



**ST. CLAIR COUNTY
COMMUNITY MENTAL HEALTH**
PROVIDING OPPORTUNITIES FOR HEALTH, WELLNESS,
AND CONNECTION

CAPAC OFFICE RENOVATIONS

**14765 DOWNEY ROAD
CAPAC, MI**

Contract Documents

July 15, 2024



William Vogan Associates

Architects – Planners
413 Bard Street
Port Huron, Michigan 48060

Tele: (810) 985-3511
E-mail williamgvogan@gmail.com

ADVERTISEMENT FOR BIDS

**PROJECT: St. Clair County
Community Mental Health – Capac Office Renovations**

OWNER: St. Clair County Community Mental Health
3111 Electric Avenue
Port Huron, Michigan 48060

ARCHITECT: William Vogan Associates
Architects – Planners
413 Bard Street
Port Huron, MI 48060
Telephone: (810) 985-3511
williamgvogan@gmail.com

PROJECT DESCRIPTION

St. Clair County Community Mental Health (SCCCMH) will accept sealed proposals for the Office Renovations Project at 14675 Downey Road, Capac MI 48014 as shown on the Contract Documents dated July 15, 2024.

PRE-BID MEETING

A pre-bid meeting is scheduled for 10:00 am on Friday, July 25, 2024 at the Capac Office Building at 14675 Downey Road, Capac MI

PROPOSALS

SCCCMH will receive sealed proposals until: 3:00 p.m., local time, Wednesday, July 31, 2024, at the SCCCMMH Building located at 3111 Electric Avenue, Port Huron, Michigan 48060, Attention: James Krzywiecki, Facilities Supervisor. Label the outside of envelopes, "Capac Office Renovations Project". Faxed proposals will not be accepted. The Owner will not consider or accept a bid received after this date and time. All proposals will be publicly opened and read aloud at the same location on Tuesday, August 6, 2024, at 10:00 am in the Auditorium. All interested parties are invited to attend.

BIDDING DOCUMENTS

Bidders may obtain copies of the Bidding Documents from the Architect after July 15, 2024 for a \$50.00 fee. (Electronic versions are at no charge). Documents may be examined at the Architects Office between 8:00 am and 4:30 pm. Drawings shall not be removed from the premises.

BID PROPOSAL GUARANTEE

Each proposal must be accompanied by an acceptable bid security in the form of a certified check, cashier's check, or standard form bid bond, made payable to the St. Clair County Community Mental Health in an amount of not less than five percent (5%) of the base bid submitted. Failure of any accepted Bidder to enter into contract for the work will cause forfeit of their bid security. After contracts for the work have been signed, all bid securities will be returned.

RIGHTS RESERVED BY THE OWNER:

The Owner reserves the right to waive any irregularity or informality in bids, to reject any and/or all bids, in whole or in part, or to award any Contract to other than the low bidder, should it be deemed in the Owner's best interest to do so.

Signed: James Krzywiecki, Facilities Supervisor, St. Clair County Community Mental Health

END OF ADVERTISEMENT FOR BIDS

INSTRUCTIONS TO BIDDERS

PART 1- GENERAL

1.1 THE PROJECT

- A. In accordance with these instructions, the Bidder is requested to submit a Bid for project and contract work indicated on Project Manual title page.
- B. Each Bidder is referred to the Advertisement for Bids for this Project, which includes instructions and requirements for Bidders in addition to those included in this Section.

1.2 CONTRACTS

- A. The Owner will enter into a single lump sum Contract for each proposal or combination of proposals

1.3 SUBMISSION OF BIDS

A. Place for Receiving Bids

- 1. Sealed Bids for performing the Work pertaining to this project will be received by St. Clair County Community Mental Health at the Administrative Offices addressed below.
- 2. (3) copies of the Form of Proposal, (1) electronic copy (thumb drive) and any other documents required to be submitted with the Bid, shall be enclosed in a sealed opaque envelope. The envelope shall be addressed to:

St Clair County
Community Mental Health
3111 Electric Avenue
Port Huron, Michigan 48060

Attention: Mr. James Krzywiecki

- 3. The sealed Bid envelope shall be properly and clearly addressed and shall be identified with the project name, the Bidder's name and address, and the category of work for which the Bid is submitted.
- 4. If the Bid is sent by mail, the sealed envelope shall be enclosed in a separate mailing envelope with notation "SEALED BID ENCLOSED: Renovation Project "on the face of the envelope.

B. Date for Receiving Bids

- 1. Bids shall be mailed or otherwise delivered on time to reach the designated location (address on sealed envelope) on or before the time and date for receipt of Bids indicated in the Advertisement for Bids, unless extension is made by Addendum. Bids received after time and date for receipt of Bids will remain unopened.
- 2. Bidder shall assume full responsibility for timely delivery at location designated for receipt of Bids.
- 3. Oral, telephonic, or facsimile Bids are invalid and will not receive consideration.
- 4. The Bidder assumes the risk of any delay in the mail or in the handling of the mail by employees of the Owner. Whether sent by mail or by means of personal delivery, the bidder assumes responsibility for having their bid deposited on time at the place specified.

1.4 DEFINITIONS

- A. Bidding Documents include the Advertisement for Bids, Instructions to Bidders, other sample Bidding and Contract Forms and the proposed Contract Documents including any Addenda issued prior to receipt of Bids.
- B. The proposed Contract Documents consist of the Agreement, the Conditions of the Contract, General and Supplementary and other Conditions, the Drawings, the Specifications, all Addenda issued prior to execution of the Contract and all modifications thereto.
- C. Addenda are written or graphic instruments issued by the Architect-Engineer prior to the execution of the Contract which modify or interpret the Bidding Documents by additions, deletions, clarifications or corrections.
- D. A Bid is a complete and properly signed proposal to do the Work or designated portion thereof for the sums stipulated, supported by data called for by the Bidding Documents and proposed Contract Documents.
- E. Base Bid is the sum stated in the Proposal for which the Bidder offers to perform the Work described as the base, to which work may be added or deducted for sums stated in Alternate Bids.
- F. An Alternate Bid or Alternate is an amount stated in the Proposal to be added to or deducted from the amount of the Base Bid if the corresponding change in project scope or materials or methods of construction described in the Bidding Documents is accepted.
- G. A Bidder is one who submits a Proposal or bid for a prime contract with the Owner for the Work described in the proposed Contract Documents.
- H. A Sub-Bidder is one who submits a Bid to a Bidder for materials or labor for a portion of the work.

1.5 BIDDERS REPRESENTATIONS

- A. Each Bidder by making their Bid represents that:
 - 1. He has read, understands, and makes their Bid in accordance with the Bidding Documents.
 - 2. He has visited the site, has familiarized himself with the local conditions under which the Work is to be performed and has correlated their observations with the requirements of the proposed Contract Documents.
 - 3. Their Bid is based upon the materials, systems, and equipment required by the Bidding Documents without exception.

1.6 INSPECTION OF SITE

- A. Before submitting their bid, each Bidder shall personally inspect the site of the proposed work to arrive at a clear understanding of the conditions under which the work is to be done.
- B. Each Bidder shall be held to have compared the premises and the site with the Drawings and Specifications, and to have satisfied himself as to the conditions of the premises, the existing obstructions, the actual elevations, and any other conditions affecting the completion of their work; all before the delivery of their proposal.
- C. No allowances or extra considerations in behalf of any Bidder will be permitted subsequently by reason of error or oversight on the part of the Contractor, or on account of interferences by the activities of the Owner.

1.7 BIDDING DOCUMENTS

A. Copies

1. Bidders may obtain complete sets of Bidding Documents in the number stated as designated in the Advertisement for Bids.
2. Bidding Documents will not be issued directly to Sub-Bidders, manufacturers, suppliers, etc.
3. Complete sets of contract documents shall be used in preparing Bids. Neither the Owner nor the Architect-Engineer assume any responsibility for errors, omissions or misinterpretations resulting from the use of incomplete sets of contract documents.
4. In making copies of the bidding documents available, the Owner or Architect-Engineer do so only for the purpose of obtaining Bids on the work and do not confer a license or grant permission for any other use.

B. Documents Displayed

1. Bidding Documents may be examined at the following locations at any time by prospective Bidders:
 - a. The Architects Office

C. Interpretation on Correction of Bidding Documents

1. Bidders shall promptly notify the Architect of any ambiguity, inconsistency or error which they may discover upon examination of the bidding documents or of the Site and local conditions of the Work.
2. Any interpretation, correction or change of the documents will be made by the Architect/Engineer by Addendum. Interpretations, corrections or changes of the bidding documents made in any other manner will not be binding and bidders shall not rely upon such interpretations, corrections and changes.
3. Bidders requiring clarification or interpretation of the bidding documents shall make a written request to the Architect-Engineer on or before Friday , August 2, 2024 at noon. Responses to RFI will be posted no later than 5:00 pm on Tuesday, August 6, 2024. All RFI's should be directed to William Vogan at williamgvogan@gmail.com.

D. Substitutions

1. The materials, products and equipment described in the Contract Documents establish a standard of required function, dimension, appearance and quality to be met by any proposed substitution.
2. No substitutions will be considered, during the bidding period, unless written request for approval has been submitted by the Bidder and has been received by the Architect-Engineer at least three (3) days prior to the date for receipt of Bids. Each such request shall include the name of the material or equipment for which it is to be substituted and a complete description of the proposed substitute including drawings, cuts, performance and test data and any other information necessary for an evaluation. A statement setting forth any changes in other materials, equipment or work that incorporation of the substitute would require shall be included. The burden of proof of the merit of the proposed substitute is upon the proposer. The

Architect-Engineer's decision of approval or disapproval of a proposed substitution shall be final.

3. If the Architect/Engineer approves any proposed substitution, such approvals will only be made by Addenda. Bidders shall not rely upon approvals made in any other manner.
4. No substitutions will be considered after the Contract Award unless specifically submitted in accordance with the Contract Documents.

E. Addenda

1. Requirements contained in the Bidding Documents shall apply to all Addenda, and the general character of the work called for in the Addenda shall be the same as specified in the documents for similar work, unless otherwise specified in the Addenda. Incidental work necessitated by Addenda shall be included in the Bids, even though not particularly mentioned.
2. Addenda shall become a part of the Documents and will be made a part of the Contract.
3. All Addenda will be posted on the MITN site
4. Copies of Addenda will be made available for inspection wherever bidding documents are on file for that purpose.
5. Each Bidder shall ascertain prior to submitting their bid that he has received all Addenda issued and shall acknowledge their receipt in their Proposal. No extras will be authorized because of failure of the Bidder to include work called for in Addenda in their Bid.

1.8 BIDDING PROCEDURE

A. Form and Style of Bids

1. Each Bidder shall submit their bid in Triplicate and include (1) electronic copy (thumb drive) and retain one copy for their files.
2. Bids must be filled out fully and correctly and submitted only on Bid Forms provided by the Architect-Engineer. Bids in any other form will be rejected.
3. All information required to be provided on the Bid form shall be typewritten or printed manually in ink with signature where noted.
4. Where so indicated by the Bid form, sums shall be expressed in both words and figures, and in case of discrepancy between the two, the written amount shall govern.
5. Completed Bid form shall be without interlineation, alteration or erasure. Any interlineation, alteration or erasure occurs, it must be initialed signifying approval by the signer of the Bid.
6. All requested Alternates shall be Bid. If an Alternate price called for does not involve a change in price, the Bidder shall so indicate with the words "No Change".
7. Where there are two or more major items of work for which separate quotations have been requested, Bidder may state their refusal to accept less than whatever combination of the items he stipulates.
8. Bidder shall make no additional stipulations on the Bid form or qualify their Bid in any other manner.
9. Each copy of Bid Form shall include the legal name of Bidder and a statement whether Bidder is a sole proprietor, a partnership, a corporation, or any other legal entity, and each copy shall be signed, in long hand, written in ink, by the person or persons legally authorized to bind the Bidder to a contract. A Bid by a corporation shall further give the state of incorporation and

have the corporate seal affixed. A Bid submitted by an agent shall have a current power of attorney attached certifying agent's authority to bind Bidder.

10. Bids for a partnership shall be signed by one of the partners or by an attorney-in-fact, in which case the power of attorney executed by the partners must be attached.
11. Bids for a corporation shall show the correct corporate name and the signature of the president or other authorized officer of the corporation, manually signed below the corporate name following the word, "By _____."

B. Bid Security

1. Bids shall be accompanied by a Bid Security in the form of a certified check or cashiers check or Bid Bond made payable to the Owner in the amount of five percent (5%) of the Base Bid lump sum price.
2. Such Bid Security shall be submitted with the following understanding:
 - a. If a Bidder defaults in executing an Agreement or in furnishing and delivering the performance bond and labor and material payment bonds within fifteen calendar days after receipt of award of contract, the Owner will sustain liquidated damages in the amount covered by the Bid Security and the Bid Security will become the property of the Owner.
 - b. If the Bidder executes and delivers the Agreement and the performance bond and labor and material payment bonds within the above time, or if the bid is not accepted within the time stipulated under "Withdrawal of Bid" in the Bid Form, the Bid Security will be returned to the Bidder by the Owner.
 - c. The Bid Security for all except the lowest three Bidders will be returned within ten (10) working days after the opening of bids, unless otherwise agreed upon with the Owner.
 - d. The remaining Bid Securities will be returned to the lowest Bidders within ten (10) working days after an Agreement has been executed. If an Agreement has not been executed within the time stipulated under "Withdrawal of Bid" in the Bid Form, then the Bid Security of any Bidder so desiring will be returned upon their written request, provided such Bidder has not been notified of the acceptance of their Bid prior to the date of such request.

C. Submission of Qualification Statement

1. Bids shall be accompanied by a properly executed Contractor's Qualification Statement, AIA Document A305 providing all information required by the form. Failure to provide this information on the prescribed form may disqualify the Bidder from consideration in the award of Contract.
2. The Owner reserves the right to reject Subcontractors.

D. Modification or Withdrawal of Bid

1. A Bid may not be modified, withdrawn or canceled by the Bidder during the stipulated time period following the time and date designated for the receipt of Bids, and Bidder so agrees in submitting their bid.
2. Prior to the time and date designated for receipt of Bids, Bids submitted early may be modified or withdrawn only by notice to the party receiving Bids at the place and prior to the time designated for receipt of Bids.
3. Such notice shall be delivered to the Owner in writing over the signature of the Bidder.
4. Withdrawn Bids may be resubmitted up to the time designated for the receipt of bids provided they are fully in conformance with these instructions to Bidders.

5. Bid Security, if any is required, shall be in an amount sufficient for the modified Bid resubmitted.

1.9 CONSIDERATION OF BIDS

A. Opening of Bids

1. The properly identified bids received on time will be opened and publicly read aloud as stated in the Advertisement for Bids.

B. Rejection of Bids

1. The Owner shall have the right to reject any or all Bids and in particular to reject a Bid not accompanied by any required Bid Security or data required by the Bidding Documents or a Bid in any way incomplete or irregular.

C. Acceptance of Bid (Award)

1. The Owner reserves the right to accept or reject any or all bids, to award to other than lower bidder, to waive any informality or irregularity in any Bid or Bids received and to accept the Bid or Bids which, at their sole discretion, to be in the best interest of the County of St. Clair, Michigan.
2. The Owner shall have the right to accept Alternates in any order or combination, and to determine the low Bidder on the basis of the sum of the Base Bid and the Alternates accepted.

D. Notice of Award

1. The Contract shall be deemed as having been awarded when formal notice of acceptance of this Proposal has been duly served upon the intended awardee by an officer or agent of the Owner duly authorized to give such notice. The Contract Date shall be the date of this Notice of Award.
2. The Bidder to whom the Contract is awarded by the Owner shall, within seven (7) days after Notice of Award and/or receipt of Agreement forms from the Owner, sign and deliver to the Owner all required copies.

E. Time of Starting and Completion

1. The Bidder, if awarded a Contract, will be required to agree to start active work on the Project within seven (7) days after receipt of Notice of Award a Contract, to start work at the site(s) as required in the project schedule, and to complete the work described in the Contract Documents within the time stated in the Form of Proposal.

F. Work Week

1. The Bidder, if awarded a Contract, will be required to establish the work week and hours of work as required to properly man the project, maintain the progress schedule, and complete the work within the time stated in the contract. The Contractor shall provide and pay for any overtime necessary to complete their work within the agreed time, with no change in the Contract Sum or additional costs to the Owner. The Contractor shall coordinate construction activities with the St. Clair County Community Mental Health as required to avoid disruption with the building operations.

1.10 POST BID INFORMATION

A. Submission of Proposed Subcontractors

1. Bidders to whom award of contract is under consideration shall submit to the Architect/Engineer on request, the full name, address and qualifications of any Subcontractors proposed by the

Bidder for the work for the project. This information shall be received by the Architect/Engineer in writing, signed by the Bidder, within forty eight (48) hours after the date and time for the receipt of bids. Failure of compliance will be sufficient cause for rejection of bid.

2. If after due investigation, the Architect/Engineer and/or Owner have reasonable objections to any proposed subcontractor, the Architect/Engineer will notify the Bidder of the objections and request for the resubmission of acceptable substitutes for the Subcontractors originally proposed. The Owner reserves the right to accept or reject any Subcontractor in their consideration of an award of contract.

B. Owners Financial Capability

1. Each Bidder submitting a proposal for this project is declaring that he has the financial resources, the technical and administrative experience, sufficient skilled workmen and supervisors, and sufficient equipment, in combination with their proposed Subcontractors, to complete their contract in full accordance with the Contract Documents.
2. The Owner shall, at the request of the Bidder to whom award of a Contract is under consideration and no later than seven (7) days prior to the expiration of the time for withdrawal of Bids, furnish to the Bidder reasonable evidence that the Owner has made financial arrangements to fulfill the Contract obligations. Unless such reasonable evidence is furnished, the Bidder will not be required to execute the Owner-Contractor Agreement.

1.11 POST NOTICE OF AWARD INFORMATION

A. Submissions

1. The Contractor shall, within seven (7) days after receipt of selection for the award of a Contract for the Work, submit the following information to the Engineer.
 - a. A designation of the Work to be performed by the Contractor with their own forces.
 - b. The proprietary names of the suppliers of principal items or systems of materials and equipment proposed for the Work.
 - c. A list of names of the Subcontractors, sub-subcontractors or other persons or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for the principal portions of the Work.
2. The Contractor will be required to establish to the satisfaction of the Architect-Engineer and the Owner the reliability and responsibility of the subcontractors, sub-subcontractors, suppliers and persons or entities proposed to furnish and perform the Work described in the Bidding Documents.
3. After due investigation, the Architect/Engineer will notify the Contractor in writing if either the Owner or the Architect, has reasonable objection to any proposed subcontractors, sub-subcontractors, suppliers and person or entity. If the Owner or Architect has reasonable objection to any proposed subcontractors, sub-subcontractors, suppliers and person or entity, the Architect will notify the Contractor of the objections and request acceptable substitutes. The Architect and Owner reserves the right to approve or disapprove any subcontractor, sub-subcontractor, supplier, person or entity for the Work.
4. Subcontractors, sub-subcontractors, suppliers, persons and entities proposed by the Contractor and to whom the Owner and the Architect have made no reasonable objection and are approved must be used on the Work for which they were proposed and shall not be changed except by written consent of the Owner and the Architect

B. APPLICATIONS FOR PAYMENT SCHEDULE

1. Submit to the Architect/Engineer-Owner at least twenty (20) days prior to the submission of the first request for payment, a schedule detailing projected monthly requests for payment for the duration of the project.
2. At a point of approximately halfway through the construction period, Contractor shall submit to the Architect-Owner a revised payment schedule based on their previous requests for payment.

1.12 PERFORMANCE BOND AND LABOR AND MATERIAL PAYMENT BOND

A. Time of Delivery and Form of Bonds

1. Bidders, if awarded a Contract in the amount of \$50,000.00 or more, may be required to furnish bonds executed on AIA Document A311, with the amount shown for each part equal to 100 percent of the total amount payable by the terms of the Contract. Premium for such bonds shall be added to the Base Bid.
2. Bidders with proposals less than \$50,000.00 shall provide evidence of bondability and shall provide a separate price for the cost of a 100% Performance and Labor and Material Bond in the space provided in the Form of Proposal. Bonds may be required at the Owner's option, in which event the bond cost will be added to the Base Bid amount to determine the Contract price.
3. The Bidder shall deliver the required Bonds to the Owner not later than the date of execution of the Contract, or if the Work is commenced prior thereto in response to a Notice of Award, the Bidder shall, prior to commencement of the Work, submit evidence satisfactory to the Owner that such bonds will be issued.
4. The Bidder shall require the attorney in fact who executes the required bonds on behalf of the surety to affix thereto a certified and current copy of their power of attorney indicating the monetary limit of such power.

1.13 FORM OF CONTRACT BETWEEN OWNER AND CONTRACTOR

- A. A contract for the Work will be written on the Standard AIA Document A101, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a stipulated sum.

1.14 CONTRACT DOCUMENTS

- A. All Proposals shall be based on the Contract Documents prepared by the Architect/Engineer, consisting of the Project Manual and the following Drawings, all of which are dated July 15, 2024, T1.1, REF, D1.1, A1.1, A2.1, M1.1, E1.1 and E1.2

END OF INSTRUCTIONS TO BIDDERS

FORM OF PROPOSAL

NAME OF BIDDER: _____

Organized and existing under the Laws of The State of Michigan

PROPOSAL FOR: Office **Renovations At**
St. Clair County Community Mental Health – Capac Office

TO: St. Clair County Community Mental Health (Owner)
3111 Electric Avenue
Port Huron, Michigan 48060

BASE PROPOSAL

The Undersigned, having familiarized himself with the all conditions affecting the cost of the work, and with the requirements of the Contract Documents, hereby proposes to furnish all labor, materials and equipment required, and to perform and complete the forestated Contract Work in connection with the Office Renovations at the St. Clair County Community Mental Health Building in strict accordance with the Contract Documents bearing the Project No.2001 prepared by William Vogan Architects, Inc., within the time set forth and agrees to accept in full payment therefore, the lump sum amount of:

BID PROJECT

Proposal #1 – Lump Sum – General Contract

_____ Dollars
(\$ _____)

CONSTRUCTION COST

The construction cost shall include actual reimbursable cash charges, the total of all contract sums and the direct salaries of all construction manager personnel engaged on the project including project site and off site staff.

