PROJECT MANUAL

Hodgkiss and Sweetbriar Rehabilitation

IFB for Contract No. 600-06-26

GENERAL CONSTRUCTION

ELECTRICAL CONSTRUCTION

MECHANICAL CONSTRUCTION

PLUMBING CONSTRUCTION

Bids Due
May 4, 2026
10:00 am

Procurement Dept.
412 Boulevard of the Allies, 6th Floor
Pittsburgh, PA 15219

Attn:
Mr. Brandon Havranek, Associate Director of Procurement

CONSULTANT: Fukui Architects

Issued: **March 23, 2026**

Caster D. Binion
Executive Director

Housing Authority of the City of Pittsburgh

Point of Contact: Brandon.Havranek@hacp.org

NOTICE TO PROSPECTIVE BIDDERS

March 23, 2026

INVITATION FOR BIDS (IFB) **600-06-26**

Hodgkiss and Sweetbriar Rehabilitation

The HOUSING AUTHORITY OF THE CITY OF PITTSBURGH will receive separate sealed bids for **Hodgkiss and Sweetbriar Rehabilitation** for the following contracts:

GENERAL CONSTRUCTION	MECHANICAL CONSTRUCTION
ELECTRICAL CONSTRUCTION	PLUMBING CONSTRUCTION

The estimated values of the project per contract noted above are in the following ranges:

GENERAL CONSTRUCTION	$ 199,860.83	$ 293,129.22
ELECTRICAL CONSTRUCTION	$ 35,171.14	$ 51,584.34
MECHANICAL CONSTRUCTION	$ 13,068.03	$ 19,166.44
PLUMBING CONSTRUCTION	$ 19,545.85	$ 28,667.21

Bid documents will be available on **March 23, 2026 .** A Pre-Bid Conference will be held on **April 7, 2026** at 10:00 a.m. at 447-449 Sweetbriar Street, Pittsburgh, PA 15211.

10:30 a.m. at 453-455 Sweetbriar Street, Pittsburgh, PA 15211
11:30 a.m. at 1233 Hodgkiss Street, Pittsburgh, PA 15212.

Pre-Bid Conference attendance is not mandatory. The meeting may be attended in-person or virtually. Virtual Meeting (check one) is ☐ is not ☑ available. If it is, please find hyperlink to join at the following:

A site visit of the property will be conducted thereafter: Yes ☑ or No ☐

Bidders shall be prepared to review all aspects of the site necessary to prepare a bid. The last day for submission of written questions will be **April 14, 2026,** **until** **12:00 pm** *Bids will be received either in the lobby of the One Stop Shop at 412 Boulevard of the Allies, Pittsburgh, PA 15219; by USPS mail to 412 Boulevard of the Allies, 6th Floor, Pittsburgh, PA 15219 or by electronic submission at the following:* https://www.dropbox.com/request/7pUxd3cgti7oPGWRS93G ***until*** **10:00 am** ***on*** **May 4, 2026**, *regardless of the selected delivery mechanism at which time all bids will be publicly opened and read aloud which may be attended virtually via the following:* https://hacp-org.zoom.us/j/83010111286?pwd=7bxnOyveMvjJP8aik5iYukQhrzIkzz.1

The title of electronic bid submissions shall be as follows:

[Full Company Name] _IFB# 600-06-26 _ Bid

In the event the bid file is too large to be uploaded as a single file, add: _Part-1, _Part-2... etc. to the end of the file name. The work must be substantially complete within 150 calendar days of the Notice to Proceed. The point of contact for questions is Mr. Brandon Havranek, Associate Director of Procurement/Contracting Officer who may be reached by email at Brandon.Havranek@hacp.org.

TO VIEW AND OBTAIN DOCUMENTS

Bid Documents, including the Bid Forms, Project Manual, and Drawings, may be obtained from the Doing Business Section of the HACP website, www.hacp.org. Prospective Bidders may register as a vendor on the website and download the documents free of charge.

AWARD OF CONTRACT (S):

It is the intention of the Authority to award a contract to the lowest responsive and responsible bidder.

All bids shall remain open for the period specified in the IFB, which in no case shall be less than sixty (60) calendar days from the bid opening.

All bids of $10,000 or more must be accompanied by a negotiable bid guarantee that shall not be less than 5% of the amount of the bid. No bid guarantee is required for bids under $10,000. In accordance with 2 CFR 200.318(h) formerly 24 CFR Section 85.36(b)(8), the Authority is permitted to make awards only to responsible bidders possessing the ability to perform successfully under the terms and conditions of the proposed contract. Prior to award of any contract, the Authority shall conduct a pre-contract survey. Consideration will be given to such matters as bidder integrity, compliance with public policy, record of past performance, and financial and technical resources.

All bids must include a completed and signed Form of Agreement (Form 00500) as part of the bid. If the bid is successful and approved by HACP Board of Commissioners (if applicable), HACP will also sign the Form of Agreement thus creating a binding contract.

The successful bidder will be required to furnish an assurance of completion (performance and payment bond) each equal to 100% of the contract price.

The Authority reserves the right to reject any or all bids or to waive any informality in the bidding.

BUILD AMERICA, BUY AMERICA (BABA) ACT REQUIREMENTS:

The Contractor will be required to comply with BABA requirements, including furnishing proof that work and products provided and installed are in full compliance with the Act. More information can be obtained at the following: https://www.hudexchange.info/programs/baba/ which is hereby incorporated by reference.

EQUAL EMPLOYMENT OPPORTUNITY REQUIREMENTS:

The Contractor will be required to comply with all applicable Equal Employment Opportunity requirements for Federally-Assisted Construction Contracts. The Contractor must ensure that employees and applicants for employment are not discriminated against because of race, color, religion, sexual preference, handicap or national origin.

Section 3 Participation

The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C 1701u and with HUD's regulations set forth at 24 CFR Part 135 ("Section 3"). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance shall be directed to low and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

Please describe ways the Bidder will assist HACP to comply with HUD's Section 3 requirements for hiring HACP residents and/or local disadvantaged individuals and businesses by reviewing the Section 3 Clause and by completing **Document 00433 – Section 3 Form.**

Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701, et seq.) (the "Act") requires the Housing Authority of the City of Pittsburgh to ensure that employment and other economic and business opportunities generated by financial assistance from the Department of Housing and Urban Development ("HUD"), to the greatest extent feasible, are directed to public housing residents and other low income persons, particularly recipients of government housing assistance, and business concerns that provide economic opportunities to low and very low income persons.

To comply with the Act HACP requires its contractors to provide equal employment opportunity to all employees and applicants for employment without regard to race, color, religion, sex, national origin, disability, veteran's or marital status, or economic status and to take affirmative action to ensure that both job applicants and existing employees are given fair and equal treatment.

The goal of this policy is to obtain a reasonable level of success in the recruitment, employment, and utilization of HACP residents and other eligible persons and/or businesses by contractors working on contracts partially or wholly funded with HUD monies. HACP shall examine and consider a contractor's potential for success in providing employment and business opportunities to those covered under Section 3 prior to acting on any proposed contract award. In response to any RFP, RFQ or IFB HACP will require submission of the Section 3 Opportunities Plan and roster of current employees, and certification that the bidder will comply with the requirements of Section 3 either by hiring Section 3 employees to directly perform under the contract or by committing a dollar amount to HACP's Section 3 program in an amount consistent with the chart below. Below are the HACP Section 3 Guidelines as listed in the HACP Section 3 Program Manual:

RESIDENT HIRING REQUIREMENTS / RESIDENT HIRING SCALE

TOTAL LABOR DOLLARS USE TOTAL CONTRACT AMOUNT FOR SERVICE CONTRACTS	**RESIDENT LABOR AS A % OF TOTAL LABOR** **A.** DOLLARS
Labor dollars $25,000 but less than $100,000	10% of the labor dollars
$100,000, but less than $200,000	9% of the labor dollars
At least $200,000, but less than $300,000	8% of the labor dollars
At least $300,000, but less than $400,000	7% of the labor dollars
At least $400,000, but less than $500,000	6% of the labor dollars
At least $500,000, but less than $1 million	5% of the labor dollars
At least $1 million, but less than $2 million	4% of the labor dollars
At least $2 million, but less than $4 million	3% of the labor dollars
At least $4 million, but less than $7 million	2% of the labor dollars
$7 million or more	½ to 1 % of the labor dollars

***A copy of HACP's Section 3 Program Manual is available for download at www.hacp.org*

A copy of HUD's Section 3 requirement is provided herein. If you have any questions regarding the Section 3 Requirements or would like to discuss goals and planning for Section 3 Requirements please contact Mr. Lloyd Wilson, Resident Sustainability Manager, by e-mail at lloyd.wilson@hacp.org or by contacting him at the Housing Authority of the City of Pittsburgh, Resident Employment Program located at the Bedford Envision Center, 2305 Bedford Ave, Pittsburgh PA 15219, telephone (412) 643-2761. Proposals must demonstrate how the Offeror intends to meet or exceed the Authority's Section 3 requirements. Also, please complete **Section 3 Opportunities Plan** and include with your bid.

Any bid or proposal received from a contractor that does not contain a Section 3 Opportunities Plan or certification and back-up documentation acceptable to HACP shall be deemed non-responsive by HACP.

MBE/WBE Participation Plan

HACP MBE and WBE Goals. It is the policy of HACP to ensure that Minority Business Enterprises (MBEs) and Women-owned Businesses (WBEs) are provided maximum opportunity to participate in contracts let by HACP. In accordance with Executive Order 11625, HACP has established a minimum threshold of eighteen percent (18%) of the total dollar amount for MBE utilization in this contract. HACP has established a seven percent (7%) minimum threshold for participation of WBEs, and, HACP strongly encourages and affirmatively promotes the use of MBEs and WBEs in all HACP contracts. For these purposes, an MBE is defined as "any legal entity other than a joint venture, organized to engage in commercial transactions, that is at least fifty-one percent (51%) owned and controlled by one or more minority persons." Also, a minority person is defined as a member of a socially or economically disadvantaged minority group, which includes African-Americans, Hispanic-Americans, Native-Americans, and Asian-Americans. A WBE/MBE is defined as "any legal entity other than a joint venture, organized to engage in commercial transactions, that is at least fifty-one percent (51%) owned and controlled by a female.

Bids or proposals submitted in response to this solicitation MUST include an MBE/WBE participation plan which, at a minimum demonstrates "Best Efforts" have been taken to achieve compliance with MBE/WBE goals. HACP's Procurement Policy defines "Best Efforts" in compliance with MBE/WBE goals to mean that the contractor must certify and document with its bid or proposal that it has contacted in writing at least ten (10) certified MBE and ten (10) certified WBE subcontractors to participate in the proposed contract with or lesser number if the contractor provides documentation that ten (10) certified MBE/WBE contractors could not be identified. Each contractor shall certify as to same under penalty of perjury and shall submit the back-up documentation with its bid or proposal. Any bid or proposal received from a contractor that does not contain such certification and back-up documentation acceptable to HACP may be deemed non-responsive by HACP.

If you have any questions regarding the HACP MBE/WBE goals please contact Mr. Rick Williams, Vendor Relations Manager by email ricardo.williams@hacp.org or by contacting him at the Procurement Department, Housing Authority of the City of Pittsburgh, 412 Boulevard of the Allies, Pittsburgh PA 15219, or by telephone (412) 643-2768. Bids or proposals must demonstrate how the Offeror intends to meet or exceed these goals.

The Authority's Minority and Woman Business (MBE/WBE) participation goals are as follows:

-- MBE Goal: 18%
-- WBE Goal: 7%

Additionally, please be advised that participation credit will be applied in accordance with the following classifications, as follows:

-- Broker:	10% of contract face value
-- Supplier:	60% of contract face value
-- Bona Fide Contractor:	100% of contract face value
-- All Professional Service Firms:	100% of contract face value

Vendor definitions for the above classifications are to be referenced in either the respective vendor MBE/WBE certifications or as defined in 49 CFR Part 26.

Please describe ways the Bidder will utilize MBE/WBE businesses to meet the goals above by completing **Document 00434 – MBE/WBE Solicitation & Commitment Record**.

