency to perform field tests and inspections and prepare test reports." Is a testing agency required for Cold-Formed Metal Framing? **A testing agency will not be required for the interior non-load bearing metal studs.**

10. Please confirm the following will be required at all non-load bearing partitions;
    a. .0428”-1 BGA studs (specification 05 40 00-2.03.A-1)
    b. Can a typical wall framing section be provided, utilizing the specified deflection clips, deflection track, and drift clips (specification 05 40 00-2.03.C, D & E). Also, identify how the deflection track can be fastened to each flange of the studs (specification 05 40 00-B) along with the specified deflection clips and allow the top track to deflect underload.
    c. Horizontal bridging in walls at maximum of 48” vertical spacing (specification 05 4000-3.04.E).

    The current specification section 05 40 00 has been replaced and included in the attached documents

11. Please provide specifications of owner furnished/contractor installed furniture, per plan keynote 7 on drawing A2.2. **The Owner has not selected the furniture yet. This will be done during construction. The vendor providing the furniture will furnish & install. This is removed from the contractor’s scope.**

12. Please indicate location of existing “mop sink for dumping of A/G condensate, as per drawing P2.1(keynote 2). **It is shown on the plans in an existing janitors closet across the hallway from Backpacks #104.**

13. Reference drawing Mo.1—"pretext & balance note”—will repair/replace costs be an additional cost to GC, after contract is awarded, or should the bid allow lump sum owner contingency for this potential work? **Provide allowance for repair/replace costs in the amount of $10,000.00**

14. Reference drawing MO.2--Is control wiring required to be in an EMT conduit system per spec"R-2”? **Plenum rated cables may be used in lieu of conduit.**

15. Reference drawing Mo.2--Advise the existing controls installed, so that spec “T-1 “can be complied with. **Yes, there is. Our current HVAC controls are programmed through “i-Vu”**

16. Confirm the glass at side light within frame 110 111, 112 is both tempered glass and insulated glass. See drawing A9.1, detail 1/A9.1. **Yes, they are both tempered and insulated.**

17. Reference drawing A2.2, plan keynote 11 and drawing A9.1 “Door Schedule”. Please provide location of existing card reader head end and provide current maintenance contractor and manufacturer of card reader equipment. Also, see specification 08 71 00. **GC&E will furnish & install the card readers.**

18. Advise if the existing exterior wall panels are “post-tensioned” panels where they are to be patched. **We cannot confirm. Patching several holes in the wall should be the only scope of work. The framing should be on the inside.**

19. Provide location of data closet where new “data drops” will be terminated. **All data drops will be terminated in Room 109**

20. Specification 05 40 00-1.01-A.1 is for exterior, non-load bearing wall framing. Can a specification for interior non load bearing wall framing be provided? **The current specification section 05 40 00 has been replaced and included in the attached documents**

21. Clarify which partitions (see drawing A2.3, detail 1/A2.3) are to be considered a “sound wall” and will require “sound seals” on any doors (see detail 1/A2.3-note 4) within a sound wall. **Refer to sheet A2.2. The walls are tagged as “P1A”.**

22. Can you please provide an approved vendor for the new signage in the renovated area? **Custom Signs Today Attn: Heyward 404-853-5000, 404-853-5005, signsatlanta@gmail.com**

23. Please confirm that awarded contractor is not running any data cabling, only boxes and raceways above the ceiling in the renovated area. **The contractor is to install boxes, conduit and pull string. Then the City's preferred vendor will run all cabling and install the devices for all low voltage items.**

24. During the pre-bid, it was mentioned that there will be restricted work hours on certain days, can you please clarify those hours and days?
Monday–Saturday: 7:00 a.m. to 5:00 p.m.
Wednesdays (court in session): Quiet work only during the hours of 7:00 a.m. to 5:00 p.m.
Thursdays (court in session): Quiet work only during the hours of 8:00 a.m. to 1:00 p.m.
Saturdays: 8:00 a.m. to 5:00 p.m.
Sundays and City-recognized holidays: No work permitted

25. During the pre-bid, there was confusion about the owner supplied contractor installed furniture, can you please verify that contractor is to install but not furnish? **The vendor providing the furniture will install it. This includes blinds.**

26. Is there consideration to do two phases of this project, evidence room addition first and then all other areas second? **Yes, the project may be completed in phases. The Contractor may submit recommended phasing approaches for the City's review and consideration.**

27. Will we be allowed to park a roll off container near the exit on the side of the building near the work area? **Yes**

28. Are background checks going to be required for all personnel? **No. Contractors will be accompanied by PD staff if in a sensitive area.**

29. What, if any, are the requirements for a bid bond? 21. What, if any, are the requirements for a bid bond?
    - **5% Bid Bond of the bid amount**
    - **100% Performance Bond of the contracted amount**
    - **100% Payment Bond of the contracted amount**

30. Has an asbestos, lead paint, or mold assessment been performed on the renovation area? If not, is the GC expected to conduct testing prior to demolition? **No testing has been performed. Testing is not required.**

31. (Ref. Spec 02 41 19) Please confirm the full extent of demolition: which existing partitions, ceilings, flooring, fixtures, and MEP components are to be demolished versus protected and remain? **Please refer to the demolition drawings on Sheet D-series for the full extent of demolition work. The drawings identify all existing partitions, ceilings, flooring, fixtures, and MEP components to be removed, as well as items to remain and be protected in place. Contractors are responsible for reviewing all demolition notes, symbols, and related architectural/MEP sheets for coordination of demolition scope.**

32. Are any walls being removed, load bearing or part of the building's lateral system? Please confirm a structural engineer has reviewed and approved the demolition plan. **The walls being removed are not load bearing.**

33. Please provide a complete list of all Owner-furnished and Owner-furnished/contractor-installed items. The drawings reference an Owner-provided copy machine are there additional fixtures, millwork, or equipment the GC is expected to receive, coordinate, and install? Please confirm whether the City is furnishing any portion of the space and whether those items require connections or tie-ins that should be included in our scope. **The vendor providing the furniture will furnish & install. Storage racks will be installed as well. This is removed from the contractor's scope**

34. Please confirm the proposed interior signage as it will match the existing building. **Custom Signs Today Attn: Heyward 404-853-5000, 404-853-5005, signsatlanta@gmail.com**

35. Is the mechanical scope limited to reattaching existing ductwork disrupted by the renovation, or does it include new ductwork runs, branch extensions, or system modifications? Please provide the mechanical drawings and engineer's scope narrative. **Please refer to the Mechanical drawings on the M-series sheets for the full mechanical scope associated with the renovation. The drawings indicate the extent of ductwork modifications, branch extensions, reconnects, and any required system adjustments. Contractors shall review all associated mechanical notes, schedules, and details for coordination of the complete scope of work.**

36. Please confirm the number of thermostats being relocated, their new locations per plan, and whether the existing BAS (Building Automation System) is compatible or requires new controls hardware. **Please refer to the Mechanical drawings on the M-series sheets for thermostat locations identified as "T." The contract documents call for providing new thermostats as part of the project scope. The existing BAS system is anticipated to be compatible with the proposed work.**

37. Please confirm that the plumbing scope is strictly limited to removal and capping of the existing sink in future Office #2. Please specify whether drain line capping is required at the floor, wall, or both. **Please refer to the P-series plumbing drawings for the complete plumbing scope of work associated with this renovation, including required removals, capping, and plumbing modifications indicated in the contract documents.**

38. Please confirm whether the electrical scope is limited to reconnecting existing lighting circuits on the existing panel(s), or if it includes new circuits, panel additions, or load upgrades. **Please refer to the E-series electrical drawings for the complete electrical scope of work. Scope includes but not limited to required demolition, reconnection, new/reused circuiting, devices, lighting, and associated electrical modifications as indicated in the contract documents.**

39. Please confirm/specify if fiber, structured data cabling, or all low-voltage systems (AV, security, access control) are explicitly excluded from the GC's electrical scope and are being handled under separate vendors. **The contractor is to install boxes, conduit and pull string. Then the City's preferred vendor will run all cabling and install the devices for all low voltage items.**

40. Please provide the specified paint color(s) per the finish schedule. **The Manufacturer and paint colors are called out on the finish schedule on sheet A10.1.**

41. Please identify which door openings require ADA compliance or note any exceptions. **All doors require ADA compliance.**

42. Are the bid documents to be filled out and submitted just the three pages of Exhibit B and C alongside the Bid bond? Any other documents that also need to be submitted? **Bidders must submit the completed bid forms (including Exhibits B and C) and all other documents required by the ITB. Failure to submit required bonds, insurance, or other required submittals may render a bid non-responsive.**

43. Please clarify to what extent, if any, fiber cable is required for this contract scope of work. **The contractor is to install boxes, conduit and pull string. Then the City's preferred vendor will run all cabling and install the devices for all low voltage items.**

44. The insurance requirements in part call for Professional Liability insurance. Most General Contractors do not and are not required to carry Professional (design) Liability coverage. Please confirm this is in fact a necessary requirement for this solicitation. **Professional Liability insurance is NOT required because the design requirements have already been met.**

45. Please clarify the page 9, Standard Instructions Item 10 language regarding Sales Tax Exemption. It is my understanding that all goods and services directly purchased by the General Contractor and its subcontractors, vendors, and suppliers are still subject to all applicable sales and use taxes and need to be incorporated into our bid. **This is a tax-free job. The city has a tax-exempt form that will be provided to the successful firm.**

46. Temporary Facilities, Controls and Services – Part 2 – Item C: Prohibition of Construction Dumpsters. In order to properly calculate the cost of debris removal for our bid, please provide the cubic yard capacity of the Owner-provided dumpster and the per pull unit haul off costs. **The contractor should provide their own dumpster. An area will be blocked off on the backside of the building for access**

47. Is there a required HVAC controls company? If so, please provide the company & contact name, number & email. **Our current HVAC controls are programmed through "i-Vu" and vendor is Capital City that handles control configuration and regular PM service. You can use your own vendor if you'd prefer as long as the controls are programmed through "iView".**

48. Is there a required fire alarm vendor? If so, please provide the company & contact name, number & email. **Pye Barker 770-934-4499 and refer to our address 4800 Ashford Dunwoody Rd as the account.**

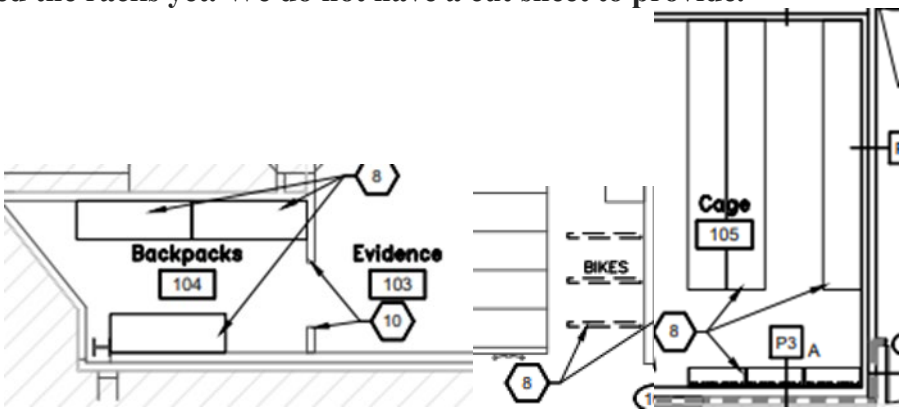
49. Is the low voltage cabling in the GC scope of work? **The contractor is to install boxes, conduit and pull string. Then the City's preferred vendor will run all cabling and install the devices for all low voltage items.**

50. Is access control in the GC scope of work? If so, is there a required vendor? If so, please provide company/name, contact number & email. **The contractor is to install boxes, conduit and pull string. Then the City's preferred vendor will run all cabling and install the devices for all low voltage items.**

51. Will the GC need to include permit costs for the project? **The city is waiving permitting costs.**

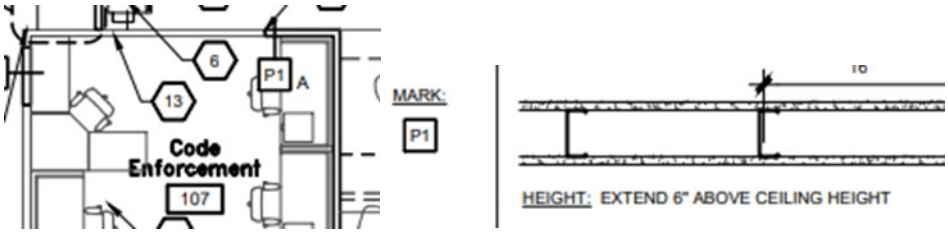
52. Demolition D2.1 Note D7 in existing storage area. Is handling of the storage racks in the GC scope of work? If so, confirm the racks will be unloaded and reach for break down prior to GC mobilization. **The racks will be unloaded and stored by the Owner.**

53. A2.2 New Layout - Note 8 room 104. Can you provide a cut sheet or description of the relocated storage racks & the potential new racks that the GC is to install. There seems to be more storage racks being installed than are being salvaged. **The Owner has not selected the racks yet. We do not have a cut sheet to provide.**



54. A2.2 New Layout - Note 7 references that all furniture is contractor installed. Please confirm that furniture will be installed by furniture vendor and outside the GC scope of work. **The vendor providing the furniture will furnish & install. This is removed from the contractor's scope**

55. A2.2 New Layout - The plan north section of the Code enforcement wall is existing. Note 13 extends the wall to structure. The new wall that creates the balance of the room is a P1 wall which is built to 6" above the ceiling. These seem to be in conflict. Will the plan east wall be extended to structure. Or will the plan north wall be extended to 6"? **Refer to the Interior partition legend. P1 extends 6" above the ceiling. However, there is modifier "A" which makes them sound walls and extends the wall to the structure above. Both the plan North and Plan East walls are labeled as "P1A". They both extend to the structure above.**



56. A 10.1 Finishes - 2/A10.1 note elevations for signage. Will the signage be in the GC's scope of work? If so, is there a required/preferred vendor? Please provide company name, contact number/email. **Yes. Custom Signs Today Attn: Heyward 404-853-5000, 404-853-5005, signsatlanta@gmail.com**

57. A 10.1 Finishes - The demo drawings notes remove of blind at specific locations, that align with drywall window infills/black out film. Please confirm if the balance of the blinds will remain or be replaced. **All existing window blinds will be removed and disposed of in the renovated area. Blackout film is only required at one location where the window will be completely blocked off by new framing. All the other existing windows and the new door sidelights will receive new window blinds. Refer to General Finish Note #7 on sheet A10.1.**

58. I read the below #10 in the ITB. Can you please clarify whether or not this is a tax-free job and if we should exclude tax on our bid. **This is a tax-free job. The city has a tax-exempt form that will be provided to the successful firm.**

SECTION 05 40 00

COLD-FORMED METAL FRAMING INTERIOR NON-LOAD BEARING

PART 1 – GENERAL

1.01 SUMMARY

A. Section Includes:
1. Nonstructural steel framing.

1.02 ACTION SUBMITTALS

A. Product Data: For each type of product.

1.03 INFORMATIONAL SUBMITTALS

A. Product Certificates: For code-compliance certification of studs and track.

B. Evaluation Reports: Submit evaluation reports certified under an independent third-party inspection program administered by an agency accredited by IAS to ICC-ES AC98 accreditation criteria for inspection agencies.

C. Manufacturer's Certification: Submit manufacturer's certification of product compliance with codes and standards along with product literature and data sheets for specified products.

1.04 QUALITY ASSURANCE

A. Certification of Studs and Track: Provide documentation that framing members are certified in accordance with product-certification program of the Steel Framing Industry Association (SFIA) or similar organization providing a verifiable code-compliance program.

B. Contractor to provide effective, full-time quality control over fabrication and erection complying with pertinent codes and regulations of government agencies having jurisdiction. Conduct preinstallation meeting to verify Project requirements, substrate conditions, and manufacturer's written installation instructions.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.

B. Protect materials from corrosion, deformation, and other damage during delivery, storage, and handling in accordance with AISI S202.

PART 2 – PRODUCTS

A. Fire-Test-Response Characteristics: Where indicated on Drawings, provide assemblies incorporating nonstructural steel framing identical to those of assemblies tested for fire resistance

in accordance with ASTM E119 and displaying a classification label from an independent testing agency acceptable to authorities having jurisdiction.

1. Construct fire-resistance-rated partitions in compliance with tested assembly requirements as indicated on the Drawings.
2. Rated assemblies to be substantiated from applicable testing using proposed products, by Contractor.

B. STC-Rated Assemblies: Where indicated on Drawings, provide assemblies incorporating nonstructural steel framing identical to those of assemblies tested in accordance with ASTM E90 and classified in accordance with ASTM E413 by an independent testing agency.

C. Horizontal Deflection: For non-composite wall assemblies, limited to 1/240 of the wall height based on the following horizontal loading:

1. Horizontal Loading: 5 lbf/sq. ft.

D. Design framing systems in accordance with AISI S220 unless otherwise indicated.

E. Design Loads: 5 lbf/sq. ft. minimum as required by the IBC.

2.02 NONSTRUCTURAL STEEL FRAMING

A. Acceptable Manufacturers

1. ClarkDietrich (Basis of Design)
2. MarinoWare
3. Cemco

B. Framing Members, General: Comply with requirements in AISI S220 for conditions indicated on Drawings.

1. Steel Sheet Components: Comply with AISI S220 requirements for metal unless otherwise indicated.
2. Protective Coating: ASTM A653/A653M, G60. Galvannealed products are unacceptable.
   a. Basis-of-Design Product: Subject to compliance with requirements, provide ClarkDietrich; DiamondPlus Coating on ProSTUD and ProTRAK 20.

C. Studs and Track: Conventional members, roll-formed into standard shapes without surface deformations to stiffen framing members.

1. Basis-of-Design Product: Subject to compliance with requirements, provide ClarkDietrich; ProSTUD Drywall Framing System with Smart Edge technology or comparable product by a current member of the SFIA.
2. Minimum Base-Steel Thickness: 20-Gauge minimum or as required by performance requirements for horizontal deflection of 0.0296 inch.
3. Flange Width: 1-1/4 inches.
4. Web Depth: As indicated on Drawings.

D. Slip-Type Head Joints: Where indicated on Drawings, provide the following:

1. Slotted Deflection Track: Steel sheet top track manufactured with 2-1/2-inch deep flanges that allow positive attachment to studs through long slots and prevent deflection of structure above from cracking finishes applied to framing; in base-steel thickness not less than that of studs and in width to accommodate depth of studs.
   a. Basis-of-Design Product: Subject to compliance with requirements, provide ClarkDietrich; MaxTrak Slotted Deflection Track or comparable product by a current member of the SFIA.

E. Drywall Penetration Barrier Mesh: Galvanized steel, expanded-metal panels for enhanced security of gypsum wallboard walls and/or ceilings.
   1. Basis-of-Design Product: Subject to compliance with requirements, provide Barrier Mesh supplied by ClarkDietrich; BM50 16 Gauge 1/2" diamond size or comparable product by a current member of the SFIA.
      a. Finished shape of mesh openings is a flattened diamond, per ASTM F1267, Style 2.
   2. Barrier Mesh Clips: High-strength steel components, used in conjunction with fasteners to provide secure attachment of barrier mesh panels to stud framing for a complete system.

2.03 SUSPENSION SYSTEMS

A. Furring Members:
   1. Steel Studs and Tracks: AISI S220.
      a. Basis-of-Design Product: Subject to compliance with requirements, provide ClarkDietrich; ProSTUD Drywall Framing System with Smart Edge technology or comparable product by a current member of the SFIA.
      b. Minimum Base-Steel Thickness: 0.0181 inch.
      c. Flange Size: 1-1/4 inches.
      d. Web Depth: 3-5/8 inches.

2.04 AUXILIARY MATERIALS

A. General: Provide auxiliary materials that comply with referenced installation standards.
   1. Fasteners for Steel Framing: Of type, material, size, corrosion resistance, holding power, and other properties required to fasten steel members to substrates.
   2. Fasteners for Drywall Penetration Barrier Mesh: Flat-head, bugle-type, self-tapping, fine-thread screw long enough to penetrate the framing member a minimum of 3/8-inch.

B. Tie Wire: ASTM A641/A641M, Class 1 zinc coating, soft temper.
   1. Suspended Ceiling Systems:
      a. Splicing Carrying Channels (Main Runners) and Furring Members: Use double loops of minimum 0.0625-inch diameter wire.
      b. Tying Carrying Channels (Main Runners) to Cross Furring: Use minimum 0.0625-inch diameter wire, or double strand of 0.0475-inch diameter wire.
   2. Barrier Mesh:
      a. Use 0.0475 inch, 18 gauge, steel wire for joining barrier mesh panels between framing members.

C. Power-Actuated Anchors: Fastener systems with an evaluation report, acceptable to authorities having jurisdiction, based on ICC-ES AC70.

PART 3 – EXECUTION

3.01 EXAMINATION

A. Examine areas, substrates, and conditions, with Installer present, for compliance with requirements and other conditions affecting performance of the Work.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.02 PREPARATION

A. Suspended Assemblies: Coordinate installation of suspension systems with installation of overhead structure to ensure that inserts and other provisions for anchorages to building structure have been installed to receive hangers at spacing required to support the Work and that hangers will develop their full strength.
   1. Furnish concrete inserts and other devices required to other trades for installation in advance of time needed for coordination and construction.

3.03 INSTALLATION, GENERAL

A. Installation Standard: ASTM C754.
   1. Gypsum Board Assemblies: Also comply with requirements in ASTM C840 that apply to framing installation.

B. Install framing and accessories plumb, square, and true to line, with connections securely fastened.

C. Install supplementary framing, and blocking to support fixtures, equipment services, heavy trim, grab bars, toilet accessories, furnishings, or similar construction.

D. Install bracing at terminations in assemblies.

E. Do not bridge building control and expansion joints with framing members. Frame both sides of joints independently.

3.04 INSTALLATION OF NONSTRUCTURAL STEEL FRAMING

A. Install framing system components at spacings indicated on Drawings, but not greater than spacings required by referenced installation standards for assembly types.
   1. Single-Layer Application: As required by horizontal deflection performance requirements unless otherwise indicated on Drawings.
   2. Multilayer Application: As required by horizontal deflection performance requirements unless otherwise indicated on Drawings.

B. Where studs are installed directly against exterior masonry walls or dissimilar metals at exterior walls, install isolation strip between studs and exterior wall.