TIME OF SUBSTANTIAL COMPLETION

The Undersigned proposes and agrees to start work under this Contract after the award. Each bidder shall include an estimated time of substantial completion with their bid

TAXES, PERMITS AND FEES

The undersigned affirms that the cost of all applicable Federal, State and local taxes, all required permits, all specified Cash Allowances, all insurance specified and fees which are required for the performance of the Contract and other General and Supplemental Conditions requirements are included in the foregoing Proposal amount.

BONDS

Accompanying this Proposal is a Bid Bond, Cashier's Check or Certified Check in the amount of 5% of the amount of the bid submitted, made payable to the Owner.

The Undersigned agrees that in case of failure on his part to execute a Contract, and provide (if required) the Performance Bond and Labor and Material Bond, within the seven consecutive calendar days after written notice being given of the Award of a Contract, the bid security accompanying this bid shall be paid to the Owner's, as liquidated damages for such failure; otherwise the bid security accompanying this Proposal will be returned to the Undersigned.

If required, the cost for a satisfactory Performance Bond and a Labor and Material Bond for the full amount of the Contract will be added to the Contract amount.

SUBSTITUTIONS

The Undersigned proposes the following substitutions for material or work specified, it being understood that should any such substitutions be accepted, the applicable amounts hereinafter listed are to be added to or deducted from the Proposal #1 as stated. (If additional space is required, supplement this item with additional sheets and attach to Form of Proposal and title "Substitutions").

Proposed Items of Substitution

1. _____

ADD \$ _____

DEDUCT \$ _____

2. _____

ADD \$ _____

DEDUCT \$ _____

3. _____

ADD \$ _____

DEDUCT \$ _____

ADDENDA

If Addenda are issued during the bidding period, the Bidder shall fill in their numbers and dates, which will be an acknowledgment of his having received and included same in his Proposal. Lack of acknowledgment of any or all Addenda may be cause to disqualify the Bidder's Proposal in whole.

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

TENDERS

By submission of this Bid, each bidder certifies, and in the case of a joint Bid each party thereto certifies as to its own organization, that this Bid has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this Bid with any other Bidder or with any competitor.

Bidder hereby agrees to commence Work under this contract on or before a date to be specified in the Notice to Proceed and to fully complete the project within a to be determined number of consecutive calendar days thereafter.

Bidder further agrees to pay as liquidated damages, the sum of \$ -0- for each consecutive calendar day thereafter as provided in Section 15 of the General Conditions,

In submitting this bid, it is understood and agreed by the Bidder that the Owner reserves the right to reject any or all bids. The Bidder further agrees that this bid may not be withdrawn for a period of sixty (60) days from the opening thereof.

The Undersigned does hereby declare and stipulate that this Proposal is made in pursuance of and subject to all the terms and conditions of the Instructions to Bidders and the Contract Documents and that it is made in good faith, without collusion or connection with any other person(s) or entity bidding for the same work.

ACCEPTANCE OF PROPOSAL

The Undersigned agrees to execute a Contract for work covered by this Proposal provided that he is notified of its acceptance within sixty (60) days after date of Proposal.

The Undersigned does hereby declare that the address given below is the legal address to which all notices, directives or other communications may be served or mailed.

Street _____

City _____ State _____ Zip Code _____

Telephone No. (_____) _____ E-Mail Address _____

This Proposal is submitted in the name of:

By _____

Title: _____ Date _____

In the presence of _____

Name of firm: _____

STATE OF MICHIGAN

COUNTY OF _____

On this _____ day of _____, before me a Notary Public in and for said county,

personally appeared _____, agent of the firm _____,

and who acknowledged the same to his free act and deed as such agent.

Notary Public

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract and the Project Manual, including General Conditions and Division-1 Specifications sections, apply to Work of this Section.

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1.2 FORM OF CONTRACT BETWEEN OWNER AND CONTRACTOR

- A. AIA Document A201, General Conditions of the Contract for Construction, 1997 Edition, is a part of the Contract Documents.
 - 1. Copies of the General Conditions of the Contract are available from the American Institute of Architects 553 E. Jefferson, Detroit, MI 48226, (313) 965-4100.

END OF SECTION

PART 1 CONTRACTORS INSURANCE REQUIREMENTS

PART 2- GENERAL

2.1 The Contractor shall maintain the following limits of insurance's which will protect them from liability under Workman's Compensation Acts and other Employee Benefits acts in accordance with the law in force where the building or structure is located and from the liability for damage because of personal injury including death and property damage, including accident claims due to motor vehicles, off road vehicles, all under Comprehensive General and Automobile Bodily injury and Property Damage form of policies, which may arise both out of and during work under this Contract, whether such work be by the Contractors themselves or by a Subcontractor or anyone directly employed by either of them.

A. Workman' Compensation as required by the State of Michigan.

1.Employers Liability	Limit
Bodily Injury by Accident	\$500,000 Each Accident
Bodily Injury by Disease	\$500,000 Policy Limit
Bodily Injury by Disease	\$500,000 Each Employee

B. Comprehensive General Personal Injury Liability in the limits of:

1. General Aggregate Limit	\$3,000,000
2. Products/Completed Operations Aggregate Limit	\$3,000,000
3. Personal/Advertizing Injury Limit	\$1,000,000
4. Each Occurrence	\$1,000,000
5. Fire Damage Limit – Any One Fire	\$1,000,000
6. Medical Expense Limit – Any One Person	\$20,000

C. Property Damage Liability in the limits of:

1. \$500,000 each person.
2. \$1,000,000 each occurrence.
3. \$1,000,000 each aggregate.
4. This insurance shall include coverage for damage to utilities and explosion hazards, collapse, and excavating hazards and undermining hazard (XCU).

D. The State of Michigan has a no-fault automobile insurance requirement. The Contractor shall be certain coverage is provided which conforms to any specific stipulation in the law.

E. Automobile Personal injury Liability in the limits of:

Commercial Automobile Liability

1. Bodily Injury and Property Damage Limit \$1,000,000 each accident

- | | |
|--------------------------|---------------------------|
| 2. Auto Liability Limit. | \$1,000,000 Each Accident |
| 3. Uninsured Motorist | \$1,000,000 Each Accident |
| 4. Underinsured Motorist | \$1,000,000 Each Accident |
- F. Umbrella/Excess Liability (\$2,000,000 Minimum)
1. The Contractor shall obtain an Umbrella Clause written for the above prime coverage. The Umbrella Clause shall specifically state that the policy is written on an "occurrence" basis.
- G. This insurance shall include coverage for complete Operation and Product Liability, as well as Contractual Liability coverage.
- H. The Owner and the Architect shall be named as an additional insured on all of the above policies.
- I. Certificates shall contain an endorsement to the effect that such insurance shall not be terminated, altered, or further endorsed without thirty (30) days written notice by Registered or Certified Mail to the Owner and Design Professional.
- J. All insurance's shall be carried with companies authorized to do business in the State of Michigan with Certificates of Insurance coverage issued to the Owner.
- K. The Owner shall provide Builder's Risk insurance.
- L. Certificates of Insurance shall be provided to the Owner and Design Professional.
- M. The Contractor and his Subcontractor shall, at their option, separately insure all their respective equipment such as tools, equipment, scaffolding towers, staging and other temporary building owned, borrowed, or rented, and all materials which do not become a part of the construction.

END OF SECTION

ST CLAIR COUNTY COMMUNITY MENTAL HEALTH CAPAC OFFICE RENOVATIONS

14675 DOWNEY ROAD
CAPAC, MI 48014

CONSTRUCTION DOCUMENTS
JUNE 14TH, 2024

LIST OF DRAWINGS

T11 TITLE SHEET
REF REFERENCE SHEET

ARCHITECTURAL

D11 DEMOLITION PLAN
A11 FLOOR PLAN
A12 REFLECTED CEILING PLAN
SP11 SPECIFICATIONS

MECHANICAL

M11 PARTIAL FIRST FLOOR MECHANICAL PLAN

ELECTRICAL

E11 ELECTRICAL POWER PLAN
E12 ELECTRICAL LIGHTING PLAN

CODE SUMMARY:	
A. APPLICABLE CODES:	
1. BUILDING CODES:	
a. MICHIGAN BUILDING CODE 2015	
b. AMERICANS WITH DISABILITIES ACT - CURRENT EDITION	
2. MECHANICAL CODES:	
a. MICHIGAN MECHANICAL CODE 2015	
b. MICHIGAN PLUMBING CODE 2015	
3. ELECTRICAL CODES: NATIONAL ELECTRICAL CODE 2011	
4. ENERGY CODE: MICHIGAN UNIFORM ENERGY CODE 2015	
B. BUILDING DATA:	
1. USE - OFFICE	
2. STRUCTURE: OFFICE - NON-COMBUSTIBLE/ PROTECTED	
3. TOTAL BUILDING AREA: 1ST FLOOR = 6,000 GSF.	
4. TOTAL PROJECT RENOVATION AREA: 2,110 GSF.	
C. OCCUPANCY: (PROJECT AREA)	
1. GENERAL OFFICE (1,000 SF) = 58 ALLOWABLE / 24 PROPOSED	
D. CONSTRUCTION TYPE: IIB	
E. FIRE PROTECTION: - NONE	
F. MEANS OF EGRESS:	
1. DEAD END CORRIDORS - 20 FT	
2. MAXIMUM TRAVEL DISTANCE - 200 FT	
G. MINIMUM EXITS PER FLOOR: (2)	

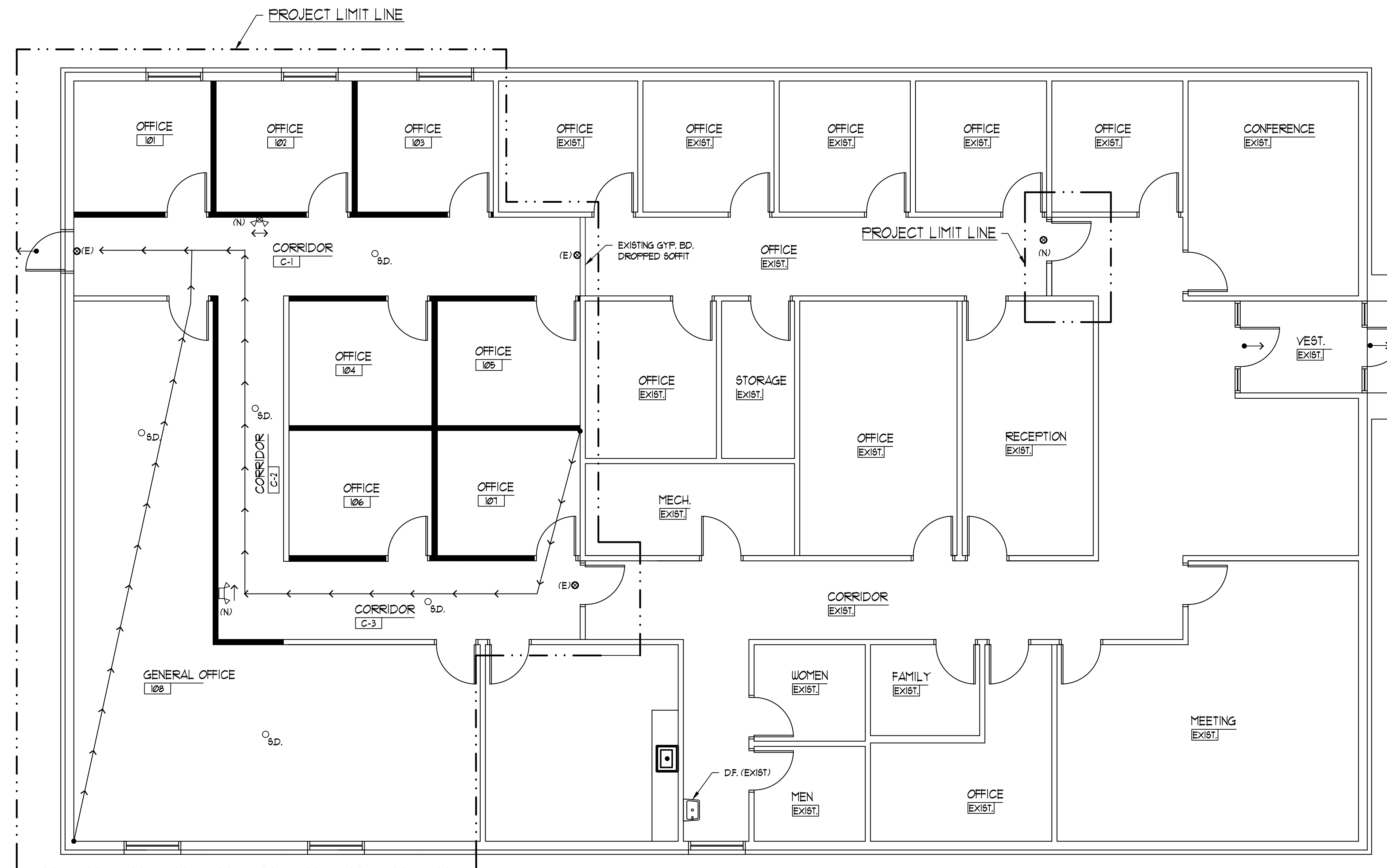
FIRESTOPPING AND SMOKESTOPPING:	
PART 1 - GENERAL	
A. SECTION INCLUDES:	
1. FIRESTOPPING OF ALL PENETRATIONS THROUGH FIRE BARRIERS, INCLUDING:	
a. VOIDS AROUND -	
1) PIPES	
2) DUCTS	
3) CONDUIT	
b. OTHER OPENINGS, AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.	
2. SMOKESTOPPING OF ALL PENETRATIONS THROUGH SMOKE BARRIERS, INCLUDING:	
a. VOIDS AROUND -	
1) PIPES	
2) DUCTS	
3) CONDUIT	
b. JOINTS BETWEEN SMOKE BARRIERS AND OTHER CONST.	
c. OTHER JOINTS & OPENINGS, AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.	
B. EXTENT OF FIRE AND SMOKE BARRIERS IS INDICATED ON DRAWINGS.	

FIRESTOPPING AND SMOKESTOPPING: CONT.	
PART 2 - MATERIALS	
FIRE STOPPING MATERIALS:	
PROVIDE PENETRATION SEAL ASSEMBLIES WHOSE FIRE-RESISTANCE RATINGS HAVE BEEN DETERMINED BY TESTING IN THE CONFIGURATIONS REQUIRED AND WHICH HAVE FIRE-RESISTANCE RATINGS AT LEAST AS HIGH AS THAT OF THE FIRE-RATED ASSEMBLY IN WHICH THEY ARE TO BE INSTALLED.	
1. "T" RATING: NOT LESS THAN F RATING	
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE TYPES OF PENETRATIONS TO BE SEALED AND TO SELECT THE APPROPRIATE FIRESTOPPING ASSEMBLIES.	
3. IF A TESTED ASSEMBLY IS NOT AVAILABLE FOR A PARTICULAR PENETRATION CONFIGURATION, MODIFY THE PENETRATION CONFIGURATION TO SUIT AVAILABLE ASSEMBLIES. DO NOT MODIFY ASSEMBLY CONFIGURATION EXCEPT AS SPECIFICALLY STATED IN THE TEST REPORT OR AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.	
4. PROVIDE PRODUCTS WITH:	
a. ALLOW NORMAL EXPANSION AND CONTRACTION MOVEMENT OF THE PENETRATING ITEM WITHOUT FAILURE OF THE PENETRATION SEAL.	
b. EMIT NO HAZARDOUS, COMBUSTIBLE, OR IRRITATING BY-PRODUCTS DURING INSTALLATION OR CURING PERIOD.	
c. DO NOT REQUIRE SPECIAL TOOLS FOR INSTALLATION DURING INSTALLATION OR CURING PERIOD.	

FIRESTOPPING AND SMOKESTOPPING: CONT.	
SMOKESTOPPING:	
USE ANY GUNNABLE OR POURABLE JOINT SEALANT SUITABLE FOR THE APPLICATION. USE ONLY FULLY CURING TYPES WHERE ACCESSIBLE IN THE FINISHED WORK. PROVIDE PRODUCTS WITH:	
1. ALLOW NORMAL EXPANSION AND CONTRACTION MOVEMENT OF THE PENETRATING ITEM WITHOUT FAILURE OF THE PENETRATION SEAL.	
2. EMIT NO HAZARDOUS, COMBUSTIBLE, OR IRRITATING BY-PRODUCTS DURING INSTALLATION OR CURING PERIOD.	
3. DO NOT REQUIRE SPECIAL TOOLS FOR INSTALLATION.	



LOCATION MAP
NTS



LEGEND	
(DISTANCE)	TRAVEL ROUTE (250') MAX TRAVEL DISTANCE
(N)	NEW
(E)	EXISTING
⏏	EMERGENCY LIGHTING
□	FIRE ALARM STROBE LIGHT
○ S.D.	SMOKE DETECTOR
○	EXIT LIGHT (→ DIRECTION)
⚡	COMBO EXIT/EMG.
→	DIRECT EXTERIOR EGRESS EXIT
■	FIRE ALARM PULL STATION
●	FIRE ALARM

TYPICAL NOTES

- THIS CODE ANALYSIS DRAWING, NOTES, PLANS, AND WALL IDENTIFICATION TYPES AND LOCATIONS ARE FOR FIRE RATINGS AND/OR SMOKE BARRIERS AS REQUIRED FOR THE LIFE SAFETY AND BUILDING CODE COMPLIANCE. DETAILED CONSTRUCTION TECHNIQUES, TYPES, AND REQUIREMENTS ARE INDICATED, DETAILED, AND DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS.
- ALL FIRE AND/OR SMOKE RATED WALLS OF ANY TYPE SHALL BE SEALED TIGHT TO UNDERSIDE OF FLOOR AND/OR DECK SYSTEM ABOVE WITH UL APPROVED FIRE SPRAY MATERIAL BY EITHER JOHNS MANSVILLE FIRETEMP, HILTI FIRESTOP COMPOUND, OR 3M FIRESPRAY. ALL PRODUCTS/MATERIALS MUST BE UL APPROVED, CLASSIFIED, AND SUBMITTED FOR REVIEW AND APPROVAL BY ARCHITECT/OWNER BEFORE APPLICATION.
- ALL ACOUSTICAL CEILING TILE AND GRID SYSTEM MUST BE UL RATED AND SHALL PROVIDE A MINIMUM OF 1 LBS PER SQUARE FOOT FIRE/ SMOKE TIGHTNESS TO ALL ROOMS.