Caster D. Binion
Executive Director
Housing Authority of the City of Pittsburgh

SPECIAL PROVISIONS

NOTICE TO ALL PROSPECTIVE BIDDERS

Hodgkiss and Sweetbriar Rehabilitation

CONTRACT NO. 600-06-26

Each successful bidder(s) shall be required to comply with the following special provisions:

A. Required Documents/Information

After bid opening and determination of the responsive and responsible bidder, but prior to Notice to Proceed each successful bidder for this project shall provide the following documents/information to HACP within ten (10) business days of receiving written notice thereof:

(1) Insurance
(2) Payment and Performance Bonds
(3) Construction Schedule
(4) Submittal Log and Corresponding Submittals

Please accept these special provisions by completing the information requested below:

Signature of Authorized Officer: _____ Date: _____

Name of Contractor: _____

Address: _____

Telephone Number: _____

Hodgkiss and Sweetbriar Rehabilitation

IFB CONTRACT NO. 600-06-26

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
PROCUREMENT DEPARTMENT
412 Boulevard of the Allies, 6th Floor
Pittsburgh, PA 15219
Phone: (412) 456-5116

Issued: March 23, 2026

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

Hodgkiss and Sweetbriar Rehabilitation

HACP Contract No. 600-06-26

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	Document 00420	Statement of Bidder's Qualifications
	Document 00433	Section 3 Opportunities Plan
	Document 00434	MBE/WBE Solicitation & Commitment Record
	Document 00435	Bidder Manpower
	Document 00436	Previous Related Experience
	HUD 5369-A	Representations, Certifications and Other Statements of Bidders
	HUD-2530	Previous Participation Certificate
	Document 00437	Special Provisions – Notice to All Prospective Bidders
	Document 00485	Non-Collusion Affidavit

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HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

Hodgkiss and Sweetbriar Rehabilitation

HACP CONTRACT NO. 600-06-26

INVITATION FOR BIDS
LIST OF DOCUMENTS

The HOUSING AUTHORITY OF THE CITY OF PITTSBURGH will receive separate sealed bids for Hodgkiss and Sweetbriar Rehabilitation, for the following contracts:

GENERAL CONSTRUCTION
ELECTRICAL CONSTRUCTION
MECHANICAL CONSTRUCTION
PLUMBING CONSTRUCTION

A complete **Invitation for Bids (IFB)** consists of the following documents:

THE PROJECT MANUAL, **dated** March 23, 2026 consisting of:

Bidding Requirements, Contract Forms, Conditions of the Contract, Wage Determination, and the Specifications.

THE PROJECT DRAWINGS, as prepared by **Fukui Architects**, **dated 1/09/2026**.

A complete **BID** consists of the following set of Bid Documents:

Blank bid document forms to be completed by the bidder;

- Form of Bid (Series 00300 Document)
- Bid Security (Doc. 00410 or other as per HUD 5369)
- Special Provisions - Notice to All Prospective Bidders Form (00021)
- Statement of Bidder's Qualifications (Doc. 00420)
- Section 3 Participation Form (Doc. 00433)
- MBE/WBE Solicitation & Commitment Record (Doc. 00434)
- Bidder's Manpower Form (Doc. 00435)
- Previous Related Experience Form (00436)
- Representation, Certifications and Other Statements of Bidders (HUD 5369-A)
- Previous Participation Certificate (HUD 2530)
- Special Provisions - Notice to All Prospective Bidders Form (00437)
- Non-Collusion Affidavit (Doc. 00485)
- Form of Agreement (Doc. 00500)
- Supplemental General Conditions
- Wage Determination (Doc. 000830)

ADDENDA will be issued as required.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

IDENTIFICATION OF OWNER

The Owner of this project is the Housing Authority of the City of Pittsburgh, a body corporate and politic and created pursuant to the "Housing Authorities Law," an Act passed by the 1937 session of the Legislature of the Commonwealth of Pennsylvania, P.L. 955, approved May 28, 1937, hereinafter variously called the "Housing Authority of the City of Pittsburgh" (HACP), "The Authority," the "Local Housing Authority" (LHA), the "Public Housing Authority" (PHA), or the "Public Housing Authority/Indian Housing Authority" (PHA/IHA).

Caster D. Binion
Executive Director
Housing Authority of the City of Pittsburgh

James D. Harris
General Counsel
Housing Authority of the City of Pittsburgh

Dereen M. Neice
Senior Director of Procurement
Housing Authority of the City of Pittsburgh

Brandon Havranek
Associate Director of Procurement
Housing Authority of the City of Pittsburgh

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Instructions to Bidders for Contracts Public and Indian Housing Programs

Instructions to Bidders for Contracts

Public and Indian Housing Programs

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1. Bid Preparation and Submission

(a) Bidders are expected to examine the specifications, drawings, all instructions, and, if applicable, the construction site (see also the contract clause entitled **Site Investigation and Conditions Affecting the Work** of the *General Conditions of the Contract for Construction*). Failure to do so will be at the bidders' risk.

(b) All bids must be submitted on the forms provided by the Public Housing Agency/Indian Housing Authority (PHA/IHA). Bidders shall furnish all the information required by the solicitation. Bids must be signed and the bidder's name typed or printed on the bid sheet and each continuation sheet which requires the entry of information by the bidder. Erasures or other changes must be initialed by the person signing the bid. Bids signed by an agent shall be accompanied by evidence of that agent's authority. (Bidders should retain a copy of their bid for their records.)

(c) Bidders must submit as part of their bid a completed form HUD-5369-A, "Representations, Certifications, and Other Statements of Bidders."

(d) All bid documents shall be sealed in an envelope which shall be clearly marked with the words "Bid Documents," the Invitation for Bids (IFB) number, any project or other identifying number, the bidder's name, and the date and time for receipt of bids.

(e) If this solicitation requires bidding on all items, failure to do so will disqualify the bid. If bidding on all items is not required, bidders should insert the words "No Bid" in the space provided for any item on which no price is submitted.

(f) Unless expressly authorized elsewhere in this solicitation, alternate bids will not be considered.

(g) Unless expressly authorized elsewhere in this solicitation, bids submitted by telegraph or facsimile (fax) machines will not be considered.

(h) If the proposed contract is for a Mutual Help project (as described in 24 CFR Part 905, Subpart E) that involves Mutual Help contributions of work, material, or equipment, supplemental information regarding the bid advertisement is provided as an attachment to this solicitation.

2. Explanations and Interpretations to Prospective Bidders

(a) Any prospective bidder desiring an explanation or interpretation of the solicitation, specifications, drawings, etc., must request it at least 7 days before the scheduled time for bid opening. Requests may be oral or written. Oral requests must be confirmed in writing. The only oral clarifications that will be provided will be those clearly related to solicitation procedures, i.e., not substantive technical information. No other oral explanation or interpretation will be provided. Any information given a prospective bidder concerning this solicitation will be furnished promptly to all other prospective bidders as a written amendment to the solicitation, if that information is necessary in submitting bids, or if the lack of it would be prejudicial to other prospective bidders.

(b) Any information obtained by, or provided to, a bidder other than by formal amendment to the solicitation shall not constitute a change to the solicitation.

3. Amendments to Invitations for Bids

(a) If this solicitation is amended, then all terms and conditions which are not modified remain unchanged.

(b) Bidders shall acknowledge receipt of any amendment to this solicitation (1) by signing and returning the amendment, (2) by identifying the amendment number and date on the bid form, or (3) by letter, telegram, or facsimile, if those methods are authorized in the solicitation. The PHA/IHA must receive acknowledgement by the time and at the place specified for receipt of bids. Bids which fail to acknowledge the bidder's receipt of any amendment will result in the rejection of the bid if the amendment(s) contained information which substantively changed the PHA's/IHA's requirements.

(c) Amendments will be on file in the offices of the PHA/IHA and the Architect at least 7 days before bid opening.

4. Responsibility of Prospective Contractor

(a) The PHA/IHA will award contracts only to responsible prospective contractors who have the ability to perform successfully under the terms and conditions of the proposed contract. In determining the responsibility of a bidder, the PHA/IHA will consider such matters as the bidder's:

(1) Integrity;

(2) Compliance with public policy;

(3) Record of past performance; and

(4) Financial and technical resources (including construction and technical equipment).

(b) Before a bid is considered for award, the bidder may be requested by the PHA/IHA to submit a statement or other documentation regarding any of the items in paragraph (a) above. Failure by the bidder to provide such additional information shall render the bidder nonresponsible and ineligible for award.

5. Late Submissions, Modifications, and Withdrawal of Bids

(a) Any bid received at the place designated in the solicitation after the exact time specified for receipt will not be considered unless it is received before award is made and it:

(1) Was sent by registered or certified mail not later than the fifth calendar day before the date specified for receipt of offers (e.g., an offer submitted in response to a solicitation requiring receipt of offers by the 20th of the month must have been mailed by the 15th);

(2) Was sent by mail, or if authorized by the solicitation, was sent by telegram or via facsimile, and it is determined by the PHA/IHA that the late receipt was due solely to mishandling by the PHA/IHA after receipt at the PHA/IHA; or

(3) Was sent by U.S. Postal Service Express Mail Next Day Service - Post Office to Addressee, not later than 5:00 p.m. at the place of mailing two working days prior to the date specified for receipt of proposals. The term "working days" excludes weekends and observed holidays.

(b) Any modification or withdrawal of a bid is subject to the same conditions as in paragraph (a) of this provision.

(c) The only acceptable evidence to establish the date of mailing of a late bid, modification, or withdrawal sent either by registered or certified mail is the U.S. or Canadian Postal Service postmark both on the envelope or wrapper and on the original receipt from the U.S. or Canadian Postal Service. Both postmarks must show a legible date or the bid, modification, or withdrawal shall be processed as if mailed late. "Postmark" means a printed, stamped, or otherwise placed impression (exclusive of a postage meter machine impression) that is readily identifiable without further action as having been supplied and affixed by employees of the U.S. or Canadian Postal Service on the date of mailing. Therefore, bidders should request the postal clerk to place a hand cancellation bull's-eye postmark on both the receipt and the envelope or wrapper.

(d) The only acceptable evidence to establish the time of receipt at the PHA/IHA is the time/date stamp of PHA/IHA on the proposal wrapper or other documentary evidence of receipt maintained by the PHA/IHA.

(e) The only acceptable evidence to establish the date of mailing of a late bid, modification, or withdrawal sent by Express Mail Next Day Service-Post Office to Addressee is the date entered by the post office receiving clerk on the "Express Mail Next Day Service-Post Office to Addressee" label and the postmark on both the envelope or wrapper and on the original receipt from the U.S. Postal Service. "Postmark" has the same meaning as defined in paragraph (c) of this provision, excluding postmarks of the Canadian Postal Service. Therefore, bidders should request the postal clerk to place a legible hand cancellation bull's eye postmark on both the receipt and Failure by a bidder to acknowledge receipt of the envelope or wrapper.

(f) Notwithstanding paragraph (a) of this provision, a late modification of an otherwise successful bid that makes its terms more favorable to the PHA/IHA will be considered at any time it is received and may be accepted.

(g) Bids may be withdrawn by written notice, or if authorized by this solicitation, by telegram (including mailgram) or facsimile machine transmission received at any time before the exact time set for opening of bids; provided that written confirmation of telegraphic or facsimile withdrawals over the signature of the bidder is mailed and postmarked prior to the specified bid opening time. A bid may be withdrawn in person by a bidder or its authorized representative if, before the exact time set for opening of bids, the identity of the person requesting withdrawal is established and the person signs a receipt for the bid.

6. Bid Opening

All bids received by the date and time of receipt specified in the solicitation will be publicly opened and read. The time and place of opening will be as specified in the solicitation. Bidders and other interested persons may be present.

7. Service of Protest

(a) Definitions. As used in this provision:

"Interested party" means an actual or prospective bidder whose direct economic interest would be affected by the award of the contract.

"Protest" means a written objection by an interested party to this solicitation or to a proposed or actual award of a contract pursuant to this solicitation.

(b) Protests shall be served on the Contracting Officer by obtaining written and dated acknowledgement from —

Contracting Officer
Legal Department
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies, 5th Floor
Pittsburgh, PA 15219

[Contracting Officer designate the official or location where a protest may be served on the Contracting Officer]

(c) All protests shall be resolved in accordance with the PHA's/IHA's protest policy and procedures, copies of which are maintained at the PHA/IHA.

8. Contract Award

(a) The PHA/IHA will evaluate bids in response to this solicitation without discussions and will award a contract to the responsible bidder whose bid, conforming to the solicitation, will be most advantageous to the PHA/IHA considering only price and any price-related factors specified in the solicitation.