C. Install studs so flanges within framing system point in same direction.

D. Studs for Head-of-Wall Sound Isolation Clip System: Install in accordance with manufacturer's written instructions.

E. Install track at floors and overhead supports. Extend framing full height to structural supports or substrates above suspended ceilings except where partitions are indicated on Drawings to terminate at suspended ceilings. Continue framing around ducts that penetrate partitions above ceiling.
   1. Slip-Type Head Joints: Where framing extends to overhead structural supports, install to produce joints at tops of framing systems that prevent axial loading of finished assemblies.
   2. Door Openings: Screw vertical studs at jambs to jamb anchor clips on door frames; install track section (for cripple studs) at head and secure to jamb studs.
      a. Install two studs at each jamb unless otherwise indicated on Drawings.

b. Install cripple studs at head adjacent to each jamb stud, with a minimum ½-inch (13-mm) clearance from jamb stud to allow for installation of control joint in finished assembly.
c. Extend jamb studs through suspended ceilings and attach to underside of overhead structure unless otherwise indicated on Drawings.

3. Other Framed Openings: Frame openings other than door openings the same as required for door openings unless otherwise indicated on Drawings. Install framing below sills of openings to match framing required above door heads.
4. Fire-Resistance-Rated Partitions: Install framing to comply with fire-resistance-rated assembly indicated on Drawings and support closures to make partitions continuous from floor to underside of solid structure.
a. Install fire-resistant partitions using manufacturer's proprietary equivalent-gauge studs in compliance with requirements of UL U419.
b. Firestop Track: Install to maintain continuity of fire-resistance-rated assembly indicated on Drawings.
5. Hole Reinforcing Plate: Install in accordance with manufacturer's written instructions.
6. STC-Rated Partitions: Install framing to comply with STC-rated assembly indicated on Drawings.

F. Direct Furring:
1. Attach to concrete or masonry with stub nails, screws designed for masonry attachment, or powder-driven fasteners spaced 24 inches o.c.

3.05 INSTALLATION OF SUSPENSION SYSTEMS

A. Install suspension system components in accordance with spacings indicated, but not greater than spacings required by referenced installation standards for assembly types.
1. Furring Channels (Furring Members): 16 inches o.c.

B. Suspended Assemblies: Isolate suspension assemblies from building structure where they abut or are penetrated by building structure to prevent transfer of loading imposed by structural movement.

C. Suspend hangers from building structure as follows:
1. Hangers: Install hangers plumb and free from contact with insulation or other objects within ceiling plenum that are not part of supporting structural or suspension system.
a. Splay hangers only where required to miss obstructions and offset resulting horizontal forces by bracing, countersplaying, or other equally effective means.
b. Where width of ducts and other construction within ceiling plenum produces hanger spacings that interfere with locations of hangers required to support standard suspension system members, install supplemental suspension members and hangers in the form of trapezes or equivalent devices.
i. Size supplemental suspension members and hangers to support ceiling loads within performance limits established by referenced installation standards.
c. Wire Hangers: Secure by looping and wire tying, either directly to structures or to inserts, eye screws, or other devices and fasteners that are secure and appropriate for substrate, and in a manner that will not cause hangers to deteriorate or otherwise fail.
d. Do not attach hangers to steel roof deck.
e. Do not attach hangers to permanent metal forms. Furnish cast-in-place hanger inserts that extend through forms.
f. Do not attach hangers to rolled-in hanger tabs of composite steel floor deck.
g. Do not connect or suspend framing from ducts, pipes, or conduit.
2. Furring Channels (Furring Members): Steel studs and track.

a. Spacing: 16” o.c.
b. Fire-Resistance-Rated Assemblies: Wire tie furring channels to supports.

3.06 INSTALLATION OF GRID SUSPENSION SYSTEMS

A. Grid Suspension Systems: Install in accordance with manufacturer's written instructions. Attach perimeter wall track or angle where grid suspension systems meet vertical surfaces. Mechanically join main beam and cross-furring members to each other and butt-cut to fit into wall track.

B. Installation Tolerances for Grid Suspension Systems: Install suspension systems that are level to within 1/8 inch in 12 ft. measured lengthwise on each member that will receive finishes and transversely between parallel members that will receive finishes.

3.07 INSTALLATION OF DRYWALL PENETRATION BARRIER MESH

A. Install barrier-mesh sheets with diamond running in direction most suitable.

B. Join staggered mesh joints that occur on framing members.

C. Wire tie barrier-mesh sheets not joining on framing member with manufacturer’s recommended steel tie wire.
1. Overlapping mesh joints to achieve tie-in is acceptable.
2. Wire tying to be no less frequent than mesh clip installation.

D. Install barrier mesh clips to secure mesh to framing members.
1. Fasten barrier-mesh clips to cold-formed steel framing members using manufacturer’s recommended fasteners.
a. In wall applications, vertically space clips minimum 12 inches o.c.

3.08 FIELD QUALITY CONTROL

A. Installation Tolerances for Nonstructural Steel Framing:
1. Framing Members: Install each framing member so fastening surfaces vary not more than 1/8 inch from the plane formed by faces of adjacent framing.
2. Suspended Assemblies: Install suspension systems that are level to within 1/8 inch in 12 ft. measured lengthwise on each member that will receive finishes and transversely between parallel members that will receive finishes.

END OF SECTION 05 40 00

BID/PROPOSAL RESPONSE
CITY OF DUNWOODY

SOLICITATION: ITB 26-03 DUNWOODY CITY HALL RENOVATIONS

DATE: May 28, 2026

	COMPANY	BID
1	Headley	457000-
2	Multiplex LLC	628000-
3	Banner Services Group LLC	412500-
4	Striker Contracting LLC	353929-
5	Thomas Turnkey LLC	401709.58
6	Diversified Constructin of Georgia	432975-
7	Tower Interior Construction	429718-
8	Prime Contractors Inc	477755-
9	Beatty Constructin	493800-
10		
11		
12		
13		
14		
15		
16		
17		

5/28/2026

18		
19		
20		

Prepared by: Donna Williams

Signature: Donna Williams **Date:** 5/28/2024

Exhibit B

BID FORM

Bidder submits the following lump sum price for the **Dunwoody City Hall Interior Renovation**

Bid submitted by: ***(hereinafter referred to as "BIDDER")***

Striker Contracting LLC
(Name of Contractor)

City of Dunwoody ***(hereinafter referred to as "OWNER")***
4800 Ashford Dunwoody Road
Dunwoody, GA 30338

Ladies and Gentlemen:

The BIDDER by making a bid represents that the following have taken place:

- The BIDDER has read and understands the bidding documents and the bid is made in accordance therewith.
- The BIDDER has visited the site, become familiar with conditions of the site under which the work is to be performed, and has correlated the BIDDER'S personal observations with the requirements of the proposed contract documents.
- The BID is based upon the materials, equipment, and systems required by the bidding documents without exception.
- The BIDDER has studied and compared the bidding documents with each other and has reported to the OWNER any errors, inconsistencies, or ambiguities discovered.
- The BIDDER hereby agrees to commence work under this contract on or before a date to be specified in a written "Notice to Proceed" of OWNER and to fully complete the project within the Contractor's stipulated calendar days from the date of the written Notice to Proceed.
- The BIDDER acknowledges receipt of the following addenda:

ADDENDUM NO.	DATE RECEIVED
#1	May 1, 2026
#2	May 21, 2026

- The BIDDER understands that the OWNER reserves the right to reject any or all bids and to waive any informalities in the bidding.

- The BIDDER agrees that their bid shall be binding and may not be withdrawn for a period of sixty (60) calendar days after the scheduled closing time for receiving bids.
- The BIDDER acknowledges and confirms that their bid includes an ALLOWANCE of $50,000 for unforeseen conditions during construction.

A. LUMP SUM BASE BID

($ 353,929)

Three Hundred Fifty Three Thousand Nine Hundred Twenty Nine (Dollars & Cents)

B. BID BREAKDOWN

1. **PERFORMANCE AND PAYMENT BOND** $ 4,424
2. **UNFORESEEN CONDITIONS ALLOWANCE** $ 50,000

Note: Low-voltage wiring and device installation will be provided and installed by Owner provided forces and will not be required as part of this lump sum base bid. This lump sum base bid will include providing and installing boxes, conduit and pull strings required for low-voltage equipment.

C. SCHEDULE

The BIDDER acknowledges and confirms that the project will be substantially complete in 4 Months days following a Notice to Proceed.

Respectfully Submitted:

Kirt Hinkle
(Please Print or Type)

By: _____
(Signature)

Title: President

Business Address: 2859 Paces Ferry Rd, Suite 830
Atlanta, GA 30339

Federal I.D. or Social Security No.: 46-2047691

ATTEST: _____
(Signature)

Name: Shereen Shaw-Miles
(Please Print or Type)

NOTE: *Attest for a corporation must be by the corporate secretary; for a partnership by another partner; for an individual by a Notary.*

Exhibit C

CONTRACTOR AFFIDAVIT UNDER O.C.G.A. §13-10-91(b)(1)

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. §13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services on behalf of City of Dunwoody (name of public employer) has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. §13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. §13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

19850
Federal Work Authorization User Identification Number

10/26/2005
Date of Authorization

Striker Contracting LLC
Name of Contractor

Dunwoody City Hall Renovation
Name of Project

City of Dunwoody
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on May 28, , 2026 in Atlanta (city), GA (state).

Signature of Authorized Officer or Agent

Kirt Hinkle - President
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE 28th DAY OF May ,2026 .

NOTARY PUBLIC

My Commission Expires: 2-21-2029

SHEREEN A SHAW MILES NOTARY PUBLIC SEAL MY COMMISSION EXPIRES 02/21/2029 DEKALB COUNTY, GEORGIA

COBB COUNTY
OCCUPATION TAX CERTIFICATE

P.O. BOX 649 · MARIETTA, GEORGIA 30061-0649
(770) 528-8410

NOT TRANSFERABLE

BUSINESS LOCATION
2859 PACES FERRY RD, SUITE 830
DATE ISSUED
01-01-2026

D/B/A STRIKER CONTRACTING
STRIKER CONTRACTING LLC
2859 PACES FERRY RD, SUITE 830
ATLANTA, GA 30339

CERTIFICATE NUMBER
CON000316
FOR YEAR
2026
CERTIFICATE EXPIRES
12-31-2026

TYPE **BUILDING**

CERTIFICATE MUST BE DISPLAYED
THIS CERTIFICATE IS NOT VALID IF OWNERSHIP OR BUSINESS LOCATION CHANGES
PROFESSIONALS & ATTORNEYS AT LAW ARE NOT REQUIRED TO DISPLAY

BUSINESS DESCRIPTION

CLASSIFICATION CODE	CLASSIFICATION NAME	AMOUNT
152102	BUILDING CONTRACTOR - STATE LICENSE REQUIRED	3241.00

PAYMENT DATE 01-15-2026

4332 3,241.00	4312 0.00	4314 0.00	4316 0.00	4318 0.00	SUB TOTAL $	3,241.00
4545 0.00					PENALTY $	0.00
					INTEREST $	0.00
					TOTAL $	3,241.00

CD - Bus License Certificate,CON000316,2026,STRIKER CONTRACTING

Elissia Welds
BUSINESS LICENSE DIVISION MANAGER

VG
AUTHORIZED INITIALS

IMPORTANT NOTICE

1. Interest as provided by law will be imposed for failure to renew certificate prior to expiration date.
2. Please document to Cobb County Business License Office when business goes out of business.
3. Please provide written notification of any change in address or ownership change. A fee of $10 will be charged to reprint certificate.
4. Please contact the business license office if you have not received a renewal notice two weeks prior to expiration of certificate.
5. Interest can not be waived despite failure to receive renewal notice. Contact the business license office for fee information.

372828

PLACE ON DISPLAY

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:
(Name, legal status and address)

Striker Contracting, LLC
2859 Paces Ferry Road, Suite 830
Atlanta, GA 30339

OWNER:
(Name, legal status and address)

City of Dunwoody
4800 Ashford Dunwoody Road
Dunwoody, GA 30338

SURETY:
(Name, legal status and principal place of business)
Swiss Re Corporate Solutions America Insurance Corporation

1200 Main Street, Suite 800
Kansas City, MO 64105
Mailing Address for Notices
1450 American Lane, Suite 100
Schaumburg, IL 60173

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

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

BOND AMOUNT: 5% Five Percent of Amount Bid

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

ITB 26-03 Dunwoody City Hall Interior Renovation

4800 Ashford Dunwoody Rd.

Dunwoody, GA 30338

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

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

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

Signed and sealed this 26th day of May, 2026.

(Witness) Shereen Shaw-Miles

(Witness) Linda Roberts

Striker Contracting, LLC
(Principal) *(Seal)*

By:
(Title) Kirt Hinkle - President

Swiss Re Corporate Solutions America Insurance Corporation
(Surety) *(Seal)*

By:
(Title) Haley Dawn Rhoads, Attorney-in-Fact

STRIKER CONTRACTING, LLC CORPORATE SEAL 2013

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORP CORPORATE SEAL 1973 MISSOURI

S-0054/AS 8/10

SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")
WESTPORT INSURANCE CORPORATION ("WIC")

GENERALPOWEROF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, and WIC, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute and appoint:

EDWARD MOONEY, ANNETTE WISONG, JOSEPH R. WILLIAMS, SARAH HANCOCK, ROBERT YARBROUGH,
LINDA ADAMS ROBERTS, TIFFANY SOTO, JULIE KARNES and HALEY DAWN RHOADS
JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

TWO HUNDRED MILLION ($200,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and WIC by written consent of its Executive Committee dated July 18, 2011.

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION CORPORATE SEAL 1973 MISSOURI

SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION CORPORATE SEAL MISSOURI

By _____
David Satory, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC

By _____
Gabriel Jacquez, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC

WESTPORT INSURANCE CORPORATION CORPORATE SEAL MISSOURI

IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and WIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers
this 23rd day of OCTOBER, 20 25

Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation
Westport Insurance Corporation

State of Illinois
County of Cook ss

On this 23rd day of OCTOBER, 20 25, before me, a Notary Public personally appeared David Satory, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC and Gabriel Jacquez, Senior Vice President of SRCSAIC and Senior Vice President of SPCSPIC and Senior Vice President of WIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.

Karen M. Szweda, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and WIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect.
IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 26th day of May, 20 26.

OFFICIAL SEAL
KAREN M SZWEDA
Notary Public, State of Illinois
Commission No 978628
My Commission Expires September 26, 2027

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATE SEAL 1973 MISSOURI

Jeffrey Goldberg, Senior Vice President & Assistant Secretary of SRCSAIC and SRCSPIC and WIC

PRECISION Planning Inc.

October 10, 2025

Mr. John Gates, Purchasing Manager
City of Dunwoody
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
john.gates@dunwoodyga.gov

Re: Dunwoody City Hall Renovations
Professional Design Services Proposal

Dear Mr. Gates,

Precision Planning, Inc. *(PPI)* appreciates the opportunity to submit this professional design services proposal to the City of Dunwoody *(Client).* This proposal is based upon our discussions and past experience with similar projects. We offer the following project understanding, scope and fee proposal.

PROJECT UNDERSTANDING

It is our understanding that the Client plans to renovate an approximately 2,100 SF space on the main level of the Dunwoody City Hall to accommodate the expansion City departments and support space. The space was previously occupied by an MRI office, and specialty equipment and construction materials in the space have been demolished and removed. In addition, a Break Area on the courtroom side of the building will be reduced repurposed as a Janitor Closet. Procurement of the project will be managed by the Client. The Client requests that PPI provide professional design services as outlined below:

PROJECT SCOPE OF SERVICES

I. Schematic Design

A. PPI will meet with the Client to discuss goals and objectives.
B. PPI and its engineering subconsultants (mechanical/plumbing/fire protection, and electrical) will visit the site to survey existing conditions and systems.
C. PPI will prepare an As-Built Floor Plan for design and document production purposes.
D. PPI will prepare a Schematic Floor Plan for Client review and comment (up to one revision included).
E. PPI will submit a Final Schematic Floor Plan to the Client for approval.
(Up to 1 meeting/site visit included)

II. Construction Documents (CDs)

A. PPI will prepare CDs for permitting, procurement/bidding and construction of the project, including architecture, mechanical/plumbing/fire protection and electrical engineering. Specifications will be included on the drawings.
B. PPI will meet with the Client at 50% completion of CDs to review detailed design. Minor modifications will be incorporated as requested.
C. PPI will submit 90% CDs to permitting authorities for plan review and will address comments as required for permit approval.
D. PPI will issue 100% complete CDs to the Client for procurement/bidding and construction of the project.
(Up to 2 meetings/site visits included)

III. Construction Contract Administration (CA)

A. After the City's selection of a Contractor for construction, PPI will assist with the following:
- Submittal and shop drawing review; no more than two (2) reviews of each included
- Addressing Requests for Information (RFIs); no more than twenty (20) included
- Bi-weekly site visits and field reports (up to four total)
- Architectural Punch List and Substantial Completion certification, with one final walkthrough

ADDITIONAL SERVICES

The following additional services may be proposed and billed according to the attached Schedule of Standard Hourly Rates:

1. Additional meetings required or requested by the Client not listed above
2. Services required due to significant changes in the project including, but not limited to, size, quality, complexity or Client's schedule
3. Land surveying
4. Revisions to the design after approval of Schematic Design
5. Fixtures, furniture and equipment design and specification
6. Low voltage engineering
7. Procurement or bidding services
8. LEED Project Administration

EXCLUSIONS

1. Environmental engineering, i.e., wetlands, Phase I audits, stream buffer variances
2. Geotechnical, special inspections, and materials testing

COMPENSATION

PPI agrees to perform the services outlined in Items I and II for a **Lump Sum Fee of $41,300.00.** Reimbursable expenses (printing and mileage) are in addition to the N.T.E. fee. Refer to Item H in the attached Standard General Conditions. Additional services, if requested, shall be invoiced according to the attached Schedule of Hourly Rates.

Thank you for the opportunity to propose these professional services. If this proposal is acceptable, please authorize below and initial at the bottom of each page where indicated. An executed copy of this agreement may be returned to me by e-mail. Precision Planning looks forward to this opportunity to work with you!

Sincerely,



Elizabeth A. Hudson, AIA, NCARB
Executive Vice President, LEED® AP BD+C

LH/kb
g:\document\25\a25-000\1502\dunwoody\city hall renovations\dunwoody city hall renovation proposal.doc
Attachments: Schedule of Standard Hourly Rates; Standard General Conditions

Authorization given this _____day of
_____, 2025
By: _____
Title: _____

2025 STANDARD ARCHITECTURE HOURLY RATES

Principal in Charge	$195.00/Hour
Senior Project Manager	$170.00/Hour
Project Manager	$150.00/Hour
Senior Project Architect	$160.00/Hour
Project Architect	$140.00/Hour
Senior Job Captain	$125.00/Hour
Job Captain	$110.00/Hour
Intern Architect	$100.00/Hour
CADD Technician	$85.00/Hour
CADD Designer	$65.00/Hour
Interior Designer	$90.00/Hour
Senior Civil Engineer	$170.00/Hour
Civil Engineer	$140.00/Hour
Senior Landscape Architect	$150.00/Hour
Landscape Architect	$90.00/Hour
Project Administrator	$95.00/Hour
Senior Project Assistant	$85.00/Hour
Project Assistant	$70.00/Hour
Senior Structural Engineer	$160.00/Hour
Junior Structural Engineer	$140.00/Hour
Senior Mechanical/Plumbing Engineer	$160.00/Hour
Junior Mechanical/Plumbing Engineer	$140.00/Hour
Senior Electrical Engineer	$160.00/Hour
Junior Electrical Engineer	$140.00/Hour
Cost Estimator	$140.00/Hour
Registered Land Surveyor (RLS)	$165.00/Hour
Survey Manager	$135.00/Hour
Survey Coordinator	$120.00/Hour
Survey Technician	$95.00/Hour
Surveying Crew	$205.00/Hour

STANDARD GENERAL CONDITIONS

A. In accepting and utilizing any drawings, reports and data on any form of electronic media generated and furnished by Precision Planning, Inc., the Owner/Client agrees that all such electronic files are instruments of service of Precision Planning, Inc., who shall be deemed the author, and shall retain all common law, statutory law and other rights, without limitation, including copyrights.

Intelligent data, including but not limited to Building Information Modeling (BIM) and 3D Grading/Surface Modeling, are instruments of service. When transmitted, this data shall be for the sole purpose of visualization of design ideas by the Owner/Client and shall not constitute or supplement the contract documents. Differences may exist between these models and the corresponding hard copy contract documents, and Precision Planning, Inc. makes no representation about their accuracy or completeness.

The Owner/Client agrees not to reuse these electronic files, in whole or in part, for any purpose other than for the Project. The Owner/Client agrees not to transfer these electronic files to others without the prior written consent of Precision Planning, Inc. The Owner/Client further agrees that Precision Planning, Inc. shall have no responsibility or liability to Owner/Client or others for any changes made by anyone other than Precision Planning, Inc. or for any reuse of the electronic files without the prior written consent of Precision Planning, Inc.

In addition, the Owner/Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Precision Planning, Inc., its officers, directors, employees and subconsultants (collectively, Consultant) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising from any changes made by anyone other than Precision Planning, Inc. or from any use or reuse of the electronic files without the prior written consent of Precision Planning, Inc..

Under no circumstances shall delivery of electronic files for use by the Owner/Client be deemed a sale by Precision Planning, Inc., and Precision Planning, Inc. makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall Precision Planning, Inc. be liable for indirect or consequential damages as a result of the Owner/Client's unauthorized use or reuse of the electronic files.

B. There shall be no assignments of any portion of the work as described within the above proposal or during any phase of the work without the written consent by Precision Planning, Inc. There shall be no disclosures of the scope of services and/or fees, as outlined within this proposal, to any third parties without the written consent of Precision Planning, Inc. There shall not be any re-use or reproduction of this proposal or design documents without the written consent of Precision Planning, Inc.

C. Our professional services shall be performed, our findings obtained, and our recommendations prepared in accordance with generally accepted planning, engineering, land surveying, architectural and landscape architectural practices. This warranty is in lieu of all other warranties either implied or expressed. Precision Planning, Inc. assumes no responsibility for interpretation made by others based upon the work or recommendations made by Precision Planning, Inc.

D. In recognition of the relative risks and benefits of the Project to both the Owner/Client and Precision Planning, Inc., the risks have been allocated such that the Owner/Client agrees, to the fullest extent permitted by law, to limit the liability of Precision Planning, Inc. and its officers, directors, employees, shareholders, owners and subconsultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorney's fees and costs and expert-witness fees and costs, so that the total aggregate liability of Precision Planning, Inc. and its officers, directors, employees, shareholders, owners and subconsultants shall not exceed $50,000 or the amount of Precision Planning, Inc.'s total fee for services rendered on this Project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action, including without limitation active and passive negligence, however alleged or arising, unless otherwise prohibited by law. In no event shall the Consultant's liability exceed the amount of available insurance proceeds.

If Owner/Client prefers to have higher limits of professional liability, the limits can be increased to a maximum of one million ($1,000,000.00) dollars upon Owner/Client's written request at the time of acceptance of this proposal provided that the Owner/Client agrees to pay an additional consideration of ten percent (10%) of the total fee or $1,000.00, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not a charge for additional professional liability insurance.