WALL TYPE LEGEND	
—	EXISTING CONSTRUCTION TO REMAIN.
—	NEW 1/2" GYP. BD BOTH SIDES OF 3 5/8" METAL STUDS AT 16" O.C. TO UNDERSIDE OF CEILING GRID ABOVE W/ 3 1/2" SOUND INSULATION IN STUD CAVITY AND 2'-0" BOTH SIDES OF WALL ABOVE CEILING (SEE REF. CLG PLAN)

CODE PLAN
3/16" = 1'-0"

DO NOT SCALE FROM DRAWINGS

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CLIENT:
ST. CLAIR COUNTY
COMMUNITY
MENTAL HEALTH

3111 ELECTRIC AVE.
PORT HURON, MI 48060

PROJECT:
CAPAC OFFICE
RENOVATIONS

14675 DOWNEY RD.
CAPAC, MI 48014

ISSUE:

6-12-24 REVIEW
6-14-20 B/D'S

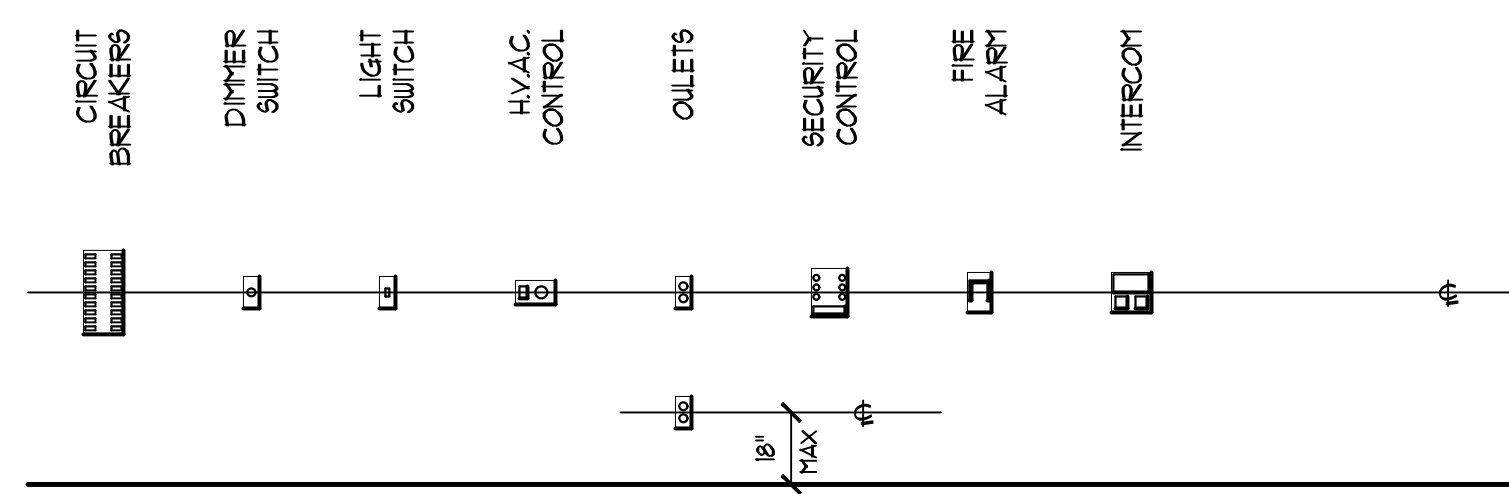
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CHECKED BY: WV
APPROVED BY: WV
PROJECT NO.: 2001

TITLE:
TITLE SHEET

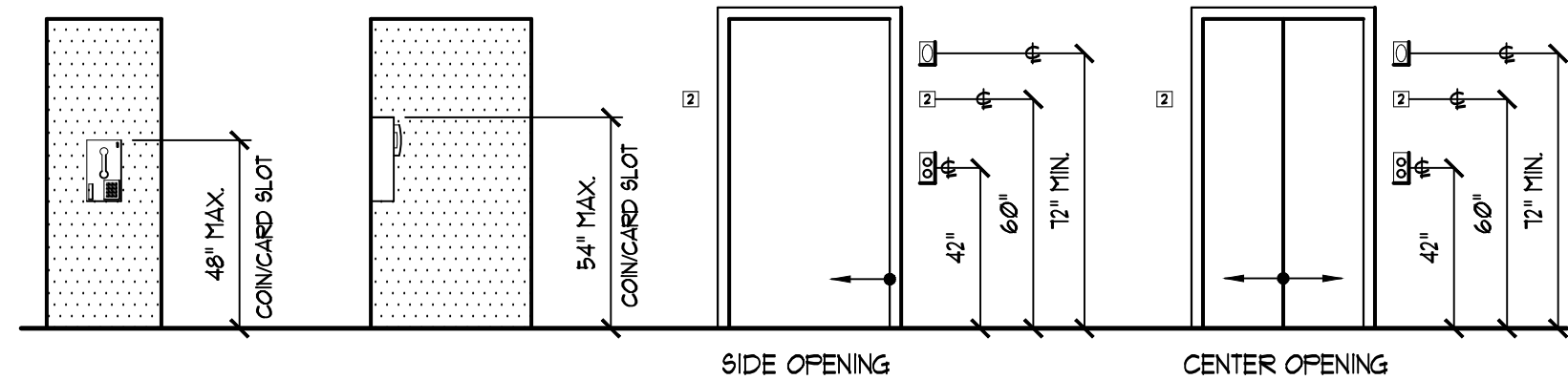
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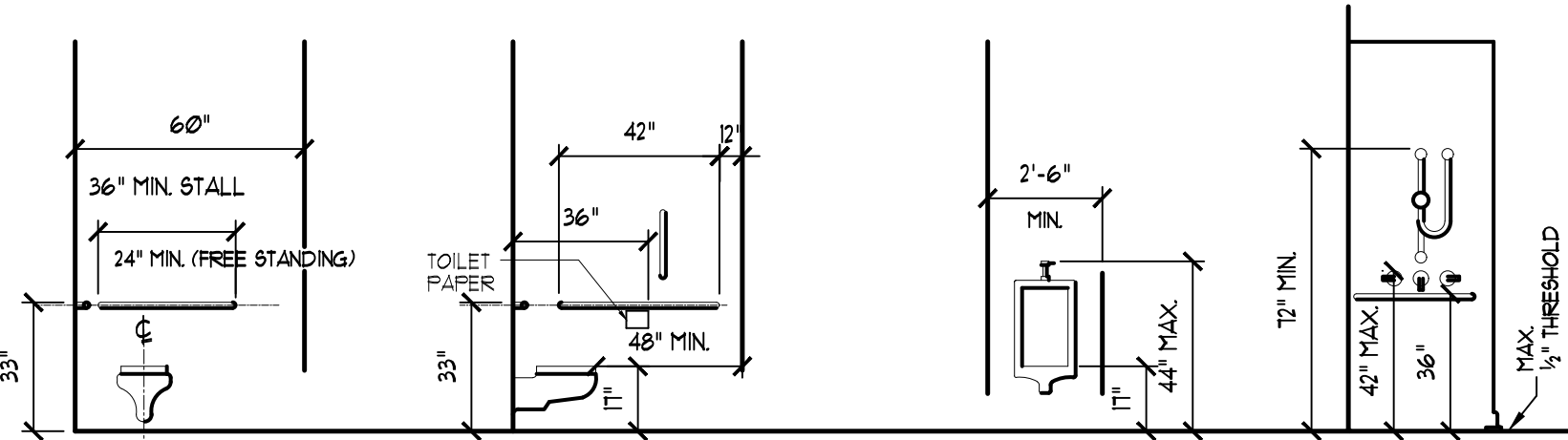
MOUNTING HEIGHTS



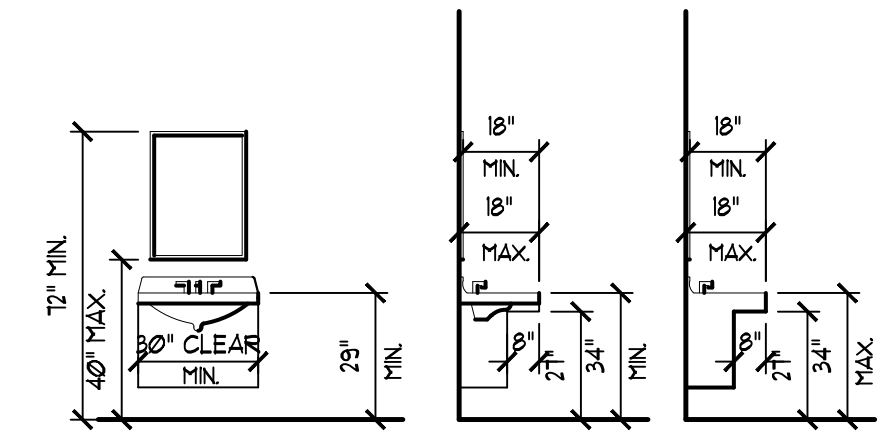
CONVENIENCE CONTROLS AND OUTLETS



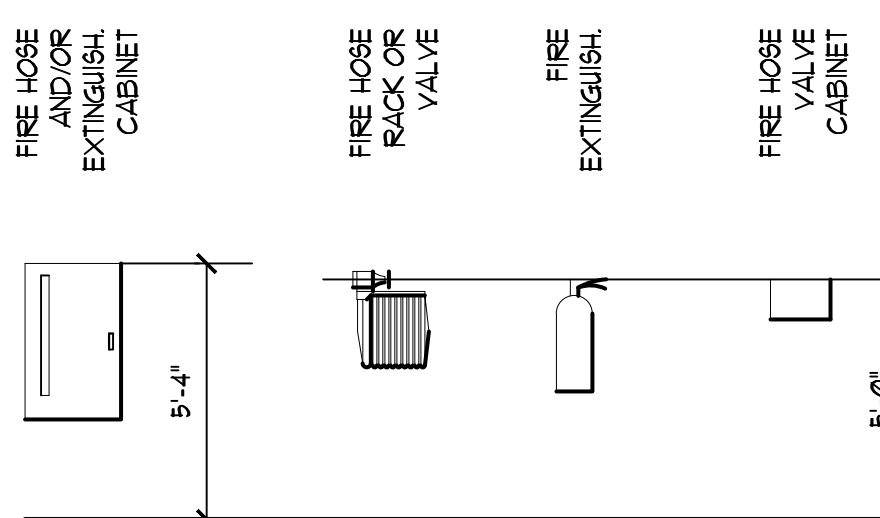
TELEPHONES



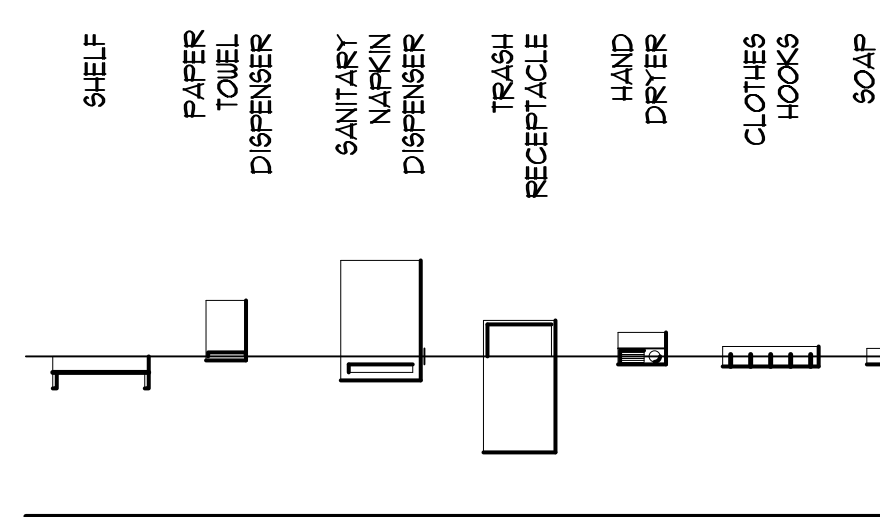
BARRIER FREE WATER CLOSETS



BARRIER FREE LAVATORIES



FIRE EXTINGUISHER EQUIPMENT

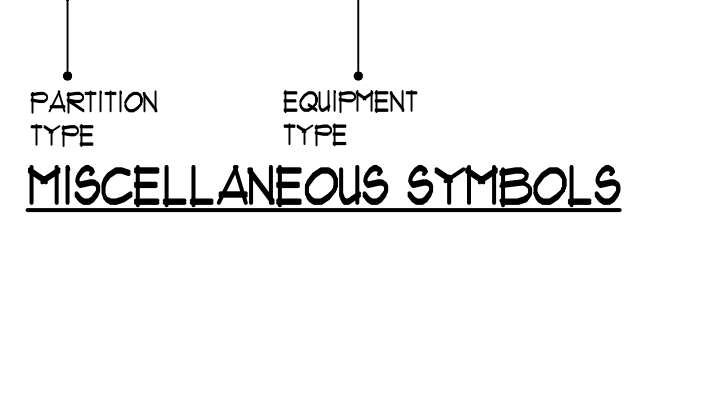
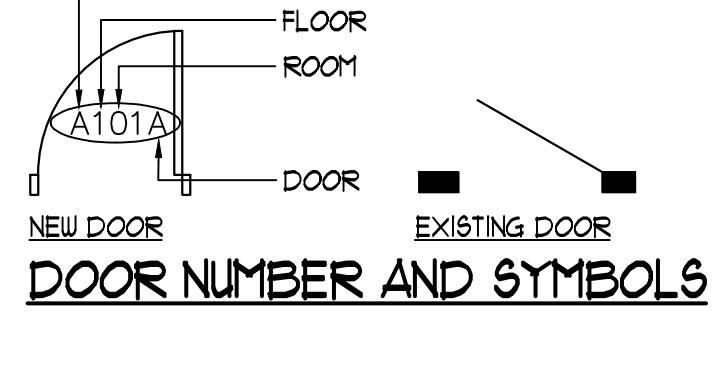
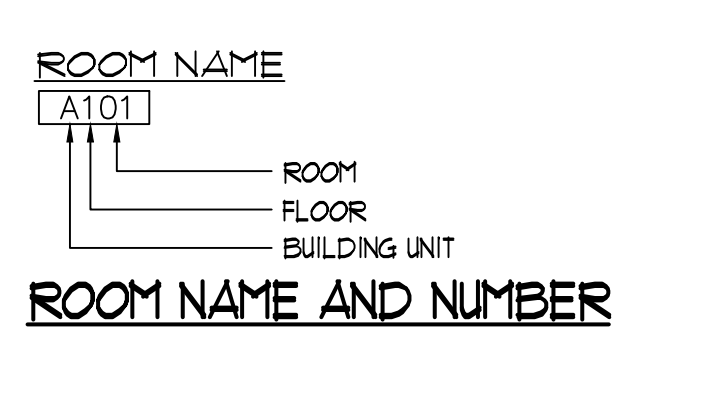
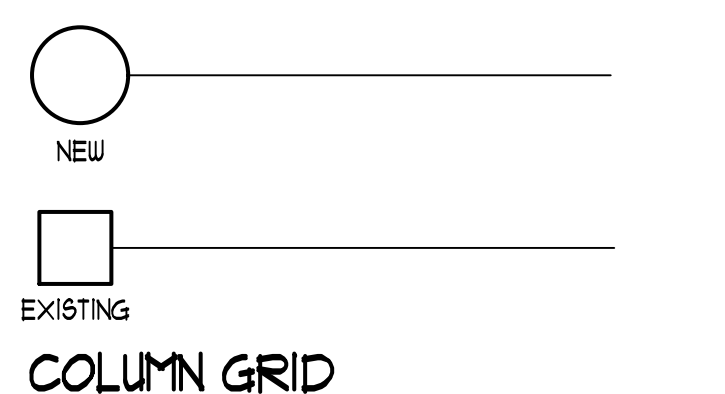
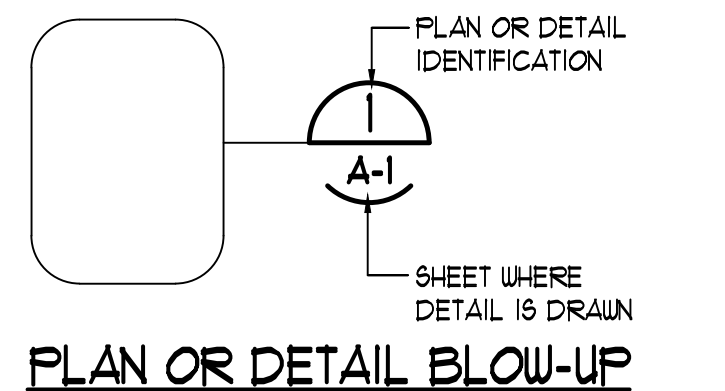
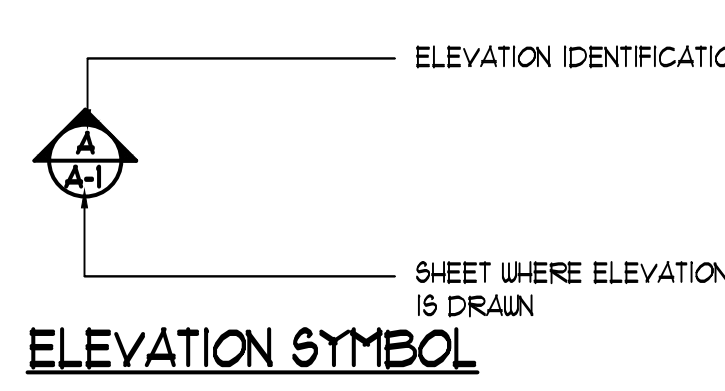
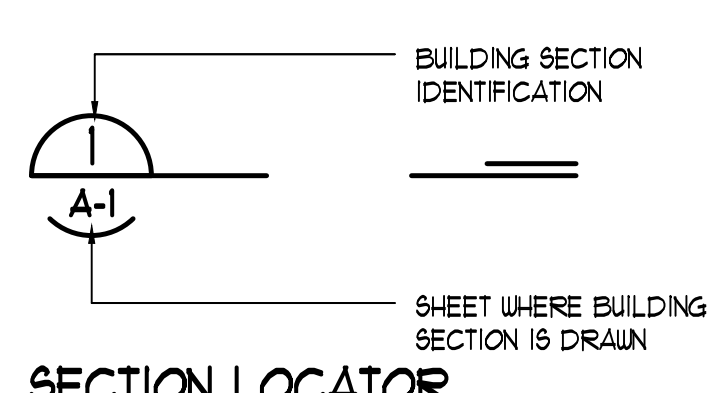
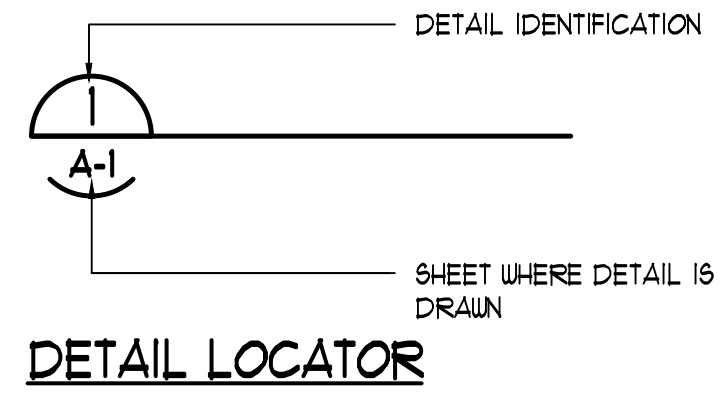
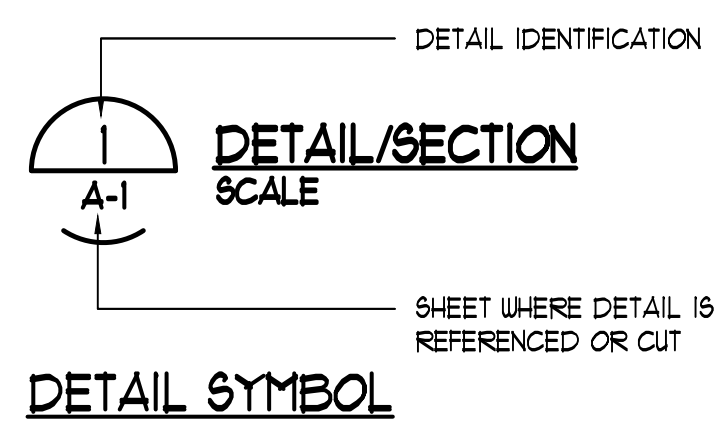


TOILET ROOM ACCESSORIES

MATERIAL LEGEND

[Pattern]	SOIL
[Pattern]	ASPHALT AGGREGATE
[Pattern]	GRANULAR FILL
[Pattern]	GRAVEL
[Pattern]	CONCRETE
[Pattern]	CONCRETE MASONRY UNIT (CMU)
[Pattern]	BRICK
[Pattern]	SPLIT FACE CMU
[Pattern]	GLAZED CMU
[Pattern]	STRUCTURAL GLAZED FACING TILE
[Pattern]	STONE
[Pattern]	MARBLE
[Pattern]	METALS - LARGE SCALE
[Pattern]	METALS - SMALL SCALE
[Pattern]	FINISH WOOD
[Pattern]	PLYWOOD
[Pattern]	CONTINUOUS WOOD BLOCKING
[Pattern]	INTERRUPTED WOOD BLOCKING OR SHIMS
[Pattern]	BATT INSULATION
[Pattern]	RIGID INSULATION
[Pattern]	PREMOLDED EXPANSION JOINT OR COMPRESSIBLE FILLER STRIP
[Pattern]	GLASS OR PLASTIC GLAZING
[Pattern]	PLASTER OF GYPSUM BOARD
[Pattern]	CERAMIC OR QUARRY TILE
[Pattern]	TERRAZZO
[Pattern]	ACOUSTICAL PANEL OR ACOUSTICAL TILE
[Pattern]	EXISTING MATERIAL (NO DELINEATION)
[Pattern]	DEMOLITION - TO BE REMOVED