(b) If the apparent low bid received in response to this solicitation exceeds the PHA's/IHA's available funding for the proposed contract work, the PHA/IHA may either accept separately priced items (see 8(e) below) or use the following procedure to determine contract award. The PHA/IHA shall apply in turn to each bid (proceeding in order from the apparent low bid to the high bid) each of the separately priced bid deductible items, if any, in their priority order set forth in this solicitation. If upon the application of the first deductible item to all initial bids, a new low bid is within the PHA's/IHA's available funding, then award shall be made to that bidder. If no bid is within the available funding amount, then the PHA/IHA shall apply the second deductible item. The PHA/IHA shall continue this process until an evaluated low bid, if any, is within the PHA's/IHA's available funding. If upon the application of all deductibles, no bid is within the PHA's/IHA's available funding, or if the solicitation does not request separately priced deductibles, the PHA/IHA shall follow its written policy and procedures in making any award under this solicitation.

(c) In the case of tie low bids, award shall be made in accordance with the PHA's/IHA's written policy and procedures.

(d) The PHA/IHA may reject any and all bids, accept other than the lowest bid (e.g., the apparent low bid is unreasonably low), and waive informalities or minor irregularities in bids received, in accordance with the PHA's/IHA's written policy and procedures.

(e) Unless precluded elsewhere in the solicitation, the PHA/IHA may accept any item or combination of items bid.

(f) The PHA/IHA may reject any bid as nonresponsive if it is materially unbalanced as to the prices for the various items of work to be performed. A bid is materially unbalanced when it is based on prices significantly less than cost for some work and prices which are significantly overstated for other work.

(g) A written award shall be furnished to the successful bidder within the period for acceptance specified in the bid and shall result in a binding contract without further action by either party.

9. Bid Guarantee (applicable to construction and equipment contracts exceeding $25,000)

All bids must be accompanied by a negotiable bid guarantee which shall not be less than five percent (5%) of the amount of the bid. The bid guarantee may be a certified check, bank draft, U.S. Government Bonds at par value, or a bid bond secured by a surety company acceptable to the U.S. Government and authorized to do business in the state where the work is to be performed. In the case where the work under the contract will be performed on an Indian reservation area, the bid guarantee may also be an irrevocable Letter of Credit (see provision 10, Assurance of Completion, below). Certified checks and bank drafts must be made payable to the order of the PHA/IHA. The bid guarantee shall insure the execution of the contract and the furnishing of a method of assurance of completion by the successful bidder as required by the solicitation. Failure to submit a bid guarantee with the bid shall result in the rejection of the bid. Bid guarantees submitted by unsuccessful bidders will be returned as soon as practicable after bid opening.

10. Assurance of Completion

(a) Unless otherwise provided in State law, the successful bidder shall furnish an assurance of completion prior to the execution of any contract under this solicitation. This assurance may be [Contracting Officer check applicable items] —

[X] (1) a performance and payment bond in a penal sum of 100 percent of the contract price; or, as may be required or permitted by State law;

[ ] (2) separate performance and payment bonds, each for 50 percent or more of the contract price;

[ ] (3) a 20 percent cash escrow;

[ ] (4) a 25 percent irrevocable letter of credit; or,

[ ] (5) an irrevocable letter of credit for 10 percent of the total contract price with a monitoring and disbursements agreement with the IHA (applicable only to contracts awarded by an IHA under the Indian Housing Program).

(b) Bonds must be obtained from guarantee or surety companies acceptable to the U.S. Government and authorized to do business in the state where the work is to be performed. Individual sureties will not be considered. U.S. Treasury Circular Number 570, published annually in the Federal Register, lists companies approved to act as sureties on bonds securing Government contracts, the maximum underwriting limits on each contract bonded, and the States in which the company is licensed to do business. Use of companies listed in this circular is mandatory. Copies of the circular may be downloaded on the U.S. Department of Treasury website **http://www.fms.treas.gov/c570/index.html**, or ordered for a minimum fee by contacting the Government Printing Office at (202) 512-2168.

(c) Each bond shall clearly state the rate of premium and the total amount of premium charged. The current power of attorney for the person who signs for the surety company must be attached to the bond. The effective date of the power of attorney shall not precede the date of the bond. The effective date of the bond shall be on or after the execution date of the contract.

(d) Failure by the successful bidder to obtain the required assurance of completion within the time specified, or within such extended period as the PHA/IHA may grant based upon reasons determined adequate by the PHA/IHA, shall render the bidder ineligible for award. The PHA/IHA may then either award the contract to the next lowest responsible bidder or solicit new bids. The PHA/IHA may retain the ineligible bidder's bid guarantee.

11. Preconstruction Conference (applicable to construction contracts)

After award of a contract under this solicitation and prior to the start of work, the successful bidder will be required to attend a preconstruction conference with representatives of the PHA/IHA and its architect/engineer, and other interested parties convened by the PHA/IHA. The conference will serve to acquaint the participants with the general plan of the construction operation and all other requirements of the contract (e.g., Equal Employment Opportunity, Labor Standards). The PHA/IHA will provide the successful bidder with the date, time, and place of the conference.

12. Indian Preference Requirements (applicable only if this solicitation is for a contract to be performed on a project for an Indian Housing Authority)

(a) HUD has determined that the contract awarded under this solicitation is subject to the requirements of section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e(b)). Section 7(b) requires that any contract or subcontract entered into for the benefit of Indians shall require that, to the greatest extent feasible

(1) Preferences and opportunities for training and employment (other than core crew positions; see paragraph (h) below) in connection with the administration of such contracts or subcontracts be given to qualified "Indians." The Act defines "Indians" to mean persons who are members of an Indian tribe and defines "Indian tribe" to mean any Indian tribe, band, nation, or other organized group or community, including any Alaska Native village or regional or village corporation as defined in or established pursuant to the Alaska Native Claims Settlement Act, which is recognized as eligible for the special programs and services provided by the United States to Indians because of their status as Indians; and,

(2) Preference in the award of contracts or subcontracts in connection with the administration of contracts be given to Indian organizations and to Indian-owned economic enterprises, as defined in section 3 of the Indian Financing Act of 1974 (25 U.S.C. 1452). That Act defines "economic enterprise" to mean any Indian-owned commercial, industrial, or business activity established or organized for the purpose of profit, except that the Indian ownership must constitute not less than 51 percent of the enterprise; "Indian organization" to mean the governing body of any Indian tribe or entity established or recognized by such governing body; "Indian" to mean any person who is a member of any tribe, band, group, pueblo, or community which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs and any "Native" as defined in the Alaska Native Claims Settlement Act; and Indian "tribe" to mean any Indian tribe, band, group, pueblo, or community including Native villages and Native groups (including

corporations organized by Kenai, Juneau, Sitka, and Kodiak) as defined in the Alaska Native Claims Settlement Act, which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs.

(b) (1) The successful Contractor under this solicitation shall comply with the requirements of this provision in awarding all subcontracts under the contract and in providing training and employment opportunities.

(2) A finding by the IHA that the contractor, either (i) awarded a subcontract without using the procedure required by the IHA, (ii) falsely represented that subcontracts would be awarded to Indian enterprises or organizations; or, (iii) failed to comply with the contractor's employment and training preference bid statement shall be grounds for termination of the contract or for the assessment of penalties or other remedies.

(c) If specified elsewhere in this solicitation, the IHA may restrict the solicitation to qualified Indian-owned enterprises and Indian organizations. If two or more (or a greater number as specified elsewhere in the solicitation) qualified Indian-owned enterprises or organizations submit responsive bids, award shall be made to the qualified enterprise or organization with the lowest responsive bid. If fewer than the minimum required number of qualified Indian-owned enterprises or organizations submit responsive bids, the IHA shall reject all bids and readvertise the solicitation in accordance with paragraph (d) below.

(d) If the IHA prefers not to restrict the solicitation as described in paragraph (c) above, or if after having restricted a solicitation an insufficient number of qualified Indian enterprises or organizations submit bids, the IHA may advertise for bids from non-Indian as well as Indian-owned enterprises and Indian organizations. Award shall be made to the qualified Indian enterprise or organization with the lowest responsive bid if that bid is -

(1) Within the maximum HUD-approved budget amount established for the specific project or activity for which bids are being solicited; and

(2) No more than the percentage specified in 24 CFR 905.175(c) higher than the total bid price of the lowest responsive bid from any qualified bidder. If no responsive bid by a qualified Indian-owned economic enterprise or organization is within the stated range of the total bid price of the lowest responsive bid from any qualified enterprise, award shall be made to the bidder with the lowest bid.

(e) Bidders seeking to qualify for preference in contracting or subcontracting shall submit proof of Indian ownership with their bids. Proof of Indian ownership shall include but not be limited to:

(1) Certification by a tribe or other evidence that the bidder is an Indian. The IHA shall accept the certification of a tribe that an individual is a member.

(2) Evidence such as stock ownership, structure, management, control, financing and salary or profit sharing arrangements of the enterprise.

(f) (1) All bidders must submit with their bids a statement describing how they will provide Indian preference in the award of subcontracts. The specific requirements of that statement and the factors to used by the IHA in determining the statement's adequacy are included as an attachment to this solicitation. Any bid that fails to include the required statement shall be rejected as nonresponsive. The IHA may require that comparable statements be provided by subcontractors to the successful Contractor, and may require the Contractor to reject any bid or proposal by a subcontractor that fails to include the statement.

(2) Bidders and prospective subcontractors shall submit a certification (supported by credible evidence) to the IHA in any instance where the bidder or subcontractor believes it is infeasible to provide Indian preference in subcontracting. The acceptance or rejection by the IHA of the certification shall be final. Rejection shall disqualify the bid from further consideration.

(g) All bidders must submit with their bids a statement detailing their employment and training opportunities and their plans to provide preference to Indians in implementing the contract; and the number or percentage of Indians anticipated to be employed and trained. Comparable statements from all proposed subcontractors must be submitted. The criteria to be used by the IHA in determining the statement(s)'s adequacy are included as an attachment to this solicitation. Any bid that fails to include the required statement(s), or that includes a statement that does not meet minimum standards required by the IHA shall be rejected as nonresponsive.

(h) Core crew employees. A core crew employee is an individual who is a bona fide employee of the contractor at the time the bid is submitted; or an individual who was not employed by the bidder at the time the bid was submitted, but who is regularly employed by the bidder in a supervisory or other key skilled position when work is available. Bidders shall submit with their bids a list of all core crew employees.

(i) Preference in contracting, subcontracting, employment, and training shall apply not only on-site, on the reservation, or within the IHA's jurisdiction, but also to contracts with firms that operate outside these areas (e.g., employment in modular or manufactured housing construction facilities).

(j) Bidders should contact the IHA to determine if any additional local preference requirements are applicable to this solicitation.

(k) The IHA [ ] does [X] does not [Contracting Officer check applicable box] maintain lists of Indian-owned economic enterprises and Indian organizations by specialty (e.g., plumbing, electrical, foundations), which are available to bidders to assist them in meeting their responsibility to provide preference in connection with the administration of contracts and subcontracts.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

Hodgkiss and Sweetbriar Rehabilitation

HACP CONTRACT NO. 600-06-26

NOTICE OF PRE-BID CONFERENCE

A Pre-Bid Conference will be held on April 7, 2026

- A Pre-Bid Conference will be held on April 7, 2026 **at** 10:00 am, at 455 Sweetbriar, Pittsburgh, PA 15211 followed by 1233 Hodgkiss St, Pgh, PA 15212.
- Pre-Bid Conference attendance is not mandatory. The meeting may be attended in-person or virtually. Virtual Meeting (check one) is ☐ is not ☑ available.
- A site visit of the property will be conducted thereafter Yes ☑ or No ☐
- Bidders shall be prepared to review all aspects of the site necessary to prepare a bid.
- Representatives of the Authority, the design team and other interested parties will be in attendance.

All bidders are urged to attend.

- Bidders are responsible for examining the construction site. (Refer to "Instructions to Bidders for Contracts," Document HUD 5369, Clause 1, "Bid Preparation and Submission.") Notwithstanding the above, lack of attendance will not be a basis for rejecting a bid.
- Bidders are urged to examine the drawings and specifications prior to the Pre-Bid Conference.
- Nothing at the Pre-Bid Conference will change the terms of the IFB unless a subsequent Addendum is issued. (Refer to "Instructions to Bidders for Contracts," Document HUD 5369, Clause 2, "Explanations and Interpretations to Prospective Bidders.")