E. Precision Planning, Inc. agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Owner/Client, its officers, directors and employees (collectively, Owner/Client) against all damages and liabilities, to the extent caused by Precision Planning, Inc.'s negligent performance of professional services under this Agreement and that of its subconsultants or anyone for whom Precision Planning, Inc. is legally liable.

The Owner/Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Precision Planning, Inc., its officers, directors and employees and subconsultants (collectively, Precision Planning, Inc.) against all damages and liabilities, to the extent caused by the Owner/Client's negligent acts in connection with the Project and the acts of its contractors, subcontractors or consultants or anyone for whom the Owner/Client is legally liable.

Neither the Owner/Client nor Precision Planning, Inc. shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence or for the negligence of others.

F. In the event the Owner/Client makes a claim against Precision Planning, Inc. at law or otherwise, for an alleged error, omission or other act arising out of the performance of our professional services, and the Owner/Client fails to prove such claim, then the Owner/Client shall bear all cost incurred by Precision Planning, Inc. in defending itself against such claim(s). The reciprocal of this clause (i.e., a claim made by Precision Planning, Inc. against the Owner/Client where failure of proof of claim is established, financial responsibility for Owner/Client's defense shall rest upon Precision Planning, Inc.) is hereby made a part of this agreement.

G. It is understood and agreed that Precision Planning, Inc. shall not be held responsible for any inaccuracies in any materials, data or records of any other person, firm or agency which are provided to it and/or may be utilized by it in the performance of specific services.

H. Reimbursable expenses including mileage, photographic enlargements, reductions and reproduction, blueprinting, and courier services shall be billed at a rate of actual cost times 1.1. When overnight stay is required, it shall be billed as actual subsistence cost times 1.1.

NOTE: No back-up data or copies of bills will be provided for reimbursable expenses invoiced under this agreement. Should back-up data be requested, it will be provided for an administrative fee of $100.00 per monthly invoice requiring verification, plus $1.00 per copy of back-up data provided.

I. In the event additional services beyond the scope of work listed above are required by Owner/Client, Precision Planning, Inc. shall perform these services for an amount equal to normal hourly charges on work actually performed upon receipt of an approved Change Order signed by both parties. Precision Planning, Inc. shall submit monthly invoices for services outlined in this agreement. Payment is due upon receipt of invoice. Finance charges of one and one-half percent (1.5%) will be added to any unpaid balance at the end of thirty (30) days (APR 18%).

J. The Owner/Client or Precision Planning, Inc. may terminate this Agreement without penalty upon giving the other party ten (10) calendar days' notice in writing. In the event either party terminates for convenience, the Owner/Client shall pay Precision Planning, Inc. within seven (7) calendar days of receipt of Precision Planning, Inc.'s invoices for all services rendered and all reimbursable costs up to the date of termination. In addition, the Owner/Client shall pay Precision Planning, Inc. for all expenses reasonably incurred by Precision Planning, Inc. in connection with the orderly termination of this Agreement, including but not limited to associated overhead costs and all other expenses directly resulting from the termination. In the event government regulations are amended or changed in any way, or if the services outlined in this proposal have not been authorized within thirty (30) days of the date of this proposal, fees quoted are subject to renegotiation.

K. Services required by unexpected events which are outside Precision Planning, Inc.'s reasonable control including, but not limited to, services resulting from extended schedules shall be compensated as additional services.

February 17, 2026

John Gates
Purchasing Manager
City of Peachtree Corners
4800 Ashford Dunwoody Road NE
Dunwoody, GA 30338

Re: City of Dunwoody City Hall Interior Renovations Project 2026

Dear Mr. Gates,

CPS appreciates the opportunity to submit this proposal to provide services for the above-mentioned project. We have outlined our understanding of the scope requested.

Project Scope
CPS will provide project management services to the City of Dunwoody in the coordination and oversight of the design and construction of the interior renovations project, including bid/procurement support for a construction professional.

Schedule
Our fee assumes a total project schedule of up to eight months. If the schedule materially differs, we would request an adjustment to our fee.

Fee Proposal
Our lump sum fee for the above-mentioned work is $26,000.00. A phase breakdown of the fees is listed below. Our fee is inclusive of standard reimbursables.

Phase I Predesign	$0.00
Phase II Design	$9,500.00
Phase III Construction	$16,500.00

3368 HARDEE AVENUE
ATLANTA, GEORGIA 30341
PHONE (770) 451-7670 FAX (770) 451-7672

Hourly Rate Schedule for Additional Services

Principal In Charge	$250.00
Program Executive	$225.00
Project Manager	$170.00
Construction Director	$195.00

This is our understanding of the services requested. We sincerely appreciate the opportunity to work again with the City of Dunwoody and are available to address any questions regarding this proposal.

Sincerely,

Comprehensive Program Services, Inc.

Megan Kocikowski
Vice President

3368 HARDEE AVENUE
ATLANTA, GEORGIA 30341
PHONE (770) 451-7670 FAX (770) 451-7672

The undersigned agrees to the scope and fees quoted in this proposal. The fees quoted for the scope of services are valid for 60 days from the date of the proposal.

Authorized Signature

2/23/2026
Date

Eric Linton
Name

City Manager
Title

3368 HARDEE AVENUE
ATLANTA, GEORGIA 30341
PHONE (770) 451-7670 FAX (770) 451-7672

CWC
office furnishings since 1929

Proposal

Proposal Number	41884
Project Number	
Date	03/24/2026
Customer PO No	
Customer Name	CITY OF DUNWOODY
Salesperson	Philippe Lecoin
Terms	DUE UPON RECEIPT
Proposal Valid Until	04/23/2026
Page	1 of 2

BILL TO
CITY OF DUNWOODY
4800 ASHFORD DUNWOODY RD
DUNWOODY, GA 30338

ATTN: Chris Murphy
Phone: 678.382.6723
Email: Chris.murphy@dunwoodyga.gov

INSTALL AT
CITY OF DUNWOODY
4800 ASHFORD DUNWOODY RD
DUNWOODY, GA 30338

ATTN: Chris Murphy
Phone: 678.382.6723
Email: Chris.murphy@dunwoodyga.gov

Group	Qty	Description	Unit Price	Extended Price
Labor	1.0	Field Measure and Material Installation	700.00	700.00
Material	1.0	19 Aluminum 1" Blinds	3,700.00	3,700.00

If paying via ACH, please issue payment to our Bank Of America account. All ACH information and any ACH changes should be verified by calling our main phone number, located on our website at www.c-w-c.com or on Google, and confirming with Max Brandon or Loretta Sechrest at CWC

Product :	$3,700.00
Freight :	$0.00
Installation :	$700.00
Other Services :	$0.00
TOTAL ORDER :	**$4,400.00**

Please be advised that external factors such as tariffs, labor strikes, natural disasters, and other geopolitical issues may affect product costs, shipping expenses, and production timelines. Any manufacturer-imposed cost adjustments or increases prior to order entry will be the client's responsibility. We will promptly communicate any such changes and appreciate your understanding and cooperation as we navigate these challenges.

PLEASE REVIEW THIS QUOTATION AND NOTIFY US PROMPTLY OF ANY CORRECTIONS REQUIRED. THANK YOU FOR THE OPPORTUNITY.

I have reviewed the quote, the bill of materials, the drawings (if applicable), the color cards (if applicable), and other associated exhibits for my order.

- I approved the colors, fabrics, and finishes as previously selected and correct as shown on the attached exhibit.
- I am satisfied that the product I have selected is the correct size and is suitable and will perform for its intended purpose.
- I am aware this product is manufactured to order and is not returnable to CWC or to the manufacturer.
- I understand that legal title to the product will transfer upon delivery to my commercial or residential location and all associated labor is taxable until title transfers.
- I am aware additional costs charged for inside delivery, staging, setting in place, assembly, leveling, cleaning, polishing, recycling of waste materials are separately stated and are elected as additional contract option.
- I am aware of the grand total price of this contract as shown on this quote.

Signature: Date

Name: Title:

CWC
office furnishings since 1929

Proposal

Proposal Number	41884
Project Number	
Date	03/24/2026
Customer PO No	
Customer Name	CITY OF DUNWOODY
Salesperson	Philippe Lecoin
Terms	DUE UPON RECEIPT
Proposal Valid Until	04/23/2026
Page	2 of 2

Payment Terms
All invoices are net payable upon receipt of invoice. Invoices 30 days past due are subject to a late fee of 1.5% monthly. Customer reserves the right to withhold 10% of the invoice amount for unresolved punch items. The title of sold goods on this quotation passes to the buyer upon invoicing.

Delivery and Installation
- Hours of Operations: All pricing for delivery whether included in the price of product or separate charge is for work performed during regular working hours unless otherwise noted. Regular working hours are between 7am-3:30pm, Monday-Friday.
- Job Site Condition: The job site should be free and clear of all debris prior to the delivery and installation crews arrival. The buyer is responsible for any charges related to delay in work either by the area not being cleared of debris or other trades working in the spaces. Electrical current, HVAC and elevator services should be made available to delivery and installation crews without a cost to the seller.
- Storage: The buyer is given 30 days free for storage of product in the CWC warehouse. If, after 30 days the buyer's space isn't ready to receive product,storage fees will be applied.
- Shipment Delays: If the buyers space isn't ready to receive direct deliveries from the manufacturer as planned, the buyer is responsible for any costs associated with re-directing the shipment, re-delivery and storage.
- Receiving of Product: The customer shall inspect all product at time of delivery to check for damage. Any damages must be noted on the delivery ticket.
- Stair Carry: If stair carry (more than 3 steps) is required additional fees will be charged.

Additional Handling: The buyer will be responsible for any additional charges due to double handling, trip charges and late/non cancellation of scheduled installations due to the space/building not being ready. A minimum of four man hours will be charged per installer for jobs canceled after a crew has arrived. i.e. If your scheduled installation has a six man crew and upon arrival at the job site they are turned away due to site conditions (broken elevator, construction not finished, closed, etc) the minimum charges will be applied via a Field Change Order. 6/men at $44/hour = $1056.00 Please contact your CWC Account Executive or Project Manager to cancel installations.

Changes and Cancellations
Items ordered from manufacturers and not stocked at CWC Showroom(s) can not be canceled returned. Prices are subject to change until the quotation is accepted in writing. Pricing on this proposal includes two design changes (changing the drawings and specifications). If additional changes are requested, design time will be billed to the client at our hourly design rate.

Security Interest
Purchaser hereby grants Carithers-Wallace-Courtenay, LLC (CWC) a security interest for all furniture, equipment and personal property being purchased in the sales contract(s) and invoice(s)made reference to and/or attached hereto and a security interest in all future purchases as long as debt remains due and owing. Purchaser grants Carithers-Wallace-Courtenay, LLC (CWC) , the right to retake possession of all its security in case of default without notice or demand. Purchaser will agree to pay all cost of collections including attorney fees in case of default. Interest shall accrue at 18% on the unpaid balance until paid. Purchaser agrees not to borrow any money on the secured property or cause a lien on secured property until such time as the unpaid balance is paid in full.

Credit Card Payments
Credit card purchases are subject to 2.5% processing fee.

Taxes
Buyer shall pay all taxes on applicable items (furniture, materials, freight) based upon the installation address of said product. If the buyer is exempt from taxes a tax exempt form must be supplied to the Carithers-Wallace-Courtenay, LLC Accounting department prior to order placement.

Shipping and Handling / Tariffs / Surcharges
Buyer is responsible for all tariffs and shipping and handling charges including but not limited to freight, special handling and customs/importing/exporting charges. The buyer is also responsible for any freight storage fees or re-routing fees should these be required due to a delay on the buyer or buyer representative's parts.

Warranty
CWC will honor all manufacturer warranties of products sold and will repair, replace said items at the discretion of the manufacturer. A copy of manufacturer warranties are available upon request.

DATA SHEET

Aluminum Color Samples to be sent.

SWFCONTRACT™

S3000™ 1" Cordless Aluminum Blinds

PRODUCT SPECIFICATIONS

Headrail shall be 1" high x 1-1/2" wide x .025" thick steel valance-free design with a curved front profile, rolled edges at the top, and a lightblocking lip at the lower back side. The steel finishing process includes phosphate treatment for corrosion resistance, a chrome-free sealer, a low hazardous air pollutants (HAP) urethane primer, and a topcoat of low HAP, polyester-baked enamel.

Tilter shall be made of injection-molded thermoplastics for smooth low-friction operation and shall incorporate a clutch mechanism to prevent damage due to overtilting.

Tilt Rod shall be electro-zinc coated solid steel.

Tilt Wand shall be clear polycarbonate with a hexagonal cross section measuring approximately 1/4" diameter and attached to the tilter shaft by means of a polycarbonate hook for easy removal.

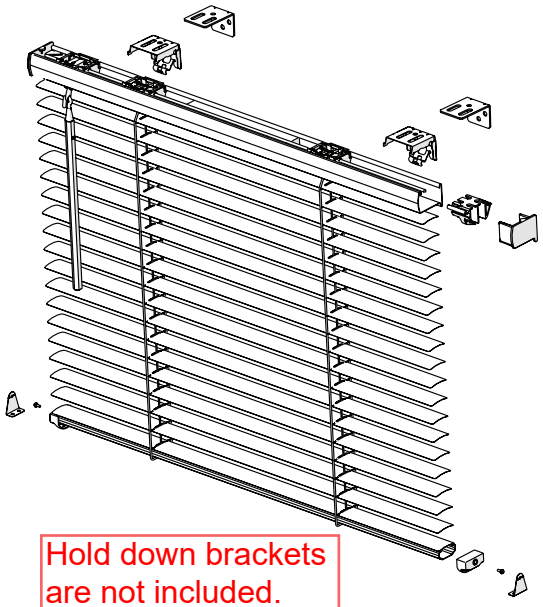
Drum and Cradles shall be low-friction thermoplastic and provided for each ladder.

Installation Brackets shall be top loading, zinc-plated steel with a snap-in design for easy installation.

Braided Ladder shall be made of 100% polyester yarn, incorporating two extra-strength rungs per ladder for slat support. Standard ladder spacing shall be 21.5 mm.

Slats shall be 5000 series cold-rolled aluminum containing the maximum allowable recycled content to produce a high-strength and corrosion-resistant flexible product. Slats shall be nominally 1" wide x .008" thick and processed to provide a smooth, hard, less porous surface with antistatic performance to repel dust. Slats shall be treated with a topcoat of low HAP polyester-baked enamel.

Bottomrail shall be a completely enclosed tubular shape made of phosphate-treated steel for corrosion resistance and finished with a chrome-free sealer, low HAP urethane primer, and a topcoat of low HAP, polyester-baked enamel. Bottomrail shall measure .025" thick.



Hold down brackets are not included.

PRODUCT FEATURES AND BENEFITS

- 1" x 1-1/2" headrail with integrated valance for clean, finished look
- Lightblocking lip on headrail eliminates light leakage and slats tilt to any position to control light and privacy
- Snap-in hidden brackets and enclosed bottomrail
- Antistatic performance to repel dust
- Low HAP, low VOC paint process
- Slats meet NFPA 701
- Limited lifetime warranty

OPTIONS

- Cordless lift or Tilt only
- .008" Thick slat (.006" optional)
- Inverted slat for daylighting
- Tilt limiter (Tilt only)
- Ring tilt
- Extension brackets
- Hold down brackets

CWC
office furnishings since 1929

Proposal

Proposal Number	41082
Project Number	
Date	03/24/2026
Customer PO No	
Customer Name	CITY OF DUNWOODY
Salesperson	John Conners
Terms	DUE UPON RECEIPT
Proposal Valid Until	04/23/2026
Page	1 of 14

BILL TO
CITY OF DUNWOODY
4800 ASHFORD DUNWOODY RD
DUNWOODY, GA 30338

ATTN: Ginger LePage
Phone: 678-382-6781
Email: ginger.lepage@dunwoodyga.gov

INSTALL AT
CITY OF DUNWOODY
4800 ASHFORD DUNWOODY RD
DUNWOODY, GA 30338

ATTN: Ginger LePage
Phone: 678-382-6781
Email: ginger.lepage@dunwoodyga.gov

Line	Qty	Description	Unit Price	Extended Price
5	1.00 Each	CWC Tariffs / Surcharges Currently many of our vendors are imposing tariffs / surcharges. CWC will, when possible, provide all cost for these surcharges at time of proposal. If tariffs / surcharges are added by the manufacturer prior to order placement these will be passed along and detailed on your invoice.	0.00	0.00
6	6.00 Each	Berco Designs SN1-24X60-REC-STDHT-LAM-PV-C-CST-NEST--~-~-~ Sense Table, Standard Height 29", Casters, Flip/Nest ~:TBD ~:3MM PVC Standard TBD ~:TBD Tag: 106 CONFERENCE 106 CONFERENCE	705.50	4,233.00
7	12.00 Each	ALLSEATING 11054-WA--PON-~-CA-(MESH)-(M11)-11M-BKN-AON-UPH-~-G1-(3)-F-ODRIFT-FA-AS Tuck, Midback, Stacker, Polypropylene/Mesh Back, 4-Leg, With Arms PON:Collection 1 - Onyx ~:No Selection CA:Casters (MESH):Mesh Back (M11):M11 Mesh 11M:Mixtape BKN:Black AON:Onyx UPH:Fully Upholstered Seat ~:Upholstered Seat includes shroud as standard option G1:Grade 1 (3):ALLSEATING- Oasis F-ODRIFT:Drift FA:Fully Assembled in Carton AS:Allseating Standard Tag: 106 CONFERENCE 106 CONFERENCE	273.62	3,283.44
8	4.00 Each	TAYCO USA INC. V-EE-28 E-CHAIN WIRE MANAGER,28"H Tag: 107 CODE ENFORCEMENT 107 CODE ENFORCEMENT	322.00	1,288.00
9	4.00 Each	TAYCO USA INC. V-EWMM-3610 FLEX CABLE ORGANIZER, 36"W Tag: 107 CODE ENFORCEMENT 107 CODE ENFORCEMENT	106.00	424.00
10	4.00 Each	TAYCO USA INC. L-HETF-50--UPTFRPC END TRIM,FULL,50"H,STANDARD UPTFRPC:Undecided Panel Trim, Filler & Raceway Paint Colour Tag: 107 CODE ENFORCEMENT 107 CODE ENFORCEMENT	85.00	340.00
11	4.00 Each	TAYCO USA INC. L-HW2-50--UPTFRPC WALL CONNECTOR MOUNT,2" ADJUSTABLE,50"H UPTFRPC:Undecided Panel Trim, Filler & Raceway Paint Colour Tag: 107 CODE ENFORCEMENT	219.00	876.00

CWC
office furnishings since 1929

Proposal

Proposal Number	41082
Project Number	
Date	03/24/2026
Customer PO No	
Customer Name	CITY OF DUNWOODY
Salesperson	John Conners
Terms	DUE UPON RECEIPT
Proposal Valid Until	04/23/2026
Page	2 of 14

		107 CODE ENFORCEMENT		
12	5.00 Each	TAYCO USA INC. L-PPL0-5030-N--UPTFRPC-UPLCF STANDARD PANEL,LAMINATE,50"HX30"W,NON-POWER CAPABLE UPTFRPC:Undecided Panel Trim, Filler & Raceway Paint Colour UPLCF:Undecided Panel Laminate Finish Tag: 107 CODE ENFORCEMENT 107 CODE ENFORCEMENT	738.99	3,694.95
13	1.00 Each	TAYCO USA INC. QM-FL2U-3020--UTSLVT-ULVT-ULVT-UHSC 2 Drawer Lateral File, 30"Wx20"D, Underdesk UTSLVT:Undecided Top/Shelf Laminate & Vinyl Trim ULVT:Undecided Laminate & Vinyl Trim ULVT:Undecided Laminate & Vinyl Trim UHSC:Undecided Handle Style Tag: 107 CODE ENFORCEMENT 107 CODE ENFORCEMENT	808.22	808.22
14	1.00 Each	TAYCO USA INC. QML-WS1Z-3624-L--ULVT-UGC-ULVT-ULVT Straight Return Table, 36"Wx24"D, PM, LH, W/Grommet, 1"Top ULVT:Undecided Laminate & Vinyl Trim UGC:Undecided Grommet Type/Colour ULVT:Undecided Laminate & Vinyl Trim ULVT:Undecided Laminates & Vinyl Trim Tag: 107 CODE ENFORCEMENT 107 CODE ENFORCEMENT	349.92	349.92
15	1.00 Each	TAYCO USA INC. R-TS0G-4824-HA--UWSLF-UHWVTF-UGTC-UHFPC HEIGHT ADJUSTABLE TABLE,48"Wx24"D,W/GROMMET,MELAMINE UWSLF:Undecided Worksurface/Spacer Laminates Finish UHWVTF:Undecided Worksurface/Spacer Vinyl Trim Finish UGTC:Undecided Grommet Type/Colour UHFPC:Undecided HAT Frame Paint Color Tag: 107 CODE ENFORCEMENT 107 CODE ENFORCEMENT	1,018.17	1,018.17
16	3.00 Each	TAYCO USA INC. R-TS0G-6630-HA--UWSLF-UHWVTF-UGTC-UHFPC HEIGHT ADJUSTABLE TABLE,66"Wx30"D,W/GROMMET,MELAMINE UWSLF:Undecided Worksurface/Spacer Laminates Finish UHWVTF:Undecided Worksurface/Spacer Vinyl Trim Finish UGTC:Undecided Grommet Type/Colour UHFPC:Undecided HAT Frame Paint Color Tag: 107 CODE ENFORCEMENT 107 CODE ENFORCEMENT	1,128.98	3,386.94
17	1.00 Each	TAYCO USA INC. QML-W5C0-3624-P--ULVT-UGC-ULVT-ULVT-UMC 5-Sided Table,Curved Front,36"Wx24"D,W/Grommet,PM,1"Top ULVT:Undecided Laminate & Vinyl Trim UGC:Undecided Grommet Type/Colour ULVT:Undecided Laminates & Vinyl Trim ULVT:Undecided Laminate & Vinyl Trim UMC:Undecided Metal Color Tag: 107 CODE ENFORCEMENT 107 CODE ENFORCEMENT	556.47	556.47
18	3.00 Each	TAYCO USA INC. QM-1030-1618--UTSLVT-ULVT-ULVT-UHSC-SFG1-...-UCFC Upholstered Seat Pedestal, Box/File, 16"Wx18"D UTSLVT:Undecided Top/Shelf Laminate & Vinyl Trim ULVT:Undecided Laminate & Vinyl Trim ULVT:Undecided Laminate & Vinyl Trim UHSC:Undecided Handle Style SFG1:Seating Fabric_Grade 1 ...:Skipped Option UCFC:Undecided Caster Face Color Tag: 107 CODE ENFORCEMENT 107 CODE ENFORCEMENT	819.40	2,458.20
19	4.00 Each	ALLSEATING L1024-WA--BKN-~-~-KD-AS-(M10)-10B-~-LU-~-~-~-G1-(3)-F-ODRIFT	369.36	1,477.44

