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DIVISION 01A		GENERAL REQUIREMENTS	
01	The common practices and industry standards associated with Commercial Construction are to be followed for the work described herein.		
02	The specific recommendations of all product manufacturers in regards to material handling, installation, and initial operation are to be included within the performance requirements of this contract by reference. All suppliers and contractors who wish to deviate from the industry and material manufacturers recommendations and requirements for commercial applications must notify the Owner or Architect prior to bidding the work. If no notice is given, all standards and recommendations must be followed for this project.		
03	Where no material specification is given, suppliers and sub-contractors shall assume commercial grade products intended for the application shown.		
ARTICLE 15		DRAWINGS AND SPECIFICATIONS	
a.	The drawings and specifications are complementary, and what is called for by one is binding as if called for by the other. Any discrepancy should be noted to the architect immediately. When unable to contact the architect for any reason, the contractor must assume the higher quality, most restrictive of the two.		
ARTICLE 16		INSURANCE	
16.1 CONTRACTORS LIABILITY INSURANCE			
16.1.1	The Contractor shall purchase insurance that will protect the contractor, owner and architect from claims set forth below which may arise out of or result from the Contractor's operations under the Contract, and for which the Contractor may be legally liable, whether such operations be by the Contractor or by a Subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts and of them may be liable:		
16.1.2.1	Such insurance shall be written to include the following coverage and for not less than the following minimum limits or greater if required by law;		
Worker's Compensation, Occupational Disease and Employer's Liability Insurance:			
A. State of Michigan - Statutory Limits			
B. Employer's Liability -			
Bodily Injury by Accident - \$1,000,000 each accident			
Bodily Injury by Disease - \$1,000,000 each employee			
Bodily Injury by Disease - \$1,000,000 each policy limit			
Commercial General Liability Insurance including as minimum coverage: premises operations liability, independent contractor's protective liability, broad form property damage endorsement, blank contractual, personal injury, with employment exclusion deleted.			
A. Limits of Liability: \$1,000,000 Each Occurrence as respects Bodily Injury Liability or Property Damage Liability, or both combined. \$1,000,000 General Aggregate, \$1,000,000 Products/Completed Operations Aggregate, \$1,000,000 Personal and Advertising Injury			
Automobile Liability Insurance:			
A. All owned, hired, and non-owned vehicles including the loading or unloading thereof.			
B. Limits of Liability \$1,000,000 Each occurrence.			
Umbrella/Excess Liability Insurance:			
Limits of Liability: \$1,000,000 Each occurrence, \$1,000,000 Aggregate.			
16.1.3	Certificates of Insurance for the above coverage shall be submitted to the Architect or Owner for approval prior to the start of construction. The Contractor shall obtain certificates of insurance from each of his Subcontractors before their work commences. Each Subcontractor must be covered by insurance of the same character and in the same amounts as the Contractor unless the Contractor and the Owner agree that a reduced coverage is adequate. Each subcontractor's insurance shall cover the Owner, Architect, their agents and employees.		
16.2 OWNER'S INSURANCE			
16.2.1	The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance and builders risk coverage.		
16.2.2	Unless otherwise provided, the Owner shall purchase property insurance in the amount of the initial Contract Sum. Property Insurance provided by Owners shall not cover any construction equipment, which may be on the site and the capital value of which is not included in the Work.		
SECTION 01B		SPECIAL CONDITIONS	
ARTICLE 1S		TIME OF COMPLETION	
01	The contract involves the construction described herein and requires completion for occupancy in the least time consistent with good construction practices.		
ARTICLE 2S		EXAMINATION OF SITE	
01	The General Contractor and those sub-contractors specifically involved shall be held to have examined the site and have informed themselves of the conditions under which they must work. They shall make due allowance for the conditions that are reasonably apparent in their proposal.		
ARTICLE 3S		LAYING OUT WORK	
01	The General Contractor shall inform the Sub-Contractors as to responsibilities for the lay out of the work and provide the assistance of a competent surveyor for the work if required by the sub-contractor.		
ARTICLE 4S		TEMPORARY UTILITIES	
01	The Owner shall bear cost of metered power and water when accessed through existing building.		
ARTICLE 5S		TEMPORARY TOILETS	
01	The Owner to allow contractor use of the existing toilets within the activities center.		
ARTICLE 6S		OMITTED	COLD WEATHER PROTECTION
ARTICLE 7S		TEMPORARY HEAT	
01	If the permanent heating system is used for temporary heat, the Heating Contractor shall be responsible for the system and its maintenance until acceptance by the Owner. All new equipment warranties are effective from the date of Owner acceptance, not contractor use.		