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

Hodgkiss and Sweetbriar Rehabilitation

HACP CONTRACT NO. 600-06-26

PROJECT SCHEDULE

NO LATER THAN	
March 23, 2026	Invitation for Bids issued
April 7, 2026 10:00 am	Pre-Bid Conference
April 14, 2026 12:00 pm	Last day to submit written questions
May 4, 2026 10:00 am	Bids due
June 26, 2026 (estimated)	Notice of Award
July 10, 2026 (estimated)	Execution of Contracts
July 16, 2026 (estimated)	Pre-Construction Conference
July 28, 2026 (estimated)	Construction Start
150 calendar days from effective date of Notice to Proceed	All work required under this contract shall be complete

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

Hodgkiss and Sweetbriar Rehabilitation

HACP CONTRACT NO. 600-06-26

SCOPE OF WORK FOR GENERAL CONSTRUCTION

The Contract for General Construction shall consist of the following component parts:

1. THE AGREEMENT
(Bound in the Project Manual)

THE BID	Document 00310 - Scope of Work for General Construction Document 00311 - Form of Bid for General Construction
THE FORM OF AGREEMENT	Document 00500 - Form of Agreement Document 00590 - Contracting Officer Certification
CONDITIONS OF THE CONTRACT	Document HUD - 5370 General Conditions HACP Document - Supplemental General Conditions Document 00830 - Wage Determination Schedule

2. PRIMARY SPECIFICATIONS FOR THE GENERAL CONSTRUCTION CONTRACT
(Bound in the Project Manual)

All Work contained in the Primary Specifications listed below is the Work of the Contractor for this General Construction Contract unless specifically indicated otherwise.

Any Reference in the Primary Specifications to the "Contractor," the "Prime Contractor," or the "General Contractor" shall be interpreted as meaning the Contractor for this General Construction Contract.

The General Contractor shall coordinate the schedule and activities of work performed by this and all other Prime Contracts, as identified by (G)-General, (P)-Plumbing, (H)-HVAC, and (E)-Electrical.

It is the contractual responsibility of the Contractor for General Construction to familiarize himself with the work of the other prime contractors so that the Project as a whole can proceed in an orderly fashion. Failure to familiarize work by other trades would not be an excuse for corrective measures at no cost to the City of Pittsburgh Housing Authority.

For example, the General Contractor shall coordinate installation of general construction work with the requirements of the Plumbing, Mechanical, and Electrical Contractors.

Reference Standard for Incidental Work: Incidental work, as used in this paragraph, is work which is not a basic part of other Prime Contracts but which is required by reference.

For example, the General Contractor is required by his Primary Specifications to install and repair all general work. In the event that the Plumbing Contractor disturbs the general work, the patching, repair shall be done and follow the same Specification requirements of the appropriate Specification Section by the Plumbing Contractor even if that specification section may not be part of the Plumbing Contractor's Primary Specification. The same applies to all trades where incidental work occurs.

TECHNICAL SPECIFICATIONS AND DRAWINGS MAY BE FOUND AT PART FOUR OF THE PROJECT MANUAL

3. PRIMARY DRAWINGS FOR THE GENERAL CONSTRUCTION CONTRACT
(Contained in the set of Project Drawings issued simultaneously with this Project Manual)

All Work contained in the Primary Drawings listed below is the Work of this Contractor unless specifically indicated otherwise.

Any Reference to the "Contractor," the "Prime Contractor," or the "General Contractor" shall be interpreted as meaning the Contractor for this General Construction Contract.

The Primary Drawings for this contract consist of all Fukui Architects construction documents drawings, **dated** 1/09/2026 and specifications contained in this project manual.

In case of drawing conflict with specifications, it is understood that the specification shall supersede the drawings.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

Hodgkiss and Sweetbriar Rehabilitation

HACP Contract No. 600-06-26

FORM OF BID

GENERAL CONSTRUCTION

Contract No.: 600-06-26

TO: HOUSING AUTHORITY CITY OF PITTSBURGH
(Hereinafter called the "Authority")
412 Boulevard of the Allies, 6th Flr
Pittsburgh, PA 15219

BIDDER: _____
(Bidder Name)
_____
(Business Address)
_____
_____
(Telephone)

1. The undersigned Bidder, having visited the site, having become familiar with local conditions affecting the cost of the work**, including all City of Pittsburgh current code requirements**, and having become familiar with the Invitation for Bids (the IFB) issued by the Authority, which consists of the following:

   - Project Manual, dated March 23, 2026 containing Bidding Requirements, Contract Forms, Conditions of the Contract, and Specifications
   - Project Drawings, dated 1/09/2026
   - Addenda (if any) as enumerated in this Form of Bid

   hereby proposes to provide all supervision, technical personnel, labor, materials, machinery, tools, appurtenances, equipment and services required to construct and complete the General Construction Work as described in Document 00310 "Scope of Work for General Construction" and as indicated in the Drawings and Specifications, for the following Firm Fixed Price:

   _____ Dollars ($ _____)
   (Insert Bid Price in words) *(Insert Bid Price in Figures)*

2. Bid security **[ ] is [ ] is not** submitted with this bid.
   (Check one)

   Bid Security is in amount of:

   _____% of the bid OR _____ Dollars ($_____)

Bid Security is in the form of:

[ ]	Certified Check	[ ]	Bank Draft
[ ]	U.S. Govt. Bond	[ ]	Bid Bond (Document 00410)

3. The Bidder hereby acknowledges receipt of the following Addenda, if any, as issued by the Authority:

Total number of Addenda _____ (if none, so state)

Addendum No. _____dated _____	Addendum No. _____ dated _____
Addendum No. _____ dated _____	Addendum No. _____ dated _____
Addendum No. _____ dated _____	Addendum No. _____ dated _____
Addendum No. _____ dated _____	Addendum No. _____ dated _____
Addendum No. _____ dated _____	Addendum No. _____ dated _____
Addendum No. _____ dated _____	Addendum No. _____ dated _____

4. The Bidder attaches hereto the Special Provisions (Document 00021);

5. The Bidder attaches hereto the Statement of Bidder's Qualifications (Document 00420);

6. The Bidder attaches hereto the Section 3 Opportunities Plan (Document 00433), MBE/WBE Solicitation and Commitment Record (Document 00434), Bidder Manpower Plan (Document 00435), and Previous Related Experience (Document 00436);

7. The Bidder attaches hereto the Bidder's Representations, Certifications and Other Statements of Bidders (Document HUD 5369-A), Previous Participation Certificate (Document HUD-2530);

8. The Bidder attaches hereto the Bidder's Special Provisions – Notice to All Prospective Bidders (Document 00437), Non-Collusion Affidavit (Document 00485);

9. The Bidder attaches hereto the completed Form of Agreement (Document 00500);

10. The Bidder attaches hereto the Supplemental General Conditions (HACP Document).

PROPRIETORSHIP SIGNATURE PAGE SHEET - FB-I

(To be used when the Bidder is an individual doing business as a Sole Proprietorship.)

THE BIDDER CERTIFIES THAT THE BIDDER IS:

[ ] An individual doing business in his/her own name
[ ] An individual doing business under a fictitious or assumed name
(Complete Proprietorship Fictitious Name Disclosure below)

SIGNED, SEALED AND DELIVERED

this _____ day of _____ 20 _____.

	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness		*Principal*	
{		{	
	_____ *(Signature and Date)*		_____ *(Signature and Date)*

PROPRIETORSHIP FICTITIOUS NAME DISCLOSURE

(To be used when the Bidder is an individual doing business under a fictitious or assumed name.)

_____ is an individual trading under a fictitious or
(Proprietor's Name)

assumed name of _____ and **[ ] has [ ] has not** registered under
(Fictitious or Assumed Name Used as Bidder's Name) *(Check one)*

the Fictitious Names Act of Pennsylvania, namely the Act of May 24, 1945,P.L.967, as amended, 54 P.S.sec.281.1 et seq.

	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness		*Principal*	
{		{	
	_____ *(Signature and Date)*		_____ *(Signature and Date)*

PARTNERSHIP SIGNATURE PAGE SHEET - FB-P-1

(To be used when the Bidder is an individual doing business as a Partnership.)

THE BIDDER CERTIFIES THAT THE BIDDER IS:

[ ] A General Partnership (Attach completed Sheet FB-P-3)
- [ ] Doing business under Partnership Name
- [ ] Doing business under a fictitious or assumed name
  (Complete Partnership Fictitious Name Disclosure Sheet FB-P-2)

[ ] A Limited Partnership (Attach completed Sheet FB-P-3)
- [ ] Doing business under Partnership Name
- [ ] Doing business under a fictitious or assumed name
  (Complete Partnership Fictitious Name Disclosure Sheet FB-P-2)

SIGNED, SEALED AND DELIVERED

this _____ day of _____ 20 _____.

	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness		*Partner **	
{	_____ *(Signature and Date)*	{	_____ *(Signature and Date)*
	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness		*Partner **	
{	_____ *(Signature and Date)*	{	_____ *(Signature and Date)*

* If the Bidder is a partnership, the Bid and Contract must be signed in the name of the partnership by at least two general partners, and the names and addresses of all the partners must be listed on the certificate on Sheet FB-P-3.

PARTNERSHIP FICTITIOUS NAME DISCLOSURE

SHEET FB-P-2

(To be used when the Bidder is a partnership doing business under a fictitious or assumed name.)

_____ is a partnership trading under a fictitious or
(Partnership's Name)

assumed name of _____ and **[ ] has [ ] has not** registered under
(Fictitious or Assumed Name Used as Bidder's Name) *(Check one)*

the Fictitious Names Act of Pennsylvania, namely the Act of May 24, 1945,P.L.967, as amended, 54 P.S.sec.281.1 et seq.

_____	_____
(Printed or Typed Name)	*(Printed or Typed Name)*
Witness	*Partner**
{	{
_____	_____
(Signature and Date)	*(Signature and Date)*

PARTNERSHIP CERTIFICATE

(To be used when the Bidder is a partnership.)

I, as partner of _____,
(Name of Partnership)
certify that the following are the names and addresses of all the partners of said partnership.

Name: _____	Name: _____
Address: _____	Address: _____
City: _____	City: _____
Name: _____	Name: _____
Address: _____	Address: _____
City: _____	City: _____
Name: _____	Name: _____
Address: _____	Address: _____
City: _____	City: _____
Name: _____	Name: _____
Address: _____	Address: _____
City: _____	City: _____

(Use additional sheets as required.)

_____	_____
(Printed or Typed Name)	*(Printed or Typed Name)*
Witness	*Partner**
{	{
_____	_____
(Signature and Date)	*(Signature and Date)*

CORPORATION SIGNATURE PAGE SHEET FB-C-1

(To be used when the bidder is a corporation.)

THE BIDDER CERTIFIES THAT THE BIDDER IS:

[ ] A corporation doing business in its own name
[ ] A corporation doing business under a fictitious or assumed name
(Complete Corporation Fictitious Name Disclosure FB-C-2)

SIGNED, SEALED AND DELIVERED

this _____ day of _____ 20 _____.

(CORPORATE SEAL)

_____
(Corporate Name)

_____ _____
(Printed or Typed Name) *(Printed or Typed Name)*

Witness *President*
{ *V.P.*** {

_____ _____
(Signature and Date) *(Signature and Date)*

_____ _____
(Corporate Title) *(Corporate Title)*

** If the bidder is a corporation, the Bid and the Contract must be executed in the Corporation's correct corporate name by its President or Vice President and attested to by its Secretary or Assistant Secretary or Treasurer or Assistant Treasurer, and the Certification of Corporate Principal (Doc. 00625) must be executed by the Secretary or Assistant Secretary.

CORPORATION FICTITIOUS NAME DISCLOSURE SHEET FB-C-2

(To be used when the Bidder is a corporation doing business under a fictitious or assumed name.)

_____ is a corporation trading under a fictitious or
(Corporation's Name)

assumed name of _____ and **[ ] has [ ] has not** registered under
(Fictitious or Assumed Name Used as Bidder's Name) *(Check one)*

the Fictitious Names Act of Pennsylvania, namely the Act of May 24, 1945,P.L.967, as amended, 54 P.S.sec.281.1 et seq.

	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness		*President*	
{		*V.P.* **	{	
	_____ *(Signature and Date)*		_____ *(Signature and Date)*

** If the bidder is a corporation, the Bid and the Contract must be executed in the Corporation's correct corporate name by its President or Vice President and attested to by its Secretary or Assistant Secretary or Treasurer or Assistant Treasurer, and the Certification of Corporate Principal (Doc. 00625) must be executed by the Secretary or Assistant Secretary.