SYMBOL LEGEND



ABBREVIATIONS

AC	AIR CONDITIONING	JST	JOIST
ACOUST	ACOUSTICAL	JT	JOINT
ADA	AMERICANS WITH DISABILITIES ACT	L	LENGTH
ADJ	ADJUSTABLE	LAM	LAMINATE(D)
AF	ABOVE FINISHED FLOOR	LAV	LAVATORY
AGG	AGGREGATE	LB / P	FOUND
ALT	ALTERNATE	LKR	LOCKER
AL / ALUM	ALUMINUM	LLH	LONG LEG HORIZONTAL
APPROX	APPROXIMATE	LLV	LONG LEG VERTICAL
ARCH	ARCHITECTURAL	LOC	LOCATION(S)
ASPH	ASPHALT	LP	LIGHT POLE
AV	AUDIO-VISUAL		
L	ANGLE		
BIT	BITUMINOUS	MAR	MARBLE THRESHOLD
BD	BOARD	MAS	MASONRY
BF	BARRIER FREE	MAT	MATERIAL
BLDG	BUILDING	MAU	MAKE UP AIR UNIT
BLK	BLOCK	MAX	MAXIMUM
BLKG	BLOCKING	MECH	MECHANICAL
BM	BENCH MARK/BEAM	MEZZ	MEZZANINE
BOT	BOTTOM	MANUF	MANUFACTURER
BRG	BEARING	MIN	MINIMUM/MINUTE
BUR	BUILT-UP-ROOF	MISC	MISCELLANEOUS
		MO	MASONRY OPENING
		MET/MTL	METAL
		MUC	MILLWORK CONTRACTOR
CAB	CABINET		
CB	CHALKBOARD / CATCH BASIN	NIC	NOT IN CONTRACT
CD	CONDENSING UNIT	NO / P	NUMBER
CER	CERAMIC	NOM	NOMINAL
CFM	CUBIC FEET PER MINUTE	NTS	NOT TO SCALE
CRF	COLD FORMED METAL FRAME		
CEM	CEMENT		
CJ	CONTROL JOINT	OC	ON CENTER
CL / P	CENTERLINE	OD	OUTSIDE DIAMETER
CLR	CLEAR	OD	OVERHEAD DOOR
CLG	CEILING	OFNG	OPENING
CMU	CONCRETE MASONRY UNIT	OPF	OPPOSITE
COL	COLUMN		
COMP	COMPACTED		
CONC	CONCRETE	PART	PARTICLE
CONSTR	CONSTRUCTION	PL	PLATE / PROPERTY LINE
CONT	CONTINUOUS / CONTINUE	PLAS	PLASTER
CONTR	CONTRACTOR	PLAM	PLASTIC LAM
CORR	CORRUGATED	PLYUD	PLYWOOD
CT	CERAMIC TILE	PREFAB	PREFABRICATED
CUSP	CUSPIDOR	PSF	POUNDS PER SQUARE FOOT
CWC	CASEWORK CONTRACTOR	PSI	POUNDS PER SQUARE INCH
D	DEPTH / DEEP	PVC	POLYVINYL CHLORIDE
D	DEGREE		
DC	DISPLAYCASE		
DET	DETAIL	R	RISER/RADIUS
DF	DRINKING FOUNTAIN	RC	RAIN CONDUCTOR
DIA / P	DIAMETER	RES	RESILIENT
DIM	DIMENSION	RS	ROOF SUMP
DIV	DIVISION	REF	REFERENCE
DMB	DRY MARKER BOARD	REFR	REFRIGERATOR
DIWG	DRAWING	REIN	REINFORCING
DS	DOWNSPOUT	REQD	REQUIRED
		REV	REVISION(S)
EA	EACH	RF/RV	ROOF EXHAUST FAN / VENT
EJ	EXPANSION JOINT	RMT	REMOVABLE MILLION/ROOM
EL	ELEVATION	RO	ROUGH OPENING
ELEC	ELECTRICAL	ROU	RIGHT OF WAY
ELEV	ELEVATOR	RTU	ROOF TOP UNIT
EP	ELECTRICAL PANELBOARD		
EQ	EQUAL	S	SINK
EQUIP	EQUIPMENT	SCHED	SCHEDULE
EWC	ELECTRIC WATER COOLER	SEC	SECTION
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	SHT	SHEET
		SH	SIMILAR
EXH	EXHAUST	SPEC(S)	SPECIFICATION(S)
EX/EXIST	EXISTING	SPKR	SPEAKER
EXP	EXPANSION	SQ	SQUARE
EXT	EXTERIOR	SS	SERVICE SINK / STAINLESS STEEL
		STD	STANDARD
FD	FLOOR DESIGN	STL	STEEL
FF	FORCED FLOW CABINET HEATER	STRUCT	STRUCTURAL
FHC	FIRE HOSE CABINET	SUSP	SUSPENDED
FIN	FINISH	SCHED	SCHEDULE
FIN FL	FINISH FLOOR		
FLR	FLOOR	T	TREAD
FOUND	FOUNDATION	T&B	TOP AND BOTTOM
FT / P	FEET	TB	TACK BOARD
FTG	FOOTING	TC	TOP OF CURB / TEACHERS CABINET
FEC	FIRE EXTINGUISHER CABINET	TEHP	TEMPERED
		TER	TERRAZZO
GA	Gauge	TOC	TOP OF CONCRETE
GALV	GALVANIZE(D)	TOF	TOP OF FOOTING
GB	GRAB BARS	TOM	TOP OF MASONRY
GHT	GLAZED HOLLOW TILE	TOG	TOP OF STEEL
GL	GLASS	TV	TELEVISION
GLZD	GLAZED	TYP	TYPICAL
GL BLK	GLASS BLOCK		
GYP	GYPSUM		
H&HT	HEIGHT		
HD	HOSE BIB	UNO	UNLESS NOTED OTHERWISE
HM	HOLLOW METAL	UV	UNIT VENTILATOR
HORIZ	HORIZONTAL		
HP	HIGH POINT	VCT	VINYL COMPOSITION TILE
HR	HOUR	VCG	VINYL COVERED GYPSUM BOARD
HVAC	HEATING / VENTILATING / AIR CONDITIONING	VERT	VERTICAL
		VIF	VERIFY IN FIELD
		VIT	VITREOUS
ID	INSIDE DIAMETER		
IN / P	INCH	W	WITH
INCL	INCLUDE(D) (ING)	W/O	WITHOUT
INSUL	INSULATION/INSULATE	WC	WATER CLOSET
INT	INTERIOR	WD	WOOD
		WH	WATER HEATER
		WP	WORKING POINT
KIT	KITCHEN	WUF	WELDED WIRE FABRIC

DO NOT SCALE FROM DRAWINGS

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CLIENT:
ST. CLAIR COUNTY
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MENTAL HEALTH

3111 ELECTRIC AVE.
PORT HURON, MI 48060

PROJECT:
OFFICE
RENOVATIONS

ISSUE:
6-12-20 OWNER REVIEW
6-14-20 BIDS

DRAWN BY: DCD
CHECKED BY: WV
APPROVED BY: WV
PROJECT NO.: 2001

TITLE:
REFERENCE
SHEET

NUMBER:
REF
06-16-20
10-1000-001

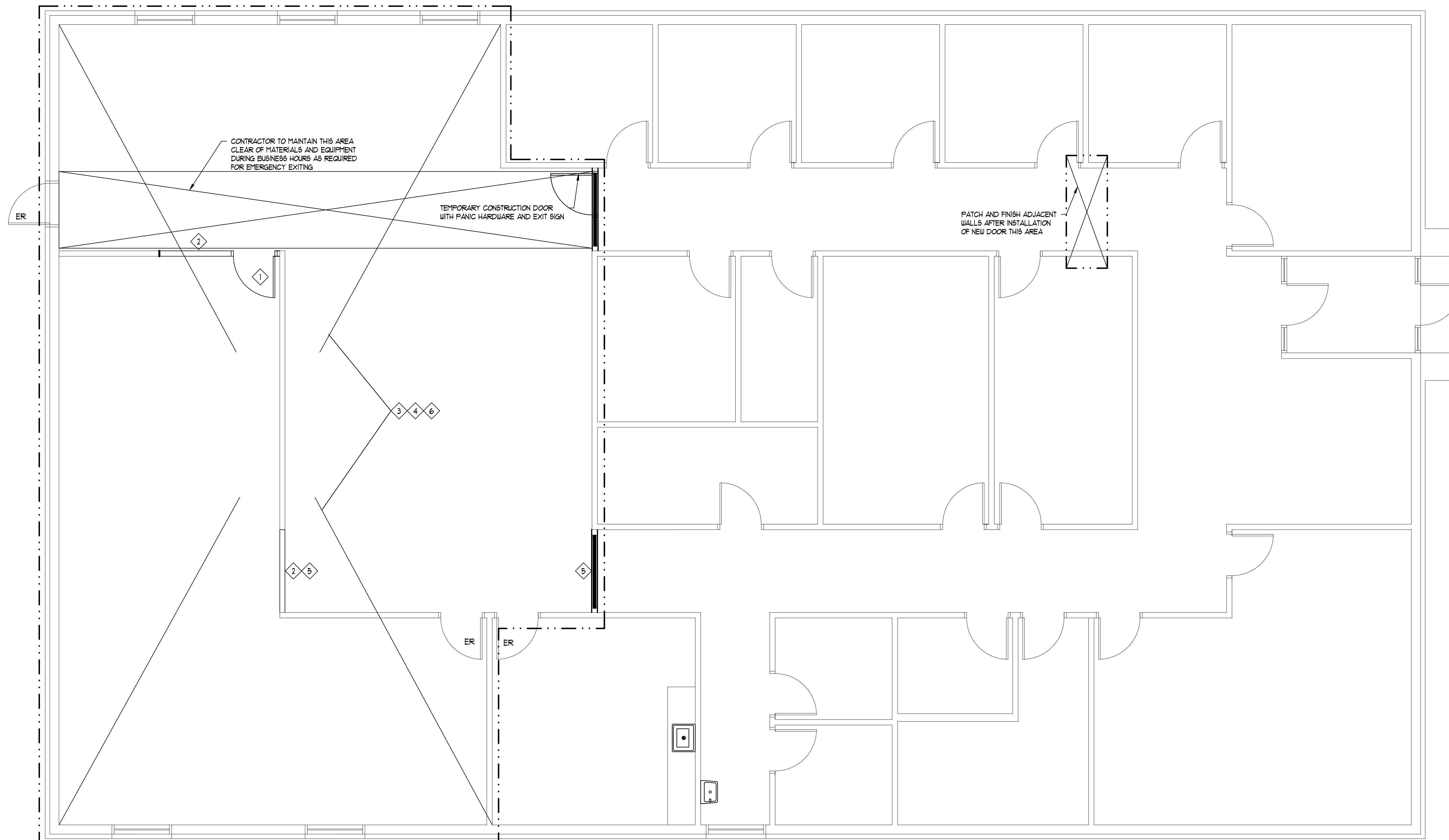
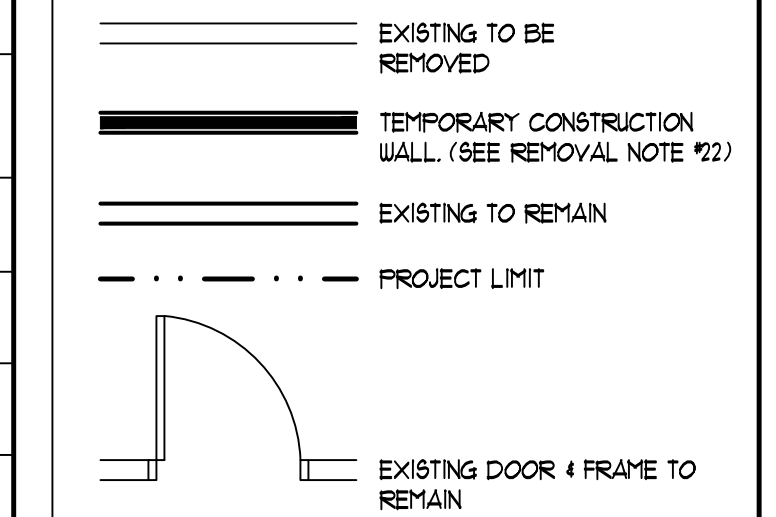
REMOVAL NOTES:

1. REFER TO TITLE SHEET(S) FOR ADDITIONAL INFORMATION AND LEGENDS.
2. REFER TO ENGINEERING DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION. PROVIDE AND MAINTAIN CARPET MATS IN FRONT OF ALL BASE BUILDING DOORWAYS USED BY CONSTRUCTION WORKERS FOR ACCESS, SUCH AS EXIT DOORWAYS AND THE LIKE. CARPET MATS SHALL BE LARGE ENOUGH TO PREVENT THE HAULING/SPREADING OF DIRT THROUGH THE BASE BUILDING PREMISES AND ELEVATOR CABS.
3. PROTECT EXISTING PERIMETER WINDOWS, WINDOW TRIM, FASCIAS AND SOFFITS UNLESS OTHERWISE NOTED.
4. PROVIDE A MINIMUM OF TWO (2) 25 LB FIRE EXTINGUISHERS APPROVED FOR 'A', 'B', AND 'C' TYPE FIRES, TO BE LOCATED AT THE ENTRY/EXIT POINTS TO THE SITE. FIRE EXTINGUISHERS ARE TO REMAIN IN WORKING ORDER ON THE FLOORS WHEN CONTRACTOR WORK IS IN PROGRESS.
5. PROTECT EXISTING PUBLIC CORRIDORS. PROTECT EXISTING DOORS TO REMAIN.
6. EXCEPT AS NOTED OTHERWISE, DEMOLISH AND REMOVE ALL EXISTING CONSTRUCTION WORK AS INDICATED ON THE PLANS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 7. REMOVE EXISTING CEILINGS IN AREAS OF NEW CONSTRUCTION. WHERE POSSIBLE, SAVE EXISTING CEILING SUPPORTS FOR USE WITH NEW CEILING LAYOUT. COORDINATE REMOVALS WITH NEW LAYOUT.
 8. REMOVE ALL FLOORING WHERE INDICATED. PREPARE SUB-FLOOR TO RECEIVE NEW FINISHES.
 9. REMOVE ALL OUTLETS, POWER POLES, EQUIPMENT AND FIXTURES. CAP ALL WIRES AND PULL BACK TO SOURCE.
 10. REMOVE ALL WALL BASE, WALL COVERING. PREP ALL WALLS TO REMAIN FOR NEW FINISHES.
 11. REMOVE ALL LIGHT FIXTURES WHERE INDICATED. COORDINATE RELOCATIONS WITH ELECTRICAL DRAWINGS.
 12. REMOVE ALL SUPPLY AND RETURN DIFFUSERS AND GRILLES. COORDINATE RELOCATIONS WITH MECHANICAL DRAWINGS & REFLECTED CEILING PLAN.
 13. CAP OFF OR REMOVE ALL EXISTING HVAC DUCTWORK, EQUIPMENT CONTROLS AND ASSOCIATED ITEMS THROUGHOUT PROJECT AREA. COORDINATE WITH MECHANICAL DRAWINGS AS REQUIRED FOR NEW WORK.
14. IMMEDIATELY CLEAN AND REMOVE ALL DEBRIS FROM PUBLIC CORRIDORS AND LOBBIES AFTER A MAJOR DEMOLITION OPERATION BEFORE COMMENCEMENT OF THE NEXT NORMAL WORKING DAY.
15. COORDINATE WITH THE OWNER ON COMMUNICATION SYSTEM REMOVAL AND RELOCATION.
16. DEMOLITION AND REMOVAL OPERATIONS SHALL NOT UNDERMINE THE STRUCTURAL INTEGRITY OF THE BUILDING.
17. DEMOLITION SHALL BE DONE IN A NEAT WORKMAN LIKE MANNER WITH LIMITS INDICATED ON THE DRAWINGS, AND IN ALL CASES, TO THE EXTENT NEEDED TO PRODUCE THE INTENDED WORK.
18. DO NOT MIX RUBBISH WITH THAT OF THE BUILDING OCCUPANTS. ALL REMOVALS SHALL BE COORDINATED WITH THE BUILDING MANAGER.
19. ABIDE BY THE STANDARD RULES AND REGULATIONS SET FORTH BY THE BUILDING MANAGEMENT. THE GENERAL CONTRACTOR SHALL NOTIFY OWNER AND/OR BUILDING MANAGEMENT OF NEED FOR ANY INTERRUPTIONS IN UTILITY SERVICE. NOTIFY OWNER AT LEAST 72 HOURS IN ADVANCE. INSPECT, TEST, AND DISCONNECT UTILITY SERVICES AND MAIN SOURCE OR MAIN BRANCH WITHOUT DISRUPTING SERVICE TO THE REMAINING BUILDING. SECURELY CAP AND/OR VALVE OFF UTILITY SERVICE BEHIND FINISHED SURFACES OF INTENDED CONSTRUCTION PRIOR TO DEMOLITION OPERATIONS. EXISTING ELECTRIC FEEDS TO EXISTING LIGHTS TO BE REUSED WHEREVER POSSIBLE. ALL BUILDING SERVICES, LIGHT, POWER, HVAC, CORE TOILETS ECT. MUST BE PROTECTED AND REMAIN 'LIVE' WITHIN PUBLIC SPACES AND OCCUPIED AREAS.
20. PROTECT ALL SURFACES OF ROOMS TO REMAIN FROM DUST, DEBRIS, AND ALL MOISTURE.
21. CONTRACTOR SHALL PLACE ANY ITEMS OR MATERIALS TO BE SALVAGED AND/OR RETAINED AS DIRECTED BY OWNER.
22. CONTRACTORS SHALL BUILD DUST TIGHT TEMPORARY CONSTRUCTION WALLS DURING DEMOLITION. COORDINATE IN FIELD WITH OWNER.

DEMOLITION NOTES:

SYMBOL	DESCRIPTION
1	REMOVE EXISTING INTERIOR DOORS, FRAMES, AND HARDWARE. SALVAGE AND RETURN TO OWNER.
2	REMOVE EXISTING WALL. PATCH AND REPAIR ADJACENT WALLS TO MATCH EXISTING.
3	REMOVE EXISTING LAY-IN CEILING TILE AND GRID (THIS AREA). SALVAGE UNDAMAGED CEILING TILE AND RETURN TO OWNER.
4	REMOVE EXISTING LIGHT FIXTURES. SALVAGE AND RETURN TO OWNER.
5	REMOVE EXISTING CARPET AND BASE IN AREA INDICATED. CLEAN AND PREPARE SUBFLOOR TO RECEIVE NEW FINISH. PATCH AND REPAIR EXISTING WALLS TO REMAIN.
6	REMOVE EXISTING MECHANICAL GRILLES & LOUVERS. SALVAGE AND RETURN TO OWNER.
7	REMOVE EXISTING POWER POLE.
8	REMOVE EXISTING ELECTRICAL DEVICES.
ER	EXISTING TO REMAIN.

DEMOLITION LEGEND

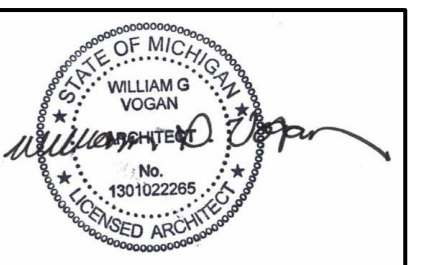


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ARCHITECTURAL SEAL:



CLIENT:

ST. CLAIR COUNTY
COMMUNITY
MENTAL HEALTH

3111 ELECTRIC AVE.
PORT HURON, MI 48060

PROJECT:
CAPAC OFFICE
RENOVATIONS

ISSUE:

DRAWN BY: WV
CHECKED BY: WV
APPROVED BY: WV
PROJECT NO.: XXXX

TITLE:
DEMOLITION PLAN

NUMBER:

D1.1
XX-XX-XX

ROOM FINISH SCHEDULE										
NO.	ROOM NAME	FLOOR MATL.	BASE MATL.	N. WALL MATL.	S. WALL MATL.	E. WALL MATL.	W. WALL MATL.	CEILING MATL.	CEILING HEIGHT	SPECIAL NOTES
101	OFFICES	EXIST. PLANK	VINYL VB-1	GYP. BD. (PTD.) P-1	GYP. BD. (PTD.) P-1	GYP. BD. (PTD.) P-1	GYP. BD. (PTD.) P-1	2x2 LAY-N ACT-1	EXIST.	-
102	OFFICE	EXIST. PLANK	VINYL VB-1	GYP. BD. (PTD.) P-1	GYP. BD. (PTD.) P-1	GYP. BD. (PTD.) P-1	GYP. BD. (PTD.) P-1	2x2 LAY-N ACT-1	EXIST.	-
103	OFFICE	EXIST. PLANK	VINYL VB-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	2x2 LAY-N ACT-1	EXIST.	-
104	OFFICE	EXIST. PLANK	VINYL VB-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	2x2 LAY-N ACT-1	EXIST.	-
105	OFFICE	EXIST. PLANK	VINYL VB-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	2x2 LAY-N ACT-1	EXIST.	-
106	OFFICE	EXIST. PLANK	VINYL VB-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	2x2 LAY-N ACT-1	EXIST.	-
107	OFFICE	EXIST. PLANK	VINYL VB-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	2x2 LAY-N ACT-1	EXIST.	-
108	GENERAL OFFICE	CPT-1	VINYL VB-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	2x2 LAY-N ACT-1	EXIST.	-
C-1	CORRIDOR	EXIST. PLANK	VINYL VB-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	2x2 LAY-N ACT-1	EXIST.	-
C-2	CORRIDOR	EXIST. PLANK	VINYL VB-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	2x2 LAY-N ACT-1	EXIST.	-
C-3	CORRIDOR	EXIST. PLANK	VINYL VB-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	EXIST. (PTD.) P-1	2x2 LAY-N ACT-1	EXIST.	-

ROOM MATERIAL ABBREVIATIONS

ACT	ACOUSTICAL TILE CEILING	FRP	FIBERGLASS REINFORCED PANELS	RUB	RUBBER WALL BASE
ANOD	ANODIZED	GL	GLASS	SAAC	SPRAY-APPL. ACOUST. COATING
BCMU	BURNISHED CMU	GCMU	GLAZED CMU	SEAL	CONCRETE SEALER
CER	CERAMIC	LYC	LINEAR METAL CEILING	SS	STAINLESS STEEL
CONC	CONCRETE	MAIR TH	MARBLE THRESHOLD	SP CMU	SPLIT-FACE CMU
CMU	CONCRETE MASONRY UNIT	NSF	NON-SLIP FINISH	ST	STAINED
CPL	CEMENT PLASTER	FLAM	PLASTIC LAMINATE	TER	TERAZZO
CPT	CARPET	PLAS	VENEER PLASTER	VCT	VINYL COMPOSITION TILE
CT	CERAMIC TILE	PT	PORCELAIN TILE	VT	VINYL TRANSITION
EXP	EXPOSED	RT	RUBBER TILE		

DOOR SCHEDULE

DOORS		FRAMES				DETAILS							
DOOR NO.	DOOR SIZE	DOOR TYPE	DOOR MATL.	DOOR FINISH	GLASS	FRAME TYPE	FRAME MATL.	FRAME FINISH	GLASS	THRESHOLD	UL LABEL	HDUE SET	REMARKS
101-1	3'-0"x1'-0"	1	UD	FRE FIN	1/2" LAM.	A	HM	PTD	-	-	-	-	-
102-1	3'-0"x1'-0"	1	UD	FRE FIN	1/2" LAM.	A	HM	PTD	-	-	-	-	-
103-1	3'-0"x1'-0"	1	UD	FRE FIN	1/2" LAM.	A	HM	PTD	-	-	-	-	-
104-1	3'-0"x1'-0"	1	UD	FRE FIN	1/2" LAM.	A	HM	PTD	-	-	-	-	-
105-1	3'-0"x1'-0"	1	UD	FRE FIN	1/2" LAM.	A	HM	PTD	-	-	-	-	-
106-1	3'-0"x1'-0"	1	UD	FRE FIN	1/2" LAM.	A	HM	PTD	-	-	-	-	-
107-1	3'-0"x1'-0"	1	UD	FRE FIN	1/2" LAM.	A	HM	PTD	-	-	-	-	-
108-1	3'-0"x1'-0"	1	UD	FRE FIN	1/2" LAM.	A	HM	PTD	-	-	-	-	-
C1-1	3'-0"x1'-0"	2	UD	FRE FIN	-	B	HM	PTD	-	-	-	-	ADD CARD READER
C1-2	EXIST.	-	-	-	-	-	-	-	-	-	-	-	ADD CARD READER
C3-1	3'-0"x1'-0"	2	UD	FRE FIN	-	B	HM	PTD	1/2" LAM.	-	-	-	ADD CARD READER

NOTES:

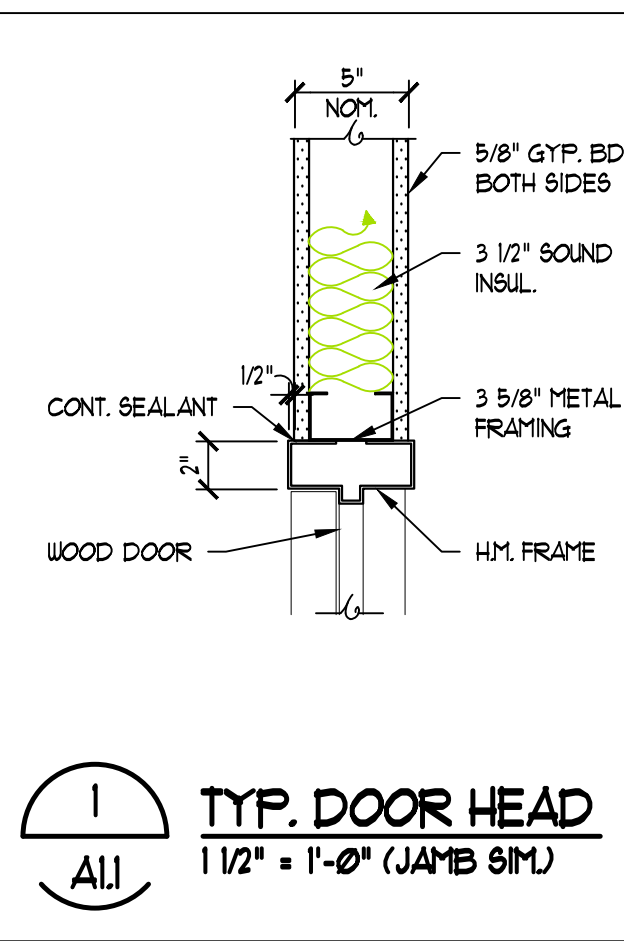
1. VERIFY ALL KEYING AND CARD READERS REQUIREMENTS WITH OWNER AND OWNER SECURITY CONTRACTOR.
2. ALL DOOR HARDWARE TO BE SUPPLIED AND INSTALLED BY OWNER.