CWC
office furnishings since 1929

Proposal

Proposal Number	41082
Project Number	
Date	03/24/2026
Customer PO No	
Customer Name	CITY OF DUNWOODY
Salesperson	John Conners
Terms	DUE UPON RECEIPT
Proposal Valid Until	04/23/2026
Page	3 of 14

		L1, Midback, Mesh Back, Synchro Tilt, With Arms BKN:Black ~:Nylon Base (will match Frame Finish) ~:No Selection (Standard Carpet Casters) KD:Knocked Down AS:Allseating Standard (M10):M10 Mesh 10B:M10 Mesh Black ~:No Selection LU:Adjustable Lumbar ~:Standard 4.5" Cylinder ~:No Selection ~:No Selection G1:Grade 1 (3):ALLSEATING- Oasis F-ODRIFT:Drift Tag: 107 CODE ENFORCEMENT 107 CODE ENFORCEMENT		
20	4.00 Each	TAYCO USA INC. L-CCAB-P-16 CANTILEVER ARM,16"DEEP,BLACK,INTERMEDIATE,FOR STANDARD PANEL Tag: 108 I.T. 108 I.T.	69.00	276.00
21	6.00 Each	TAYCO USA INC. L-CCAB-P-16-L CANTILEVER ARM,16"DEEP,BLACK,LEFT HAND,FOR STANDARD PANEL Tag: 108 I.T. 108 I.T.	69.00	414.00
22	2.00 Each	TAYCO USA INC. L-CCAB-P-16-R CANTILEVER ARM,16"DEEP,BLACK,RIGHT HAND,FOR STANDARD PANEL Tag: 108 I.T.	63.00	126.00
23	3.00 Each	TAYCO USA INC. L-EH84-31 CONNECTOR HARNESS,8 WIRE,4 CIRCUIT,31L Tag: 112 OFFICE 108 I.T.	201.00	603.00
24	1.00 Each	TAYCO USA INC. L-EH84-34 CONNECTOR HARNESS,8 WIRE,4 CIRCUIT,34L Tag: 112 OFFICE 108 I.T.	208.00	208.00
25	2.00 Each	TAYCO USA INC. L-EH84-67 CONNECTOR HARNESS,8 WIRE,4 CIRCUIT,67L Tag: 112 OFFICE 108 I.T.	281.00	562.00
26	8.00 Each	TAYCO USA INC. L-EM84-S POWER MODULE,8 WIRE 4 CIRCUIT,SINGLE SIDED,1/2/3/4 Tag: 112 OFFICE 108 I.T.	242.00	1,936.00
27	2.00 Each	TAYCO USA INC. L-ES84-072-0 STARTER HARNESS,NO MODULE,OPEN WIRE,72"L,8W,4C Tag: 112 OFFICE 108 I.T.	359.00	718.00
28	8.00 Each	TAYCO USA INC. L-HC2W-180-A PANEL CONNECTION,FOR 2 WAY STRAIGHT,TYPE A,SAME HEIGHT Tag: 112 OFFICE 108 I.T.	24.00	192.00
29	2.00 Each	TAYCO USA INC. L-HC2W-90-A PANEL CONNECTION,FOR 2 WAY 90 DEGREE,TYPE A,SAME HEIGHT Tag: 112 OFFICE	56.00	112.00

CWC
office furnishings since 1929

Proposal

Proposal Number	41082
Project Number	
Date	03/24/2026
Customer PO No	
Customer Name	CITY OF DUNWOODY
Salesperson	John Conners
Terms	DUE UPON RECEIPT
Proposal Valid Until	04/23/2026
Page	4 of 14

		108 I.T.		
30	1.00 Each	TAYCO USA INC. L-HC2W-90-B PANEL CONNECTION,FOR 2 WAY 90 DEGREE,TYPE B,WITH DROP DOWN Tag: 112 OFFICE 108 I.T.	56.00	56.00
31	2.00 Each	TAYCO USA INC. L-HC3W-C PANEL CONNECTION,FOR 3 WAY T CONN,TYPE C,W/ STR DBL DR DOWN Tag: 112 OFFICE 108 I.T.	93.00	186.00
32	4.00 Each	TAYCO USA INC. V-EE-28 E-CHAIN WIRE MANAGER,28"H Tag: 108 I.T. 108 I.T.	322.00	1,288.00
33	4.00 Each	TAYCO USA INC. V-EWMM-3610 FLEX CABLE ORGANIZER, 36"W Tag: 108 I.T. 108 I.T.	106.00	424.00
34	3.00 Each	TAYCO USA INC. L-HETF-34--UPTFRPC END TRIM,FULL,34"H,STANDARD UPTFRPC:Undecided Panel Trim, Filler & Raceway Paint Colour Tag: 112 OFFICE 108 I.T.	62.00	186.00
35	3.00 Each	TAYCO USA INC. L-HETF-50--UPTFRPC END TRIM,FULL,50"H,STANDARD UPTFRPC:Undecided Panel Trim, Filler & Raceway Paint Colour Tag: 112 OFFICE 108 I.T.	85.00	255.00
36	3.00 Each	TAYCO USA INC. L-HETP-16--UPTFRPC END TRIM,PARTIAL,16"H,STANDARD UPTFRPC:Undecided Panel Trim, Filler & Raceway Paint Colour Tag: 112 OFFICE 108 I.T.	56.00	168.00
37	3.00 Each	TAYCO USA INC. L-HFNR-34--UPTFRPC 90 DEGREE PANEL FILLER,34"H UPTFRPC:Undecided Panel Trim, Filler & Raceway Paint Colour Tag: 112 OFFICE 108 I.T.	182.00	546.00
38	2.00 Each	TAYCO USA INC. L-HFTR-34--UPTFRPC "T" PANEL FILLER,34"H UPTFRPC:Undecided Panel Trim, Filler & Raceway Paint Colour Tag: 112 OFFICE 108 I.T.	223.00	446.00
39	1.00 Each	TAYCO USA INC. L-HPSP-24-L--UMC STORAGE SUPPORT BRACKET,F/STD PANEL,FOR 24"D,LEFT HAND UMC:Undecided Metal Colour Tag: 108 I.T. 108 I.T.	55.00	55.00
40	1.00 Each	TAYCO USA INC. L-HPSP-24-R--UMC STORAGE SUPPORT BRACKET,F/STD PANEL,FOR 24"D,RIGHT HAND UMC:Undecided Metal Colour Tag: 108 I.T. 108 I.T.	55.00	55.00
41	5.00 Each	TAYCO USA INC. L-HUFC-02--UPTFRPC UNIVERSAL FILLER TOP CAP,2"W X 2"D	10.00	50.00

office furnishings since 1929

Proposal

Proposal Number	41082
Project Number	
Date	03/24/2026
Customer PO No	
Customer Name	CITY OF DUNWOODY
Salesperson	John Conners
Terms	DUE UPON RECEIPT
Proposal Valid Until	04/23/2026
Page	5 of 14

		UPTFRPC:Undecided Panel Trim, Filler & Raceway Paint Colour Tag: 112 OFFICE 108 I.T.		
42	1.00 Each	TAYCO USA INC. L-VG-P-0824-C--UPTFRPC PANEL MOUNTED SCREEN,8"HX24"W,CLEAR TEMPERED GLASS UPTFRPC:Undecided Panel Trim, Filler & Raceway Paint Colour Tag: 112 OFFICE 108 I.T.	538.00	538.00
43	2.00 Each	TAYCO USA INC. L-VG-P-0836-C--UPTFRPC PANEL MOUNTED SCREEN,8"HX36"W,CLEAR TEMPERED GLASS UPTFRPC:Undecided Panel Trim, Filler & Raceway Paint Colour Tag: 112 OFFICE 108 I.T.	622.99	1,245.98
44	2.00 Each	TAYCO USA INC. L-VG-P-0848-C--UPTFRPC PANEL MOUNTED SCREEN,8"HX48"W,CLEAR TEMPERED GLASS UPTFRPC:Undecided Panel Trim, Filler & Raceway Paint Colour Tag: 112 OFFICE 108 I.T.	672.99	1,345.98
45	5.00 Each	TAYCO USA INC. L-PPL0-3436-E--UPTFRPC-UPLCF STANDARD PANEL,LAMINATE,34"HX36"W,POWER CAPABLE UPTFRPC:Undecided Panel Trim, Filler & Raceway Paint Colour UPLCF:Undecided Panel Laminate Finish Tag: 112 OFFICE 108 I.T.	770.99	3,854.95
46	4.00 Each	TAYCO USA INC. L-PPL0-3436-N--UPTFRPC-UPLCF STANDARD PANEL,LAMINATE,34"HX36"W,NON-POWER CAPABLE UPTFRPC:Undecided Panel Trim, Filler & Raceway Paint Colour UPLCF:Undecided Panel Laminate Finish Tag: 112 OFFICE 108 I.T.	718.00	2,872.00
47	1.00 Each	TAYCO USA INC. L-PPL0-3448-E--UPTFRPC-UPLCF STANDARD PANEL,LAMINATE,34"HX48"W,POWER CAPABLE UPTFRPC:Undecided Panel Trim, Filler & Raceway Paint Colour UPLCF:Undecided Panel Laminate Finish Tag: 112 OFFICE 108 I.T.	897.00	897.00
48	2.00 Each	TAYCO USA INC. L-PPL0-3448-N--UPTFRPC-UPLCF STANDARD PANEL,LAMINATE,34"HX48"W,NON-POWER CAPABLE UPTFRPC:Undecided Panel Trim, Filler & Raceway Paint Colour UPLCF:Undecided Panel Laminate Finish Tag: 112 OFFICE 108 I.T.	847.00	1,694.00
49	1.00 Each	TAYCO USA INC. L-PPL0-5024-N--UPTFRPC-UPLCF STANDARD PANEL,LAMINATE,50"HX24"W,NON-POWER CAPABLE UPTFRPC:Undecided Panel Trim, Filler & Raceway Paint Colour UPLCF:Undecided Panel Laminate Finish Tag: 112 OFFICE 108 I.T.	686.00	686.00
50	2.00 Each	TAYCO USA INC. L-PPL0-5036-E--UPTFRPC-UPLCF STANDARD PANEL,LAMINATE,50"HX36"W,POWER CAPABLE UPTFRPC:Undecided Panel Trim, Filler & Raceway Paint Colour UPLCF:Undecided Panel Laminate Finish Tag: 112 OFFICE 108 I.T.	897.00	1,794.00
51	2.00 Each	TAYCO USA INC. L-PPL0-5048-N--UPTFRPC-UPLCF STANDARD PANEL,LAMINATE,50"HX48"W,NON-POWER CAPABLE UPTFRPC:Undecided Panel Trim, Filler & Raceway Paint Colour	971.99	1,943.98

CWC
office furnishings since 1929

Proposal

Proposal Number	41082
Project Number	
Date	03/24/2026
Customer PO No	
Customer Name	CITY OF DUNWOODY
Salesperson	John Conners
Terms	DUE UPON RECEIPT
Proposal Valid Until	04/23/2026
Page	6 of 14

		UPLCF:Undecided Panel Laminate Finish Tag: 112 OFFICE 108 I.T.		
52	4.00 Each	TAYCO USA INC. L-W5CG-3624--UWTL-UWTVTC-~ 5-SIDED CORNER WS,CURVED FRONT,W/ GROMMET,36WX36DX24RX24R UWTL:Undecided Worksurface/Top Laminate UWTVTC:Undecided Worksurface/Top Vinyl Trim Colour ~:Undecided Grommet Type/Colour Tag: 108 I.T. 108 I.T.	520.00	2,080.00
53	3.00 Each	TAYCO USA INC. L-WS0G-3624--UWTL-UWTVTC-~ STRAIGHT SURFACE,36"WX24"D,WITH GROMMET UWTL:Undecided Worksurface/Top Laminate UWTVTC:Undecided Worksurface/Top Vinyl Trim Colour ~:Undecided Grommet Type/Colour Tag: 108 I.T. 108 I.T.	351.00	1,053.00
54	1.00 Each	TAYCO USA INC. L-WS0G-4824--UWTL-UWTVTC-~ STRAIGHT SURFACE,48"WX24"D,WITH GROMMET UWTL:Undecided Worksurface/Top Laminate UWTVTC:Undecided Worksurface/Top Vinyl Trim Colour ~:Undecided Grommet Type/Colour Tag: 108 I.T. 108 I.T.	423.00	423.00
55	4.00 Each	TAYCO USA INC. R-TS0G-4623-HA--UWSLF-UHWVTF-UGTC-UHFPC HEIGHT ADJUSTABLE TABLE,46"Wx23"D,W/GROMMET,MELAMINE UWSLF:Undecided Worksurface/Spacer Laminates Finish UHWVTF:Undecided Worksurface/Spacer Vinyl Trim Finish UGTC:Undecided Grommet Type/Colour UHFPC:Undecided HAT Frame Paint Color Tag: 108 I.T. 108 I.T.	1,018.17	4,072.68
56	4.00 Each	TAYCO USA INC. L-FL2U-283023--UPCBLF-UPCBVT-UPCFLF-PCFVT-UHSC-LIKE 2 DRAWER LATERAL FILE,28"HX30"WX23"D,UNDERDESK UPCBLF:Undecided Pedestal/Cabinet Body Laminate Finish UPCBVT:Undecided Pedestal/Cabinets Body Vinyl Trim Finish UPCFLF:Pedestal/Cabinet Face Laminate Finish PCFVT:Undecided Pedestal/Cabinet Face Vinyl Trim Finish UHSC:Undecided Handle Style LIKE:Key Alike Tag: 108 I.T. 108 I.T.	1,288.98	5,155.92
57	6.00 Each	ALLSEATING L1024-WA--BKN-~-~-KD-AS-(M10)-10B-~-LU-~-~-~-G1-(3)-F-ODRIFT L1, Midback, Mesh Back, Synchro Tilt, With Arms BKN:Black ~:Nylon Base (will match Frame Finish) ~:No Selection (Standard Carpet Casters) KD:Knocked Down AS:Allseating Standard (M10):M10 Mesh 10B:M10 Mesh Black ~:No Selection LU:Adjustable Lumbar ~:Standard 4.5" Cylinder ~:No Selection ~:No Selection G1:Grade 1 (3):ALLSEATING- Oasis F-ODRIFT:Drift Tag: 108 I.T. 108 I.T.	369.36	2,216.16
58	1.00	SAFCO PRODUCTS CO.	176.00	176.00

CWC
office furnishings since 1929

Proposal

Proposal Number	41082
Project Number	
Date	03/24/2026
Customer PO No	
Customer Name	CITY OF DUNWOODY
Salesperson	John Conners
Terms	DUE UPON RECEIPT
Proposal Valid Until	04/23/2026
Page	7 of 14

	Each	TWCASKIT4 TechWorks Caster Kit (4) Tag: 108 I.T. 108 I.T. SAFCO		
59	2.00 Each	SAFCO PRODUCTS CO. PH20SW--S5 Box/File Suspended Pedestal, 15"W x 20"D x 21 3/4"H* S5:Black Tag: 108 I.T. 108 I.T. SAFCO	473.14	946.28
60	1.00 Each	SAFCO PRODUCTS CO. TWFBS9618--G5 TechWorks Full Base Shelf, 96"W x 18"D G5:White Tag: 108 I.T. 108 I.T. SAFCO	470.29	470.29
61	2.00 Each	SAFCO PRODUCTS CO. TWM2--G5 Techworks Dual Screen Monitor Arm G5:White Tag: 108 I.T. 108 I.T. SAFCO	166.86	333.72
62	1.00 Each	SAFCO PRODUCTS CO. TWOHADLT48--G5 TechWorks 48"W x LED Adjustable-Height Overhead Light G5:White Tag: 108 I.T. 108 I.T. SAFCO	772.00	772.00
63	2.00 Each	SAFCO PRODUCTS CO. TWOHST24--G5 TechWorks 24"W x 12"D x 16"H, Lockable Storage Bin G5:White Tag: 108 I.T. 108 I.T. SAFCO	814.29	1,628.58
64	1.00 Each	SAFCO PRODUCTS CO. TWSPW2415--G5 TechWorks 24"W, 15 amp Power Strip, 8 outlets, 15' cord G5:White Tag: 108 I.T. 108 I.T. SAFCO	332.00	332.00
65	1.00 Each	SAFCO PRODUCTS CO. TWSPW4815--G5 TechWorks 48"W, 15 amp Power Strip, 16 outlets, 15' cord G5:White Tag: 108 I.T. 108 I.T. SAFCO	377.14	377.14
66	2.00 Each	SAFCO PRODUCTS CO. TWUF4848--G5 TechWorks 48"W x 48"H, Upper Frame G5:White Tag: 108 I.T. 108 I.T. SAFCO	765.71	1,531.42
67	1.00 Each	SAFCO PRODUCTS CO. TWB9624H3--G5-BLAK-BK TechWorks 96"W x 24"D Adjustable Bench with High Pressure Laminate Surface G5:White BLAK:Black BK:Black Tag: 108 I.T. 108 I.T. SAFCO	2,318.29	2,318.29
68	1.00 Each	SAFCO PRODUCTS CO. TWFS4812H3--G5-BLAK-BK TechWorks 12"D x 48"W, Fixed Shelf with High Pressure Laminate Surface G5:White BLAK:Black BK:Black	474.29	474.29

CWC
office furnishings since 1929

Proposal

Proposal Number	41082
Project Number	
Date	03/24/2026
Customer PO No	
Customer Name	CITY OF DUNWOODY
Salesperson	John Conners
Terms	DUE UPON RECEIPT
Proposal Valid Until	04/23/2026
Page	8 of 14

		Tag: 108 I.T. 108 I.T. SAFCO		
69	1.00 Each	SAFCO PRODUCTS CO. TWT7230H3--G5-BLAK-BK TechWorks 72"W x 30"D Adjustable Table with High Pressure Laminate Surface G5:White BLAK:Black BK:Black Tag: 108 I.T. 108 I.T. SAFCO	1,577.71	1,577.71
70	1.00 Each	TAYCO USA INC. QM-CGU0-12--ULVT Universal Intermediate Gable Support, 12"D, W/ Grommet ULVT:Undecided Laminates & Vinyl Trim Tag: 110 OFFICE 110 OFFICE	111.29	111.29
71	3.00 Each	TAYCO USA INC. QML-SB0X-294215--UTSLVT-ULVT-USLVT Bookcase, W/ Solid Back, 29"Hx42"Wx15"D, 1" Top UTSLVT:Undecided Top/Shelf Laminate & Vinyl Trim ULVT:Undecided Laminate & Vinyl Trim USLVT:Shelf Laminate & Vinyl Trim Tag: 110 OFFICE 110 OFFICE	506.90	1,520.70
72	1.00 Each	TAYCO USA INC. QM-FL2U-3020--UTSLVT-ULVT-ULVT-UHSC 2 Drawer Lateral File, 30"Wx20"D, Underdesk UTSLVT:Undecided Top/Shelf Laminate & Vinyl Trim ULVT:Undecided Laminate & Vinyl Trim ULVT:Undecided Laminate & Vinyl Trim UHSC:Undecided Handle Style Tag: 110 OFFICE 110 OFFICE	808.22	808.22
73	1.00 Each	TAYCO USA INC. QML-WS1Z-4824-L--ULVT-UGC-ULVT-ULVT Straight Return Table, 48"Wx24"D, PM, LH, W/Grommet, 1"Top ULVT:Undecided Laminate & Vinyl Trim UGC:Undecided Grommet Type/Colour ULVT:Undecided Laminate & Vinyl Trim ULVT:Undecided Laminates & Vinyl Trim Tag: 110 OFFICE 110 OFFICE	384.91	384.91
74	1.00 Each	TAYCO USA INC. R-HABT-6630-M--UWSLF-UHWVTF-UBXEL-UGTC-UHFPC-UMLF-UMVT-UWTPC HEIGHT ADJUSTABLE TABLE,66"Wx30"D,W/BOX ENCLOSURE,W/ GROMMET,W/TROUGH & MODESTY,1"TOP UWSLF:Undecided Worksurface/Spacer Laminates Finish UHWVTF:Undecided Worksurface/Spacer Vinyl Trim Finish UBXEL:Undecided Box Enclosure Laminate Finish UGTC:Undecided Grommet Type/Colour UHFPC:Undecided HAT Frame Paint Color UMLF:Undecided Modesty Laminate Finish UMVT:Undecided Modesty Vinyl Trim Finish UWTPC:Undecided Wire Trough Paint Color Tag: 110 OFFICE 110 OFFICE	2,350.30	2,350.30
75	1.00 Each	ALLSEATING 11054-WA--PON-~-CA-(MESH)-(M11)-11M-BKN-AON-UPH-~-G1-(3)-F-ODRIFT-FA-AS Tuck, Midback, Stacker, Polypropylene/Mesh Back, 4-Leg, With Arms PON:Collection 1 - Onyx ~:No Selection CA:Casters (MESH):Mesh Back (M11):M11 Mesh 11M:Mixtape BKN:Black	273.62	273.62

CWC
office furnishings since 1929

Proposal

Proposal Number	41082
Project Number	
Date	03/24/2026
Customer PO No	
Customer Name	CITY OF DUNWOODY
Salesperson	John Conners
Terms	DUE UPON RECEIPT
Proposal Valid Until	04/23/2026
Page	9 of 14