ARTICLE 8S		SHOP DRAWINGS	
01	All shop drawings shall be examined by the General Contractor for coordination with other trades and general conformity to contract documents before submission to the Architect & Owner for review and shall bear the signatures of the party so doing. The Architect & Owner shall retain digital records of shop drawings.		
02	Corrections or comments made on the shop drawings during their review do not relieve the contractor from compliance with requirements of the drawings and specifications. This check is only for review of the general conformance with the design concept of the project and general compliance with the information given in the contract documents. The contractor is responsible for:		
• Confirming and correlating all quantities and dimensions.			
• Selecting fabrication processes and techniques of construction.			
• Coordinating his or her work with that of all other trades and performing all work in a safe and satisfactory manner.			
03	Architects & Owner's review of Shop Drawings shall not be construed to relieve supplier of any obligations set forth in the original contract documents. Specific reference shall be made on the Shop Drawings of any contradictions of the original documents and specific acceptance of that contradiction must be made on the drawings by the Architect or Owner.		

ARTICLE 9S		CLOSE OUT AND GUARANTEES			
At the completion of the Contract and prior to final payment:					
a. The General Contractor and sub-contractors shall give to the Owner a written guarantee that they will make good at their own expense any defects in material or workmanship, not due to ordinary wear or improper use, which may develop within one (1) year from the date of acceptance of the work unless otherwise stated in the specifications.					
b. The Owner shall be furnished with the following as it may apply to the project and as called for in the specifications:					
1. Owner's manuals for operation and maintenance of equipment furnished under the Architectural trades.					
2. Owner's manuals for operation and maintenance for equipment furnished under the Design Build Mechanical contract; test reports of system balancing.					
3. Owner's manuals for operation and maintenance for equipment furnished under the Design Build Electrical contract; a complete brochure of lighting fixtures and lamps furnished; an as-built drawing of the electrical installation.					
4. List of sub-contractors employed on the project, including addresses, phone and fax numbers.					
5. Final Certificate of Occupancy.					
ARTICLE 10S		PROGRESS SCHEDULES			
01	At the time of signing of the contract, the General Contractor, in co-operation with his sub-contractors, shall furnish a schedule giving the time of starting and finishing of each trade involved.				
ARTICLE 11S		TEMPORARY PROTECTION			
01	The General Contractor shall assume responsibility for the building, site and immediately adjacent areas, providing protection to meet the governing laws for worker and by-stander safety.				
02	He shall provide suitable temporary walks, fences, and interior enclosures to maintain unobstructed areas for building occupants, pedestrians, vehicles, fire protection equipment, etc., including temporary exit access and enclosures. All damage to existing walks, drives and landscaped areas traversed by contractors and/or contractor vehicles shall be made good by the General Contractor.				
ARTICLE 12S		OWNER'S USE OF SITE			
01	The Owner will maintain normal operation on any existing building on site during the construction period. The various contractors shall take all possible precautions to minimize interference with the operations.				
ARTICLE 13S		OTHER CONTRACTORS			
01	The contractor or contractors for this work shall at all times allow the Owner and any other contractors and their employees to be in the building or about the premises undisturbed as may be required in the execution of other portions of the building work, and installation of equipment, etc.				
ARTICLE 14S		AWARD OF SUBCONTRACTS			
01	The award of subcontracts shall be subject to the right of rejection by the Owner and the Architect of any individual sub-contractor. All contracts made by the General Contractor with sub-contractors shall be covered by the terms and conditions of the prime contract.				
ARTICLE 15S		PERMITS			
01	The General Contractor shall apply and pay, where necessary, for all required building permits; all required plan review fees; and all inspections; in addition to any other required permits.				
02	The design/build mechanical and electrical contractors shall apply and pay for their respective permits, any required plan review fees, and all inspection fees. They shall call for all inspections and comply with all requirements.				
03	The General Contractor, sub-contractors and their suppliers shall comply with Michigan Building Code Section 1704 Special Inspections, as it may be applied to the project by the local Building Authority for inspections and certifications.				
ARTICLE 16S		OMITTED	LOCAL BONDING REQUIREMENTS		
ARTICLE 17S		OMITTED	GAS SERVICE		
ARTICLE 18S		OMITTED	SOIL EROSION PERMIT		
ARTICLE 19S		SAFETY RULES			
01	All contractors and their employees shall comply with applicable requirements of "General Safety Rules and Regulations for the Construction Industry", as promulgated by the Construction Safety Commission of the State of Michigan including all amendments. General Contractor and all sub-contractors shall become familiar with and comply with the "Safety and Health Regulation for Construction" as promulgated by the Occupational Safety and Health Administrator of the U.S. Department of Labor.				