DOOR MATERIAL ABBREVIATIONS

AL	ALUMINUM	FL	PLASTIC LAMINATE	SS	STAINLESS STEEL
ANOD	ANODIZED	FRE FIN	FRE FINISH	ST	STAINED
FRP	FIBERGLASS REINFORCED POLYESTER	FRE HANG	FRE HANG	STL	STEEL
GL	GLASS	PTD	PAINTED	UD	WOOD
GD 4 F	GALVANIZED DOOR 4 FRAME	SM	SIMILAR	UG	WOOD GRAINED
HM	HOLLOW METAL				

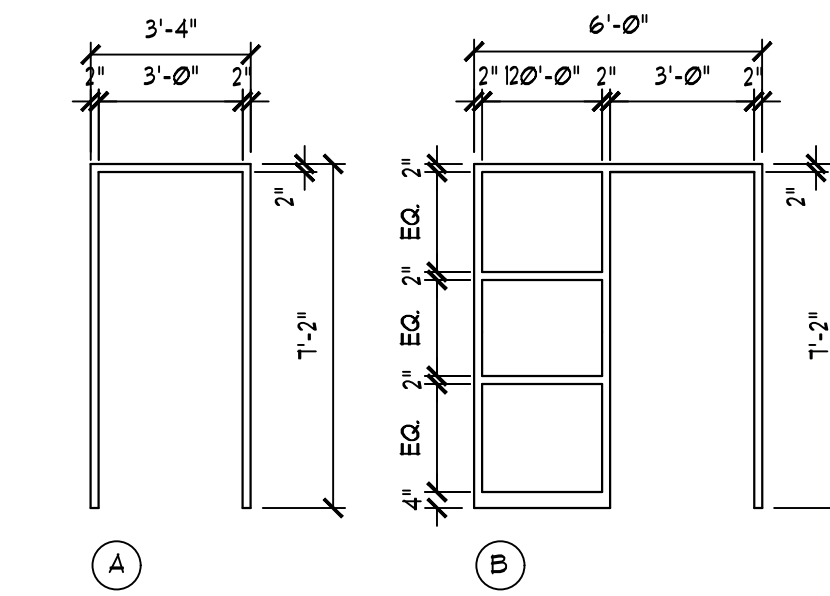
WALL TYPE LEGEND

---	EXISTING CONSTRUCTION TO REMAIN
---	NEW 1/2" GYP. BD BOTH SIDES OF 3 5/8" METAL STUDS AT 16" O.C. TO UNDERSIDE OF CEILING GRID ABOVE W/ 3 1/2" SOUND INSULATION IN STUD CAVITY AND 2'-0" BOTH SIDES OF WALL ABOVE CEILING (SEE REF. CLG PLAN)



DOOR TYPES

1/4" = 1'-0"



GENERAL SPECIFICATIONS:

ALL WORK SHOULD BE INSTALLED IN STRICT ACCORDANCE WITH STATE AND CITY CODES OF ORDINANCE. THE MOST STRINGENT REQUIREMENTS SHALL BE COMPLIED WITH.

DO NOT SCALE FROM PLANS.

CONTRACTOR SHALL OBTAIN ALL PERMITS, PAY ALL FEES AND ARRANGE FOR ALL INSPECTIONS ASSOCIATED WITH HIS WORK. AT THE COMPLETION OF THE WORK THIS CONTRACTOR SHALL FURNISH CERTIFICATES OF OCCUPANCY.

THIS CONTRACTOR SHALL COORDINATE ALL WORK OF OTHER BUILDING TRADES TO AVOID ANY INTERFERENCES.

THIS CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ACTUAL JOB CONDITIONS AND CHECK FOR ANY INTERFERENCES BETWEEN HIS WORK AND THAT OF OTHER TRADES AND / OR ANY APPARENT VIOLATIONS OF STATE OR CITY CODES, LAWS, ORDINANCES OR REGULATIONS. IF ANY INTERFERENCES OR VIOLATIONS APPEAR, OR DEPARTURE FROM DESIGN INTENT OF THE CONTRACT DOCUMENTS IS REQUIRED, THIS CONTRACTOR SHALL NOTIFY THE ARCHITECT.

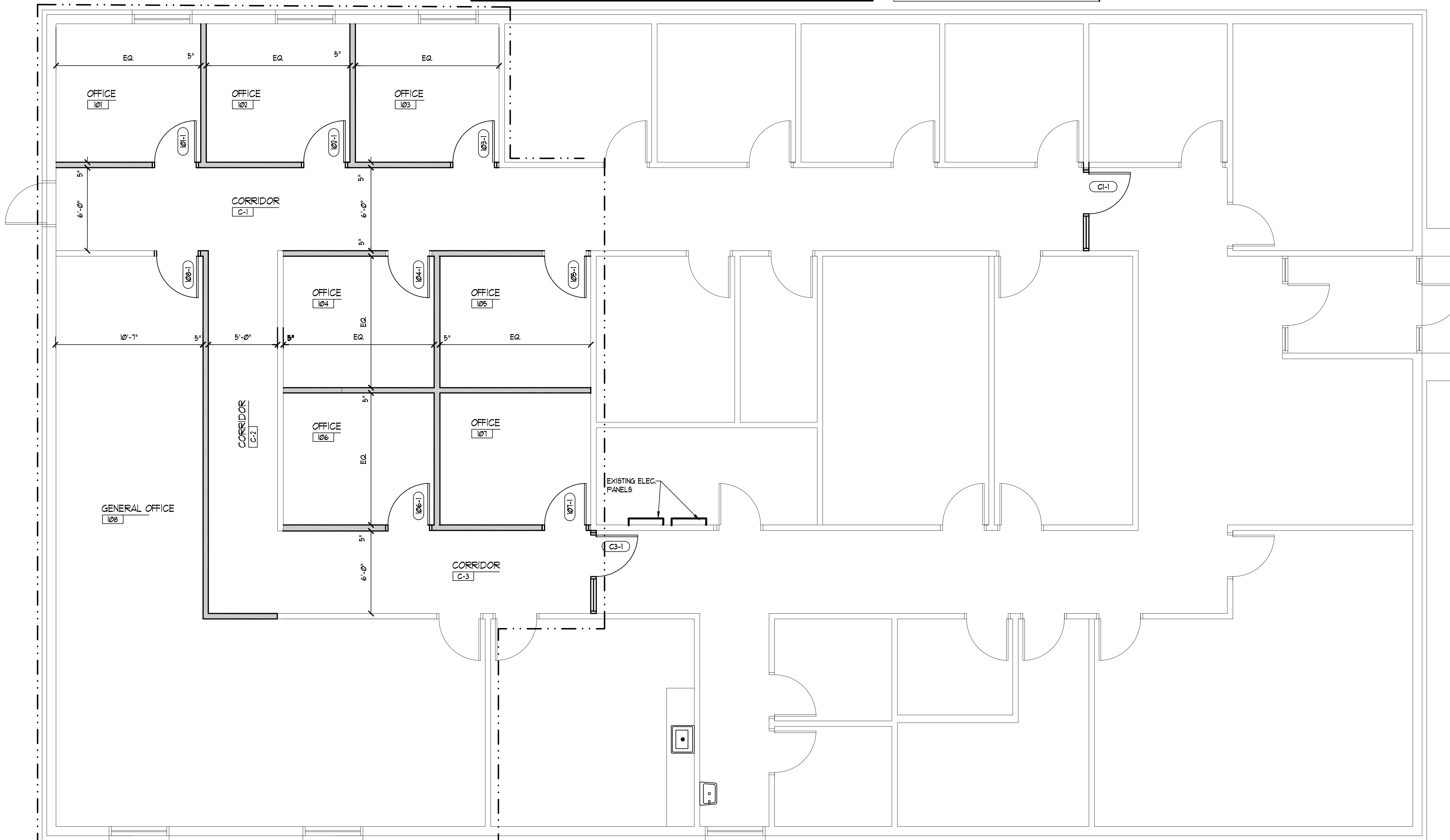
FAILURE TO PROVIDE THE ARCHITECT WITH THE AFORESAID NOTIFICATION WILL RESULT IN THIS CONTRACTOR BEING HELD RESPONSIBLE TO COMPLETE ALL WORK TO MEET THE INTENT OF THE CONTRACT DOCUMENTS WITH NO ADDITIONAL EXPENSE BEING INCURRED BY THE OWNER.

CONTRACTOR SHALL GUARANTEE ALL WORK INSTALLED UNDER HIS CONTRACT TO BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS, FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE SPACE BY THE OWNER. SHOULD DEFECTS OCCUR WITHIN THIS PERIOD, REPAIR AND / OR REPLACE DEFECTIVE ITEMS AND ANY DAMAGE RESULTING FROM FAILURE OF THESE ITEMS, AT NO EXPENSE TO THE OWNER.

PROVIDE ALL LABOR, INSURANCES, MATERIAL, SUPERVISION, LICENSE, TAXES, PARTS, DEVICES, ACCESSORIES, AND OTHER ITEMS REQUIRED FOR THE EXECUTION AND COMPLETION OF ALL WORK SHOWN OR REFERRED TO SATISFACTORILY COMPLETE THE INSTALLATION OF ALL THE SYSTEMS.

RESPONSIBILITY OF AREA OF CONSTRUCTION WORK:

THE GENERAL CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE GENERAL CHARGE OF THE AREA WHERE CONSTRUCTION OPERATIONS ARE BEING PERFORMED. THE GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION TO PREVENT UNAUTHORIZED PERSONS FROM ENTERING THE BUILDING. THE CONTRACTOR SHALL VERIFY ALL COLOR SELECTIONS WITH THE OWNER PRIOR TO ORDERING MATERIALS OR SELECTING FINISHES.



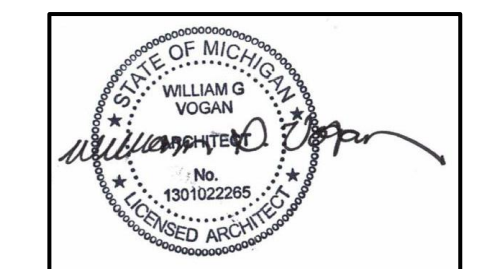
FLOOR PLAN
1/4" = 1'-0"



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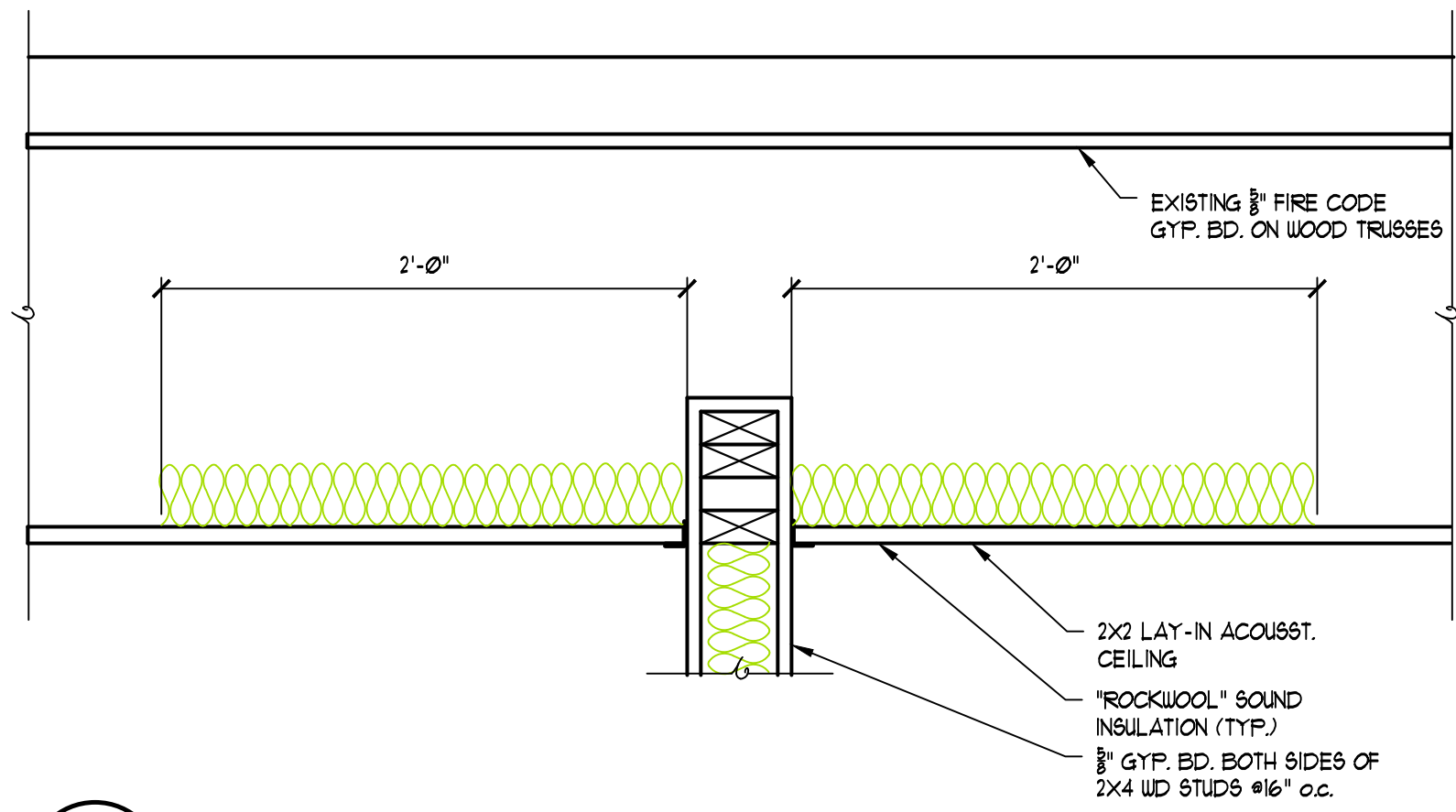
3-19-24	review
3-20-24	revised

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FLOOR PLAN

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A1.1
XX-XX-XX



TYPICAL WALL/CEILING DETAIL
1-1/2" = 1'-0"

REFLECTED CEILING LEGEND AND FIXTURE SCHEDULE:

	GYP. BD. CEILING		RETURN AIR GRILLE (RA)
	2x2' SUSPENDED LAY-IN ACOUSTICAL PANEL CEILING		SUPPLY AIR DIFFUSERS / LINEAR AIR DIFFUSER
	2x4' RECESSED LED LIGHT FIXTURE IN 2x2 LAY-IN CLG. SYSTEM		LED DOWN LIGHT
			EXIT LIGHT
			COMBINATION EXIT/EMERGENCY LIGHT
			EMERGENCY LIGHT
			WALL MOUNTED LIGHT (WLL)

- CEILING NOTES:**
1. **CONNECT NEW DIFFUSERS TO EXISTING DUCTWORK.**
 2. **CONNECT NEW RECEPTACLES, SWITCHES, AND LIGHT FIXTURES TO EXISTING CIRCUITS.**

CEILING PLAN GENERAL NOTES:

- COORDINATE FINAL SIZE AND FINAL LOCATION OF ALL ACCESS PANELS WITH TRADE REQUIRING SAME.
- COORDINATE CEILING SUSPENSION SYSTEMS WITH OTHER CEILING SPACE EQUIPMENT SUPPORTING DEVICES.
- SEE SHEET ALL FOR PARTITION TYPES.
- ALL EXISTING WALLS IN PROJECT AREA TO MEET FIRE RATINGS INDICATED ON REFLECTED CEILING PLAN.
- CEILING GRID SYSTEM TO BE CENTERED IN ROOM IN BOTH DIRECTIONS UNLESS OTHERWISE NOTED.
- NO CEILING PANEL TO BE CUT TO LESS THAN 6" WIDTH AT CEILING PANEL INSTALLATION TYPICAL.
- AT CONDITIONS WHERE CEILING TILE PADS EXCEED 2'-0" TRIM 2' X 4' CEILING PADS AS REQUIRED TO FIT.
- VERIFY EXACT LOCATIONS OF SOFFIT AND CEILING CONTROL JOINTS WITH THE ARCHITECT'S REPRESENTATIVE IN THE FIELD.
- COORDINATE THE LOCATION OF ESCUTCHEON PLATES AT CEILING PANEL PENETRATIONS WITH ELECTRICAL AND MECHANICAL TRADES.
- SEE ELECTRICAL DRAWINGS FOR FIXTURE TYPES.
- REPAIR (OR REPLACE WITH NEW EXISTING CEILING PANELS AND GRID WHERE WALLS WERE REMOVED).
- CONTRACTOR SHALL MAINTAIN THE FIRE RATING INTEGRITY OF ALL EXISTING PARTITIONS INDICATED AS FIRE RESISTANCE RATED. ADVISE THE ARCHITECT OF ANY FIRE-EXISTING BREACHES DISCOVERED IN THE COURSE OF THE WORK.

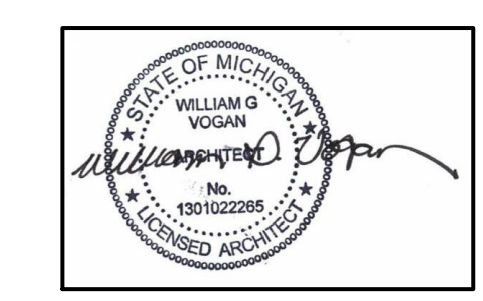


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REFLECTED CEILING
PLAN

NUMBER:
A1.2
XX-XX-XX

SPECIFICATIONS

DIVISION 5 - METALS

05300 - MISCELLANEOUS METALS: ANCHOR BOLTS, NUTS, AND WASHERS SHALL BE MINIMUM 5/8 IN. GALVANIZED STEEL (UNLESS SHOWN AS OTHERWISE) EMBEDDED MINIMUM 1 IN. INTO CONCRETE AND SPACED AS SHOWN ON PLANS. PROVIDE MISCELLANEOUS GALVANIZED STEEL ANCHORS, STRAPS, AND HANGERS AS REQUIRED.

05320 - MANUFACTURED ANCHORS AND STRAPS: SHALL BE GALVANIZED METAL AS MANUFACTURED BY SIMPSON STRONG TIE OR EQUAL.

DIVISION 6 - WOOD AND PLASTICS

06100 - ROUGH CARPENTRY: ALL LUMBAR SHALL BE DRY SOUTHERN PINE, 19% MC, NO. 2 OR BETTER.

- A. PROVIDE FRAMING AND BLOCKING MEMBERS AS INDICATED ON THE DRAWINGS OR AS REQUIRED.
- B. PLYWOOD SHEATHING SHALL BE THE THICKNESS SHOWN ON THE DRAWINGS AND APA STRUCTURAL I FOR EXTERIOR USE.
- C. PROVIDE ALL REQUIRED BLOCKING AT WALL GAUARDS, CABINETS, AND OTHER WALL MOUNTED EQUIPMENT.

DIVISION 7 - THERMAL AND MOISTURE PROTECTIO

07250 - INSULATION

- A. ROCKWOOL BATT SOUND INSULATION: FLEXIBLE PREFORMED BATT OR BLANKET COMPLYING WITH ASTM C665 AS MANUFACTURED BY OULENS-CORNING CORP. INSTALL AS PER MANUFACTURERS RECOMMENDATIONS

07900 - SEALANTS:

- A. SILICONIZED ACRYLIC CAULK - 25 YEAR PAINTABLE, NON-STAINING, AND MILDEW RESISTANT. FOR INTERIOR AND EXTERIOR USE ON WOOD AND MASONRY, AS A FILLER FOR CRACKS, VOIDS, AND HOLES IN PREPARATION FOR PAINT OR OTHER FINISH. SEE EXISTING WOOD PREPARATION.
- B. POLYSEAMSEAL ALL -PURPOSE ADHESIVE CAULK, PAINTABLE, NON-STAINING, MILDEW RESISTANT. FOR INTERIOR AND EXTERIOR USE AS A FILLER AND JOINT SEAL AT TILE, AND COUNTERS.
- C. SILICONE RUBBER SEALANT - FS1T-9-007543, CLASS A , ONE PART NON-SAG LOW-MODULE SILICONE RUBBER SEALANT FOR INTERIOR AND EXTERIOR USE IN WORKING JOINTS WHERE SOME MOVEMENT IS ANTICIPATED, WOOD MASONRY, METAL AND GLASS. PROVIDE BACKER ROD DEPTH CONTROL IN ALL JOINTS IN EXCESS OF 1/4".
- D. DOU CORNING 959 STRUCTURAL SEALANT FOR ALL GLAZING, WALL PANELS, DOORS, AND WHEREVER APPLICABLE.