		AON:Onyx UPH:Fully Upholstered Seat ~:Upholstered Seat includes shroud as standard option G1:Grade 1 (3):ALLSEATING- Oasis F-ODRIFT:Drift FA:Fully Assembled in Carton AS:Allseating Standard Tag: 110 OFFICE 110 OFFICE		
76	1.00 Each	ALLSEATING L1024-WA--BKN-~-~-KD-AS-(M10)-10B-~-LU-~-~-~-G1-(3)-F-ODRIFT L1, Midback, Mesh Back, Synchro Tilt, With Arms BKN:Black ~:Nylon Base (will match Frame Finish) ~:No Selection (Standard Carpet Casters) KD:Knocked Down AS:Allseating Standard (M10):M10 Mesh 10B:M10 Mesh Black ~:No Selection LU:Adjustable Lumbar ~:Standard 4.5" Cylinder ~:No Selection ~:No Selection G1:Grade 1 (3):ALLSEATING- Oasis F-ODRIFT:Drift Tag: 110 OFFICE 110 OFFICE	369.36	369.36
77	1.00 Each	TAYCO USA INC. QM-CGU0-12--ULVT Universal Intermediate Gable Support, 12"D, W/ Grommet ULVT:Undecided Laminates & Vinyl Trim Tag: 111 OFFICE 111 OFFICE	111.29	111.29
78	1.00 Each	TAYCO USA INC. QML-SB0X-294215--UTSLVT-ULVT-USLVT Bookcase, W/ Solid Back, 29"Hx42"Wx15"D, 1" Top UTSLVT:Undecided Top/Shelf Laminate & Vinyl Trim ULVT:Undecided Laminate & Vinyl Trim USLVT:Shelf Laminate & Vinyl Trim Tag: 111 OFFICE 111 OFFICE	506.90	506.90
79	1.00 Each	TAYCO USA INC. QM-FL2U-3020--UTSLVT-ULVT-ULVT-UHSC 2 Drawer Lateral File, 30"Wx20"D, Underdesk UTSLVT:Undecided Top/Shelf Laminate & Vinyl Trim ULVT:Undecided Laminate & Vinyl Trim ULVT:Undecided Laminate & Vinyl Trim UHSC:Undecided Handle Style Tag: 111 OFFICE 111 OFFICE	808.22	808.22
80	1.00 Each	TAYCO USA INC. QML-WS1Z-4824-R--ULVT-UGC-ULVT-ULVT Straight Return Table, 48"Wx24"D, PM, RH, W/Grommet, 1"Top ULVT:Undecided Laminate & Vinyl Trim UGC:Undecided Grommet Type/Colour ULVT:Undecided Laminate & Vinyl Trim ULVT:Undecided Laminates & Vinyl Trim Tag: 111 OFFICE 111 OFFICE	384.91	384.91
81	1.00 Each	TAYCO USA INC. R-HABT-6630-M--UWSLF-UHWVTF-UBXEL-UGTC-UHFPC-UMLF-UMVT-UWTPC HEIGHT ADJUSTABLE TABLE,66"Wx30"D,W/BOX ENCLOSURE,W/ GROMMET,W/TROUGH & MODESTY,1"TOP UWSLF:Undecided Worksurface/Spacer Laminates Finish UHWVTF:Undecided Worksurface/Spacer Vinyl Trim Finish	2,350.30	2,350.30

CWC
office furnishings since 1929

Proposal

Proposal Number	41082
Project Number	
Date	03/24/2026
Customer PO No	
Customer Name	CITY OF DUNWOODY
Salesperson	John Conners
Terms	DUE UPON RECEIPT
Proposal Valid Until	04/23/2026
Page	10 of 14

		UBXEL:Undecided Box Enclosure Laminate Finish UGTC:Undecided Grommet Type/Colour UHFPC:Undecided HAT Frame Paint Color UMLF:Undecided Modesty Laminate Finish UMVT:Undecided Modesty Vinyl Trim Finish UWTPC:Undecided Wire Trough Paint Color Tag: 111 OFFICE 111 OFFICE		
82	1.00 Each	ALLSEATING 11054-WA--PON-~-CA-(MESH)-(M11)-11M-BKN-AON-UPH-~-G1-(3)-F-ODRIFT-FA-AS Tuck, Midback, Stacker, Polypropylene/Mesh Back, 4-Leg, With Arms PON:Collection 1 - Onyx ~:No Selection CA:Casters (MESH):Mesh Back (M11):M11 Mesh 11M:Mixtape BKN:Black AON:Onyx UPH:Fully Upholstered Seat ~:Upholstered Seat includes shroud as standard option G1:Grade 1 (3):ALLSEATING- Oasis F-ODRIFT:Drift FA:Fully Assembled in Carton AS:Allseating Standard Tag: 111 OFFICE 111 OFFICE	273.62	273.62
83	1.00 Each	ALLSEATING L1024-WA--BKN-~-~-KD-AS-(M10)-10B-~-LU-~-~-~-G1-(3)-F-ODRIFT L1, Midback, Mesh Back, Synchro Tilt, With Arms BKN:Black ~:Nylon Base (will match Frame Finish) ~:No Selection (Standard Carpet Casters) KD:Knocked Down AS:Allseating Standard (M10):M10 Mesh 10B:M10 Mesh Black ~:No Selection LU:Adjustable Lumbar ~:Standard 4.5" Cylinder ~:No Selection ~:No Selection G1:Grade 1 (3):ALLSEATING- Oasis F-ODRIFT:Drift Tag: 111 OFFICE 111 OFFICE	369.36	369.36
84	1.00 Each	TAYCO USA INC. QM-CGU0-12--ULVT Universal Intermediate Gable Support, 12"D, W/ Grommet ULVT:Undecided Laminates & Vinyl Trim Tag: 112 OFFICE 112 OFFICE	111.29	111.29
85	1.00 Each	TAYCO USA INC. QML-SB0X-294215--UTSLVT-ULVT-USLVT Bookcase, W/ Solid Back, 29"Hx42"Wx15"D, 1" Top UTSLVT:Undecided Top/Shelf Laminate & Vinyl Trim ULVT:Undecided Laminate & Vinyl Trim USLVT:Shelf Laminate & Vinyl Trim Tag: 112 OFFICE 112 OFFICE	506.90	506.90
86	1.00 Each	TAYCO USA INC. QM-FL2U-3020--UTSLVT-ULVT-ULVT-UHSC 2 Drawer Lateral File, 30"Wx20"D, Underdesk UTSLVT:Undecided Top/Shelf Laminate & Vinyl Trim ULVT:Undecided Laminate & Vinyl Trim ULVT:Undecided Laminate & Vinyl Trim	808.22	808.22

CWC
office furnishings since 1929

Proposal

Proposal Number	41082
Project Number	
Date	03/24/2026
Customer PO No	
Customer Name	CITY OF DUNWOODY
Salesperson	John Conners
Terms	DUE UPON RECEIPT
Proposal Valid Until	04/23/2026
Page	11 of 14

		UHSC:Undecided Handle Style Tag: 112 OFFICE 112 OFFICE		
87	1.00 Each	TAYCO USA INC. QML-WS1Z-4824-R--ULVT-UGC-ULVT-ULVT Straight Return Table, 48"Wx24"D, PM, RH, W/Grommet, 1"Top ULVT:Undecided Laminate & Vinyl Trim UGC:Undecided Grommet Type/Colour ULVT:Undecided Laminate & Vinyl Trim ULVT:Undecided Laminates & Vinyl Trim Tag: 112 OFFICE 112 OFFICE	384.91	384.91
88	1.00 Each	TAYCO USA INC. R-HABT-6630-M--UWSLF-UHWVTF-UBXEL-UGTC-UHFPC-UMLF-UMVT-UWTPC HEIGHT ADJUSTABLE TABLE,66"Wx30"D,W/BOX ENCLOSURE,W/ GROMMET,W/TROUGH & MODESTY,1"TOP UWSLF:Undecided Worksurface/Spacer Laminates Finish UHWVTF:Undecided Worksurface/Spacer Vinyl Trim Finish UBXEL:Undecided Box Enclosure Laminate Finish UGTC:Undecided Grommet Type/Colour UHFPC:Undecided HAT Frame Paint Color UMLF:Undecided Modesty Laminate Finish UMVT:Undecided Modesty Vinyl Trim Finish UWTPC:Undecided Wire Trough Paint Color Tag: 112 OFFICE 112 OFFICE	2,350.30	2,350.30
89	1.00 Each	ALLSEATING 11054-WA--PON-~-CA-(MESH)-(M11)-11M-BKN-AON-UPH-~-G1-(3)-F-ODRIFT-FA-AS Tuck, Midback, Stacker, Polypropylene/Mesh Back, 4-Leg, With Arms PON:Collection 1 - Onyx ~:No Selection CA:Casters (MESH):Mesh Back (M11):M11 Mesh 11M:Mixtape BKN:Black AON:Onyx UPH:Fully Upholstered Seat ~:Upholstered Seat includes shroud as standard option G1:Grade 1 (3):ALLSEATING- Oasis F-ODRIFT:Drift FA:Fully Assembled in Carton AS:Allseating Standard Tag: 112 OFFICE 112 OFFICE	273.62	273.62
90	1.00 Each	ALLSEATING L1024-WA--BKN-~-~-KD-AS-(M10)-10B-~-LU-~-~-~-G1-(3)-F-ODRIFT L1, Midback, Mesh Back, Synchro Tilt, With Arms BKN:Black ~:Nylon Base (will match Frame Finish) ~:No Selection (Standard Carpet Casters) KD:Knocked Down AS:Allseating Standard (M10):M10 Mesh 10B:M10 Mesh Black ~:No Selection LU:Adjustable Lumbar ~:Standard 4.5" Cylinder ~:No Selection ~:No Selection G1:Grade 1 (3):ALLSEATING- Oasis F-ODRIFT:Drift Tag: 112 OFFICE 112 OFFICE	369.36	369.36

CWC
office furnishings since 1929

Proposal

Proposal Number	41082
Project Number	
Date	03/24/2026
Customer PO No	
Customer Name	CITY OF DUNWOODY
Salesperson	John Conners
Terms	DUE UPON RECEIPT
Proposal Valid Until	04/23/2026
Page	12 of 14

If paying via ACH, please issue payment to our Bank Of America account. All ACH information and any ACH changes should be verified by calling our main phone number, located on our website at www.c-w-c.com or on Google, and confirming with Max Brandon or Loretta Sechrest at CWC

Product :	$91,294.72
Freight :	$0.00
Installation :	$0.00
Other Services :	$0.00
TOTAL ORDER :	**$91,294.72**
Required Deposit 50.00% :	**$45,647.36**

Please be advised that external factors such as tariffs, labor strikes, natural disasters, and other geopolitical issues may affect product costs, shipping expenses, and production timelines. Any manufacturer-imposed cost adjustments or increases prior to order entry will be the client's responsibility. We will promptly communicate any such changes and appreciate your understanding and cooperation as we navigate these challenges.

PLEASE REVIEW THIS QUOTATION AND NOTIFY US PROMPTLY OF ANY CORRECTIONS REQUIRED. THANK YOU FOR THE OPPORTUNITY.

I have reviewed the quote, the bill of materials, the drawings (if applicable), the color cards (if applicable), and other associated exhibits for my order.

- I approved the colors, fabrics, and finishes as previously selected and correct as shown on the attached exhibit.
- I am satisfied that the product I have selected is the correct size and is suitable and will perform for its intended purpose.
- I am aware this product is manufactured to order and is not returnable to CWC or to the manufacturer.
- I understand that legal title to the product will transfer upon delivery to my commercial or residential location and all associated labor is taxable until title transfers.
- I am aware additional costs charged for inside delivery, staging, setting in place, assembly, leveling, cleaning, polishing, recycling of waste materials are separately stated and are elected as additional contract option.
- I am aware of the grand total price of this contract as shown on this quote.

Signature: Date

Name: Title:

CWC
office furnishings since 1929

Proposal

Proposal Number	41082
Project Number	
Date	03/24/2026
Customer PO No	
Customer Name	CITY OF DUNWOODY
Salesperson	John Conners
Terms	DUE UPON RECEIPT
Proposal Valid Until	04/23/2026
Page	13 of 14

Payment Terms
All invoices are net payable upon receipt of invoice. Invoices 30 days past due are subject to a late fee of 1.5% monthly. Customer reserves the right to withhold 10% of the invoice amount for unresolved punch items. The title of sold goods on this quotation passes to the buyer upon invoicing.

Delivery and Installation
- Hours of Operations: All pricing for delivery whether included in the price of product or separate charge is for work performed during regular working hours unless otherwise noted. Regular working hours are between 7am-3:30pm, Monday-Friday.
- Job Site Condition: The job site should be free and clear of all debris prior to the delivery and installation crews arrival. The buyer is responsible for any charges related to delay in work either by the area not being cleared of debris or other trades working in the spaces. Electrical current, HVAC and elevator services should be made available to delivery and installation crews without a cost to the seller.
- Storage: The buyer is given 30 days free for storage of product in the CWC warehouse. If, after 30 days the buyer's space isn't ready to receive product,storage fees will be applied.
- Shipment Delays: If the buyers space isn't ready to receive direct deliveries from the manufacturer as planned, the buyer is responsible for any costs associated with re-directing the shipment, re-delivery and storage.
- Receiving of Product: The customer shall inspect all product at time of delivery to check for damage. Any damages must be noted on the delivery ticket.
- Stair Carry: If stair carry (more than 3 steps) is required additional fees will be charged.

Additional Handling: The buyer will be responsible for any additional charges due to double handling, trip charges and late/non cancellation of scheduled installations due to the space/building not being ready. A minimum of four man hours will be charged per installer for jobs canceled after a crew has arrived. i.e. If your scheduled installation has a six man crew and upon arrival at the job site they are turned away due to site conditions (broken elevator, construction not finished, closed, etc) the minimum charges will be applied via a Field Change Order. 6/men at $44/hour = $1056.00 Please contact your CWC Account Executive or Project Manager to cancel installations.

Changes and Cancellations
Items ordered from manufacturers and not stocked at CWC Showroom(s) can not be canceled returned. Prices are subject to change until the quotation is accepted in writing. Pricing on this proposal includes two design changes (changing the drawings and specifications). If additional changes are requested, design time will be billed to the client at our hourly design rate.

Security Interest
Purchaser hereby grants Carithers-Wallace-Courtenay, LLC (CWC) a security interest for all furniture, equipment and personal property being purchased in the sales contract(s) and invoice(s)made reference to and/or attached hereto and a security interest in all future purchases as long as debt remains due and owing. Purchaser grants Carithers-Wallace-Courtenay, LLC (CWC) , the right to retake possession of all its security in case of default without notice or demand. Purchaser will agree to pay all cost of collections including attorney fees in case of default. Interest shall accrue at 18% on the unpaid balance until paid. Purchaser agrees not to borrow any money on the secured property or cause a lien on secured property until such time as the unpaid balance is paid in full.

Credit Card Payments
Credit card purchases are subject to 2.5% processing fee.

Taxes
Buyer shall pay all taxes on applicable items (furniture, materials, freight) based upon the installation address of said product. If the buyer is exempt from taxes a tax exempt form must be supplied to the Carithers-Wallace-Courtenay, LLC Accounting department prior to order placement.

Shipping and Handling / Tariffs / Surcharges
Buyer is responsible for all tariffs and shipping and handling charges including but not limited to freight, special handling and customs/importing/exporting charges. The buyer is also responsible for any freight storage fees or re-routing fees should these be required due to a delay on the buyer or buyer representative's parts.

Warranty
CWC will honor all manufacturer warranties of products sold and will repair, replace said items at the discretion of the manufacturer. A copy of manufacturer warranties are available upon request.

CWC
office furnishings since 1929

Proposal

Proposal Number	41082
Project Number	
Date	03/24/2026
Customer PO No	
Customer Name	CITY OF DUNWOODY
Salesperson	John Conners
Terms	DUE UPON RECEIPT
Proposal Valid Until	04/23/2026
Page	14 of 14

Financing Options Available

Term	Monthly Payment
36 Months	$2,917.78
48 Months	$2,272.33
60 Months	$1,886.15

Notes:

1. All monthly payments calculated above do not include applicable taxes; such taxes will be referenced in the financing agreement and are the responsibility of the customer.

2. This Proposal is an expression by LEAF Capital Funding, LLC of its interest in pursuing a transaction on the general terms and conditions outlined above. The Proposal is not intended to and does not create any binding legal obligation on the part of either party. THE PROPOSAL IS NOT, AND IS NOT TO BE CONSTRUED AS, A COMMITMENT BY LEAF OR ANY RELATED ENTITY TO PROCEED WITH ANY TRANSACTION. LEAF Capital Funding, LLC will not be obligated to proceed with any transaction until the satisfactory completion of its credit, legal and investment approval process. The terms and conditions of the Proposal shall be superseded by and shall no longer be effective upon the execution and delivery of final legal documentation with respect to the proposed transaction. This proposal is for new equipment which shall be used for business purposes only and not for personal, family or household use.

For more information contact your CWC Account Representative or LEAF Capital Funding, LLC.

City Hall IT Renovation Security Adds

2602-SJ-005

Revision: 0
Modified: 2/23/2026



Presented By:

GC&E Systems Group, LLC
5835 Peachtree Corners East
Suite A
Peachtree Corners, GA 30092
(770) 448-3908
www.gcesg.com

Scott Johnson

Presented To:

City of Dunwoody
Ginger LePage
Technology Director
ginger.lepage@dunwoodyga.gov 678.593.6941
4800 Ashford-Dunwoody Rd.

Dunwoody GA
30338

This proposal includes data that will not be disclosed outside the Customer and will not be duplicated, used, or disclosed – in whole or in part – for any purpose other than to evaluate this proposal. If, however, a contract is awarded to this offered as a result of – or in connection with – submission of this data, the Customer will have the right to duplicate, use, or disclose the data to the extent provided in the resulting contract. This restriction does not limit the Customer's right to use information contained in this data if it is obtained from another source without restriction. The data subject to this restriction are contained in all sheets.

Introduction: Company Background and Experience

Founded in 1999, GC&E Systems Group, LLC (GC&E), headquartered in Peachtree Corners, GA, is a wholly owned subsidiary of Bristol Bay Native Corporation (BBNC), an Alaska Native Corporation headquartered in Anchorage, AK. GC&E specializes in Electronic Security, Information Technology (IT), and Telecommunication Solution Design and Installation in the federal, state, and local markets.

Our team includes more than 300 technical professionals, including Network/System Architects and Engineers, Registered Communication Distribution Designers, Project Managers, Security System Installation Technicians, Electricians, and other technical professionals who are seasoned veterans in our industry. While there are many companies capable of providing the services requested, few have our proven combination of unique experience, range of expertise, and technical insights to address all facets of your requirements. In fact, GC&E may be one of a very few firms across the country that possess the broad range of expertise and experience that will be required to successfully perform this project.

Why GC&E?

- GC&E is a full-service electronic security systems integrator, which provides technically complex and innovative video surveillance, access control, intrusion detection, intercom, panic, mass notification, perimeter security, biometric, and other security solutions
- GC&E provides turnkey solutions, from the initial needs assessment and consultation, to systems engineering, design, and provisioning, through installation, and on-going system operations and maintenance, through the providing of preparedness and safety training programs
- GC&E has established partnerships with multiple electronic security system manufacturers enabling GC&E to be manufacturer and technology neutral
- GC&E possesses diverse project experience and expertise gained through the performance of over 8,000 electronic security projects over the last 10 years, which range in value from a few hundred dollars to over $3.5 million dollars
- GC&E employs industry-recognized management and leadership with more than 100 years of combined electronic security experience and original equipment manufacturer trained and certified installation technicians and engineers
- GC&E has experience working in all major markets including Education; Federal, Civilian and Defense; State, Local, and County Governments; Law Enforcement and Correctional Institutions; Health Care; Commercial and Office; Critical Infrastructure (utilities); Manufacturing; and New Construction
- GC&E is a licensed security, electrical, and low voltage contractor
- GC&E employs seven (7) Building Industry Consulting Services International (BICSI) Registered Communications Distribution Designers
- GC&E Quality Management System is ISO 9001 certified

Scope of Work

Solution Summary
GC&E will provide VMS and Access Control hardware installation, programming and testing at the Dunwoody City Hall IT renovation per the details below.

Access Control Additions (Four Doors)

GC&E will provide and install one (1) new Life Safety panel inclusive of one (1) MP1502 intelligent controller and one (1) MR52 two-reader board along with a power supply on the wall of Storage room 109. 120V power must be provided by others for this new panel addition.

GC&E will provide and install one (1) HID Signo card reader, one (1) HES electric strike, one (1) door position switch and one (1) Bosch DS160 ceiling mounted request to exit motion sensor for the three (3) hallway door locations per the drawing below. A fourth reader with keypad will be installed on the new Cage 105 door along with strike, DPS and REX as mentioned above. All cabling will be provided and installed above the drop tile ceiling from the door devices back to the new panel in Storage 109 and termination completed on both the field and head end.

GC&E will program the new card reader doors into the existing Genetec system. Once completed, GC&E will test and commission the new reader doors for proper functionality.

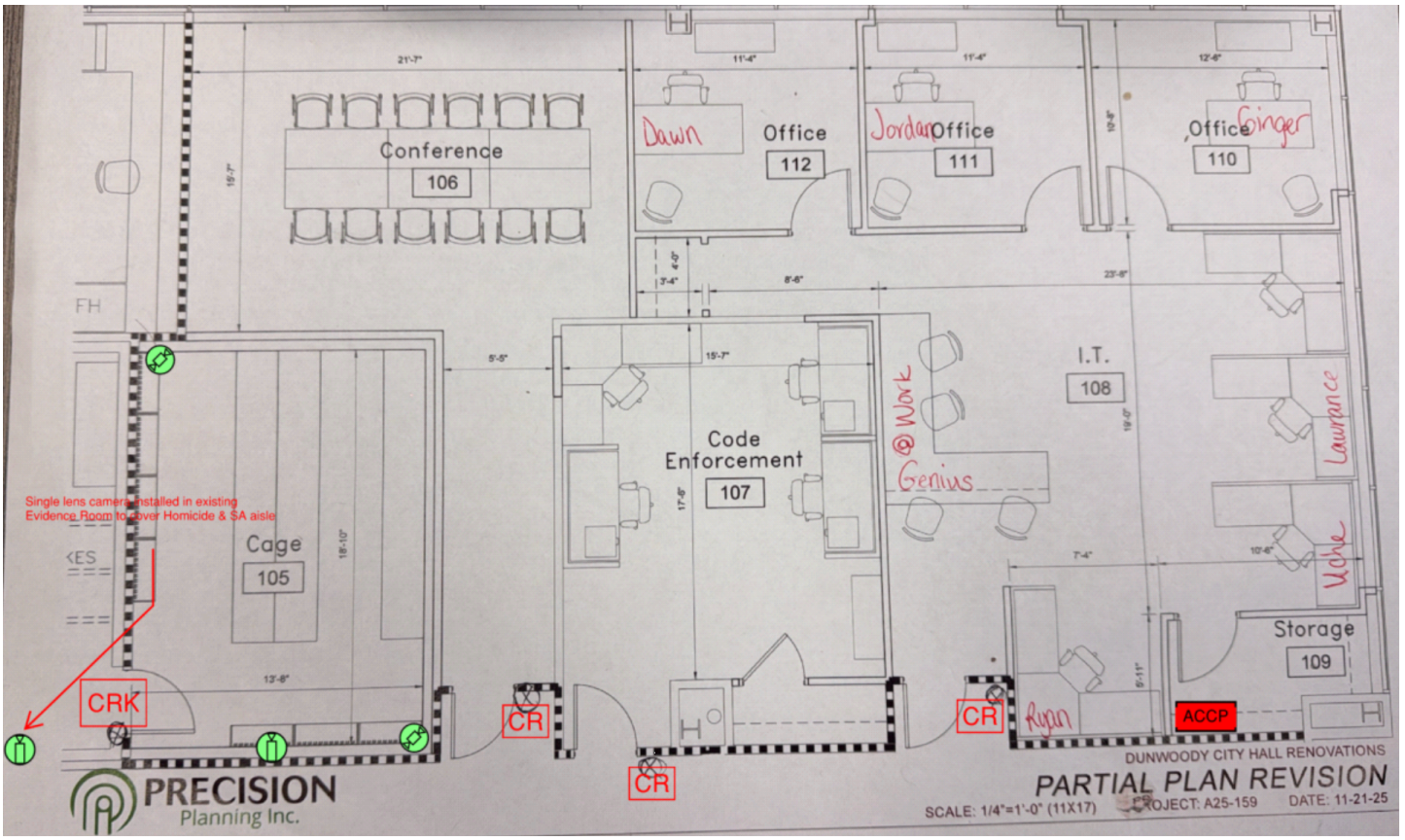
Camera Additions
Cage Room 105 – GC&E will provide and install two (2) new Hanwha PNM-7082RVD Dual Sensor cameras inside of Evidence Room corners. One (1) Hanwha XND-C7083RV dome camera will also be installed in the middle of the Evidence Room for visibility down aisle.