ARTICLE 20S		OMITTED	CONNECTION CHARGES		
DIVISION 02		OMITTED	SITEWORK		
DIVISION 03		OMITTED	CONCRETE		
DIVISION 04		OMITTED	MASONRY		
DIVISION 05		METALS: STRUCTURAL & MISC			
DIVISION 06		CARPENTRY			
		MATERIALS			
01	Lumber:: Framing lumber shall be Douglas Fir – Larch, Douglas Fir – South, Hem-Fir or Spruce-Pine-Fir meeting the scheduled requirements as described in Western Lumber Grading Rules:				
Lumber Schedule:					
	Use	Bending Stress Fb	Horizontal Shear Fv		
	Joists, Lintels, Headers, 2x6 and Larger Blocking	1000psi	150psi		
	Studs, 2x4 Blocking	675psi	150psi		
	Structural Decking Single Member	1400psi	405psi		
	Structural Decking Repetitive Member	1600psi	405psi		
02	Wood Grounds:: Utility grade White Pine or Fir.				
03	Preservative Treated Material:: Shall be pressure impregnated in accordance with Federal Specification TT-W-571 and American Wood Preservers Association Standards and bear an American Wood Preservers Bureau Quality Control Mark. Lumber shall be kiln dried to 19% or less after treatment. Material shall meet retention requirements for above ground and for ground contact as employed.				
04	Fire Retardant Material:: Shall meet one of the following tests:				
a. ASTM E-84 B. UL723 c. NFPA 255.					
and bear the FRTW label on individual members. Reduction in design values for fire retardant material shall meet National Design Specification for Wood Construction minimum adjustments.					

05	Plywood:: For non-millwork interior work - Group 1, Interior Type, A-D Grade where back is not viewed: A-B where exposed. Thicknesses as detailed on Drawings.							
06	Adhesive:: Construction adhesive meeting ASTM C557.							
07	Plastic Laminates:: For cabinet and case work, high-pressure laminate in accordance with NEMA Standards. For counter tops, back splashes, vertical surfaces, cabinet liner, and edging (AWI defined "Exposed") - General Purpose Grade (HGS, Nominal Thickness: 0.048") and manufacturer approved adhesive. For fire rated counter tops and vertical surfaces (AWI defined "Exposed") - General Purpose Grade (HGF, Nominal Thickness: 0.048") with fire rated backer (BKH, Nominal Thickness: 0.050") and manufacturer approved fire retardant adhesive.							
a. Finishes shall be standard matte.								
b. Colors and patterns shall be as selected by the Owner from manufacturers full standard line.								
c. Approved Manufacturers: Nevamar, Formica, WilsonArt, Pionite.								
08	Plastic Laminate Edge Banding:: Charter Industries 3mm, widths and lengths to suit drawing conditions. Color matched to laminate selections.							
09	Particle Board:: Shall be three ply, fine surfaced particle board - density average 45#/cu.ft.; screw-holding (#8 5/8") edge 325#, face -350#; Internal Bond Strength - 110 psi; Modulus of Rupture - 3350 psi; Modulus of Elasticity - 500,000 psi; Water Absorption (24 hours) - 11%; thickness tolerance - plus or minus .005 inch.							
10	Fire Rated Particle Board:: Arauco, Duraflake Vesta FR ULEF. Thicknesses as detailed on Drawings.							
11	Millwork / Casework Cabinets and Accessories:: Casework for High Pressure Laminate: for "Special" Millwork and all counter top, edging and backsplash work shall meet AWI Quality Standard 400B, Architectural Laminate Clad Cabinets, Custom Grade, minimum.							
a. Construction Details: Shall conform to Flush Overlay design with cabinet surfaces as defined under AWI Specification Division 400 G-1 supplied as follows: For exposed surfaces, semi-exposed surfaces, and backup surfaces (excluding fire rated backer, refer to plastic laminates) - general purpose laminate (0.048" thick). Concealed surfaces shall be painted or sealed. All door edges and drawer edges shall be edge laminated prior to applying face veneer. All counter edges shall receive PVC T-molding edge banding, unless otherwise indicated. All inside corner cut-outs shall have a radius cut.								
b. Furnish at each millwork door -								
• Hinges: Rockford Process Control, hinge overlay 3/4"x3/4", RPC374-APP, US 26D finish. Three hinges per door equal to or greater than 36" high; four hinges per door equal to or greater than 60"; five hinges per door equal to or greater than 84".								