DIVISION 8 - DOORS AND WINDOWS

08103 - HOLLOW METAL FRAMES

- A. FRAMES: PROVIDE GALVANIZED UNITS WITH MANUFACTURERS STANDARD THICKNESS, FACE WELDED AND FACTORY PRIMED FOR FIELD PAINTING.

08210 - WOOD DOORS: WOOD DOORS SHALL BE OF SIZES AND TYPES INDICATED WITH PRE-FINISHED SURFACES TO MATCH EXISTING UNLESS NOTED OTHERWISE. INTERIOR DOORS SHALL BE 1 3/4" THICK SOLID CORE. DOORS SHALL MEET NIMA STD. TOLERANCE FOR THEIR TYPES. FINISH SELECTED BY OWNER FROM MANUFACTURER'S STANDARD COLORS. SEE DOOR SCHEDULE FOR REQUIRED FIRE RATING.

08710 - HARDWARE: PROVIDED AND INSTALLED BY OWNER

088000 - GLAZING: PROVIDE AND INSTALL GLASS, GLAZING COMPOUNDS AND ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION. GLAZING TYPES TO INCLUDE:

- A. 1" CLEAR, TEMPERED, INSULATED SEALED GLASS UNITS, VISION GLAZING, AS MANUFACTURED BY GUARDIAN INDUSTRIES OR EQUAL.

DIVISION 9 - FINISHES

09160 - GYPSUM DRYWALL: PROVIDE GYPSUM DRYWALL WHERE SHOWN ON DRAWING AND AS FOLLOWS:

GYPSUM BOARD: PROVIDE 5/8 INCH THICKNESS (UNLESS OTHERWISE INDICATED) TO COMPLY WITH ASTM C 840 AND ASTM C 36. USE TYPE X FOR FIRE-RESISTANCE-RATED ASSEMBLIES. PROVIDE TAPERED EDGES. USE WATER - RESISTANT GYPSUM BOARD (ASTM C 630) WHERE INDICATED AND FOR ALL AREAS SUBJECT TO MOISTURE. PROVIDE GALVANIZED METAL TRIM ACCESSORIES COMPLYING WITH ASTM C 1041. PROVIDE TAPE AND THREE COATS SPACKLE, SCREW GYPSUM BOARD TO FRAMING.

09300 - ACOUSTICAL CEILING: PROVIDE AND INSTALL ACOUSTICAL LAY-IN CEILING SYSTEMS INCLUDING 24" x 24" WHITE CEILING TILES, WHITE 5/16" SUSPENSION SYSTEM AND ALL REQUIRED ACCESSORIES.(SEE ROOM FINISH SCHEDULE)

09300 - PAINTING: THIS SECTION INCLUDES SURFACE PREPARATION, PAINTING AND FINISHING OF EXPOSED INTERIOR ITEMS AND SURFACES. SURFACE PREPARATION, PRIMING, AND FINISH COATS SPECIFIED IN THE THIS SECTION ARE IN ADDITION TO SHOP PRIMING AND SURFACE TREATMENT SPECIFIED UNDER OTHER SECTIONS.

A. PAINT EXPOSED SURFACE WHETHER OR NOT COLORS ARE DESIGNATED IN "SCHEDULES", EXCEPT WHERE A SURFACE OR MATERIAL IS SPECIFICALLY INDICATED NOT TO BE PAINTED OR IS TO REMAIN NATURAL. WHERE AN ITEM OR SURFACE IS NOT SPECIFICALLY MENTIONED, PAINT THE SAME AS SIMILAR ADJACENT MATERIALS OR SURFACES. IF COLOR OR FINISH IS NOT DESIGNATED, THE OWNERS WILL SELECT FROM STANDARD COLORS OR FINISHES AVAILABLE.

- 1. PAINTING INCLUDES FIELD PAINTING EXPOSED BARE AND COVERED PIPES AND DUCTS (INCLUDING COLOR-CODING), HANGERS, EXPOSED STEEL AND IRONWORK, AND PRIMED METAL SURFACES OF MECHANICAL AND ELECTRICAL EQUIPMENT.
- 2. PAINTING IS NOT REQUIRED ON PRE-FINISHED ITEMS, FINISHED METAL SURFACES, CONCEALED SURFACES, OPERATING PARTS, AND LABELS.
- 3. LABELS: DO NOT PAINT OVER UNDERWRITER'S LABORATORIES, FACTORY MUTUAL OR OTHER CODE-REQUIRED LABELS OR EQUIPMENT NAME, IDENTIFICATION, PERFORMANCE RATING, OR NOMENCLATURE PLATES.

B. SUBMIT DATA: MANUFACTURER'S TECHNICAL INFORMATION, LABEL ANALYSIS, AND APPLICATION INSTRUCTIONS FOR EACH MATERIAL PROPOSED FOR USE.

- 1. LIST EACH MATERIAL AND CROSS-REFERENCE THE SPECIFIC COATING AND FINISH SYSTEM AND APPLICATION. IDENTIFY EACH MATERIAL BY THE MANUFACTURER'S CATALOG NUMBER AND GENERAL CLASSIFICATION.
- 2. SAMPLES FOR INITIAL COLOR SELECTION IN THE FORM OF MANUFACTURER'S COLOR CHARTS. THE EXTERIOR WILL HAVE FOUR COLORS MINIMUM, ONE BEING SPECIAL ORDER COLOR. THE INTERIOR WILL HAVE THREE COLORS MINIMUM, ONE BEING A SPECIAL ORDER COLOR.

C. PROVIDE SAMPLES OF EACH COLOR AND MATERIALS TO BE APPLIED, WITH TEXTURE TO SIMULATE ACTUAL CONDITIONS, OR REPRESENTATIVE SAMPLES OF ACTUAL SUBSTRATE. DEFINE EACH SEPARATE COAT, INCLUDING BLOCK FILLERS AND PRIMERS. USE REPRESENTATIVE COLORS WHEN PREPARING SAMPLES FOR REVIEW. RESUBMIT UNTIL REQUIRED SHEEN, COLOR, AND TEXTURE ARE ACHIEVED.

- 1. PROVIDE A LIST OF MATERIAL AND APPLICATION FOR EACH COAT OF EACH SAMPLE. LABEL EACH SAMPLE AS TO LOCATION AND APPLICATION. PROVIDE PAINT AS SHOWN WITH ALL MATERIALS BY BENJAMIN MOORE OR EQUAL. COLORS AND FINISH SHALL BE SELECTED BY OWNER.

GALVANIZED METAL (IF PAINTED): CLEAN GALVANIZED SURFACES W/ NON-PETROLEUM BASE SOLVENTS SO THAT SURFACE IS FREE OF OIL AND CONTAMINANTS.

PRIMER: ONE COAT GALVANIZED METAL PRIMER (FS-TT-P-642), PRIMER SHALL BE MOORE - IRON CLAD GALVANIZED METAL LATEX PRIMER #55, PITTSBURGH - 6 - 75% SPEED HIDE GALVANIZED STEEL PRIMER OR EQUAL.

FINISH: TWO FINISH COATS, HIGH-GLOSS ALKYD ENAMEL (FS-TT-E-489), ENAMEL SHALL BE MOORE IMPERVEO HIGH-GLOSS ENAMEL #33, PITTSBURGH - 5 LINE QUICK - DRY ENAMEL OR EQUAL.

GYPSUM BOARD:

PRIMER: LATEX PRIMER SEALER

FINISH: 2 FINISH COATS WALL PAINT(ADD MOL/DICIDE ADDITIVE TO FINISH COAT IN ALL MOIST AREAS)

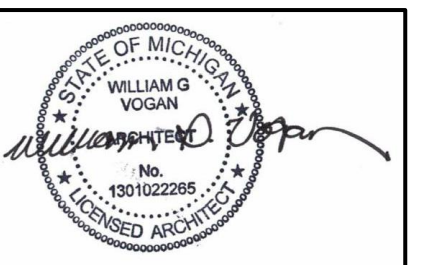
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SP1.1
XX-XX-XX
XXXXXX

MECHANICAL SPECIFICATIONS:

PART 1 - GENERAL

PROVIDE ALL LABOR MATERIALS, TOOLS, EQUIPMENT AND SUPERVISION REQUIRED FOR FURNISHING AND INSTALLING OF ALL HEATING, AIR CONDITIONING AND VENTILATION WORK HEREIN DESCRIBED AND/OR SHOWN ON DRAWINGS. THIS INCLUDES: DUCTWORK, BACKDRAFT DAMPERS, ACCESS OPENINGS FIRE DAMPERS, MANUAL VOLUME DAMPERS, ELBOUS, FLEXIBLE CONNECTIONS, DRAIN PANS, DUCT HANGERS, VIBRATION ELIMINATORS, SOUND INSULATING DUCTS, FLEXIBLE INSULATED DUCTS, AIR DEFUSERS - EXTRUDED ALUMINUM EXTERIOR WALL LOUVERS, HORIZONTAL PIPE SUPPORTS, PIPE PENETRATORS THRU ROOF AND BALANCING.

PART 2 - PRODUCTS

2.01 - DUCTWORK:
 A. DUCT MATERIALS IN GENERAL SHALL BE UNINSULATED SHEET METAL FOR EXHAUST, AND RETURN AIR SYSTEMS. INSULATED SHEET METAL FOR SUPPLY AIR, OUTDOOR AIR, FRESH AIR AND MIXED AIR AND EXHAUST AIR DUCT SYSTEMS EXPOSED TO OUTDOOR AIR.

SHEET METAL DUCTS SHALL BE GALVANIZED STEEL OR ALUMINUM, NOT LESS THAN THE FOLLOWING GAUGES:

LARGEST DUCT DIMENSION	STEEL U.S. STANDARD GAUGE	ALUMINUM B49 GAUGE
UP TO 12"	26	24
13" TO 30"	24	22
31" TO 54"	22	20
55" TO 84"	20	18
85" AND OVER HOODS	18	16

ALL DUCTS TO BE CONSTRUCTED IN ACCORDANCE WITH SMACNA'S HVAC DUCT CONSTRUCTION STANDARDS.

MECHANICAL SPECIFICATIONS:

2.02 - BACKDRAFT DAMPERS:
 A. THE FOLLOWING EQUIPMENT SHALL HAVE BACKDRAFT DAMPERS:
 1. ROOF EXHAUST FANS.
 2. ROOFTOP RELIEF VENTS AND EXHAUST HOODS.
 3. DISCHARGE DUCT CONNECTIONS TO EXHAUST LOUVERS FROM SYSTEM RETURN FANS OR EXHAUST FANS AS SCHEDULED ON DRAWINGS.

THE BACK DRAFT DAMPERS SHALL BE MULTI-LEAF, FELT EDGED AND SIZED TO LIMIT DISCHARGE VELOCITY BELOW 1000 FPM.

2.03 - ACCESS OPENINGS IN DUCTWORK:
 DUCT WORK SHALL BE PROVIDED WITH ACCESS OPENINGS AT ALL SPLITTER DAMPERS, VOLUME DAMPERS, FIRE DAMPERS, AND ALL CONTROL DEVICES. UNLESS OTHERWISE SHOWN ON DRAWINGS, THESE SHALL BE OF SCREWED ON SIDE TYPE, AT LEAST 12" x 12" AND SHALL BE GASKETED TO BE REASONABLY AIRTIGHT. THIS CONTRACTOR SHALL FURNISH AND BE RESPONSIBLE FOR LOCATION OF ACCESS DOORS WHICH WILL BE INSTALLED BY ARCHITECTURAL TRADES INVOLVED.

2.04 - FIRE DAMPERS:
 A. PROVIDE AT LOCATIONS INDICATED AND/OR REQUIRED BY NEBC CODE AND FIRE MARSHAL'S REGULATIONS, APPROVED FIRE DAMPERS EQUAL AMERICAN WARMING AND VENTILATING OR AIR BALANCE, INC. UL-119-B FOR UNDERWRITER'S LABORATORIES REQUIREMENTS. PROVIDE AIR BALANCE FSA-101 INSULATED DOUBLE CAM AND ACCESS DOORS NEAR EACH FIRE DAMPER.

B. ALL DUCT OPENINGS PIERCING SMOKE OR "RATED" SHALL BE PROTECTED WITH UL LABELED FIRE DAMPERS. FREE AREA RATING OF FIRE DAMPERS TO BE 95%.

MECHANICAL SPECIFICATIONS:

C. ROOMS ADJACENT TO CORRIDOR WALLS, IF PROVIDED WITH ONE HOUR RATED WALLS EXTENDING TO UNDERSIDE OF ROOF DECK, MUST BE PROVIDED WITH FIRE DAMPERS WHEN THE DUCTS PIERCE THESE WALLS. IF NO FIRE SEPARATION WALL IS PROVIDED BETWEEN THESE ROOMS, DUCT OUTLETS PIERCING FIRE RATED CEILING MUST BE FURNISHED WITH UL LABELED FIRE DAMPERS.

D. FOR ALL OTHER APPLICATIONS, REFER TO STATE FIRE PREVENTION BULLETIN #42, AND THE LATEST EDITION OF THE "STATE OF MICHIGAN FIRE DAMPER CLARIFICATION MANUAL".

2.05 - MANUAL VOLUME DAMPERS:
 A. WHERE SHOWN ON DRAWINGS, AND WHEREVER REQUIRED TO REGULATE FLOW OF AIR IN SUPPLY, RECIRCULATING AND EXHAUSTING DUCTS, PROVIDE DAMPERS WHICH SHALL BE SUFFICIENTLY STIFFENED TO PREVENT NOISE OR VIBRATION, AND IN NO CASE LIGHTER THAN #20 GAUGE. PROVIDE VOLUME DAMPERS AHEAD OF ALL MAIN AIR DISTRIBUTION TRUNK DUCTS AT EACH BRANCH DUCT TAKE-OFF.

2.06 - ELBOUS:
 A. RECTANGULAR DUCT ELBOUS SHALL HAVE THROAT RADIUS OF NOT LESS THAN THE WIDTH OF DUCT IN PLANE OF TURN. TURNING VANES SHALL BE INSTALLED ON ALL SQUARE TURNS, WHETHER OR NOT SHOWN ON THE DRAWINGS (EXCEPT NO TURNING VANES IN KITCHEN EXHAUST DUCTS).

2.07 - FLEXIBLE CONNECTIONS:
 A. PROVIDE FLEXIBLE CONNECTIONS BETWEEN ALL FAN OPENINGS AND SHEET METAL WORK, AND AS SHOWN ON DRAWINGS. SAME SHALL BE FIRE RESISTANT AND PROTECTED AGAINST PAINTING.

2.08 - DUCT HANGERS:
 A. DUCTS SHALL BE HUNG BY THE FOLLOWING MEANS:
 1. DUCTS UP TO 30" WIDE - 1/8 GA. x 1" STRAPS.
 2. DUCTS 30" TO 60" WIDE - 1" x 1/8" BLACK IRON.

MECHANICAL SPECIFICATIONS:

2.09 - VIBRATION ELIMINATORS:
 A. MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL FOR EACH MOTOR DRIVEN PIECE OF EQUIPMENT AND ON ALL HANGERS SUPPORTING MOTOR DRIVEN EQUIPMENT.

2.10 - CLOSING OFF SHEETS:
 A. SHEET METAL CONTRACTOR SHALL FURNISH AND INSTALL 18 GAUGE GALVANIZED IRON CLOSING OFF SHEETS AROUND COILS, FILTER BANKS AND OUTSIDE AIR INTAKE OPENINGS NOT FULLY COVERED BY AUTOMATIC DAMPERS, TO PREVENT ANY BYPASS OF AIR AROUND THESE UNITS, EXCEPT WHERE OTHERWISE NOTED.

2.11 - SOUND INSULATED DUCTS:
 A. SHEET METAL CONTRACTOR SHALL SOUND INSULATE WITH 1" INSULATION AIR SUPPLY, EXHAUST AND RETURN AIR DUCTS WHICH ARE WITHIN 10 FEET OF SUPPLY AND RETURN CENTRIFUGAL FANS, HEATING AND VENT UNITS, UNIT VENTILATORS, AND AIR HANDLING UNITS (OR AS SHOWN DRAWINGS).

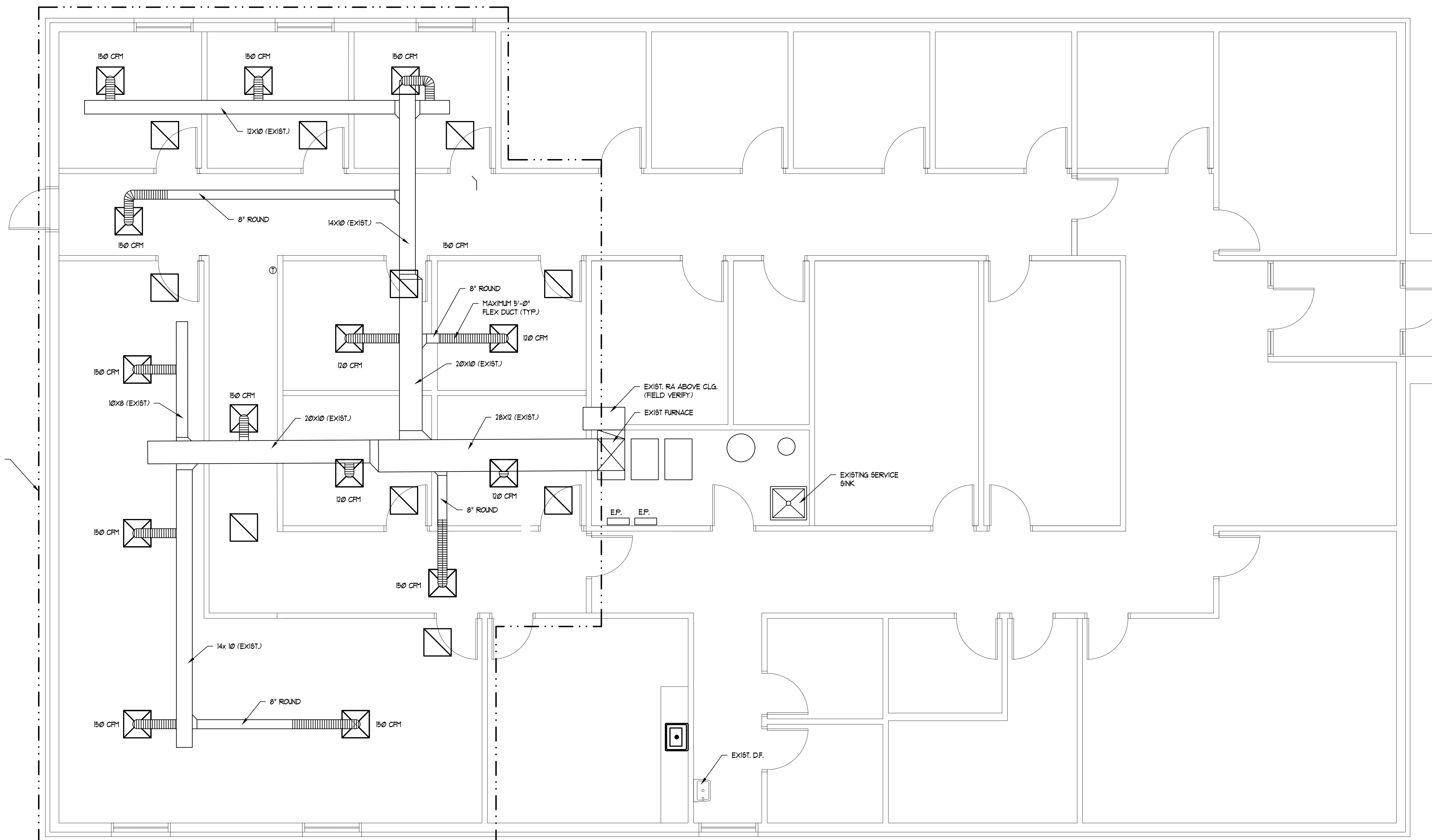
2.12 - AIR DIFFUSERS:
 A. FURNISH AND INSTALL AIR DIFFUSERS ON VARIOUS SUPPLY AND RETURN DUCTS OF SIZE AS INDICATED ON PLANS AND ON TYPE AS HEREINAFTER SPECIFIED. UNLESS OTHERWISE LISTED, EQUAL TO KRUEGER, ANEMOSTAT AND TITUS.

2.13 - BALANCING AIR HANDLING AND DISTRIBUTION SYSTEMS:
 A. SHEET METAL SUBCONTRACTORS SHALL BALANCE AIR HANDLING UNITS AND ADJUST DAMPERS, REGISTERS AND DIFFUSERS SO THAT AIR DISTRIBUTION WILL BE UNIFORM FOR ENTIRE SYSTEM, WITH TESTS SHOWING AIR QUANTITIES INDICATED FOR EACH OUTLET.