Existing Evidence Room - One (1) Hanwha XND-C7083RV dome camera will also be installed in the middle of the Evidence Room for visibility down the Homicide and Sexual Assault aisle.

New cabling for these cameras will run back to the nearest IDF room for network connection of these cameras.

Upon completion of the installation, GC&E will aim and focus each camera with the customer for proper viewing. These Hanwha IP dome cameras will be programmed and configured into the existing Genetec system. Pricing includes all applicable Genetec Camera Licenses and Advantage for these additions.

Use or disclosure of data contained on this sheet is subject to the restrictions of the title page of this response document.


Conference
106
Dawn
Office
112
Jordan
Office
111
Office
110
Ginger
FH
Code
Enforcement
107
I.T.
108
Work @ Genius
Lawrance
Webb
Single lens camera installed in existing Evidence Room to cover Homicide & SA aisle
Cage
105
CRK
CR
CR
CR
Ryan
ACCP
Storage
109
PRECISION
Planning Inc.
DUNWOODY CITY HALL RENOVATIONS
PARTIAL PLAN REVISION
SCALE: 1/4"=1'-0" (11X17)
PROJECT: A25-159
DATE: 11-21-25

Warranty

Upon substantial completion of the project, GC&E provides a one (1) year warranty on parts and labor.

To receive product replacement and or warranty support, the customer is required to comply with the manufacturer's standard product registration process as well the standard product return policy that may include prior contact with manufacturer Technical Support, returning defective materials in the original packaging along with all original connectors, cable assemblies, connectors, and all original documentation.

Warranty Coverage does not include damage or malfunction due to accident, acts of nature (including lightning strikes), improper operation, power surge/loss, misuse, neglect, unauthorized modification or repair or use in a manner for which the equipment was not intended or required re-calibration, for any reason, after the project has been signed off as complete. Equipment, software, infrastructure, or other goods or services not provided by GC&E in this scope of work will not be covered under this warranty. Nor does it cover technician services for troubleshooting, removing or replacing any failed component not covered by this warranty.

Use or disclosure of data contained on this sheet is subject to the restrictions of the title page of this response document.

General Assumptions and Clarifications

Project Exclusions

- Trenching, boring, and conduit duct bank
- Conduit
- Cable tray
- Grounding
- Plywood backboards
- X-rays and floor/wall cores
- Bid, Payment and Performance bond costs
- Monitors, workstations, servers, and hard drive storage
- Lifts
- Engineered surveying and drawings
- Costs for independent inspections and testing
- Union labor, escorts, specific wage rates, or certified payroll
- Items that are not specifically listed in this quote
- Network equipment including connectivity between closets, switches, patch panels, and SFP's/GBIC's
- PoE network switches
- Troubleshooting of existing network, power, and grounding issues
- Aligning doors, frames, and center mullions
- Correcting existing code violations
- Repairing any pre-existing issues with the system

Project Assumptions and Clarifications

- Existing cable pathways are free and clear of obstructions
- Conduit stub ups and back boxes are existing or by others
- 120V electrical power is available on site for power tools for the duration of this project
- Doors and frames are of standard construction and any issues with the construction that require additional materials and or labor will result in a change order (e.g., concrete-filled, wooden frame, accessible mullion, etc.)
- Correct usernames and passwords for workstation and servers will be provided to GC&E before GC&E arrives on site
- Space will be available in existing (rack and/or cabinet) for new equipment
- All work will be done during normal business hours
- Labor includes Project Management
- The existing equipment and/or cable is functional and in normal operating condition
- No material will be ordered without approved submittals
- Manufacturers, part numbers, and MSRP pricing are subject to change due to availability and technology changes
- This quote is valid for 30 days from the date of quote.
- Pricing is contingent on the project being awarded as a whole
- Terms, Conditions, and Pricing are in accordance with Georgia State contract 99999-SPD0000172-007, and hereby supersede any other general Terms or Conditions listed or implied in this proposal.
- Customer is tax exempt

Use or disclosure of data contained on this sheet is subject to the restrictions of the title page of this response document.

Terms and Conditions

1. **TAXES**: Prices exclude (unless otherwise noted in the proposal) all duties, taxes, tariffs, or other governmental charges that now are, or hereafter may be, imposed upon the sale or use of the Products or Services. All such duties, taxes, tariffs, or other charges paid by GC&E shall be for the Purchaser's account. Any claimed exemption paid by GC&E shall be for Purchaser's account. Any exemption claimed from the application of such duties, taxes, tariffs, or other charges should be plainly designated on the face of orders placed with GC&E and accompanied by exemption certificates where required. If during the duration of any contract/project there is an increase or decrease in the quoted tax amount due to changes by the corresponding local/county/state entities, that amount will be passed through to the customer at cost.

2. **PRICE VALIDITY**: Unless otherwise stated explicitly within this proposal document, the prices set forth in this proposal are predicated on receipt of a contract or Purchase Order within 30 days of the date of this proposal. If 30 days have passed and performance is required, GC&E reserves the right to revise the pricing in this proposal to reflect current material and labor market prices and current site conditions.

3. **PURCHASER SPECIFICATIONS**: GC&E Systems Group assumes no liability for any errors or omissions in any specification provided by the purchaser, including any errors or omissions made by GC&E in the interpretation of any such specifications. Any items included in any specification provided by the purchaser and not listed and priced on GC&E's proposal are not part of this Agreement.

4. **LIQUIDATED DAMAGES**: GC&E will not be responsible for any liquidated damages other than those attributed to delays caused solely by GC&E. If GC&E is one of several contractors responsible for delays, GC&E will only be responsible for a pro rata share of liquidated damages to the extent attributable to or cause by GC&E. GC&E will not be responsible for any liquidated damages in an amount greater than that actually assessed against GC&E.

5. **INSPECTION**: Within five business days of receipt of the Products and Services, Purchaser shall inspect the Products and Services to check for shortages or any other nonconformity. Unless Purchaser shall thereafter notify GC&E in writing of any nonconformity (other than that relating to loss or damage in transit, which claims will be made directly to the carrier) within ten days of inspection, Purchaser shall be deemed to have accepted the Products and Services without any qualifications and cannot, thereafter, reject the Products and Services for any reason. In any event, Products and Services accepted and used shall be deemed to have been accepted in good condition and in compliance with the specification and order therefore.

6. **GOVERNING LAW**: The terms of this quotation shall be governed and interpreted in accordance with the laws of the State of Georgia. If any provision of this Quotation Agreement shall be held by a court of competent jurisdiction to be contrary to law, the remaining provisions shall remain in full force and effect.

7. **EXISTING CODE VIOLATIONS**: Existing code violations requiring correction by the local authority inspectors is the responsibility of the customer and is not included in GC&E's pricing.

8. **PAYMENTS**: Payment is due Net 30.

9. **CREDIT CARD PAYMENTS**: Payments rendered by credit cards will be subject to an additional 3% convenience fee that will be added to the balance being paid.

10. **DELINQUENT PAYMENTS**: If any amount owning to GC&E under the terms hereof is not paid when due, interest shall accrue on any unpaid balance at a rate of 1.5% (1% for Georgia customers per O.C.G.A. § 13-11-2) simple interest every thirty (30) days. Additionally, in the event full payment is not made and GC&E is required to institute legal proceeding in order to collect amounts owing hereunder, the party against whom enforcement is sought shall be required to reimburse GC&E for all reasonable costs of collection, including attorneys' fees, if GC&E is ultimately successful in prosecuting its claims.

11. **DISCLAIMER**: In no event shall GC&E Systems Group be responsible for any direct, indirect, incidental, special or consequential damages, including loss of profits, revenue, and/or data, incurred by any party to the agreement, or any third party, resulting from the usage of products or services supplied under this Quotation Agreement, even if such party has been advised of the possibilities of such damages.

12. **ACCEPTED**: This Quotation Agreement and any exhibits attached hereto constitutes the entire agreement between parties concerning the subject matter hereof, superseding all prior negotiations, discussions and agreements, oral or written. The above prices, specifications and all conditions are satisfactory and are hereby accepted. GC&E is authorized to do work as specified. Payment will be made as outlined above.

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Bill of Materials

State of Georgia Contract 99999-SPD0000172-007

Description	Qty	UoM	Manuf	Part #	MSRP	% off	Unit Price	Extended Price
PIR REQUEST TO EXIT SENSOR WITH SOUNDER GRAY	4	Each	Bosch	DS160	$126.00	20.25%	$100.49	$401.96
Advantage technical support for 1 Omnicast Enterprise Camera software 1 Year	4	Each	Genetec	ADV-CAM-E-1Y	$55.00	25.25%	$41.11	$164.44
Advantage for 1 Synergis Enterprise Reader software – Prorated	4	Each	Genetec	ADV-RDR-E-1Y	$25.00	25.25%	$18.69	$74.76
1 Camera connection license	4	Each	Genetec	GSC-OM-E-1C	$300.00	25.25%	$224.25	$897.00
LifeSafety Power - Genetec enclosure - 12V & 24VDC |150W 110V|60HZ | 8 Reader | 4 Mercury or 3 Mercury and Cloudlink|E4M Standard - Requires double stacking (2) Mercury boards with hinged standoffs to maintain full reader count with Cloudlink	1	Each	Genetec	SY-DV8RD-E4M	$1,082.80	25.25%	$809.39	$809.39
MERCURY MP1502 INTELLIGENT CONTROLLER (2 DOORS, UP TO 4 READERS WITH OSDP) - 2 reader connection licenses included	1	Each	Genetec	SY-MP1502	$1,915.00	25.25%	$1,431.46	$1,431.46
Reader interface module	1	Each	Genetec	SY-MR52-S3	$920.00	25.25%	$687.70	$687.70
2MP X 2 IR Outdoor Dome Camera	2	Each	Hanwha Techwin	PNM-7082RVD	$1,400.00	30.25%	$976.50	$1,953.00
4MP IR Indoor Vandal Dome AI Camera	2	Each	Hanwha Techwin	XND-C7083RV	$1,300.00	30.25%	$906.75	$1,813.50
							Sub Total	$8,233.21

Use or disclosure of data contained on this sheet is subject to the restrictions of the title page of this response document.

Bill of Materials

State of Georgia Contract 99999-SPD0000172-007 Cost+20%

Description	Qty	UoM	Manuf	Part #	GC&E Cost	Cost + 20%	Extended Price
Access Control Cable - Plenum	1000	Foot	CCT	4269	$1.09	$1.31	$1,310.00
Miscellaneous Installation Materials	1	Lot	GC&E	Misc Cost	$413.12	$495.74	$495.74
Shipping and Handling	1	Lot	GC&E	S&H	$413.12	$495.74	$495.74
Recessed/Closed Loop/3/4 Switch - 3/8 M-5 Magnet	4	Each	GRI	120T-12-W	$4.91	$5.89	$23.56
Complete Pacs for Latchbolt Locks	4	Each	HES	4500C-12/24-630	$596.19	$715.43	$2,861.72
SIGNO 40, BLK/SLVR, PIG, CRD PFL STD, MA RDY, FMT:ASP10022, WIEG, 32-B MSB, EM:32-B, LED:RED, FLSH:GRN, BZR, SRF:ON, IPM:OFF, VEL:OFF, TAP	3	Each	HID	40NKS-00-000000	$308.53	$370.23	$1,110.69
HID 40KNKS-00-000000 Signo 40K Wall Mount Keypad Reader	1	Each	HID Global	40KNKS-00-000000	$508.16	$609.80	$609.80
Lead acid battery, 12 Volt, 7 Ah, 0.187 terminal	4	Each	Yuasa	NP712	$29.68	$35.62	$142.48
						Sub Total	$7,049.73

Use or disclosure of data contained on this sheet is subject to the restrictions of the title page of this response document.

Project Summary

Project Summary	
State Contract Materials:	$8,233.21
Cost + 20% Materials & Equipment:	$7,049.73
State Contract Labor:	$9,832.00
Sub Total:	$25,114.94
Estimated Tax:	Exempt
Grand Total:	**$25,114.94**

Tariffs: Any Tariff or unforeseen material surcharge related to recent tariffs on raw goods will be passed along to the customer in the form of a change order prior to acceptance and delivery of this project. Failure of acceptance may result in the cancellation of the project by GC&E Systems Group, LLC

I have read all of the project scope information and fully understand the quote in its entirety. I have also had the opportunity to request clarification on any and all items listed in this document. I have full authority to execute this agreement and enter into contract with GC&E Systems Group to furnish labor and materials for the project scope as listed above.

Company: City of Dunwoody
Printed Name:
Signature:
Title:
Dated:

I have fully coordinated, reviewed, and/or clarified all project scope information listed above with the customer.

Company: GC&E Systems Group, LLC
Printed Name: Scott Johnson
Signature: Scott L. Johnson
Title: Senior Account Manager
Dated: February 23, 2026

NetPlanner

Proposal EH26001356-P1
March 03, 2026
Proprietary and Confidential

IT Offices Conference Room

Prepared For:	Job Site:
City of Dunwoody 4800 Ashford Dunwoody Road Dunwoody, GA 30338	City of Dunwoody 4800 Ashford Dunwoody Road Dunwoody, GA 30338

Proposal Recipients	Email	Phone
Ginger LePage,	ginger.lepage@dunwoodyga.gov	(678) 382-6781

INTRODUCTION

Thank you for the opportunity to provide a proposal for this project. NetPlanner Systems has a long history of successfully completing projects of this scope and magnitude for clients nationwide since our founding in 1987.

As one of the Southeast's leading providers of integrated technology solutions, NetPlanner prides itself in delivering best-in-class solutions and services backed by the most technical and certified employees in the industry. Our expertise includes Communications Cabling, Wireless, Distributed Antenna Systems (DAS), Network Services, Access Control, Video Surveillance, Intrusion, A/V, Paging/Intercom, and Data Center Services. We also offer Intelligent Remote Monitoring & Management as well as service agreements that can be customized to meet your specific needs.

We dedicate our efforts to staying on top of the ever-changing world of communications technology to consistently deliver innovative, high performing systems. Our goal is to provide you with the highest quality solutions and a level of customer service that exceeds your expectations. Our commitment to the success of your technology systems will be evident in every project.

Please do not hesitate to contact me if you have any questions about this proposal. Again, thank you for this opportunity. We look forward to working with you.

SCOPE OF WORK - Audio Visual - ESTIMATE EH26001356-AV-E1

IT Office - Conference Room

IT OFFICE CONFERENCE ROOM

NetPlanner will provide and install a new audio-visual system for the IT Office Conference Room. This system will consist of a ceiling mounted microphone / speaker combo along with a conferencing camera, and wireless content sharing device. Users will be able to connect to the wireless device with the provided dongle which will provide them with full access to the web camera, microphone, and display to connect to web conferencing calls or show content locally.

Important notes:

- NetPlanner reserves the right to adjust the final selling price of certain parts if impacted by supplier increases imposed by Federal tariffs. Final price for these items is subject to adjustments at time of invoice.
- Please note that audiovisual cable pull labor is to be performed on straight time with the assumption that there are clear pathways available to pull the cable. Should there be any obstruction that may delay and increase the scope of work for the AV cable pull labor, additional labor will be billed as applicable.
- NetPlanner requires all power, blocking, painting, patching and GC work needed for this project to be provided by others as it does not fall under the scope of work for our audiovisual services.
- Retro-fit projects (existing construction) are subject to additional fees not listed pending field conditions and/or site surveys.
- NetPlanner is not responsible for any damages to equipment during transit. Equipment may be inspected during transit.
- NetPlanner cannot certify the performance of old equipment, nor can they provide a warranty for old equipment and is not responsible for its operation in new or existing locations.

NetPlanner

Proposal EH26001356-P1
March 03, 2026
Proprietary and Confidential

IT Offices Conference Room

MATERIALS

Part Number	Manufacturer	Description	Qty	UoM	MSRP	Unit Price	Total Price
FW75EZ20L	SONY	75" Bravia 4K HDR Professional Lite Display	1	EA	$1,584.00	$1,512.72	$1,512.72
AS3LDP7	CHIEF	Tempo™ Flat Panel Wall Mount System, PDU Bundle	1	EACH	$1,254.00	$896.61	$896.61
PAC526FCW	CHIEF	PAC525F-G Large In-Wall Storage Box with White Flange and Cover	1	EACH	$221.00	$159.12	$159.12
R9861613USB2	BARCO	Barco ClickShare CX-30 - Gen2 - wireless video/audio extender - 802.11a, 802.11b/g/n, Wi-Fi 5, 802.15.1 - up to 98 ft - with 5 years Barco SmartCare - with 2 x Barco ClickShare Buttons	1	EACH	$2,775.00	$2,150.63	$2,150.63
MXA901W-R	SHURE	Microflex® Advance™ MXA901-R Ceiling Array Microphone, White, Round, 13.5 in	1	EACH	$3,749.00	$2,305.64	$2,305.64
A901-R-TB	SHURE	Tile bridge mounting accessory kit for MXA901-R microphones	1	EACH	$191.00	$117.47	$117.47
ANIUSB-MATRIX	SHURE	USB Audio Network Interface with Matrix Mixing	1	EACH	$1,124.00	$691.26	$691.26
7090043790948	HUDDLY	L1 Camera Kit With Plug and Play USB Adapter	1	EACH	$2,375.00	$2,054.38	$2,054.38
7090043790719	HUDDLY	Screen Mount (VESA) for Huddly L1	1	EACH	$181.00	$156.57	$156.57
MISC	MISC	Cabling, Hardware, and Adapters	300	EACH	$1.75	$1.58	$474.00
						TOTAL:	**$10,518.40**

SCOPE OF WORK - Audio Visual - ESTIMATE EH26001356-AV-E2

IT Office - Interactive Display

IT OFFICE – INTERACTIVE DISPLAY

NetPlanner will provide and install one (1) 65” wall mounted interactive display with onboard PC. Location of display will be determined onsite with client. Power and Network will be required at display location.

Important notes:

- NetPlanner reserves the right to adjust the final selling price of certain parts if impacted by supplier increases imposed by Federal tariffs. Final price for these items is subject to adjustments at time of invoice.
- Please note that audiovisual cable pull labor is to be performed on straight time with the assumption that there are clear pathways available to pull the cable. Should there be any obstruction that may delay and increase the scope of work for the AV cable pull labor, additional labor will be billed as applicable.
- NetPlanner requires all power, blocking, painting, patching and GC work needed for this project to be provided by others as it does not fall under the scope of work for our audiovisual services.
- Retro-fit projects (existing construction) are subject to additional fees not listed pending field conditions and/or site surveys.
- NetPlanner is not responsible for any damages to equipment during transit. Equipment may be inspected during transit.
- NetPlanner cannot certify the performance of old equipment, nor can they provide a warranty for old equipment and is not responsible for its operation in new or existing locations.

MATERIALS

Part Number	Manufacturer	Description	Qty	UoM	MSRP	Unit Price	Total Price
V6550	MAXHUB	65" Touch Display (Smart Board Style) i5 Bundle	1	EACH	$4,810.00	$3,848.00	$3,848.00
MT71E	MAXHUB	PC Module 12th Gen Intel CPU-i5, 16GB RAM, 256GB SSD, Windows 11 Pro	1	EA	$1,494.00	$1,195.20	$1,195.20
MISC	MISC	Cabling, Hardware, and Adapters	150	EACH	$1.50	$1.35	$202.50
						TOTAL:	**$5,245.70**

PROPOSAL COST SUMMARY

NetPlanner

Proposal EH26001356-P1

March 03, 2026

Proprietary and Confidential

IT Offices Conference Room

Estimate	Description		Materials	Installation	Services	Total
EH26001356-AV-E1	Audio Visual - IT Office - Conference Room		$10,518.40	$3,422.50	$0.00	$13,940.90
EH26001356-AV-E2	Audio Visual - IT Office - Interactive Display		$5,245.70	$360.00	$0.00	$5,605.70
		TOTALS:	**$15,764.10**	**$3,782.50**	**$0.00**	**$19,546.60**

INVOICING AND PAYMENT TERMS

NetPlanner Systems, Inc. will invoice Customer for all materials and for mobilization upon approval of proposal. Customer will be invoiced for labor at the end of the project or at the end of the month, whichever comes first, based upon the percentage of the project completed. The Customer agrees to pay any and all payments according to the payment schedule. Should said payment(s) not be made, or if satisfactory arrangements for payment have not been made, NetPlanner Systems, Inc. reserves the right to stop all work until such time as payment is rendered or satisfactory payment arrangements have been made. Standard payment terms are NET 15 in the absence of a specific payment schedule.

Any required closeout documents, including, but not limited to, as-built drawings, test results, and warranties, will be released to the Customer once 90% of the total project payment has been received by NetPlanner Systems, Inc.

NetPlanner Systems, Inc. operates primarily as a contractor for sales tax purposes. This means all sales tax is paid at the point of purchase of materials and no sales tax may be charged to NetPlanner Systems, Inc. customers.

INCLUSIONS

Pricing includes above-described items by NetPlanner Systems, Inc. and applies to regular business hours unless otherwise stated, Monday – Friday from 7:30 AM - 4:30 PM.

Software updates/upgrades will be performed only on the equipment being installed.

This bid proposal and the pricing within are valid for 30 days. During this timeframe, if market volatility increases material and equipment costs, NetPlanner reserves the right to adjust the pricing accordingly until this proposal is signed by both parties. Should this occur, NetPlanner will provide written documentation immediately with a revised proposal reflecting the changes.

Due to current market conditions, including raw material shortages and ongoing price volatility in the industry, upon award, NetPlanner will invoice Customer for materials under standard payment terms. NetPlanner will order all materials immediately upon submittal approval or contract acceptance (if submittal is not required). Customer will have the option to store materials in NetPlanner's secure warehouse or on the job site.

NetPlanner is currently experiencing extremely long lead times on certain products. This can cause delay if appropriate action is not taken immediately at the start of the project. Because lead times are out of NetPlanner's control, NetPlanner will not be held responsible for delays due to product lead times.

Erik Hall
erik.hall@netplanner.com
678-463-1131

EXCLUSIONS

Overtime labor is not included in this proposal.