• Door Catches: Ten pound pull, aluminum magnetic type (Weber-Knapp #6988, Epco #1000 or equal). Two fourteen pound pull catches for doors over 72" high.								
• Pulls: 4" wire pulls, Epco MC-402-4 (Colonial, Stanley). Finish: Dull Chrome.								
• Interior Bumpers: 3M, self-adhesive bumpers, clear polyurethane.								
• Cam Lock: Timberline, CB-085 (90 degree rotation) & CB-185 (180 degree rotation). Provide cores and keying as directed by Owner.								
c. Furnish at each millwork drawer -								
• Drawer Slide (36" max. width): Knappe and Vogt #8600, full extension, 150 pound capacity, or Grant equal.								
• Drawer Slide (42" max. width): Knappe and Vogt #8810, full extension, 200 pound capacity, or Grant equal.								
• Pulls: 4" wire pulls, Epco MC-402-4 (Colonial, Stanley). Finish: Dull Chrome.								
• Interior Bumpers: 3M, self-adhesive bumpers, clear polyurethane.								
• Cam Lock: Timberline, CB-085 (90 degree rotation) & CB-185 (180 degree rotation). Provide cores and keying as directed by Owner.								
d. Furnish at each adjustable shelf - Knappe and Vogt #233 with #237 clips, clear aluminum to match external cabinet hardware, spacing as required for usage. Standards shall be recessed flush.								
12	Flush Wood Doors:: Shall conform to AWI 1300 Specifications. VT Industries, conforming to ANSI/WDMA I.S. 1A.							
a. Fire Rated UL10B labeled door leaf to achieve 45 minute listing.								
b. Flush wood doors scheduled within fire rated sliding door system must be provided by sliding door system manufacturer and be provided with a stainless steel bottom edge wrap.								
c. Cores: Particle Board conforming to ANSI STD A208, 1-1L1.								
b. Natural Wood Face Veneer: Plain Sliced Red Oak, finish as selected by Owner from standard line.								
c. Cross Banding: 1/16" minimum thickness hardwood.								
d. Thickness: 1-3/4".								
e. Edges: 3/4" hardwood, minimum.								
f. Machining: Provide factory machining for all hardware, pilot holes, & function holes.								
DIVISION 07		MOISTURE PROTECTION						
		GENERAL						
01 All moisture protection work shall conform to the latest specifications and recommendations of the manufacturer of the materials employed in the work for the structural conditions indicated on the drawings. All work shall be installed by skilled mechanics of the trade and executed in a manner consistent with the best practices of the trade.								
				MATERIALS				
01 Sealant:: Shall be One-part, non-sag, acrylic latex compound for interior work; Epoxidized Polyurethane Terpolymer for exterior work, Tremco, Sonneborn, Polymeric Systems or Dow Corning Sealants. Color as selected by Owner. Sealant shall be provided as indicated on drawings and at the following standard locations:								
a. At metal door frames - both sides.								
b. At interior control joints where visible.								
c. At millwork and other dissimilar materials throughout.								
d. At joint between CMU and gyp. board walls.								
f. Elsewhere as required for clean and finished construction.								
02	Sealant Back Up Material: AET, Inc. HBR Backer Rod, Williams Products, Inc. Backer Rod or Expand-O-Foam Cord.							
03	Fiberglass Insulation:: Shall be Owens Corning, Unfaced Pink Next Gen Fiberglass Insulation, 3-1/2" thick x 16" wide.							
04	Firesafing: Thermal Ceramics, Inc. "FireMaster Blanket" or Dow Fire Stop Foam 2001 with non combustible mineral wool.							
DIVISION 08		HARDWARE, DOORS, WINDOWS, AND GLASS						
		MATERIALS						
01	Door Hardware:: Refer to "Hardware Sets" on sheet A2 and "Fire Rated Sliding Door System" within specification division 08.							
02	Hollow Metal Frames:: All labeled frames shall meet the requirements of the Underwriter Laboratories. Nomenclature and fabrication standards shall meet the established standards of the American National Standards Institute as they may apply to the work.							
a. Frames: Shall be 16 gauge. Frames shall be formed with integral stops and rebates. Angle spreaders to be welded to the bottom of jambs to assure safe shipment and perfect alignment in field setting. All frames shall have mitered corners, welded and ground smooth and re-prime painted.								