CORPORATION CERTIFICATE SHEET FB-C-3

(To be used when the bidder is a corporation)

_____ is a corporation organized and existing
(Corporate name used as Bidder name)

under the laws of the state of _____ with its principal place of business at:

_____, _____, _____
(Street Address) *(City)* *(State)*

and, if a non-Pennsylvania corporation **[ ] has [ ] has not** *(check one)* been granted a certificate of authority to do business in Pennsylvania as required by the Pennsylvania Business Corporation Law, approved May 5, 1933, P.L. 364, as amended, 15 P.S. sec.2005 et seq.

I, _____, certify that I am the **[ ] Secretary [ ] Assistant Secretary** of the
(check one)
Corporation named a Bidder herein; that _____ who signed

this Bid on behalf of the Corporation was then _____ of said Corporation that
(President/V.P.) **

I know his signature and his signature thereto is genuine; and that said Bid was duly signed, sealed and attested in behalf of said Corporation by authority of its governing body.

(CORPORATE SEAL)

_____
(Signature and Date)

** If the bidder is a corporation, the Bid and the Contract must be executed in the Corporation's correct corporate name by its President or Vice President and its Secretary or Assistant Secretary or Treasurer or Assistant Treasurer, and the above Certificate must be executed by the Secretary or Assistant Secretary

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

Hodgkiss and Sweetbriar Rehabilitation

HACP CONTRACT NO. 600-06-26

SCOPE OF WORK FOR ELECTRICAL CONSTRUCTION

The Contract for Electrical Construction shall consist of the following component parts:

1. THE AGREEMENT
(Bound in the Project Manual)

THE BID	Document 00320 - Scope of Work for Electrical Construction Document 00321 - Form of Bid for Electrical Construction
THE FORM OF AGREEMENT	Document 00500 - Form of Agreement Document 00590 - Contracting Officer Certification
CONDITIONS OF THE CONTRACT	Document HUD - 5370 General Conditions HACP Document - Supplemental General Conditions Document 00830 - Wage Determination Schedule

2. PRIMARY SPECIFICATIONS FOR THE ELECTRICAL CONSTRUCTION CONTRACT
(Bound in the Project Manual)

All Work contained in the Primary Specifications listed below is the Work of the Contractor for this Electrical Construction Contract unless specifically indicated otherwise.

Any Reference in the Primary Specifications to the "Contractor," the "Prime Contractor," or the "Electrical Contractor" shall be interpreted as meaning the Contractor for this Electrical Construction Contract.

The Electrical Contractor shall coordinate the schedule and activities of work performed under this contract with that of those contracts identified as (G)-General, (P)-Plumbing, and (H)-HVAC.

It is the contractual responsibility of the Contractor for Electrical Construction to familiarize himself with the work of the other prime contractors so that the Project as a whole can proceed in an orderly fashion. Failure to familiarize work by other trades would not be an excuse for corrective measures at no cost to the City of Pittsburgh Housing Authority.

For example, the Electrical Contractor shall coordinate installation of electrical construction work with the requirements of the Plumbing, Mechanical, and General Contractors.

Reference Standard for Incidental Work: Incidental work, as used in this paragraph, is work which is not a basic part of other Prime Contracts but which is required by reference.

For example, the General Contractor is required by his Primary Specifications to install and repair all general work. In the event that the Plumbing Contractor disturbs the general work, the patching, repair shall be done and follow the same Specification requirements of the appropriate Specification Section by the Plumbing Contractor even if that specification section may not be part of the Plumbing Contractor's Primary Specification. The same applies to all trades where incidental work occurs.

TECHNICAL SPECIFICATIONS AND DRAWINGS MAY BE FOUND AT PART FOUR OF THE PROJECT MANUAL

3. PRIMARY DRAWINGS FOR THE ELECTRICAL CONSTRUCTION CONTRACT
(Contained in the set of Project Drawings issued simultaneously with this Project Manual)

All Work contained in the Primary Drawings listed below is the Work of this Contractor unless specifically indicated otherwise.

Any Reference to the "Contractor," the "Prime Contractor," or the "Electrical Contractor" shall be interpreted as meaning the Contractor for this Electrical Construction Contract.

The Primary Drawings for this contract consist of all Fukui Architects construction documents drawings, **dated** 1/09/2026 and specifications contained in this project manual.

In case of drawing conflict with specifications, it is understood that the specification shall supersede the drawings.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

Hodgkiss and Sweetbriar Rehabilitation

HACP Contract No. 600-06-26

FORM OF BID

ELECTRICAL CONSTRUCTION

Contract No.: 600-06-26

TO: HOUSING AUTHORITY CITY OF PITTSBURGH
(Hereinafter called the "Authority")
412 Boulevard of the Allies, 6th Flr
Pittsburgh, PA 15219

BIDDER: _____
(Bidder Name)
_____
(Business Address)
_____

_____
(Telephone)

1. The undersigned Bidder, having visited the site, having become familiar with local conditions affecting the cost of the work**, including all City of Pittsburgh current code requirements**, and having become familiar with the Invitation for Bids (the IFB) issued by the Authority, which consists of the following:

   - Project Manual, dated March 23, 2026 containing Bidding Requirements, Contract Forms, Conditions of the Contract, and Specifications
   - Project Drawings, dated 1/09/2026
   - Addenda (if any) as enumerated in this Form of Bid

   hereby proposes to provide all supervision, technical personnel, labor, materials, machinery, tools, appurtenances, equipment and services required to construct and complete the Electrical Construction Work as described in Document 00320 "Scope of Work for Electrical Construction" and as indicated in the Drawings and Specifications, for the following Firm Fixed Price:

   _____ Dollars ($ _____)
   (Insert Bid Price in words) *(Insert Bid Price in Figures)*

2. Bid security **[ ] is [ ] is not** submitted with this bid.
   (Check one)

   Bid Security is in amount of:

   _____% of the bid OR _____ Dollars ($_____)

Bid Security is in the form of:

[ ]	Certified Check	[ ]	Bank Draft
[ ]	U.S. Govt. Bond	[ ]	Bid Bond (Document 00410)

3. The Bidder hereby acknowledges receipt of the following Addenda, if any, as issued by the Authority:

Total number of Addenda _____ (if none, so state)

Addendum No. _____dated _____	Addendum No. _____ dated _____
Addendum No. _____ dated _____	Addendum No. _____ dated _____
Addendum No. _____ dated _____	Addendum No. _____ dated _____
Addendum No. _____ dated _____	Addendum No. _____ dated _____
Addendum No. _____ dated _____	Addendum No. _____ dated _____
Addendum No. _____ dated _____	Addendum No. _____ dated _____

4. The Bidder attaches hereto the Special Provisions (Document 00021);

5. The Bidder attaches hereto the Statement of Bidder's Qualifications (Document 00420);

6. The Bidder attaches hereto the Section 3 Opportunities Plan (Document 00433), MBE/WBE Solicitation and Commitment Record (Document 00434), Bidder Manpower Plan (Document 00435), and Previous Related Experience (Document 00436);

7. The Bidder attaches hereto the Bidder's Representations, Certifications and Other Statements of Bidders (Document HUD 5369-A), Previous Participation Certificate (Document HUD-2530);

8. The Bidder attaches hereto the Bidder's Special Provisions – Notice to All Prospective Bidders (Document 00437), Non-Collusion Affidavit (Document 00485);

9. The Bidder attaches hereto the completed Form of Agreement (Document 00500);

10. The Bidder attaches hereto the Supplemental General Conditions (HACP Document).

PROPRIETORSHIP SIGNATURE PAGE SHEET - FB-I

(To be used when the Bidder is an individual doing business as a Sole Proprietorship.)

THE BIDDER CERTIFIES THAT THE BIDDER IS:

[ ] An individual doing business in his/her own name
[ ] An individual doing business under a fictitious or assumed name
(Complete Proprietorship Fictitious Name Disclosure below)

SIGNED, SEALED AND DELIVERED

this _____ day of _____ 20 _____.

	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness		*Principal*	
{		{	
	_____ *(Signature and Date)*		_____ *(Signature and Date)*

PROPRIETORSHIP FICTITIOUS NAME DISCLOSURE

(To be used when the Bidder is an individual doing business under a fictitious or assumed name.)

_____ is an individual trading under a fictitious or
(Proprietor's Name)

assumed name of _____ and **[ ] has [ ] has not** registered under
(Fictitious or Assumed Name Used as Bidder's Name) *(Check one)*

the Fictitious Names Act of Pennsylvania, namely the Act of May 24, 1945,P.L.967, as amended, 54 P.S.sec.281.1 et seq.

	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness		*Principal*	
{		{	
	_____ *(Signature and Date)*		_____ *(Signature and Date)*

PARTNERSHIP SIGNATURE PAGE SHEET - FB-P-1

(To be used when the Bidder is an individual doing business as a Partnership.)

THE BIDDER CERTIFIES THAT THE BIDDER IS:

[ ] A General Partnership (Attach completed Sheet FB-P-3)
- [ ] Doing business under Partnership Name
- [ ] Doing business under a fictitious or assumed name
  (Complete Partnership Fictitious Name Disclosure Sheet FB-P-2)

[ ] A Limited Partnership (Attach completed Sheet FB-P-3)
- [ ] Doing business under Partnership Name
- [ ] Doing business under a fictitious or assumed name
  (Complete Partnership Fictitious Name Disclosure Sheet FB-P-2)

SIGNED, SEALED AND DELIVERED

this _____ day of _____ 20 _____.

	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness		*Partner **	
{	_____ *(Signature and Date)*	{	_____ *(Signature and Date)*
	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness		*Partner **	
{	_____ *(Signature and Date)*	{	_____ *(Signature and Date)*

* If the Bidder is a partnership, the Bid and Contract must be signed in the name of the partnership by at least two general partners, and the names and addresses of all the partners must be listed on the certificate on Sheet FB-P-3.

PARTNERSHIP FICTITIOUS NAME DISCLOSURE

SHEET FB-P-2

(To be used when the Bidder is a partnership doing business under a fictitious or assumed name.)

_____ is a partnership trading under a fictitious or
(Partnership's Name)

assumed name of _____ and **[ ] has [ ] has not** registered under
(Fictitious or Assumed Name Used as Bidder's Name) *(Check one)*

the Fictitious Names Act of Pennsylvania, namely the Act of May 24, 1945,P.L.967, as amended, 54 P.S.sec.281.1 et seq.

	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness		*Partner**	
{	_____ *(Signature and Date)*	{	_____ *(Signature and Date)*

PARTNERSHIP CERTIFICATE

(To be used when the Bidder is a partnership.)

I, as partner of _____,
(Name of Partnership)
certify that the following are the names and addresses of all the partners of said partnership.

Name: _____	Name: _____
Address: _____	Address: _____
City: _____	City: _____
Name: _____	Name: _____
Address: _____	Address: _____
City: _____	City: _____
Name: _____	Name: _____
Address: _____	Address: _____
City: _____	City: _____
Name: _____	Name: _____
Address: _____	Address: _____
City: _____	City: _____

(Use additional sheets as required.)

_____ *(Printed or Typed Name)*	_____ *(Printed or Typed Name)*
Witness {	*Partner** {
_____ *(Signature and Date)*	_____ *(Signature and Date)*

CORPORATION SIGNATURE PAGE SHEET FB-C-1

(To be used when the bidder is a corporation.)

THE BIDDER CERTIFIES THAT THE BIDDER IS:

[ ] A corporation doing business in its own name
[ ] A corporation doing business under a fictitious or assumed name
(Complete Corporation Fictitious Name Disclosure FB-C-2)

SIGNED, SEALED AND DELIVERED

this _____ day of _____ 20 _____.

(CORPORATE SEAL)

_____
(Corporate Name)

_____ _____
(Printed or Typed Name) *(Printed or Typed Name)*

Witness *President*
{ *V.P.*** {

_____ _____
(Signature and Date) *(Signature and Date)*

_____ _____
(Corporate Title) *(Corporate Title)*

** If the bidder is a corporation, the Bid and the Contract must be executed in the Corporation's correct corporate name by its President or Vice President and attested to by its Secretary or Assistant Secretary or Treasurer or Assistant Treasurer, and the Certification of Corporate Principal (Doc. 00625) must be executed by the Secretary or Assistant Secretary.