Innerduct (Maxcell fabric, HDPE, microduct, ribbed, or smooth wall) is not included in this proposal unless it is specifically stated in the Scope of Work section of this NetPlanner proposal.

NetPlanner Systems is not responsible for conduit, millwork, or other general construction requirements that provide pathways to provided equipment. This also includes any ceiling reconstruction, i.e. ceiling tile/grid, sheetrock, etc.

NetPlanner Systems is not responsible for any configuration of Customer's network equipment that may impede the completion of the project.

NetPlanner Systems is not liable to the Customer or any third party for any delays, damages or equipment failure caused by any circumstances beyond our reasonable control.

NetPlanner Systems is not responsible for any applicable wall support, network, and power requirements.

GOVERNMENT IMPOSED TARIFFS

In the event that any tariffs, duties, or similar charges are imposed or increased on any materials, equipment, or products required for this project after the date of this contract, NetPlanner Systems shall be entitled to an equitable adjustment in the Contract Price and/or Contract Time to reflect the additional costs and/or delays incurred as a direct result of such tariff changes. The Contractor shall provide written notice to the Customer.

CHANGE ORDERS

Changes to the Scope of Work, delays due to site closings, limited access, or other events which the Customer requests will be handled as part of a Change Order. Customer should contact NetPlanner Systems' Project Manager with any requested changes, modifications, or enhancements to the project. NetPlanner Systems' Project Manager will prepare a Change Order which will address scope functionality changes, detail cost implications, and reflect any necessary equipment changes. The Project Manager must receive the signed Change Order before NetPlanner Systems will proceed with any ordering or changes in the project.

Additional labor resulting from a Change Order will be estimated at the time of request. If overtime or weekend work is required, the labor rate will be subject to a 1.5 multiplier. If holiday work is required, the labor rate will be subject to a 2.0 multiplier. The cost of additional materials and labor will be presented for Customer approval prior to commencing work on the Change Order. Additional charges for the changes will be added to the contract price and billed with the next scheduled contract payment.

The completion date shall be adjusted according to the change(s) mentioned above, and the original completion date shall become null and void. Agreements made by the Customer with other vendors or subcontractors on the job are not recognized.

CUSTOMER SUPPLIED ITEMS

All materials supplied by the Customer are to be on site by the specified date in the contract. It is the responsibility of the Customer to ensure that Customer-supplied items are in good and sufficient condition to be installed and that all necessary parts to install such items are present. The Customer bears all responsibilities pertaining to the condition, performance, and warranties of Customer-supplied items. NetPlanner Systems, Inc. shall install Customer-supplied items 'as is' and shall bear no responsibility, either explicit or implied, for the item or for its condition, performance, or warranty.

CUSTOMER RESPONSIBILITIES

To ensure that your project goes smoothly, please implement the following:

A) Designate one person to be the Customer’s point of contact. This person shall be kept informed of the job's progress and shall be provided answers to questions as they arise.

B) Direct all questions to NetPlanner Systems, Inc.'s designated point of contact. Avoid trying to resolve questions or problems with workers, vendors, or other individuals on or off the job site.

C) Make any and all changes to the original contract in writing and ensure that a "Change Order" form is completed and signed before those changes are made.

D) NetPlanner Systems, Inc. shall in no way be held responsible for making the proposed system fully operational in the event that the Customer fails to disclose in explicit written terms the features required of the system and where lack of doing so is the cause for such failure to become operational. If such omissions by any third party or the Customer cause the system to be incomplete and unable to function as expected, it is up to the Customer to provide financial resources to correct such omissions.

QUALITY

All work shall be performed in a good and workmanlike manner per industry standards. All material is guaranteed to be new, unless otherwise specified.

SAFETY

NetPlanner Systems, Inc. shall take all necessary precautions for the safety of persons and the protection of the work and adjoining property. NetPlanner Systems, Inc. shall comply with all applicable provisions of federal, state and local safety laws and building codes including, without limitation, the provisions of 29 CFR 1910.147 (OSHA Lockout/Tagout Standard).

INDEPENDENT CONTRACTORS

The relationship of Customer and NetPlanner Systems, Inc. created by this agreement shall be that of independent contractors and not one of joint venture, partnership, or employment.

During the term of this Agreement and for a period of two (2) years following the date of the termination or expiration of this Agreement (or the date of any subsequent termination of the parties' relationship, whichever is later), Customer covenants and agrees that Customer shall not, directly or indirectly: (i) solicit, recruit, or hire (or attempt to solicit, recruit, or hire) or otherwise assist anyone in soliciting, recruiting, or hiring, any employee of NetPlanner Systems, Inc. who performed work for NetPlanner Systems, Inc. within the last year of Customer's relationship with NetPlanner Systems, Inc. or who was otherwise engaged or employed with NetPlanner Systems, Inc. at the time of termination or expiration of this Agreement and the parties' relationship, or (ii) otherwise encourage, solicit, or support any such employee(s) to leave their employment with NetPlanner Systems, Inc., until such employee's employment with NetPlanner Systems, Inc. has been voluntarily or involuntarily terminated or separated for at least six (6) months. In the event the Customer hires a NetPlanner Systems, Inc. employee, the Customer agrees to compensate NetPlanner Systems, Inc. an amount equal to the employee's minimum annual salary.

DAVIS BACON ACT

NetPlanner Systems, Inc. is compliant with all State, Federal and local labor and employee relations laws including Davis Bacon and Davis Bacon Related Act regulations and guidelines. Based upon Federal guidelines, it is the contracting agency's and/or contractor's responsibility to (a) notify bidders when a project falls under the Davis Bacon Act and/or Davis Bacon Related Act guidelines and (b) provide the Prevailing Wage Determination attached to the contract. NetPlanner Systems, Inc. bids its labor based upon criteria and requirements outlined within the RFP; as such, we will not take into consideration Davis Bacon Act/DBRA wage requirements if it has not been designated within the RFP/bid documents as a requirement. If a contract is awarded and later determined to be a Davis Bacon/Davis Bacon Related Act project, NetPlanner Systems, Inc. will issue a change order for the additional labor costs and/or have the right to cancel the contract based upon the contractor's failure to properly notify bidders of the Prevailing Wage requirements. In some instances, the Prevailing Wage Determination provided within an RFP/bid package does not include an employee classification matching the specialized skills required of our employees. Under these circumstances, our quote is based upon the prevailing wage rates for our classification, in the project's specific geographic location. In addition, should the contract be awarded to our company, we would need to submit an SF1444 requesting a wage conformance to include a worker classification for Telecommunications / Voice / Data / Video technicians.

FEDERAL SUBCONTRACTOR STATUS

If applicable, the parties hereby incorporate the requirements of 41 CFR §§60 1.4 (a) (7), and 29 CFR Part 471, Appendix A to Subpart A.

If applicable, this contractor and subcontractor shall also abide by the requirements of 41 CFR § 60 300.5 (a) and 41 CFR § 60 741.5 (a). These regulations prohibit discrimination against qualified protected veterans and qualified individuals on the basis of disability, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans and individuals with disabilities.

BUILDING CODES

All work performed under this agreement shall comply with applicable building codes. Any additional work required by the Building Department beyond the agreement of this contract is not the responsibility of NetPlanner Systems, Inc.

ASBESTOS AND OTHER HAZARDOUS MATERIALS

It is the obligation of the Customer to determine if the structure covered by this contract contains asbestos and/or other hazardous materials. This proposal and contract does not include any provision (neither monetary provisions nor time-schedule provisions) to cover the unforeseen hazards or additional work necessitated by removal of asbestos and/or other hazardous materials. If asbestos and/or other hazardous materials are discovered after work is already in progress, and if the asbestos and/or other hazardous materials represent a changed condition from those described in the plans and specifications, then NetPlanner Systems, Inc. shall be entitled to additional compensation and an increase in time for completion of the project.

EXISTING CONDITIONS

NetPlanner Systems, Inc. makes no representation of existing conditions and assumes no responsibility of condition for any of the Customer's equipment that may or may not be relocated or affected by NetPlanner Systems, Inc.'s work.

HIDDEN DEFECTS

It is acknowledged that hidden defects, faulty wiring, or other defective components of existing systems may need to be updated or replaced in order to properly complete the above-quoted work, and further acknowledged that the expense, if any, will be the responsibility of the Customer.

PATHWAYS

All conduits installed by others are assumed to be passable. NetPlanner Systems, Inc. is not responsible for repairing or replacing pathways installed by others.

Any conduits routing below foundation grade must be identified by the Customer so that NetPlanner Systems, Inc. can properly specify outdoor rated cable. Failure to identify such conduits will result in cable being replaced at additional cost to Customer. Indoor cable routing below foundation grade will not be warranted by NetPlanner Systems, Inc.

LIENS

NetPlanner Systems, Inc. retains the right to file a mechanic's lien and will not indemnify Customer and/or Lessee against all claims or liens filed by NetPlanner Systems, Inc. Indemnity shall include costs and attorneys' fees.

FINANCE CHARGES

Any contract payment or invoice amount not paid by the due date shall be considered delinquent and shall bear interest at the rate of one and one-half percent (1 1/2%) per month on the outstanding balance. If steps shall be taken, whether by suit or otherwise, to collect any sum including interest which has become delinquent, the Customer agrees to pay all costs thereby incurred, including any reasonable collector's fees, attorney fees, and court costs.

INDEMNITY AND LIABILITY

NetPlanner Systems, Inc.'s obligation to indemnify Customer or any other party shall be limited to the extent the loss, cost, expense, claim or demand for which indemnification is sought (i) arises out of or results from the negligence of NetPlanner Systems, Inc., its employees and subcontractors, and (ii) arises out of bodily injury (including death) or damage to tangible property of third parties. The indemnity shall not be interpreted to make NetPlanner Systems, Inc. liable for the negligence of any other party, nor for loss or damage to property or existing facilities of the Customer at or near the site of the Work. NetPlanner Systems, Inc. shall not be liable for any special or consequential damages, loss of profits, interest penalties or fines. Customer must make written demand for indemnity promptly after a claim is made against it.

NetPlanner Systems, Inc. absolves itself of any liability due to omissions or failures to perform by any engineering firm, consultant or other party engaged by the Customer. NetPlanner Systems, Inc. shall in no way be held responsible for making the proposed system fully operational if faulty design from any party not hired by NetPlanner Systems, Inc. is the cause for such failure to become operational.

NetPlanner

Proposal EH26001356-P1
March 03, 2026
Proprietary and Confidential

IT Offices Conference Room

WARRANTY

NetPlanner Systems, Inc. hereby guarantees that the work shall be free from defects in labor for one (1) year from the date of completion of the project. NetPlanner Systems, Inc.'s liability for breach of warranty or failure or defect in performance of the Contract shall be limited to re-performing corrective services of the type originally performed by NetPlanner Systems, Inc. with its own forces, beginning at final completion and continuing for twelve (12) months thereafter, provided NetPlanner Systems, Inc. receives written notice of defective work within the warranty period. Materials and active hardware are warranted as specified by individual manufacturers and not by NetPlanner Systems, Inc.

NetPlanner Systems, Inc. will exchange any defective equipment at no labor cost for a period of 30 days. After 30 days, the Customer is responsible for exchanging defective equipment. NetPlanner Systems, Inc. can install exchanged equipment on a time and materials basis.

NetPlanner Systems, Inc. reserves the right to repair or replace defective items and will not compensate others for repair or replacement services.

ACKNOWLEDGEMENTS

This Agreement represents the entire and integrated agreement between the parties and supersedes all prior negotiations, proposals, representations, commitments, understandings or agreements between the parties, either written or oral. This Agreement shall not be changed or modified by any oral agreement or any other agreement unless the same is in writing and signed by the party against whom enforcement of the change, modification or discharge is sought. If NetPlanner Systems, Inc.'s proposal is made a part of this Agreement and said proposal contains any terms or conditions inconsistent with the terms and conditions of this Agreement Form, then this Agreement Form shall govern.

ACCEPTANCE

NetPlanner Systems, Inc. is hereby authorized to perform the work as specified. Payment shall be made as outlined above. Customer agrees this proposal constitutes in its entirely all that will be provided by NetPlanner Systems, Inc. Customer's signature certifies acceptance of the terms and conditions set forth in this proposal and posted at www.netplanner.com/termsandconditions.

If this proposal is distributed by e-mail, then replying to such e-mail with the subject or message "I Accept" or any request by the Customer for NetPlanner Systems, Inc. to begin work on this project will constitute full acceptance of the terms and conditions set forth in this proposal and posted at www.netplanner.com/termsandconditions.

Customer		**NetPlanner Systems, Inc.**	
Authorized Signature:		Authorized Signature:	
Printed Name:	_____	Printed Name:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____

Erik Hall
erik.hall@netplanner.com
678-463-1131

STUFF MADE **SIMPLE.**

PROPOSAL

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ABOUT PATTERSON POPE

Who We Are
(Our Essence)

We keep things simple. We tell the truth, we keep our word, we do the right thing - because it's simpler that way. People like us, trust us and buy from us because we are free from guile. We work hard, we have fun, we go home to our families. **We keep things simple.**

What We Do
(Our Mission)

We take the complicated and make it simple. Your records, your stuff, your space – all simplified. If it's in your organization and you can touch it, **we help you store it, track it and retrieve it** using less space and time than you ever thought possible.

Where We Are
(Our Footprint)

Alabama
Birmingham

Florida
Boca Raton
Clearwater
Jacksonville
Miami
Orlando
Santa Rosa Beach
Tampa

Georgia
Atlanta

Kentucky
Louisville

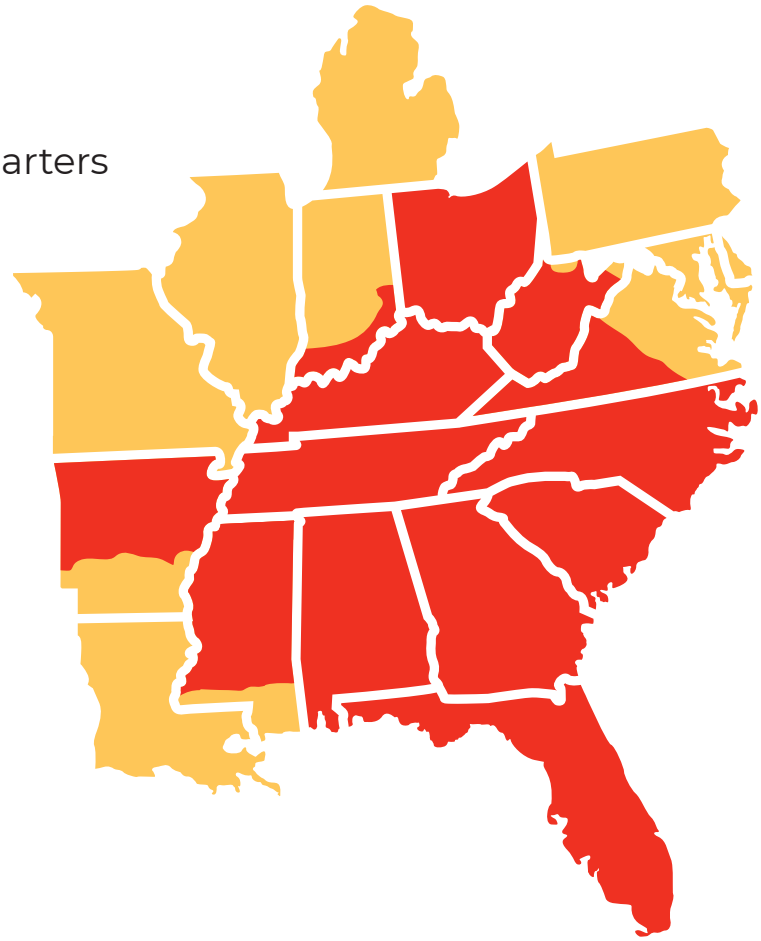
North Carolina
Charlotte / Headquarters
Greensboro
Raleigh

Ohio
Cincinnati
Cleveland
Columbus

South Carolina
Charleston

Tennessee
Knoxville
Memphis
Nashville

Virginia
Roanoke



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SPACE MADE SIMPLE.

Mailing Address:

PO BOX 790138
CHARLOTTE, NC 28206

Quote #: Q-350900-1004
Drawing Ver: 350900
Date: 2026-04-13
Expires On: 2026-05-13

See invoice for remit to address.

Install To
City of Dunwoody City Hall - Police Headquarters

4800 Ashford Dunwoody Road
Dunwoody GA 30338

Bill To
City of Dunwoody City Hall - Police Headquarters

4800 Ashford Dunwoody Road
Dunwoody GA 30338

SALESPERSON	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Gene Reilley	greilley@pattersonpope.com		Net 30

DESCRIPTION	NET TOTAL
Spacesaver Shelving Systems Per Drawing # 350900 Mechanical Assist High Density System One Fixed Range - 14' Long x 18" Deep x 112" High Two Movable Ranges - 14' Long x 48" Deep x 112" High (Back to Back Shelving) One Fixed Range with 3 Sections Existing Weapons Storage - 1 New Section Rubber Mat Floor Covering Three Sections of Weapons Storage One New Section of Wide Span Shelving in Existing Evidence Room Dismantle/Move/Reinstall 2 Sections of Existing Widespan Shelving - Add 1 Backpack Bar Dismantle/Move/Reinstall 1 Section of Existing Shelving Add Dividers and Backstops to 1 Section of Existing Shelving Priced on Spacesaver/GA State Contract Price includes Freight and Installation Delivery and Installation During Normal Business Hours Monday - Friday / 8:00 - 5:00	$ 60,901.39

THANK YOU FOR YOUR BUSINESS!

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Sub Total:	$ 60,901.39
Tax, if applicable, will be added to final invoice	
Grand Total:	**$ 60,901.39**

THANK YOU FOR YOUR BUSINESS!

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Important Proposal Notes

PRICING CONTRACT: Georgia State Contract (Dock Delivery)
INCLUDES CONTRACT FREIGHT: TRUE
INCLUDES CONTRACT LABOR: FALSE
INSTALLATION TIMING: Business Hour Labor
LABOR CLASSIFIATION: Standard Wages
TRAVEL CLASSIFICATION: Zone 1: Under 150 Miles
INSTALLATION PHASES: 1
MATERIAL HANDLING & REDELIVERY (3RD PARTY): Included In Selling Price

Applicable sales tax and final shipping charges will be added to the invoice if not indicated above.

ESTIMATED TARIFF: If your order includes items that has tariffs associated with purchase, we are including the estimated tariff (duty/tax) as of this proposal. If at time of entry into the US there is no additional tariff, you will not be charged.

If TAX EXEMPT - Please provide Tax Exemption Certificate along with Purchase Order or Signed Quote

INFO REGARDING STORAGE FEES: The customer acknowledges that they will be responsible for Storage Fees of $50 per pallet, per month, incurred 30 days after the ship date that are related to a delay in an installation date due to a customer's request or a site related project delay

Patterson Pope requires a purchase order (or signed quote) for each individual accepted quote.

Please provide sign off on final drawing(s). Indicate color choices on your PO.

Patterson Pope offers custom manufactured solutions to fit your unique space. For this reason no product can be ordered until a representative from Patterson Pope is able to field verify all dimensions.

Signature below indicates acceptance of this proposal and of the attached terms and conditions.

Signature: _____ Effective Date: _____/_____/_____

Name (Print): _____ Title: _____

THANK YOU FOR YOUR BUSINESS!

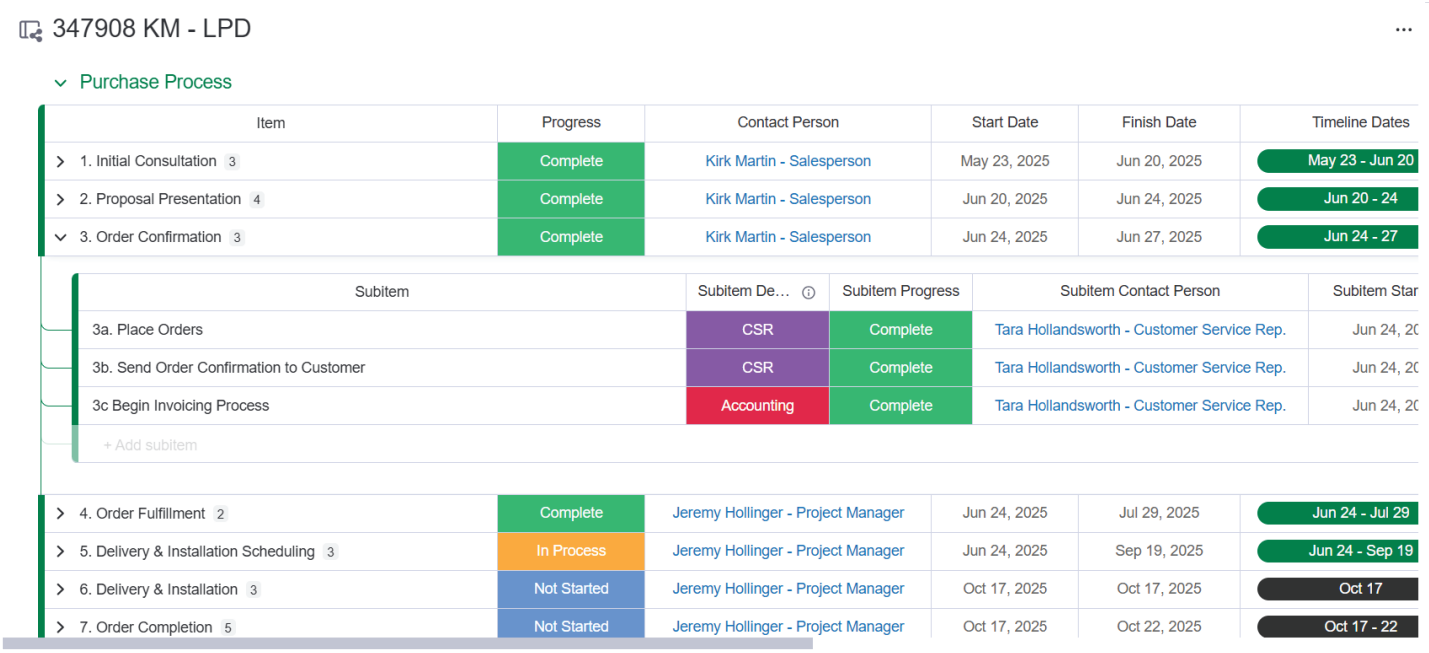
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Please sign and email to Gene Reilley at greilley@pattersonpope.com.

THANK YOU FOR YOUR BUSINESS!

CUSTOMER BUYING EXPERIENCE BOARD

Along with your proposal you have access to a **Customer Buying Experience Board**. This sample shows you our process and keeps you updated every step of the way.