HVAC SYMBOL LEGEND:

LEGEND	TYPE
	RETURN AIR GRILLE (RA)
	SUPPLY AIR DIFFUSERS / LINEAR AIR DIFFUSER
	FLEX DUCT
	THERMOSTAT
	NEW DIFFUSER
	EXISTING DIFFUSER RELOCATED

NOTE:
 COORDINATE LOCATION OF ALL SUPPLY AIR DIFFUSERS AND RETURN AIR GRILLS WITH REFLECTED CEILING PLAN. (SEE SHEET A12)

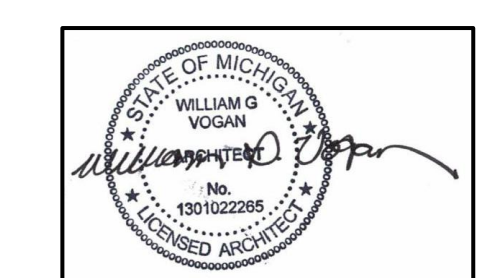


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ARCHITECTURAL SEAL:



CLIENT:
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 COMMUNITY
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 PORT HURON, MI 48060

PROJECT:
 CAPAC OFFICE
 RENOVATIONS

ISSUE:

DRAWN BY: WV
 CHECKED BY: WV
 APPROVED BY: WV
 PROJECT NO.: XXXX

TITLE:
 HVAC PLAN

NUMBER:
M1.1
 XX-XX-XX

HVAC PLAN
 1/4" = 1'-0"

ELECTRICAL SPECIFICATIONS:

PART 1 - ELECTRICAL REQUIREMENTS:

- 1.01 - PERMITS AND REQUIREMENTS:
 - A. THE ELECTRICAL CONTRACTOR SHALL TAKE OUT ALL PERMITS REQUIRED, AND ARRANGE FOR ALL NECESSARY INSPECTIONS AS REQUIRED BY LOCAL AND STATE LAW, AND SHALL PAY ALL FEES AND EXPENSES IN CONNECTION WITH THEIR WORK, AS A PART OF THE WORK UNDER THIS CONTRACT.
 - B. UPON COMPLETION OF THE WORK, THE ELECTRICAL CONTRACTOR SHALL FURNISH TO THE OWNER ALL CERTIFICATES OF INSPECTION AND/OR APPROVAL, WHICH ARE CUSTOMARY FOR THE CLASSES OF WORK INVOLVED.
- 1.02 - ORDINANCES AND CODES:
 - A. ALL WORK SHALL CONFORM TO ALL CODES, RULES, AND REGULATIONS OF UTILITY COMPANIES, NATIONAL ELECTRICAL CODE.
- 1.03 - IDENTIFICATION OF ELECTRICAL EQUIPMENT
 - A. IDENTIFICATION OF ELECTRICAL EQUIPMENT SHALL BE BY THE ELECTRICAL CONTRACTOR.
 - B. ALL PIECES OF CONTRACTOR SUPPLIED EQUIPMENT INCLUDING STARTERS, DISCONNECT SWITCHES, BOXES, ETC. SHALL BE LABELED WITH 2-1/2" X 3/4" LAMINATED BLACK AND WHITE PLASTIC NAMEPLATES.
- 1.04 - GROUNDING:
 - A. ALL CABINETS, CONDUITS, SYSTEMS, PANELS, ETC. SHALL BE THOROUGHLY GROUNDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE.

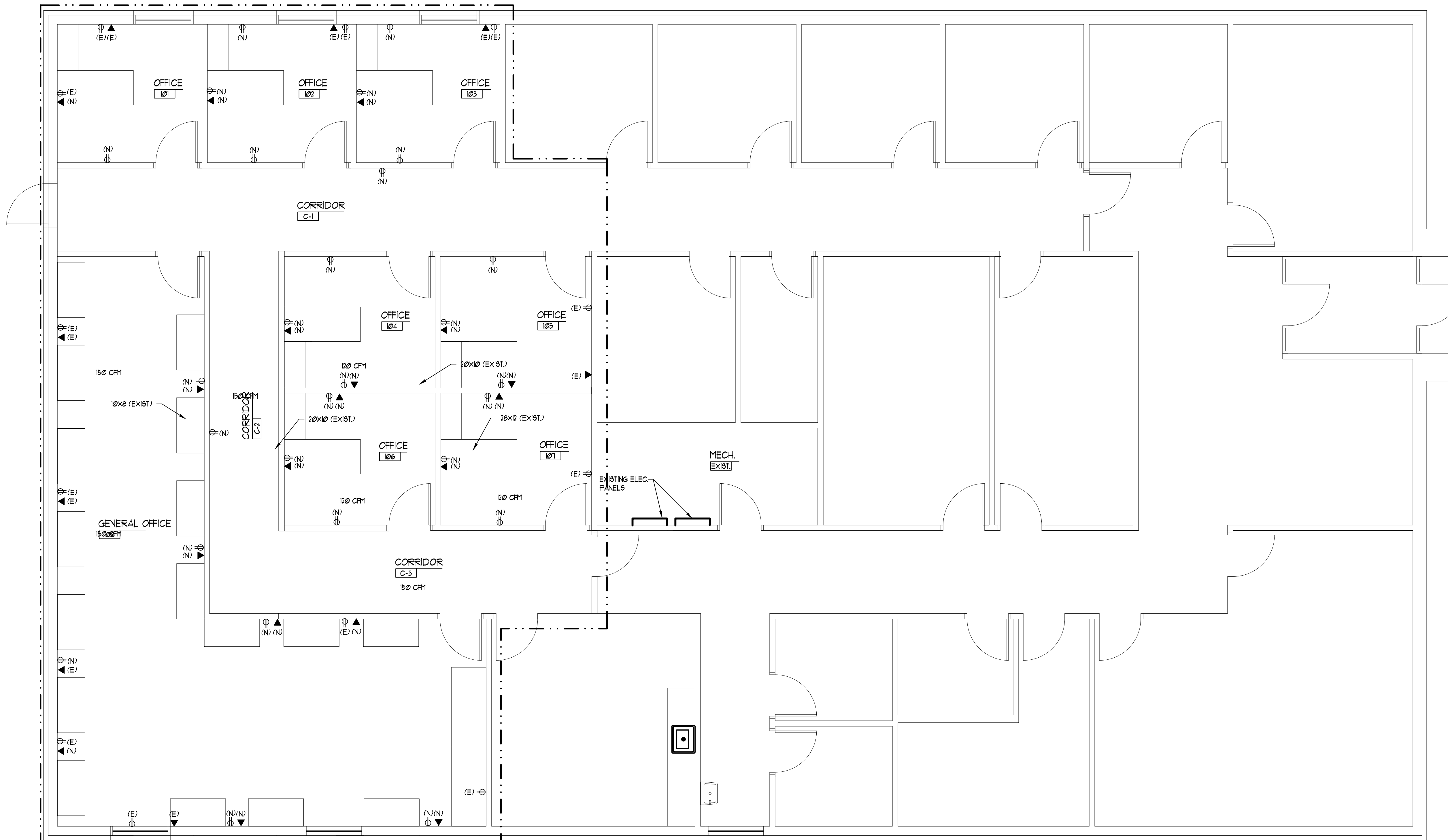
PART 2 - ELECTRICAL EQUIPMENT:

- 2.00 - GENERAL:
 - A. ALL ELECTRICAL EQUIPMENT SHALL BE NEW, AND BEAR THE UL LABEL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, AND LOCAL CODES.

- 2.01 - WIRE:
 - A. ALL NEW CONDUCTORS TO BE COPPER, 600 V INSULATION, 90° C, UNLESS OTHERWISE INDICATED ON THE DRAWINGS. TYPES: THHN OR XHHW-2 (DRY OR DAMP LOCATIONS) XHHW-2 (DRY, DAMP OR WET LOCATIONS)
 - B. MINIMUM WIRE SIZE: #12 AWG.
 - C. GENERAL PURPOSE BRANCH CIRCUITS (ON 120V SYSTEMS) WITH ONE-WAY LENGTHS OVER 100 FEET SHALL BE RUN WITH #10 WIRE.
- 2.02 - CONDUITS:
 - A. ALL WIRING TO BE IN CONDUIT, UNLESS OTHERWISE NOTED.
 - B. MINIMUM CONDUIT SIZE: 1/2" E.M.T.
 - C. FINAL CONNECTIONS TO ROTATING OR VIBRATING EQUIPMENT SHALL BE MADE WITH LIQUID TIGHT FLEXIBLE METAL CONDUIT (FVC JACK-ET). SHALL BE "SEAL-TITE", "ELECTRIC-FLEX" OR APPROVED EQUAL. INSTALL A SEPARATE EQUIPMENT GROUNDING CONDUCTOR (OR AN EXTERNAL EQUIPMENT BONDING JUMPER).
- 2.03 - WIRING DEVICES:
 - A. SWITCHES SHALL BE IVORY SPECIFICATION GRADE, HUBBELL 1221-1 OR EQUAL.
 - B. DUPLEX RECEPTACLES SHALL BE IVORY SPECIFICATION GRADE, HUBBELL 5353-1 OR EQUAL.
 - C. WALL PLATES SHALL BE STAINLESS STEEL 302/304 SATIN BEVELED.
- 3.00 - DISTRIBUTION EQUIPMENT:
 - A. FURNISH AND INSTALL ALL FUSES AND OVERLOADS NECESSARY FOR OVERCURRENT PROTECTION. FUSES SHALL BE DUAL-ELEMENT TYPE. BUSMAN "FUBETRON" OR EQUAL.
- 4.00 - INSTALLATION:
 - A. CONDUIT SHALL BE OF SIZE AND LOCATION AS SHOWN ON DRAWINGS OR AS REQUIRED FOR THE INSTALLATION OF OUTLETS AND DEVICES SHOWN ON PLANS. HORIZONTAL RUNS IN FLOOR OR CEILING ONLY. TURNS AND ELBOWS AT MINIMUM EASE IN PULLING WIRES. IN ALL FINISHED AREAS, CONDUIT SHALL BE CONCEALED. ALL CONDUITS SHALL BE SUPPORTED FROM THE STRUCTURE INDEPENDENT OF ALL OTHER TRADES.
 - B. BOXES - LOCATION OF NEW SWITCHES 48" ABOVE FLOORS, NEW CONVENIENCE OUTLETS, IN GENERAL SHALL BE 18" ABOVE FLOOR.
 - C. MOUNTING - ALL EQUIPMENT SHALL BE FULLY SECURED TO BUILDING STRUCTURE. CONDUIT SHALL BE FASTENED WITH HOOD PLATES, STRAP HANGERS, OR FITTINGS, AS MANUFACTURED BY APPLETON, KINDORF, OR UNISTRUT, AT 8 FEET ON CENTER OR AS REQUIRED.
- 5.00 - TESTING:
 - A. AFTER WIRES AND CABLES ARE IN PLACE AND BEFORE CONNECTED TO DEVICES AND EQUIPMENT, THE ENTIRE SYSTEM NEW AND EXISTING SHALL BE TESTED FOR SHORTS AND GROUNDS.
 - B. ANY HOT WIRES FOUND SHORTED OR GROUNDED SHALL BE REMOVED AND REPLACED.
- 5.01 - SINGLE PHASE 120 VOLT MOTORS STARTERS SHALL BE MANUAL TOGGLE SWITCH WITH THERMAL OVERLOAD RELAY AND PILOT LIGHT. PROVIDE WITH "ON-OFF-AUTO" SWITCH AND GENERAL PURPOSE ENCLOSURE. EQUAL TO SQUARE-D CLASS 2500 OR ALLEN BRADLEY BULLETIN 1600 SERIES, WITH PILOT LIGHTS.
- 5.02 - FURNISH AND INSTALL SAFETY SWITCHES AS INDICATED ON THE DRAWINGS. ALL SAFETY SWITCHES SHALL BE NEMA HEAVY DUTY TYPE HD, UL LISTED.

ELECTRICAL SYMBOLS LIST:

(E)	EXISTING
(N)	NEW
◻	NEW LED 2x4 RECESSED LIGHTING FIXTURE
◻	NIGHT LIGHT
○	DOWNLIGHT
⊖ ⊕ ⊗ ⊙	SINGLE / DUPLEX / QUADPLEX RECEPTACLE
⊖ ⊕ ⊗ ⊙	RECEPTACLES MOUNTED 42" AFF (BOTTOM OF BOX)
◁ ▷	TELEPHONE - DATA OUTLET / OUTLET 54" AFF (STUB 3/4" C. INTO ACCESSIBLE CEILING SPACE.)
⊖ ⊕ ⊗ ⊙	SINGLE POLE SWITCH/ 3-WAY/ 4-WAY WITH PILOT LIGHT/ DIMMING/ KEYED/ WEATHER PROOF/ REMOTE CONTROL/ MOTION CONTROL
⊖ ⊕ ⊗ ⊙	EXIT LIGHTS (WITH EMERGENCY HEADS, W/O EMERGENCY HEADS, WITH DIRECTION OF TRAVEL ARROWS, (MAX. 10 FT. AFF) (P) PENDENT MOUNTED (W) WALL MOUNTED (C) CEILING MOUNTED
⊖ ⊕ ⊗ ⊙	SINGLE PHASE MOTOR / 3 PHASE MOTOR
⊖ ⊕ ⊗ ⊙	ELECTRICAL POWER CONNECTION
◻	FLUSH MOUNTED PANELBOARD
◻	EMERGENCY BATTERY UNIT (MH, 6" BELOW CEILING, MAX. 10" AFF) - WALL MOUNTED
⊖ ⊕ ⊗ ⊙	OCCUPANT SENSOR



ELECTRICAL POWER PLAN
1/4" = 1'-0"

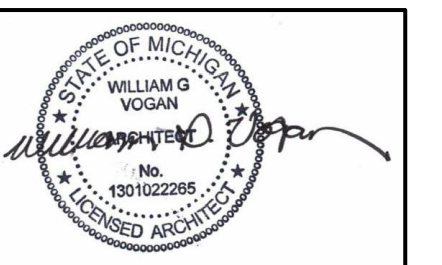
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PORT HURON, MI 48060
PROJECT:
CAPAC OFFICE
RENOVATIONS

ISSUE:
6-10-24 REVIEW

DRAWN BY: WV
CHECKED BY: WV
APPROVED BY: WV
PROJECT NO.: XXXX

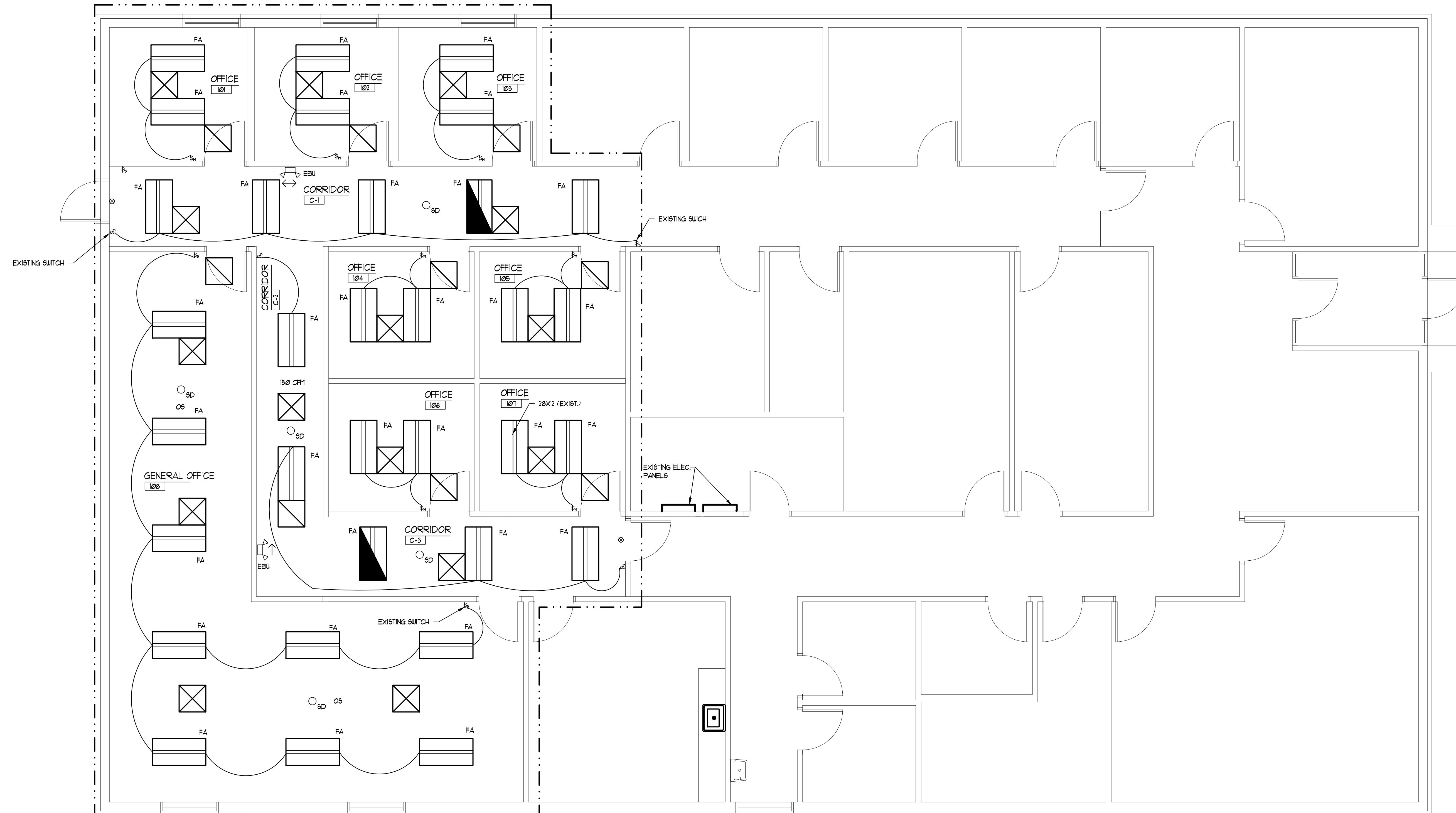
TITLE:
ELECTRICAL POWER
PLAN

NUMBER:

E1.1
XX-XX-XX

LIGHT FIXTURE SCHEDULE:	
EBU	LED EMERGENCY LIGHT - 2W HEADS - WHITE EQUAL TO DUAL-LITE EVO2 SERIES MANUFACTURED BY HUBBELL LIGHTING. (F REQUIRED)
FA	2' x 4' LAY-IN LED LIGHT FIXTURE - 3500K COLOR TEMP. W/ 0-10 V. DIMMING DRIVER 4 ACRYLIC FROSTED LENS. FIXTURES TO BE "CRUIZE 24 CZ" AS MANUFACTURED BY EATON LIGHTING CO.

ELECTRICAL SYMBOLS LIST:	
	NEW LED 2x4 RECESSED LIGHTING FIXTURE
	NIGHT LIGHT
	DOWNLIGHT
	SINGLE / DUPLEX / QUADPLEX RECEPTACLE
	RECEPTICLES MOUNTED 42" AFF (BOTTOM OF BOX)
	TELEPHONE - DATA OUTLET / OUTLET 54" AFF (STUB 3/4" INTO ACCESSIBLE CEILING SPACE)
	SINGLE POLE SWITCH/ 3-WAY/ 4-WAY WITH PILOT LIGHT/ DIMMING/ KEYED/ WEATHER PROOF/ REMOTE CONTROL/ MOTION CONTROL
	EXIT LIGHTS (WITH EMERGENCY HEADS, W/O EMERGENCY HEADS, WITH DIRECTION OF TRAVEL ARROWS, (MAX. 10 FT. AFF) (P) PENDENT MOUNTED (W) WALL MOUNTED (C) CEILING MOUNTED
	SINGLE PHASE MOTOR / 3 PHASE MOTOR
	ELECTRICAL POWER CONNECTION
	FLUSH MOUNTED PANELBOARD
	EMERGENCY BATTERY UNIT (M.H. 6" BELOW CEILING, MAX. 10' AFF.) - WALL MOUNTED
	OCCUPANT SENSOR
	SMOKE DETECTOR

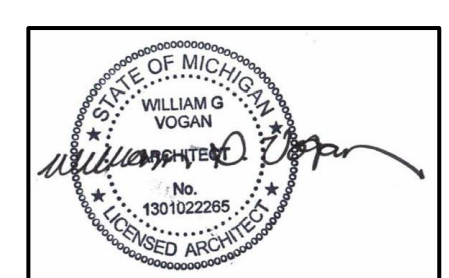


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CAPAC OFFICE
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ISSUE:
6-10-24 REVIEW

DRAWN BY: WV
CHECKED BY: WV
APPROVED BY: WV
PROJECT NO.: XXXX

TITLE:
ELECTRICAL
LIGHTING PLAN

NUMBER:

E1.2
XX-XX-XX
XXXXXX

SECTION 01700 - PROJECT CLOSEOUT

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Summarized herein are the requirements for closing out the work, which are conditions precedent to the issuance of a Final Certification for Payment by the Architect.
- B. Comply with requirements stated in Conditions of Contract and in Specifications for administrative procedures in closing out the work.

1.2 SUBSTANTIAL COMPLETION

- A. When Contractor considers the work is substantially complete, he shall submit to the Architect.
 - 1. A written notice that the work, or designated portion there of, is substantially complete.
 - 2. A list of items to be completed or corrected.
- B. After receipt of such notice, the Architect and Owner will make an inspection to determine the status of substantial completion.
- C. Should the Architect and Owner determine that the work is not substantially complete:
 - 1. The Architect will promptly notify the Contractor in writing, giving the reasons therefore.
 - 2. Contractor shall remedy the deficiencies in the work, and send a second written notice of substantial completion to the Architect.
 - 3. Architect and Owner will reinspect the work.
- D. When Architect concurs that the work is substantially complete, he will:
 - 1. Prepare a Certification of Substantial Completion on AIA Form G704, accompanied by Contractor's list of items to be completed or corrected, as verified and amended by the Architect-Engineer and Owner.
 - 2. Submit the Certificate to Owner and Contractor for their written acceptance of the responsibilities assigned to them in the Certificate.