CORPORATION FICTITIOUS NAME DISCLOSURE SHEET FB-C-2

(To be used when the Bidder is a corporation doing business under a fictitious or assumed name.)

_____ is a corporation trading under a fictitious or
(Corporation's Name)

assumed name of _____ and **[ ] has [ ] has not** registered under
(Fictitious or Assumed Name Used as Bidder's Name) *(Check one)*

the Fictitious Names Act of Pennsylvania, namely the Act of May 24, 1945,P.L.967, as amended, 54 P.S.sec.281.1 et seq.

	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness		*President*	
{		*V.P.* **	{
	_____ *(Signature and Date)*		_____ *(Signature and Date)*

** If the bidder is a corporation, the Bid and the Contract must be executed in the Corporation's correct corporate name by its President or Vice President and attested to by its Secretary or Assistant Secretary or Treasurer or Assistant Treasurer, and the Certification of Corporate Principal (Doc. 00625) must be executed by the Secretary or Assistant Secretary.

CORPORATION CERTIFICATE SHEET FB-C-3

(To be used when the bidder is a corporation)

_____ is a corporation organized and existing
(Corporate name used as Bidder name)

under the laws of the state of _____ with its principal place of business at:

_____, _____, _____
(Street Address) *(City)* *(State)*

and, if a non-Pennsylvania corporation **[ ] has [ ] has not** *(check one)* been granted a certificate of authority to do business in Pennsylvania as required by the Pennsylvania Business Corporation Law, approved May 5, 1933, P.L. 364, as amended, 15 P.S. sec.2005 et seq.

I, _____, certify that I am the **[ ] Secretary [ ] Assistant Secretary** of the
(check one)
Corporation named a Bidder herein; that _____ who signed

this Bid on behalf of the Corporation was then _____ of said Corporation that
*(President/V.P.) ***

I know his signature and his signature thereto is genuine; and that said Bid was duly signed, sealed and attested in behalf of said Corporation by authority of its governing body.

(CORPORATE SEAL)

_____
(Signature and Date)

** If the bidder is a corporation, the Bid and the Contract must be executed in the Corporation's correct corporate name by its President or Vice President and its Secretary or Assistant Secretary or Treasurer or Assistant Treasurer, and the above Certificate must be executed by the Secretary or Assistant Secretary

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

Hodgkiss and Sweetbriar Rehabilitation

HACP CONTRACT NO. 600-06-26

SCOPE OF WORK FOR PLUMBING CONSTRUCTION

The Contract for Plumbing Construction shall consist of the following component parts:

1. THE AGREEMENT
(Bound in the Project Manual)

THE BID	Document 00330 - Scope of Work for Plumbing Construction Document 00331 - Form of Bid for Plumbing Construction
THE FORM OF AGREEMENT	Document 00500 - Form of Agreement Document 00590 - Contracting Officer Certification
CONDITIONS OF THE CONTRACT	Document HUD - 5370 General Conditions HACP Document - Supplemental General Conditions Document 00830 - Wage Determination Schedule

2. PRIMARY SPECIFICATIONS FOR THE PLUMBING CONSTRUCTION CONTRACT
(Bound in the Project Manual)

All Work contained in the Primary Specifications listed below is the Work of the Contractor for this Plumbing Construction Contract unless specifically indicated otherwise.

Any Reference in the Primary Specifications to the "Contractor," the "Prime Contractor," or the "Plumbing Contractor" shall be interpreted as meaning the Contractor for this Plumbing Construction Contract.

The Plumbing Contractor shall coordinate the schedule and activities of work performed under this contract with that of those contracts identified as (G)-General, (E)-Electrical, and (H)-HVAC.

It is the contractual responsibility of the Contractor for Plumbing Construction to familiarize himself with the work of the other prime contractors so that the Project as a whole can proceed in an orderly fashion. Failure to familiarize work by other trades would not be an excuse for corrective measures at no cost to the City of Pittsburgh Housing Authority.

For example, the Plumbing Contractor shall coordinate installation of plumbing construction work with the requirements of the Electrical, Mechanical, and General Contractors.

Reference Standard for Incidental Work: Incidental work, as used in this paragraph, is work which is not a basic part of other Prime Contracts but which is required by reference.

For example, the General Contractor is required by his Primary Specifications to install and repair all general work. In the event that the Plumbing Contractor disturbs the general work, the patching, repair shall be done and follow the same Specification requirements of the appropriate Specification Section by the Plumbing Contractor even if that specification section may not be part of the Plumbing Contractor's Primary Specification. The same applies to all trades where incidental work occurs.

TECHNICAL SPECIFICATIONS AND DRAWINGS MAY BE FOUND AT PART FOUR OF THE PROJECT MANUAL

3. PRIMARY DRAWINGS FOR THE PLUMBING CONSTRUCTION CONTRACT
(Contained in the set of Project Drawings issued simultaneously with this Project Manual)

All Work contained in the Primary Drawings listed below is the Work of this Contractor unless specifically indicated otherwise.

Any Reference to the "Contractor," the "Prime Contractor," or the "Plumbing Contractor" shall be interpreted as meaning the Contractor for this Plumbing Construction Contract.

The Primary Drawings for this contract consist of all Fukui Architects construction documents drawings, **dated** 1/09/2026 and specifications contained in this project manual.

In case of drawing conflict with specifications, it is understood that the specification shall supersede the drawings.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

Hodgkiss and Sweetbriar Rehabilitation

HACP Contract No. 600-06-26

FORM OF BID

PLUMBING CONSTRUCTION

Contract No.: 600-06-26

TO: HOUSING AUTHORITY
CITY OF PITTSBURGH
(Hereinafter called the "Authority")
412 Boulevard of the Allies, 6th Flr
Pittsburgh, PA 15219

BIDDER: _____
(Bidder Name)
_____
(Business Address)
_____
_____
(Telephone)

1. The undersigned Bidder, having visited the site, having become familiar with local conditions affecting the cost of the work**, including all City of Pittsburgh current code requirements**, and having become familiar with the Invitation for Bids (the IFB) issued by the Authority, which consists of the following:

   - Project Manual, dated March 23, 2026 containing Bidding Requirements, Contract Forms, Conditions of the Contract, and Specifications
   - Project Drawings, dated 1/09/2026
   - Addenda (if any) as enumerated in this Form of Bid

   hereby proposes to provide all supervision, technical personnel, labor, materials, machinery, tools, appurtenances, equipment and services required to construct and complete the Plumbing Construction Work as described in Document 00330 "Scope of Work for Plumbing Construction" and as indicated in the Drawings and Specifications, for the following Firm Fixed Price:

   _____ Dollars ($ _____)
   (Insert Bid Price in words) *(Insert Bid Price in Figures)*

2. Bid security **[ ] is [ ] is not** submitted with this bid.
   (Check one)

   Bid Security is in amount of:

   _____% of the bid OR _____ Dollars ($_____)

Bid Security is in the form of:

[ ]	Certified Check	[ ]	Bank Draft
[ ]	U.S. Govt. Bond	[ ]	Bid Bond (Document 00410)

3. The Bidder hereby acknowledges receipt of the following Addenda, if any, as issued by the Authority:

Total number of Addenda _____ (if none, so state)

Addendum No. _____dated _____	Addendum No. _____ dated _____
Addendum No. _____ dated _____	Addendum No. _____ dated _____
Addendum No. _____ dated _____	Addendum No. _____ dated _____
Addendum No. _____ dated _____	Addendum No. _____ dated _____
Addendum No. _____ dated _____	Addendum No. _____ dated _____
Addendum No. _____ dated _____	Addendum No. _____ dated _____

4. The Bidder attaches hereto the Special Provisions (Document 00021);

5. The Bidder attaches hereto the Statement of Bidder's Qualifications (Document 00420);

6. The Bidder attaches hereto the Section 3 Opportunities Plan (Document 00433), MBE/WBE Solicitation and Commitment Record (Document 00434), Bidder Manpower Plan (Document 00435), and Previous Related Experience (Document 00436);

7. The Bidder attaches hereto the Bidder's Representations, Certifications and Other Statements of Bidders (Document HUD 5369-A), Previous Participation Certificate (Document HUD-2530);

8. The Bidder attaches hereto the Bidder's Special Provisions – Notice to All Prospective Bidders (Document 00437), Non-Collusion Affidavit (Document 00485);

9. The Bidder attaches hereto the completed Form of Agreement (Document 00500);

10. The Bidder attaches hereto the Supplemental General Conditions (HACP Document).

PROPRIETORSHIP SIGNATURE PAGE SHEET - FB-I

(To be used when the Bidder is an individual doing business as a Sole Proprietorship.)

THE BIDDER CERTIFIES THAT THE BIDDER IS:

[ ] An individual doing business in his/her own name
[ ] An individual doing business under a fictitious or assumed name
(Complete Proprietorship Fictitious Name Disclosure below)

SIGNED, SEALED AND DELIVERED

this _____ day of _____ 20 _____.

	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness		*Principal*	
{		{	
	_____ *(Signature and Date)*		_____ *(Signature and Date)*

PROPRIETORSHIP FICTITIOUS NAME DISCLOSURE

(To be used when the Bidder is an individual doing business under a fictitious or assumed name.)

_____ is an individual trading under a fictitious or
(Proprietor's Name)

assumed name of _____ and **[ ] has [ ] has not** registered under
(Fictitious or Assumed Name Used as Bidder's Name) *(Check one)*

the Fictitious Names Act of Pennsylvania, namely the Act of May 24, 1945,P.L.967, as amended, 54 P.S.sec.281.1 et seq.

	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness		*Principal*	
{		{	
	_____ *(Signature and Date)*		_____ *(Signature and Date)*

PARTNERSHIP SIGNATURE PAGE SHEET - FB-P-1

(To be used when the Bidder is an individual doing business as a Partnership.)

THE BIDDER CERTIFIES THAT THE BIDDER IS:

[ ] A General Partnership (Attach completed Sheet FB-P-3)
- [ ] Doing business under Partnership Name
- [ ] Doing business under a fictitious or assumed name
  (Complete Partnership Fictitious Name Disclosure Sheet FB-P-2)

[ ] A Limited Partnership (Attach completed Sheet FB-P-3)
- [ ] Doing business under Partnership Name
- [ ] Doing business under a fictitious or assumed name
  (Complete Partnership Fictitious Name Disclosure Sheet FB-P-2)

SIGNED, SEALED AND DELIVERED

this _____ day of _____ 20 _____.

	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness		*Partner **	
{	_____ *(Signature and Date)*	{	_____ *(Signature and Date)*
	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness		*Partner **	
{	_____ *(Signature and Date)*	{	_____ *(Signature and Date)*

* If the Bidder is a partnership, the Bid and Contract must be signed in the name of the partnership by at least two general partners, and the names and addresses of all the partners must be listed on the certificate on Sheet FB-P-3.

PARTNERSHIP FICTITIOUS NAME DISCLOSURE

SHEET FB-P-2

(To be used when the Bidder is a partnership doing business under a fictitious or assumed name.)

_____ is a partnership trading under a fictitious or
(Partnership's Name)

assumed name of _____ and **[ ] has [ ] has not** registered under
(Fictitious or Assumed Name Used as Bidder's Name) *(Check one)*

the Fictitious Names Act of Pennsylvania, namely the Act of May 24, 1945,P.L.967, as amended, 54 P.S.sec.281.1 et seq.

	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness		*Partner**	
{	_____ *(Signature and Date)*	{	_____ *(Signature and Date)*

PARTNERSHIP CERTIFICATE SHEET FB-P-3

(To be used when the Bidder is a partnership.)

I, as partner of _____,
(Name of Partnership)
certify that the following are the names and addresses of all the partners of said partnership.

Name: _____ Name: _____

Address: _____ Address: _____

City: _____ City: _____

Name: _____ Name: _____

Address: _____ Address: _____

City: _____ City: _____

Name: _____ Name: _____

Address: _____ Address: _____

City: _____ City: _____

Name: _____ Name: _____

Address: _____ Address: _____

City: _____ City: _____

(Use additional sheets as required.)

_____ _____
(Printed or Typed Name) *(Printed or Typed Name)*

Witness *Partner**

{ {

_____ _____
(Signature and Date) *(Signature and Date)*

CORPORATION SIGNATURE PAGE SHEET FB-C-1

(To be used when the bidder is a corporation.)