347908 KM - LPD

Purchase Process

Item	Progress	Contact Person	Start Date	Finish Date	Timeline Dates
1. Initial Consultation 3	Complete	Kirk Martin - Salesperson	May 23, 2025	Jun 20, 2025	May 23 - Jun 20
2. Proposal Presentation 4	Complete	Kirk Martin - Salesperson	Jun 20, 2025	Jun 24, 2025	Jun 20 - 24
3. Order Confirmation 3	Complete	Kirk Martin - Salesperson	Jun 24, 2025	Jun 27, 2025	Jun 24 - 27

Subitem	Subitem De…	Subitem Progress	Subitem Contact Person	Subitem Star
3a. Place Orders	CSR	Complete	Tara Hollandsworth - Customer Service Rep.	Jun 24, 2(
3b. Send Order Confirmation to Customer	CSR	Complete	Tara Hollandsworth - Customer Service Rep.	Jun 24, 2(
3c Begin Invoicing Process	Accounting	Complete	Tara Hollandsworth - Customer Service Rep.	Jun 24, 2(
+ Add subitem				

4. Order Fulfillment 2	Complete	Jeremy Hollinger - Project Manager	Jun 24, 2025	Jul 29, 2025	Jun 24 - Jul 29
5. Delivery & Installation Scheduling 3	In Process	Jeremy Hollinger - Project Manager	Jun 24, 2025	Sep 19, 2025	Jun 24 - Sep 19
6. Delivery & Installation 3	Not Started	Jeremy Hollinger - Project Manager	Oct 17, 2025	Oct 17, 2025	Oct 17
7. Order Completion 5	Not Started	Jeremy Hollinger - Project Manager	Oct 17, 2025	Oct 22, 2025	Oct 17 - 22

How to place your order

BEFORE SENDING THE PO:

If your **proposal has expired**, please request an updated quote from your P2 Sales Representative.

Patterson Pope **requires either a Signed Quote or Proposal OR a formal Purchase Order (signed by a company principal)** before we can place an order with our vendors.

Please sign a **copy of the drawing and return with your signed proposal or PO** as accepted.

Include **color selections** with PO. Steel & Laminate. Your P2 sales representative can provide you with samples & color charts upon request.

If your quote includes locks (doors, drawers, etc), please indicate **which should be keyed alike and which should be keyed differently**.

If your quote includes lockers, please include your desired **numbering sequence**.

If applicable, please indicate your **hardware selections**. Your P2 sales representative can provide you with options and samples.

Please provide the **names and all contact information of the individuals P2 should contact for scheduling your installation**. Indicate the primary contact.

Please provide the address of the **installation location**.

Please indicate the **date you would prefer the installation to begin**.

Would you like the installation to take place **during or after normal business hours**? (May impact the selling price if not proposed accordingly)

AFTER THE PO IS SENT:

You will receive an **Acknowledgment Email** and then a few days later, an **installation survey** from P2 Operations. Please complete this survey at your earliest convenience – within 3 business days.

You will receive confirmation from P2 with expected install dates based on vendor lead times.

You will receive a call 1 week before your installation is scheduled to begin to confirm install information.

Patterson Pope Terms and Conditions The following terms and conditions shall apply to any Deliverables (defined herein) provided by Patterson Pope, Inc. ("Company") to Client.

1. **Acceptance and Agreement:** The provisions on the pricing page, the purchase order and these Terms and Conditions (collectively, the "Agreement") constitute the entire agreement between Company and Client and supersede all other communications between the parties, whether written or oral, regarding the products and services described in this Agreement ("Deliverables"). The terms of this Agreement are expressly limited to those provided herein, and no purported modification, addition, or waiver of the provisions hereof shall be binding on Company for any purposes unless contained in writing, signed by an authorized representative of Company. The provisions hereof shall be deemed to have been accepted by Client's acceptance of all or any part of the Deliverables. All orders or any changes to such orders shall be subject to acceptance by Company. Change orders requested after receipt of Client purchase order may also incur additional charges. If, for any reason, Client cancels the order, any cancellation, restocking and handling charges will be invoiced. Future purchase orders (or similar engagement documents) and associated pricing pages may reference these Terms and Conditions, and by such reference, these Terms and Conditions shall be incorporated therein.

2. **Payment and Pricing:** Pricing quoted on the pricing page supersedes all previously quoted prices and is good for 60 days from the date of this Agreement. The pricing page may or may not include applicable sales or other taxes required by law; such taxes will be billed to Client and are Client's sole responsibility. Client shall have no authority to assert any offsets or discounts against any payment due, except as expressly agreed to by Company in the pricing page or other signed writing. Client represents and warrants to Company that it is solvent at the time this Agreement is made. Client hereby grants a security interest in the product Deliverables to secure payment to Company and consents to Company filing a financing statement to perfect such security.

This system has been custom designed and will be specially manufactured for your unique requirements. Payment Terms are as follows:

- Terms of payment for orders $25,000 and under are net cash thirty (30) days after date of Company's invoice, unless otherwise specified, except that terms of payment are at all times subject to credit approval. If the costs to the Company of material, labor, or equipment increase, the price to Client shall be adjusted accordingly.

- Terms of payment for orders greater than $25,000 are: **1)** A non-refundable down payment of 40% invoiced at order, **2)** 30% is invoiced at the time of shipment and **3)** 30% is invoiced at the time of completion. Deposit (1) and Shipment (2) invoices are due net cash ten (10) days after the date of the invoice, unless otherwise specified. Completion (3) invoices are due net cash thirty (30) days after date of the invoice, unless otherwise specified, except that terms of payment are at all times subject to credit approval. If the costs to the Company of material, labor, or equipment increase, the price to Client shall be adjusted accordingly.

3. **Space Requirements:** This system has been specially designed to meet Client's specific requirements; as such, most of the equipment is manufactured on a "per job" basis. Client shall allow Company's representative(s) reasonable access to Client's facilities to confirm whether the space where the Deliverables will be installed matches Client's representations. In the event that the space cannot be field verified before the Deliverables must be ordered and the actual space does not match what had been previously represented, Client is responsible for any delays and additional costs incurred to reconfigure the Deliverables to fit actual space (i.e. extra material, labor, and freight). Notwithstanding any field verification by Company, it is Client's responsibility to be certain the space is suitable for the installation of this equipment (i.e. adequate fire protection and floor load capacity).

4. **Acceptance:** Client shall accept the Deliverables which conform to the requirements of specifications under this Agreement. All claims for errors, shortages, or damage ("Non-conformance") must be made in writing to the respective Account Representative within ten (10) days of Client's receipt of any Deliverables, and Company shall have a reasonable period of time, based on the severity and complexity of the Non-conformance, to correct the Non-conformance. If Client uses the Deliverables before acceptance or fails to promptly notify Company of any Non-conformance then the Deliverables shall be considered accepted by the Client.

5. **Freight and Shipping:** Freight and shipping terms are detailed on the pricing page. In the event that Client or one of its agents refuses delivery for whatever reason on or after the estimated delivery date, Client will be responsible for the payments in accordance to Section 2 and the pricing page in addition to any supplemental storage charges incurred by Company as a result of the delay *unless* the delay is caused by Company, one of its manufacturers, freight carriers, subcontractors, and/or any other agent acting on Company's behalf.

6. **Storage Fees:** As part of the Sales Agreement, Patterson Pope agrees to provide 30 days of storage at no cost. After 30 days storage fees will accrue and become billable to customers for any customer related delay or site related delay that results in a change in the installation date.

7. **Limited Warranty:** Company warrants its installation services under the Agreement shall be performed with reasonable care in a diligent and competent manner. Company's sole obligation under this warranty shall be to correct any Non-conformance, provided that Client gives Company written notice within ten (10) days after installation is completed. Company does not warrant and is not responsible for any product Deliverables or third party services. Client agrees to look to the third party manufacturer or vendor (and not Company) with respect to all claims regarding such third party products or services as its sole and exclusive remedy. *This section is Company's only warranty concerning the product and service Deliverables, and is made expressly in lieu of, and to disclaim, all other warranties and representations, express or implied, including any implied warranties of merchantability, non-infringement, or fitness for a particular purpose, or otherwise.*

8. **Limitation of Remedy and Liability:** *The maximum liability of Company and Company's principals, directors, officers, agents, employees, personnel, affiliates and their partners shall be the fees Company actually receives under the Agreement for the portion of work giving rise to the liability. In no event shall any of the above be liable to Client or any third party for any indirect, special, incidental, consequential, exemplary or punitive damages of any kind whatsoever in connection with the agreement, including but not limited to lost profits, loss of business opportunity, lost savings, and loss of business information.* Client will bear the risk of loss or damage to, or theft of, any Deliverables once delivery has been made to the Client. Any action against Company must be brought within twelve (12) months after the cause of action arises. Neither party shall be liable for any delays or failures in performance due to circumstances beyond its reasonable control, including but not limited to, strikes, riot, war, fire, flood, storm, explosion, accident, or other acts of God. This contract shall be construed in accordance with the laws of the State of North Carolina (without regard to its choice of law provisions). Claims arising out of or requiring the interpretation of this Agreement shall be brought and litigated exclusively in courts located within Mecklenburg County, North Carolina, or if a federal court, the court whose district includes Mecklenburg County, North Carolina. This Agreement may not be assigned without prior written consent; provided, however, Company may assign this Agreement in whole or in part, without the Client's consent, in connection with a merger, acquisition, corporate reorganization, or sale of substantially all of the Company's assets, and Client agrees that Company shall be released from any further obligations under this Agreement upon such assignment.

Patterson Pope, Inc. Date

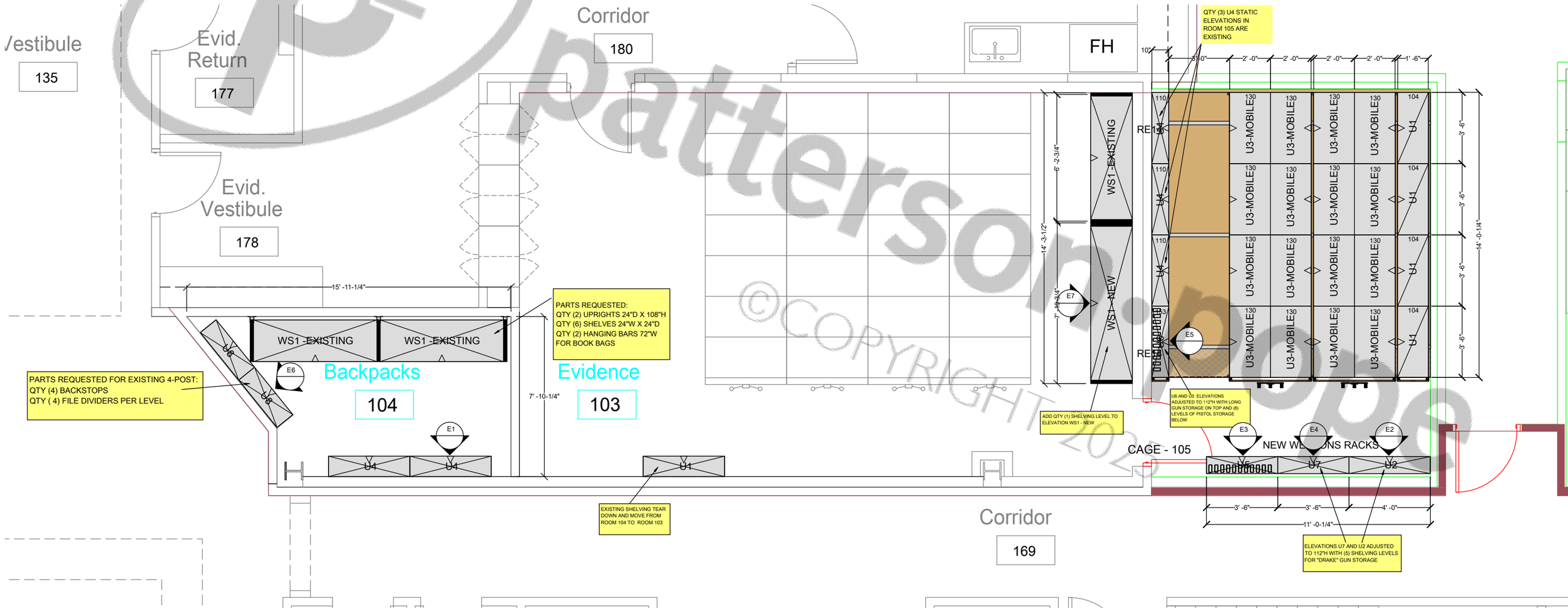
CLIENT Date

(This Agreement may be signed in counterparts and by facsimile or electronic signature by an authorized representative.)

Purchase Order #_____

DRAWING LEGEND

	SHELVING ON MOBILE CARRIAGES
	SHELVING ON STATIONARY RAISED PLATFORM
	STATIC SHELVING ON FLOOR
	DOUBLE FACED SHELVING SECTION

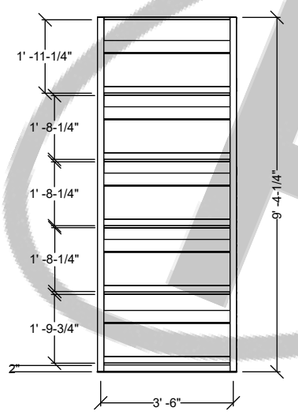


©COPYRIGHT 2026

50 YEARS OF STUFF	Project name: CITY OF DUNWOODY CITY HALL- POLICE HQ- PROPERTY & EVIDENCE/WEAPONS STORAGE		Project #: 350900 4A	APPROVAL This drawing is approved by:
	Salesperson: REILLEY,GENE	SSC PRODUCT CURRENT LEAD TIME FROM ORDER DATE : 9 Weeks — ADD 1-2 WEEKS FOR DELIVERY LEAD TIME SUBJECT TO CHANGE	Rev. level: 1A	Drawn by: M. FONTANA Date printed: 4/10/2026	DATE:

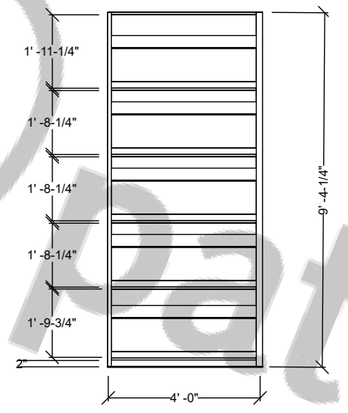
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U7



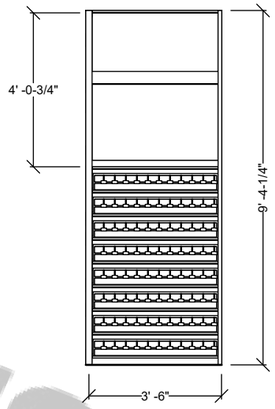
5 WEAPONS RACK III PER ELEVATION

U2



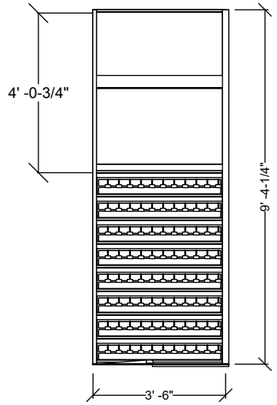
5 WEAPONS RACK III PER ELEVATION

U5



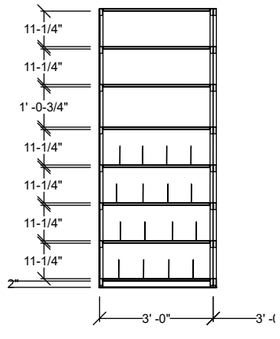
- TOP LEVEL WEAPONS RACK III
- 8 LEVELS PISTOL STORAGE

U6



- TOP LEVEL WEAPONS RACK III
- 8 LEVELS PISTOL STORAGE

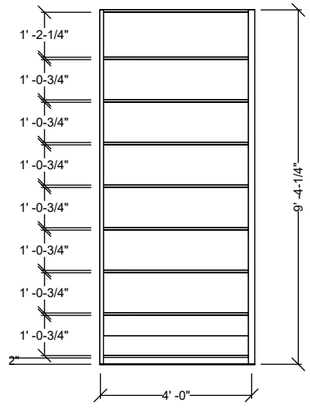
U8



ROOM 104 ELEVATION

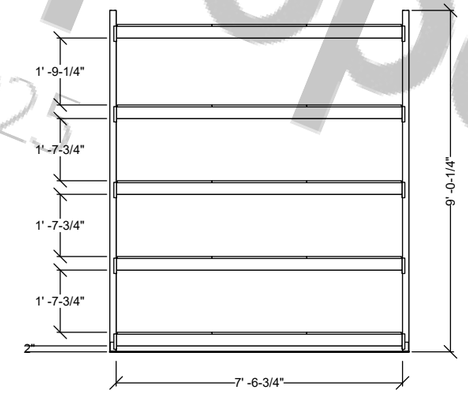
EXISTING 4-POST
- ADDING 4 BACK STOPS PER ELEVATION
- ADDING 16 FILE DIVIDERS PER ELEVATION

U4



EXISTING STATIC ELEVATION

WS1 -NEW



NEW WIDESPAN - ROOM 103
5 LEVELS

50 YEARS OF STUFF

Project name:
CITY OF DUNWOODY CITY HALL- POLICE HQ- PROPERTY & EVIDENCE/WEAPONS STORAGE

Salesperson:
REILLEY,GENE

SSC PRODUCT CURRENT LEAD TIME FROM ORDER DATE :
9 Weeks

ADD 1-2 WEEKS FOR DELIVERY LEAD TIME SUBJECT TO CHANGE

Rev. level:
1A

Project #:
350900 4A

Drawn by:
M. FONTANA

Date printed:
4/10/2026

APPROVAL
This drawing is approved by:

DATE: _____

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Main: 305-667-0633

Email: ksimpson@pcsusa.net

Web: www.pcsusa.net

Simplify with Technology

We have prepared a quote for you

City Hall 648F & 231K's

Quote # 018391
Version 1

Prepared for:

City of Dunwoody

Prepared by:

PC Solutions & Integration

Simplify with Technology

Main: 305-667-0633

Email: ksimpson@pcsusa.net

Web: www.pcsusa.net

City Hall 648F & 231K's

Quote Information:

Quote #: 018391

Version: 1
Delivery Date: 02/01/2026
Expiration Date: 05/02/2026

Prepared for:

City of Dunwoody

4800 Ashford Dunwoody Road Northeast
Dunwoody, GA 30338
Ginger LePage

ginger.lepage@dunwoodyga.gov

Prepared by:

PC Solutions & Integration

Katie Simpson
305-667-0633
Fax 305-667-0618
ksimpson@pcsusa.net

Products

Line #	Part #	Product Description	Price	Qty	Ext. Price
		Fortinet State Contract: GA State Networking 99999-SPD-SPD0000219-0006			
1	FS-648F-FPOE	Stacking capable switch with 32x2.5G + 16x5G RJ45 ports which support 802.3bt + 8x25G SFP28 ports and support MACSec. Max 1800W POE output limit	$6,827.30	3	$20,481.90
2	FC-10-648FF-247-02-12	Fortinet FortiCare Comprehensive Support - Extended Service (Renewal) - 1 Year - Service - 24 x 7 - Service Depot - Exchange - Parts	$774.44	3	$2,323.32
3	FAP-231K-A	Fortinet FortiAP 231K Tri Band Wi-Fi 7 IEEE 802.11a/b/g/n/ac/ax/be/e/h/i/j/k/r/v 9.32 Gbit/s Wireless Access Point - Indoor - 2.40 GHz, 5 GHz, 6 GHz - 5 x Internal Antenna(s) - Internal - MIMO Technology - Multi User MIMO - 1 x Network (RJ-45) - 5 Gigabit	$323.40	3	$970.20
4	FC-10-P231K-247-02-12	Fortinet FortiCare Premium - Extended Service (Renewal) - 1 Year - Service - Service Depot - Exchange	$37.24	3	$111.72
				Subtotal:	**$23,887.14**

Quote Summary

Description	Amount
Products	$23,887.14
Total:	$23,887.14

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

Simplify with Technology

Main: 305-667-0633

Email: ksimpson@pcsusa.net

Web: www.pcsusa.net

PC Solutions & Integration

Pricing Proposal
Quotation #: 27197131
Created On: 2/20/2026
Valid Until: 2/27/2026

GA-City of Dunwoody

Ginger Lepage
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
United States
Phone: 678-382-6781
Email: ginger.lepage@dunwoodyga.gov

Inside Account Executive

Danny Mulligan
300 Davidson Avenue
Somerset, NJ 09973
Phone:
Email: Danny_Mulligan@shi.com

All Prices are in US Dollar (USD)

	Product	Qty	Your Price	Total
1	EST-ERM2001 Evoko - Part#: ERM2001 Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 **Note:** MSRP/SHI Advertised List: MSRP/SHI Advertised List: $2,517	3	$2,242.09	$6,726.27
			Total	$6,726.27

Additional Comments

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date listed above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order. For any additional information including Hardware, Software and Services Contracts, please contact an SHI Inside Sales Representative at (888) 744-4084. SHI International Corp. is 100% Minority Owned, Woman Owned Business. TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date set above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order.

SHI International Corp. is 100% Minority Owned, Woman Owned Business.
TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.

Federal tax ID: 22-3009648
290 Davidson Ave.
Somerset, NJ 08873
Phone: 888-235-3871
Fax: 732-805-9669

Please remit payment to:
SHI International Corp
P.O. Box 952121
Dallas, TX 75395-2121
Wire information: Wells Fargo Bank
Wire Rt# 121000248
ACH Rt# 121000248
Account#2000037641964
SWIFT Code: WFBIUS6S
For W-9 Form, www.shi.com/W9
Send remittances to - remittance@shi.com

Invoice No. B21058138

Invoice date 4/14/2026
Customer Acc. No. 1072524
Sales order S62754515

Finance charge of 1.5% per month will be charged on past due accounts - 18%/yr.
All returns require an RMA# supplied by your SHI Sales team.

Bill To
City of Dunwoody
4800 Ashford Dunwoody Road
Suite 274
Dunwoody, GA 30338
USA

Ship To
City of Dunwoody
4800 Ashford Dunwoody Rd
RM 274
Dunwoody, GA 30338
USA
jw041326_finance/Jordan White

Ship Date	Salesperson	Purchase Order	Ship Via	FOB	Terms
4/14/2026	Gov - Southeast (D. Mulligan) CR3	jw041326_finance	FEDEX GROUND	FOB DEST	NET 30

Item No. Mfg Part No.	Description	Qty Ordered	Qty Shipped	Unit Price	Extended Price
45906894 6QN28A#BGJ Hardware HPI - Personal Systems Serial #: JPBCTCN04B	HP Color LaserJet Enterprise 5700dn - printer - color - lase Hardware Hardware Contract number: 2024056-02	1	1	1,072.69	1,072.69

Quote: 27405794

Sales Balance	1,072.69
Freight	42.32
Recycling Fee	0.00
Sales Tax	0.00
Total	**1,115.01**
Currency	**USD**

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dun & bradstreet
to better serve the credit community
www.dnb.com