03	Fire Rated Sliding Door System:: AD Systems, High Performance Fire Rated sliding Door System. Door frame, hardware, and door leaf must be supplied by manufacturer. Natural wood veneer door leaf, extruded aluminum frame with stainless steel interlocking profile. Extruded aluminum top track with extruded aluminum square valance & integral end caps. Tandem nylon top rollers sized to accommodate door leaf weight. Integral jamb floor/counter guide and soft close dampener at single close side only. Standard hard coat Kynar finish in light sequin. Contractor to field measure wall thicknesses at door openings for door frame throat sizes.							
a. Self-latching Lock with Single Action Egress: AD6450 Office—Keyed lock with cylinder and ADA compliant thumb turn back to back. US 32D finish.								
b. Hardware Narrative: User turns key from outside to lock or unlock door. User rotates lever from outside to slide door open. Mechanical self closing mechanism closes door once released from hand or electro-magnetic holder, door self latching occurs. User locks door inside by turning thumb turn. User rotates lever from inside to automatically release lock (single action egress). User slides door open.								
c. Mechanical self closing mechanism required for fire rating.								
Provide Electro-magnetic door holder for hold open functionality. Coordinate connection requirements with design build electrical contractor.								
04	Fire Rated Access Panel: Acudor Access Panels, FWC-5015 Fire rated access door recessed for drywall ceilings with self closing & self latching mechanism. Self latching bolt, operated by flush key. Size: 24"x24". Meets 90 minute fire resistance rating in accordance with ASTM E119-16 and NFPA 251.							
05	Sealant:: Shall be Tremco Mono-Lastomeric.							
DIVISION 09		FINISHES						
01 Paints, varnishes, enamels, primers, stains, etc., specified herein shall be first line quality of each manufacturer. No substitution from this approved list shall be permitted without the written approval of the Architect.								
a. Primers, fillers, paints and enamels: Sherwin Williams, Benjamin Moore, Pratt & Lambert, O'Leary, and Glidden.								
b. Painting Schedule:								
EXTERIOR WORK		INTERIOR WORK						
Composite Trim (Brush):		Gyp. Bd. -- Paint (Roll or Spray)						
1. 2 coats exterior acrylic-latex paint		1. 1 coat latex primer sealer, tinted						
		2. 1 coat eggshell enamel						
		3. 1 ½ to 2 mils per coat						
Exposed Block (Roll or Spray)		Ferrous Metal (Brush):						
1. 1 coat latex block filler		1. Sand rust spots and touch up, primer						
2. 2 coats block coating		2. 1 coat alkyd primer, tinted						
		3. 1 coat alkyd eggshell enamel						
		Block-Paint (Roll or Spray)						
		1. 1 coat block filler						
		2. 1 coat eggshell enamel						
02 Quarry Tile Floor & Wall Base: The Handbook for Ceramic Tile installation of the Tile Council of America shall describe the work insofar as any portion shall affect the work and are made a part of this Specification.								
a. Installation References:								
• ANSI A108.1B - Installation of Ceramic Tile on cured Portland Cement setting bed with Dry-Set or Latex-Portland Cement Mortar.								
• ANSI A108.5 - Installation of Ceramic Tile with Dry-Set Portland Cement Mortar or Latex - Portland Cement Mortar.								
b. Refer to finish materials on sheet A2 for selections.								
03	Tile Grout: Mapei, ANSI A118.6. Color as selected by Owner.							
04	Vinyl Base: Refer to finish materials on sheet A2 for selection.							
a. Vinyl, 4" topset cove base. Continuous coil stock - no seams.								
05	Adhesives: As recommended by Manufacturer of floor coverings							
06	Gypsum Panels: Shall be 5/8" tapered edge Sheetrock SW, 48" wide in lengths as long as practical to minimize the number of joints; 5/8" Sheetrock Firecode (ASTM C36, Type "X") where required for fire rated construction. W/R Regular Gypsum Panels where required for water-resistant construction. All gypsum board materials described herein are as manufactured by United States Gypsum Company and shall be installed in accordance with its printed instructions.							
07	Acoustical Ceiling Tile: Refer to finish materials on sheet A2 for selection.							
08	Stainless Steel Backsplash: Construction Specialties, stainless steel sheeting, 16-gauge, type 304 stainless steel alloy, smooth texture with #4 satin finish, adhesive mounted, cut and install per manufacturer's guidelines. Provide 24-gauge, 304 stainless steel hemmed perimeter trim.							
09	Stainless Steel Corner Guards: Refer to finish materials on sheet A2 for selection.							
DIVISION 10		OMITTED	SPECIALTIES					

PROJECT SPECIFICATIONS