1.3 FINAL COMPLETION

- A. When Contractor considers all work is complete in accordance with the Contract Documents, he shall submit written certification to the Architect that:
 - 1. All Contract Documents have been reviewed to assure completed work complies with all requirements of the project.
 - 2. All work has been completed and all mechanical systems are operating in accordance with the Contract Documents.
 - 3. All work for the project is complete and ready for final inspection by the Architect and Owner.
- B. The Architect and Owner will make an inspection to verify the status of final completion after receipt of such certification.
- C. Should Architect and Owner consider the work is incomplete or defective:
 - 1. Architect will promptly notify the Contractor in writing listing the incomplete or defective work.

2. Contractor shall take immediate steps to remedy the stated deficiencies and send a second written certification to Architect that the work is complete.
3. Architect and Owner will reinspect the work.
- D. When the Architect and Owner find the work is acceptable under the Contract Documents, they shall request the Contractor to make closeout submittals.

1.4 CONTRACTOR'S CLOSEOUT SUBMITTALS

The Contractor shall obtain the following from all subcontractors, manufacturers and materials suppliers, when so required by individual specification sections, and shall forward two (2) copies of same bound in ring binders to the Architect with the final Application for Payment.

- A. Guarantees and Warranties: Listing the name of the guarantor or warrantor; starting date (Date of Substantial Completion) and expiration date; the portions of the work or items of materials or equipment included to be executed by an authorized officer of the firm offering the guarantee or warranty and countersigned by the Contractor; bound in sets and accompanied by the Contractor's written guarantee for the entire work.
- B. Statements of Instruction: Required, in letter form, when Owner's operating personnel are required to receive instruction in the various system, countersigned by the Owner's representative to indicate that such instruction was received and the operation is generally understood.
- C. Maintenance Instructions for Finish Materials: Required for all finish materials whether specified individually or not.
- D. Equipment and Maintenance Instructions and Parts Lists: Bound in sets by Specification Section; to include a tabulation listing subcontractor purchase order and date, manufacture's order number and date, model number and shipping date, and name of local parts distributor. Included for each items of equipment shall be manufacturer's printed catalogs (marked to indicated specific equipment), installation instructions, operating instructions, wiring diagrams, performance curves for fans and pumps, etc., spare parts lists, and similar typewritten instructions prepared by the subcontractor for assembled equipment and controls.
- E. Receipts: Required for loose and detachable parts, keys and master keys, special tools or parts required only in installation or disassembly, etc., required to be provided to the Owner.
- F. Project Record Documents: As provided in Supplementary Conditions.
- G. Final Waivers of Lien: Required for the Contractor, all subcontractors and all major material suppliers tabulated on the final Application for Payment.
- H. Final Certificates of Inspection: Required from all applicable Code authorities - boiler, electrical, etc., as noted.
- I. Affidavits and Certifications: As required by various specification sections, and the State Fire Marshal to indicate conformance to applicable codes.
- J. Non-Asbestos Affidavit: Affidavit that asbestos containing materials have not been used in new construction.
- K. Certificates of Insurance for Product and Completed Operations.
- L. Other Requirements: As required specifically by portions of the specifications.

1.5 FINAL APPLICATION FOR PAYMENT

- A. Contractor shall submit the final Application for Payment in accordance with procedures and requirements stated in the Conditions of the Contractor.

1.6 FINAL CLEANING

- A. Refer to Section 01710, CLEANING, for Final Cleaning requirements.

END OF SECTION

SECTION 01710 - CLEANING

PART 1 - GENERAL

1.1 DESCRIPTION

The Contractor, at all times, shall keep the premises free from accumulation of waste materials or rubbish caused by his operations. At the completion of the work, he shall remove all his waste materials and rubbish from and about the Project as well as his tools, construction equipment, machinery and surplus materials.

- A. If the Contractor fails to clean up at the completion of the work, the Owner may do so and the cost thereof will be charged to the Contractor.
- B. Coordinate and direct the cleaning of all Subcontractors.

1.2 QUALITY ASSURANCE

A. Inspection

Conduct daily inspection, and more often if necessary to verify that requirements of cleanliness are being met.

B. Codes and Standards

In addition to the standards described in this Section, comply with all pertinent requirements of governmental agencies having jurisdiction.

PART 2 - PRODUCTS

2.1 CLEANING, CLEANING MATERIALS AND EQUIPMENT

Provide all required personnel, equipment, and materials needed to maintain the specified standard of cleanliness.

2.2 COMPATIBILITY

Use only the cleaning materials and equipment which are compatible with the surface being cleaned, as recommended by the manufacturer of the material.

PART 3 - EXECUTION

3.1 COLLECTION AND DISPOSAL

- A. Establish and enforce a routine system for collecting and disposing of waste materials from construction areas and elsewhere at project site. Do not hold collected materials at site for periods of more than seven (7) days, nor for periods of more than 3 days during hot weather (when daily temperatures can be expected to rise above 80°F.). Handle hazardous, dangerous, unsanitary, contamination, polluting and similar harmful wastes separately from inert materials by containerizing in an appropriate manner. Dispose of each category of waste material in a lawful manner. Do not bury or burn waste materials on Owner's property.
- B. Provide large on-site container for use of all trades. Locate in accordance with local ordinances.

3.2 PROGRESS CLEANING

A. General

1. Retain all stored items in an orderly arrangement allowing maximum access, not impeding drainage or traffic, and providing the required protection of materials.
2. Do not allow the accumulation of scrap, debris, waste material and other items not required for construction of the Work.
3. Provide adequate storage for all items awaiting removal from the job site, observing all requirements for fire protection and protection of the ecology.

B. Site

1. Daily, and more often if necessary, inspect the site and pick up all resultant scrap, debris, and waste material. Remove all such items to the place designated for their storage.
2. Maintain the site in a neat and orderly condition at all times to the approval of the Architect

C. Structures

1. Daily, and more often if necessary, inspect the structures and pick up all resultant scrap, debris, and waste material. Remove all such items to the place designated for their storage.
2. Weekly, and more often if necessary, sweep all interior work spaces clean. "Clean", for the purpose of this subparagraph, shall be interpreted as meaning free from dust and other material capable of being removed by reasonable diligence using a hand-held broom.
3. As required preparatory to installation of succeeding materials, clean the structures or pertinent portions thereof to the degree of cleanliness recommended by the manufacturer of the succeeding material, using all equipment and materials required to achieve the required cleanliness.
4. Following the installation of finish floor materials, clean the finish floor daily (and more often if necessary) at all times while work is being performed in the space in which finish materials have been installed. "Clean", for the purpose of this subparagraph, shall be interpreted as meaning free from all foreign material which, in the opinion of the Engineer, may be injurious to the finish floor material.

3.3 FINAL CLEANING

A. Definition

Except as otherwise specifically provided, "Clean" (for the purpose of this Article) shall be interpreted as meaning the level of cleanliness generally provided by commercial building maintenance subcontractors using commercial quality building maintenance equipment and materials.

B. Intent

The intent of this final cleaning is to leave all areas in such a condition that the building can be occupied without further cleaning of any kind, but the Contractor shall not be required to reclean after cleaning has been reviewed and approved by the Architect and/or Owner unless he or his Subcontractors again soil the premises.

C. Structures

1. General

a. Exterior

Visually inspect all exterior surfaces and remove all resultant traces of soil, waste material, smudges, and other foreign matter. Remove all resultant traces of splashed materials from adjacent surfaces.

b. Interior

Visually inspect all interior surfaces and remove all resultant traces of soil, waste material, smudges, and other foreign matter. Remove all resultant traces of splashed materials from adjacent surfaces. Remove all paint droppings, spots, stains, and dirt from finished surfaces. Use only the approved cleaning materials and equipment.

2. In particular

a. Remove stains, spots, marks and dirt from decorated surfaces, including refinishing where necessary.

b. Clean all metal surfaces.

c. Remove paint spots and smears from all surfaces.

d. Wash concrete, ceramic tile, and other finish floors; wax and buff all resilient floors soiled as a result of this work.

e. Broom clean all affected unfinished floors.

f. Remove all debris from finished and unfinished areas.

g. Comply with all specified special cleaning.

D. Timing

1. Schedule final cleaning just prior to occupancy by the Owner as scheduled with the Engineer and/or Owner to enable the Owner to accept a completely clean project.

2. Prior to final completion, or Owner occupancy, Contractor shall conduct an inspection of sight-exposed interior and exterior surfaces, and all work areas, to verify that the entire work is clean in accordance with this section of the Work.

3.4 CLEANING DURING OWNER'S OCCUPANCY

Should the Owner occupy the Work or any portion thereof prior to its completion by the Contractor and acceptance by the Owner, responsibilities for interim and final cleaning of the occupied spaces shall be as determined by the Engineer in accordance with the Contract Documents.

END OF SECTION

SECTION 01010 - SUMMARY OF WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-0 Specification sections, apply to work of this section.

1.2 WORK COVERED BY CONTRACT DOCUMENTS

- A. In general, provide all labor and materials required to renovate the office area at the existing SCCCMH Building as delineated and described on the bidding documents. HVAC and Electrical work will be by the Owners Contractors.
- B. Specifications and procedures are on the blueprints and in the Project Manual.
- C. All materials and workmanship shall be free from defects, under normal operations, for a period of 1 year after the acceptance by the Engineer and/or Architect. Any defects on workmanship and materials during the one year period shall be corrected by the Contractor at no charge to the Owner.
- D. No deviations in any requirements or procedure will be allowed unless approved by the Owner/Engineer prior to bid openings.
- E. All work shall be done in accordance with the construction drawings and the Project Manual dated July 15, 2024..
- F. In general, the General Contractor is the Prime Contractor for the work, and is responsible for completing all of the work of all of the trades to complete the project and will coordinate the work of the Owner's Contractors.

1.3 CONTRACT

Complete the Work under a single lump sum contract.

1.4 OWNER'S BENEFICIAL OCCUPANCY

- A. The Owner shall have the right to beneficial occupancy of any completed or partially completed parts of the Project prior to the scheduled date of Substantial or Final Completion of the Work, upon the Owner's written notice to the Contractor, for the purpose of installing equipment, furnishings or fixtures in each portion of the Project ready to receive same, and do whatever is necessary to complete the spaces or for any other purpose whatsoever.
- B. The Contractor shall cooperate with the Owner in making available for such use, without cost, all appropriate building spaces. If, however, these spaces are complete and ready for acceptance as certified by the Architect/Engineer, the Owner shall accept same and the guarantee periods shall commence on the date of acceptance, providing that such acceptance will not establish a date of Substantial or Final Completion or an acceptance of any portions not completed and specifically accepted, nor shall it in any way relieve the Contractor from correcting defective workmanship or materials in the area so occupied.
- C. The Contractor shall not be responsible for equipment, furnishings or fixtures installed or stored upon the premises, as described in Paragraph A, beyond their negligence or that of those in their employ.

1.5 CUTTING AND PATCHING

- A. The Contractor shall do all cutting, fitting or patching of their work that may be required to make its several parts come together properly and fit to receive or be received by work of other subcontractors or sub-subcontractors shown upon, or reasonably implied by, the Drawings and Specifications for the completed work.
- B. The Contractor shall not endanger any work, adjacent property, workmen or the public by cutting, excavating or otherwise altering the work and shall not cut or alter any existing work not specifically required by the Contract Documents without the prior consent of the Owner and Architect/Engineer.
- C. Patching shall be by the trade skilled in the work to be performed but such patching shall be paid for by the party causing it unless the patching is specifically called for by the Contract Documents. Cutting shall be paid for by the trade requiring it to complete their work unless specifically indicated by another trade.

1.6 OVERTIME WORK

- A. If the Contractor is directed in writing by the Owner to perform certain portions of the work on an overtime basis, over and above the contract requirements, the Contractor's charges for such work shall be based on the actual premium wages paid for such overtime, over and above the cost of straight time wages, plus payroll charges applicable thereto, plus the cost of direct additional expenses relating to the overtime work, plus a percentage for Contractor's overhead cost as stipulated in the Contract. No allowance shall be added for Contractor's profit.
- B. It is understood and agreed, however, that overtime work made necessary by Contractor's failure to meet or anticipate completion dates previously agreed upon in the Contract or Construction schedules, shall be at the sole cost and expense of the Contractor without increase in the Contract sum.

1.7 CONTRACTORS USE OF PREMISES

- A. The Contractor shall have exclusive use of the mechanical renovation areas within the Contract Limits, with limited use of the existing building as approved by the Owner.
- B. Coordinate use of the existing building and site under direction of the Owner and Architect/Engineer.
- C. Assume full responsibility for the protection and safekeeping of products, equipment, supplies, etc. under this Contract, stored on the site by the Contractor.
- D. Move any stored products, under Contractor's control, which interferes with operations of the Owner as directed by the Architect/Engineer and/or Owner.

1.8 COORDINATION WITH OWNER

- A. During the Contractor's performance of the work of this Contract, the Owner will continue to occupy the existing building. Interruption of building access and facilities by the Contractor will not be permitted, to whatever extent such interruptions might interfere with Owner's occupancy. Limit construction operations to those methods and procedures which will not adversely and unduly effect the working environment of Owner's occupied spaces, including noise, dust, odors, air pollution, ambient discomfort, poor lighting, hazards and other undesirable effects and conditions. Coordinate and schedule all work in existing building with Owner.

1.9 TIME OF STARTING AND COMPLETION

- A. The Contractor shall start work within the specified time upon receipt of Notice of Award issued to the Contractor.
- B. The period of time between the Notice of Award and the beginning of active field work may be utilized for submittals, preparatory work including field measuring, ordering of materials, submittal of shop drawings, scheduling, etc. to insure completion of the Work within the specified time.

END OF SECTION

SECTION 01300 - SUBMITTALS

PART 1 - GENERAL

1.1 DESCRIPTION

A. Work Included

1. Wherever possible throughout the Contract Documents, the minimum acceptable quality of workmanship and materials has been defined either by manufacturer's name and catalog number or by reference to recognized industry standards.
2. To ensure that the specified products are furnished and installed in accordance with design intent, procedures have been established for advance submittal of design data and for its review and approval or rejection by the Engineer.

B. Related Work Described Elsewhere

- | | | | | | |
|----|---|----|---|----|-------------------------------|
| 1. | Contractual requirements for submittals | 3. | General Conditions and Supplementary Conditions | 5. | Project Closeout Requirements |
| 2. | Individual submittals Substantial and Final | 4. | Pertinent Sections of these Specifications | 6. | Completion Requirements |

1.2 PRODUCT HANDLING

Make all submittals of Shop Drawings, Product Data, Samples, Colors, requests for approval, requests for substitutions, and other items, in strict accordance with the provisions of this Section of these Specifications.

PART 2 - PRODUCTS

2.1 SUPERINTENDENT

- A. Not later than seven (7) days from the Contract Date and prior to the Pre-Construction meeting, the Contractor shall provide written documentation to the Engineer of the following:
- B. Proposed superintendent's name whose qualifications are based on a minimum of three (3) years experience as a Field Superintendent.
 1. List of projects of similar size and scope that proposed superintendent has been directly responsible for in the field:
 - a. Prior to being employed by this Contractor
 - b. During his employ by this Contractor to date.
 2. List of past references of Owners and/or Engineer, to include names and telephone numbers, available for contact.
 3. Confirmation that proposed superintendent shall be able to fulfill all required responsibilities for this project from start of construction to completion.
- C. Reassignment of the superintendent for valid reasons shall not occur without prior approval by the Engineer. If reassignment must occur, proposed replacement will be subject to the same requirements for approval as requested above. Reassignment shall not occur unless written approval of replacement has been obtained from the Engineer.

- D. The Engineer and Owner reserve the right to request a new superintendent at any phase of the construction project should approved superintendent fail to, in the opinion of the Engineer or Owner, carry out fully the responsibilities called for in these specifications and required for construction process. It shall be the Contractor's responsibility to obtain approved replacement through procedure as described above.

2.2 SHOP DRAWINGS

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

- B. Scale required

Unless otherwise specifically directed by the Engineer, make all Shop Drawings accurately to a scale sufficiently large to show all pertinent features of the item and its method of connection to the Work.

- C. Type and number of prints required

1. Unless otherwise specifically directed by the Engineer, submit shop drawings in reproducible sepia or transparency form, together with a minimum of two (2) prints which will be retained by the Engineer. Where not possible, as in the case of printed matter, submit two (2) copies to be returned plus two (2) copies which will be retained by the Engineer.

2. Transparencies that do not print with good contrast will be rejected without review.

3. Color and/or pattern charts for materials and equipment interacted with shop drawing approval shall accompany the shop drawings in the same number of copies. Shop drawings requiring color and/or pattern approval will be returned rejected if this information is not provided.

2.3 PRODUCT DATA

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

- B. Number of Copies Required

Submit all copies of product data in the quantity which is required to be returned plus two (2) which will be retained by the Engineer.

2.4 SAMPLES

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

- B. Accuracy of Sample

Unless otherwise specifically directed by the Engineer, all Samples shall be of the precise article proposed to be furnished and of size to indicate general visual effect. Where materials may have a range of colors, texture, finish, graining, or other similar property, submit samples indicating maximum, average and minimums of ranges.

- C. Number of Samples required

Submit all Samples in the quantity which is required to be returned plus one (1) which will be retained by the Engineer.

2.5 COLORS

- A. General

Unless the precise color and pattern is specifically described in the Contract Documents or whenever a choice of color or pattern is available in a specified product, submit accurate color and/or pattern charts to the Engineer for review and selection.

B. Comparative analyses

Unless all available colors and patterns have identical costs and identical wearing capabilities, and are identically suited for the installation, completely describe the relative costs and capabilities of each.

2.6 APPROVAL OF MATERIALS, SYSTEMS OR EQUIPMENT

A. Not later than seven (7) days after Date of Award of Contract, and before any materials, products, systems or equipment are purchased, the Contractor shall provide a complete list of all such items proposed for installation, together with the name of the manufacturer of each, for acceptance by the Owner and Engineer. Lists shall be tabulated by, and complete for, each specification section. Where applicable, Sub-contractors names shall be included in such lists.

B. This list will be all inclusive covering every item in the specifications which allows any choice between manufacturers or materials.

PART 3 - EXECUTION

3.1 IDENTIFICATION OF SUBMITTALS

A. Shop Drawings, product data, samples, etc. shall be dated and bear the names of the Project, the Engineer's, Contractor, originating Subcontractor, manufacturer or supplier, and separate detailer if any. For ease in filing, each shall conspicuously bear the appropriate Specification section number near the title block. In addition, submittals consisting of printed material shall be identified showing proper location of equipment, equipment number and other pertinent information. Reproduction of Contract Drawings are not acceptable as Shop Drawings. Where specifications require materials to be used or installed in accordance with manufacturer's directions, submit not less than four (4) copies of printed instructions. Two (2) copies will be returned and two (2) copies retained by the Engineer.

B. All samples shall be properly labeled with the name and quality of the material, manufacturer's name, name of the project, Contractor's name, subcontractor and/or supplier's name, date of submission and the specification section to which the sample refers.

C. State whether shop drawings, product data and/or sample submittals are an original submittal or resubmittal.

3.2 COORDINATION OF SUBMITTALS

A. General

Prior to submittal for Engineer's review, the Contractor shall use all means necessary to fully coordinate all material, including the following procedures:

1. Determine and verify all field dimensions and conditions, materials, catalog numbers, and similar data.
2. Coordinate as required with all trades and with all public agencies involved.
3. Secure all necessary approvals from public agencies and others having jurisdiction and signify by stamp, signature or other means, that approvals have been secured.
4. Clearly indicate all deviations from the Contract Documents, whatsoever with attached explanation for non-conformance.
5. Shop drawings, product data and samples shall be submitted to the Engineer only through the Contractor. Any submittals by others will be rejected without review.

6. Shop drawings, product data, colors and/or patterns and samples for interrelated items shall be scheduled for submission at the same time.

B. Contractor review

1. All submittals shall be reviewed by the Contractor for measurements, member sizes, and details before forwarding them to the Engineer, and shall be so signed and stamped.

2. All submittals received in error will be returned to the Contractor for their proper re-submittal to the Engineer.

3. The Contractor shall be responsible to distribute prints and copies of all submittals, samples, etc. for their own use, and for the use of Subcontractors, sub-subcontractors and suppliers as required. No distribution of this information will be made by the Engineer except to the Contractor and Owner.

3.3 TIMING OF SUBMITTALS

A. General

1. Make all submittals far enough in advance of scheduled dates of installation to provide all required items for reviews, for securing necessary approvals, for possible revision and resubmittal, and for placing orders and receiving delivery on the job site.

2. In scheduling, allow at least thirty (30) full days for the Engineer's review following the date of their receipt of the submittal from the Contractor.

B. Delays

Delays occasioned by tardiness of submittals by the Contractor are the responsibility of the Contractor, including any costs for any delay of the work and shall not be borne by the Engineer or Owner.

3.4 ENGINEER'S REVIEW OF SUBMITTALS

A. The Engineer will review submittals only for conformance with information given and design concept expressed in the Contract Documents. This review is not conducted to determine the accuracy and completeness of other details such as dimensions and quantities or for substantiating instructions for installation or performance of equipment, materials, or systems, all of which remain the responsibility of the Contractor. Shop drawings, product data, samples and similar submittals are not Contract Documents and the Engineer's review of the Contractor's submittals shall not relieve or modify the Contractor's obligations described in the Contract Documents.

B. The Engineer will review and mark all proper submittals and stamp each with one of the following notations before returning to the Contractor:

"REJECTED" indicates that the submittal is not in accordance with the Contract Documents. Submittals stamped thus shall not be released for any work by the Contractor.

"RESUBMIT" indicates that the submittal requires revision to comply with the Contract Documents and must then be resubmitted.

"REVIEWED" and "REVIEWED & NOTED" indicates that the submittal was reviewed only for conformance with information given and design concept expressed in the Contract Documents.

END OF SECTION