THE BIDDER CERTIFIES THAT THE BIDDER IS:

[ ] A corporation doing business in its own name
[ ] A corporation doing business under a fictitious or assumed name
(Complete Corporation Fictitious Name Disclosure FB-C-2)

SIGNED, SEALED AND DELIVERED

this _____ day of _____ 20 _____.

(CORPORATE SEAL)

_____
(Corporate Name)

_____ _____
(Printed or Typed Name) *(Printed or Typed Name)*

Witness *President*
{ *V.P.*** {

_____ _____
(Signature and Date) *(Signature and Date)*

_____ _____
(Corporate Title) *(Corporate Title)*

** If the bidder is a corporation, the Bid and the Contract must be executed in the Corporation's correct corporate name by its President or Vice President and attested to by its Secretary or Assistant Secretary or Treasurer or Assistant Treasurer, and the Certification of Corporate Principal (Doc. 00625) must be executed by the Secretary or Assistant Secretary.

CORPORATION FICTITIOUS NAME DISCLOSURE SHEET FB-C-2

(To be used when the Bidder is a corporation doing business under a fictitious or assumed name.)

_____ is a corporation trading under a fictitious or
(Corporation's Name)

assumed name of _____ and **[ ] has [ ] has not** registered under
(Fictitious or Assumed Name Used as Bidder's Name) *(Check one)*

the Fictitious Names Act of Pennsylvania, namely the Act of May 24, 1945,P.L.967, as amended, 54 P.S.sec.281.1 et seq.

	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness		*President*	
{		*V.P.* **	{	
	_____ *(Signature and Date)*		_____ *(Signature and Date)*

** If the bidder is a corporation, the Bid and the Contract must be executed in the Corporation's correct corporate name by its President or Vice President and attested to by its Secretary or Assistant Secretary or Treasurer or Assistant Treasurer, and the Certification of Corporate Principal (Doc. 00625) must be executed by the Secretary or Assistant Secretary.

CORPORATION CERTIFICATE SHEET FB-C-3

(To be used when the bidder is a corporation)

_____ is a corporation organized and existing
(Corporate name used as Bidder name)

under the laws of the state of _____ with its principal place of business at:

_____, _____, _____
(Street Address) *(City)* *(State)*

and, if a non-Pennsylvania corporation **[ ] has [ ] has not** *(check one)* been granted a certificate of authority to do business in Pennsylvania as required by the Pennsylvania Business Corporation Law, approved May 5, 1933, P.L. 364, as amended, 15 P.S. sec.2005 et seq.

I, _____, certify that I am the **[ ] Secretary [ ] Assistant Secretary** of the
(check one)
Corporation named a Bidder herein; that _____ who signed

this Bid on behalf of the Corporation was then _____ of said Corporation that
(President/V.P.) **

I know his signature and his signature thereto is genuine; and that said Bid was duly signed, sealed and attested in behalf of said Corporation by authority of its governing body.

(CORPORATE SEAL)

_____
(Signature and Date)

** If the bidder is a corporation, the Bid and the Contract must be executed in the Corporation's correct corporate name by its President or Vice President and its Secretary or Assistant Secretary or Treasurer or Assistant Treasurer, and the above Certificate must be executed by the Secretary or Assistant Secretary

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

Hodgkiss and Sweetbriar Rehabilitation

HACP CONTRACT NO. 600-06-26

SCOPE OF WORK FOR MECHANICAL CONSTRUCTION

The Contract for Mechanical Construction shall consist of the following component parts:

1. THE AGREEMENT
(Bound in the Project Manual)

THE BID	Document 00340 - Scope of Work for Mechanical Construction Document 00341 - Form of Bid for Mechanical Construction
THE FORM OF AGREEMENT	Document 00500 - Form of Agreement Document 00590 - Contracting Officer Certification
CONDITIONS OF THE CONTRACT	Document HUD - 5370 General Conditions HACP Document - Supplemental General Conditions Document 00830 - Wage Determination Schedule

2. PRIMARY SPECIFICATIONS FOR THE MECHANICAL CONSTRUCTION CONTRACT
(Bound in the Project Manual)

All Work contained in the Primary Specifications listed below is the Work of the Contractor for this Mechanical Construction Contract unless specifically indicated otherwise.

Any Reference in the Primary Specifications to the "Contractor," the "Prime Contractor," or the "Mechanical Contractor" shall be interpreted as meaning the Contractor for this Mechanical Construction Contract.

The Mechanical Contractor shall coordinate the schedule and activities of work performed under this contract with that of those contracts identified as (G)-General, (E)-Electrical, and (P)-Plumbing.

It is the contractual responsibility of the Contractor for Mechanical Construction to familiarize himself with the work of the other prime contractors so that the Project as a whole can proceed in an orderly fashion. Failure to familiarize work by other trades would not be an excuse for corrective measures at no cost to the City of Pittsburgh Housing Authority.

For example, the Mechanical Contractor shall coordinate installation of mechanical construction work with the requirements of the Electrical, Plumbing, and General Contractors.

Reference Standard for Incidental Work: Incidental work, as used in this paragraph, is work which is not a basic part of other Prime Contracts but which is required by reference.

For example, the General Contractor is required by his Primary Specifications to install and repair all general work. In the event that the Plumbing Contractor disturbs the general work, the patching, repair shall be done and follow the same Specification requirements of the appropriate Specification Section by the Plumbing Contractor even if that specification section may not be part of the Plumbing Contractor's Primary Specification. The same applies to all trades where incidental work occurs.

TECHNICAL SPECIFICATIONS AND DRAWINGS MAY BE FOUND AT PART FOUR OF THE PROJECT MANUAL

3. PRIMARY DRAWINGS FOR THE MECHANICAL CONSTRUCTION CONTRACT
(Contained in the set of Project Drawings issued simultaneously with this Project Manual)

All Work contained in the Primary Drawings listed below is the Work of this Contractor unless specifically indicated otherwise.

Any Reference to the "Contractor," the "Prime Contractor," or the "Mechanical Contractor" shall be interpreted as meaning the Contractor for this Mechanical Construction Contract.

The Primary Drawings for this contract consist of all Fukui Architects construction documents drawings, **dated** 1/09/2026 and specifications contained in this project manual.

In case of drawing conflict with specifications, it is understood that the specification shall supersede the drawings.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

Hodgkiss and Sweetbriar Rehabilitation

HACP Contract No. 600-06-26

FORM OF BID

MECHANICAL CONSTRUCTION

Contract No.: 600-06-26

TO: HOUSING AUTHORITY CITY OF PITTSBURGH
(Hereinafter called the "Authority")
412 Boulevard of the Allies, 6th Flr
Pittsburgh, PA 15219

BIDDER: _____
(Bidder Name)
_____
(Business Address)
_____

_____
(Telephone)

1. The undersigned Bidder, having visited the site, having become familiar with local conditions affecting the cost of the work**, including all City of Pittsburgh current code requirements**, and having become familiar with the Invitation for Bids (the IFB) issued by the Authority, which consists of the following:

   - Project Manual, dated March 23, 2026 containing Bidding Requirements, Contract Forms, Conditions of the Contract, and Specifications
   - Project Drawings, dated 1/09/2026
   - Addenda (if any) as enumerated in this Form of Bid

   hereby proposes to provide all supervision, technical personnel, labor, materials, machinery, tools, appurtenances, equipment and services required to construct and complete the Mechanical Construction Work as described in Document 00340 "Scope of Work for Mechanical Construction" and as indicated in the Drawings and Specifications, for the following Firm Fixed Price:

   _____ Dollars ($ _____)
   (Insert Bid Price in words) *(Insert Bid Price in Figures)*

2. Bid security **[ ] is [ ] is not** submitted with this bid.
   (Check one)

   Bid Security is in amount of:

   _____% of the bid OR _____ Dollars ($_____)

Bid Security is in the form of:

[ ]	Certified Check	[ ]	Bank Draft
[ ]	U.S. Govt. Bond	[ ]	Bid Bond (Document 00410)

3. The Bidder hereby acknowledges receipt of the following Addenda, if any, as issued by the Authority:

Total number of Addenda _____ (if none, so state)

Addendum No. _____dated _____	Addendum No. _____ dated _____
Addendum No. _____ dated _____	Addendum No. _____ dated _____
Addendum No. _____ dated _____	Addendum No. _____ dated _____
Addendum No. _____ dated _____	Addendum No. _____ dated _____
Addendum No. _____ dated _____	Addendum No. _____ dated _____
Addendum No. _____ dated _____	Addendum No. _____ dated _____

4. The Bidder attaches hereto the Special Provisions (Document 00021);

5. The Bidder attaches hereto the Statement of Bidder's Qualifications (Document 00420);

6. The Bidder attaches hereto the Section 3 Opportunities Plan (Document 00433), MBE/WBE Solicitation and Commitment Record (Document 00434), Bidder Manpower Plan (Document 00435), and Previous Related Experience (Document 00436);

7. The Bidder attaches hereto the Bidder's Representations, Certifications and Other Statements of Bidders (Document HUD 5369-A), Previous Participation Certificate (Document HUD-2530);

8. The Bidder attaches hereto the Bidder's Special Provisions – Notice to All Prospective Bidders (Document 00437), Non-Collusion Affidavit (Document 00485);

9. The Bidder attaches hereto the completed Form of Agreement (Document 00500);

10. The Bidder attaches hereto the Supplemental General Conditions (HACP Document).

PROPRIETORSHIP SIGNATURE PAGE SHEET - FB-I

(To be used when the Bidder is an individual doing business as a Sole Proprietorship.)

THE BIDDER CERTIFIES THAT THE BIDDER IS:

[ ] An individual doing business in his/her own name
[ ] An individual doing business under a fictitious or assumed name
(Complete Proprietorship Fictitious Name Disclosure below)

SIGNED, SEALED AND DELIVERED

this _____ day of _____ 20 _____.

	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness		*Principal*	
{		{	
	_____ *(Signature and Date)*		_____ *(Signature and Date)*

PROPRIETORSHIP FICTITIOUS NAME DISCLOSURE

(To be used when the Bidder is an individual doing business under a fictitious or assumed name.)

_____ is an individual trading under a fictitious or
(Proprietor's Name)

assumed name of _____ and **[ ] has [ ] has not** registered under
(Fictitious or Assumed Name Used as Bidder's Name) *(Check one)*

the Fictitious Names Act of Pennsylvania, namely the Act of May 24, 1945,P.L.967, as amended, 54 P.S.sec.281.1 et seq.

	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness		*Principal*	
{		{	
	_____ *(Signature and Date)*		_____ *(Signature and Date)*

PARTNERSHIP SIGNATURE PAGE SHEET - FB-P-1

(To be used when the Bidder is an individual doing business as a Partnership.)

THE BIDDER CERTIFIES THAT THE BIDDER IS:

[ ] A General Partnership (Attach completed Sheet FB-P-3)
- [ ] Doing business under Partnership Name
- [ ] Doing business under a fictitious or assumed name
  (Complete Partnership Fictitious Name Disclosure Sheet FB-P-2)

[ ] A Limited Partnership (Attach completed Sheet FB-P-3)
- [ ] Doing business under Partnership Name
- [ ] Doing business under a fictitious or assumed name
  (Complete Partnership Fictitious Name Disclosure Sheet FB-P-2)

SIGNED, SEALED AND DELIVERED

this _____ day of _____ 20 _____.

	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness		*Partner **	
{		{	
	_____ *(Signature and Date)*		_____ *(Signature and Date)*
	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness		*Partner **	
{		{	
	_____ *(Signature and Date)*		_____ *(Signature and Date)*

* If the Bidder is a partnership, the Bid and Contract must be signed in the name of the partnership by at least two general partners, and the names and addresses of all the partners must be listed on the certificate on Sheet FB-P-3.

PARTNERSHIP FICTITIOUS NAME DISCLOSURE

SHEET FB-P-2

(To be used when the Bidder is a partnership doing business under a fictitious or assumed name.)

_____ is a partnership trading under a fictitious or
(Partnership's Name)

assumed name of _____ and **[ ] has [ ] has not** registered under
(Fictitious or Assumed Name Used as Bidder's Name) *(Check one)*

the Fictitious Names Act of Pennsylvania, namely the Act of May 24, 1945,P.L.967, as amended, 54 P.S.sec.281.1 et seq.

	_____		_____
	(Printed or Typed Name)		*(Printed or Typed Name)*
Witness		*Partner**	
{		{	
	_____		_____
	(Signature and Date)		*(Signature and Date)*

PARTNERSHIP CERTIFICATE

(To be used when the Bidder is a partnership.)

I, as partner of _____,
(Name of Partnership)
certify that the following are the names and addresses of all the partners of said partnership.

Name: _____	Name: _____
Address: _____	Address: _____
City: _____	City: _____
Name: _____	Name: _____
Address: _____	Address: _____
City: _____	City: _____
Name: _____	Name: _____
Address: _____	Address: _____
City: _____	City: _____
Name: _____	Name: _____
Address: _____	Address: _____
City: _____	City: _____

(Use additional sheets as required.)

_____	_____
(Printed or Typed Name)	*(Printed or Typed Name)*
Witness {	*Partner** {
_____	_____
(Signature and Date)	*(Signature and Date)*

CORPORATION SIGNATURE PAGE SHEET FB-C-1

(To be used when the bidder is a corporation.)

THE BIDDER CERTIFIES THAT THE BIDDER IS:

[ ] A corporation doing business in its own name
[ ] A corporation doing business under a fictitious or assumed name
(Complete Corporation Fictitious Name Disclosure FB-C-2)

SIGNED, SEALED AND DELIVERED

this _____ day of _____ 20 _____.

(CORPORATE SEAL)

_____
(Corporate Name)

_____ _____
(Printed or Typed Name) *(Printed or Typed Name)*

Witness *President*
{ *V.P.*** {

_____ _____
(Signature and Date) *(Signature and Date)*

_____ _____
(Corporate Title) *(Corporate Title)*

** If the bidder is a corporation, the Bid and the Contract must be executed in the Corporation's correct corporate name by its President or Vice President and attested to by its Secretary or Assistant Secretary or Treasurer or Assistant Treasurer, and the Certification of Corporate Principal (Doc. 00625) must be executed by the Secretary or Assistant Secretary.

CORPORATION FICTITIOUS NAME DISCLOSURE SHEET FB-C-2

(To be used when the Bidder is a corporation doing business under a fictitious or assumed name.)

_____ is a corporation trading under a fictitious or
(Corporation's Name)

assumed name of _____ and **[ ] has [ ] has not** registered under
(Fictitious or Assumed Name Used as Bidder's Name) *(Check one)*

the Fictitious Names Act of Pennsylvania, namely the Act of May 24, 1945,P.L.967, as amended, 54 P.S.sec.281.1 et seq.

	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness		*President*	
{		*V.P.* **	{	
	_____ *(Signature and Date)*		_____ *(Signature and Date)*

** If the bidder is a corporation, the Bid and the Contract must be executed in the Corporation's correct corporate name by its President or Vice President and attested to by its Secretary or Assistant Secretary or Treasurer or Assistant Treasurer, and the Certification of Corporate Principal (Doc. 00625) must be executed by the Secretary or Assistant Secretary.

CORPORATION CERTIFICATE SHEET FB-C-3

(To be used when the bidder is a corporation)

_____ is a corporation organized and existing
(Corporate name used as Bidder name)

under the laws of the state of _____ with its principal place of business at:

_____, _____, _____
(Street Address) *(City)* *(State)*

and, if a non-Pennsylvania corporation **[ ] has [ ] has not** *(check one)* been granted a certificate of authority to do business in Pennsylvania as required by the Pennsylvania Business Corporation Law, approved May 5, 1933, P.L. 364, as amended, 15 P.S. sec.2005 et seq.

I, _____, certify that I am the **[ ] Secretary [ ] Assistant Secretary** of the
(check one)
Corporation named a Bidder herein; that _____ who signed

this Bid on behalf of the Corporation was then _____ of said Corporation that
*(President/V.P.) ***

I know his signature and his signature thereto is genuine; and that said Bid was duly signed, sealed and attested in behalf of said Corporation by authority of its governing body.

(CORPORATE SEAL)

_____
(Signature and Date)

** If the bidder is a corporation, the Bid and the Contract must be executed in the Corporation's correct corporate name by its President or Vice President and its Secretary or Assistant Secretary or Treasurer or Assistant Treasurer, and the above Certificate must be executed by the Secretary or Assistant Secretary

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we,

_____, as Principal, and
(Insert name and address of Bidder exactly as it appears on Form of Bid)

_____, as Sureties, are
held and firmly bound unto the Housing Authority of the City of Pittsburgh, its certain attorney, successors, or assigns (the Obligee, hereinafter called the "Authority") in the penal sum of

_____Dollars ($_____)

lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, personal representatives, successors, and assigns, jointly and severally, firmly by these presents:

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas, the Principal simultaneously submits to the Authority the accompanying bid, dated

_____, 20_____ (the "Bid"), for construction of
(Insert date of bid)

_____
(Insert name of project exactly as it appears on Form of Bid)
pursuant to specifications, drawings and other related documents constituting the Invitation for Bids (the "IFB").

NOW, THEREFORE, if the Principal shall not withdraw said bid within the period specified therein after the opening of the same, or, if no period be specified, within sixty (60) days after the said opening, and shall within the period specified therefore, or, if no period be specified within ten (10) days after the prescribed forms are presented to him for signature, enter into a written contract with the Authority in accordance with the bid as accepted, and give bonds with good and sufficient surety or sureties, as may be required for the faithful performance and proper fulfillment of such contract and for the payment of labor and materialmen or in the event of the withdrawal of said bid within the period specified, or the failure to enter into such contract and give such bonds within the time specified, if the Principal shall pay the Authority the difference between the amount specified in said bid and the amount for which the Authority may procure the required work or supplies or both, if the latter amount be in excess of the former, then the above obligation shall be void and of no effect, otherwise to remain in full force and virtue.

SIGNED, SEALED AND DELIVERED IN _____ ORIGINAL COUNTERPARTS

this _____ day of _____ 20_____.

IF THE PRINCIPAL IS AN INDIVIDUAL, SIGN HERE

_____ *(Printed or Typed Name)*	_____ *(Printed or Typed Name)*
Witness	*Principal*
{	{
_____ *(Signature and Date)*	_____ *(Signature and Date)*

SURETY SIGN HERE

(SURETY SEAL)

_____ *(Printed or Typed Name)*	_____ *(Printed or Typed Name)*
Attest	*Surety****
{	{
_____ *(Signature and Date)*	_____ *(Signature and Date)*

*** Power of attorney must be attached to this Bid Bond.

SIGNED, SEALED AND DELIVERED IN _____ ORIGINAL COUNTERPARTS

this _____ day of _____ 20_____.

IF THE PRINCIPAL IS A PARTNERSHIP, SIGN HERE

_____ *(Printed or Typed Name)*	_____ *(Printed or Typed Name)*
Witness {	*Partner** {
_____ *(Signature and Date)*	_____ *(Signature and Date)*
_____ *(Printed or Typed Name)*	_____ *(Printed or Typed Name)*
Witness {	*Partner** {
_____ *(Signature and Date)*	_____ *(Signature and Date)*

* If the Bidder is a partnership, the Bond must be signed in the name of the partnership by at least two general partners, whose names and addresses must be listed on the certificate on page BF-3-P of the Bid.

SURETY SIGN HERE

(SURETY SEAL)

_____ *(Printed or Typed Name)*	_____ *(Printed or Typed Name)*
Attest {	*Surety**** {
_____ *(Signature and Date)*	_____ *(Signature and Date)*

*** Power of attorney must be attached to this Bid Bond.

SIGNED, SEALED AND DELIVERED IN _____ ORIGINAL COUNTERPARTS

this _____ day of _____ 20_____.

IF THE PRINCIPAL IS A CORPORATION, SIGN HERE

(CORPORATE SEAL)

_____
(Corporate Name)

	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Attest {	_____ *(Signature and Date)*	*President V.P.*** {	_____ *(Signature and Date)*
	_____ *(Corporate Title)*		_____ *(Corporate Title)*

** If the bidder is a corporation, the Bond must be executed in the Corporation's correct corporate name by its President or Vice President and attested to by its Secretary or Assistant Secretary or Treasurer or Assistant Treasurer, and the Certification of Corporate Principal below must be executed by the Secretary or Assistant Secretary.

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, _____, certify that I am the
[ ] Secretary [ ] Assistant Secretary of the Corporation named a Bidder herein; that
(check one)

_____ who signed this Bid on behalf of the

Corporation was then _____ of said Corporation that I know his signature and his signature thereto is genuine; and that said Bid was duly signed, sealed and attested in behalf of said Corporation by authority of its governing body.

(CORPORATE SEAL)

_____
(Signature and Date)

SURETY SIGN HERE

(SURETY SEAL)

_____	_____
(Printed or Typed Name)	*(Printed or Typed Name)*
Attest {	*Surety*** {
_____	_____
(Signature and Date)	*(Signature and Date)*

*** Power of attorney must be attached to this Bid Bond.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENT OF BIDDER'S QUALIFICATIONS

Hodgkiss and Sweetbriar Rehabilitation

_____ _____

(Bidder's Name) *(Project Name)*

_____ _____

(Address)

_____ 600-06-26

(HACP Project No.)

Names of not more than two principals to contact:

Name:_____ Name:_____

Title:_____ Title:_____

Telephone:_____ Telephone:_____

Email: _____ Email: _____

AUTHORIZATION:

Excerpt from HUD 7460.8-REV-2 AND 2 CFR 200.318(h) & 24 CFR 905.160(a)(3):

"The evaluation of a contractor's ability to perform a contract is known as determining the contractor's responsibility. Has **shall** make awards only to **responsible** contractors possessing the ability to perform successfully under the terms and conditions of a proposed contract. Consideration **shall** be given to such matters as **contractor integrity, compliance with public policy, record of past performance, and financial and technical resources**.

"The award of a contract to an offeror **shall** not be made solely on the basis of the lowest evaluated price without considering the firm's ability to perform the required work. Some of the specific factors to consider include (1) whether the contractor performed satisfactorily on other HA Contracts, (2) is the contractor suspended or debarred from Federal Contracts, and (3) have other HAs has satisfactory performance from this contractor.

"A pre-award survey may entail an on-site inspection of the offeror's facilities, including a review of financial statements, record keeping, production capacity, or similar factors that impact on the ability to perform the contract.

"Recent unsatisfactory performance regarding either quality or timeliness of delivery is an example of a problem which the Contracting Officer **shall** consider and resolve as to its impact on the current procurement prior to making an affirmative determination of responsibility.

ORGANIZATION

THE BIDDER IS:

[ ] An individual doing business in his/her own name
[ ] An individual doing business under a fictitious or assumed name

[ ] A General Partnership
  [ ] Doing business under Partnership Name
  [ ] Doing business under a fictitious or assumed name

[ ] A Limited Partnership
  [ ] Doing business under Partnership Name
  [ ] Doing business under a fictitious or assumed name

[ ] A corporation doing business in its own name
[ ] A corporation doing business under a fictitious or assumed name

How many years has the bidder been in business as a Contractor? _____

How many years has the bidder been in business under its present business name? _____

Under what other or former names has the bidder operated?

PAST PERFORMANCE

CLAIMS AND SUITS. (If the answer to any of the questions below is yes, please attach explanation.)

[ ] Yes [ ] No Has the Bidder ever failed to complete any work awarded to it?

[ ] Yes [ ] No Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against the bidder or its officers?

[ ] Yes [ ] No Has the bidder filed any law suits or requested arbitration with regard to construction contracts within the last five years?

[ ] Yes [ ] No Within the last five years, has any officer or principal of the bidder ever been an officer or principal of another organization when it failed to complete a construction contract? (If answer is yes, please attach details.)

State average annual amount of construction work performed during the past five years: $_____

State total worth of work in progress and under contract: $_____

On a separate sheet, list major construction projects the bidder has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.

On a separate sheet, list the major projects the bidder has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

FINANCIAL RESOURCES

Financial Statement.

Attach a financial statement (audited if available), including the bidder's latest balance sheet and income statement showing the following items:

Current Assets (e.g. cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);
Net Fixed Assets;
Other Assets;
Current Liabilities (e.g. accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes);
Other Liabilities (e.g. capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings).

Name and address of firm preparing attached financial statement, and date thereof:

[ ] Yes [ ] No Is the attached financial statement for the identical organization named on page one?

If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsidiary).

[ ] Yes [ ] No Will the organization whose financial statement is attached act as guarantor of the contract for construction?

TECHNICAL RESOURCES

Licensing:
List jurisdictions and trade categories in which the bidder is legally qualified to do business, and indicate registration or license numbers, if applicable.

Experiences:
List the categories of work that the bidder normally performs with its own forces.

On a separate sheet, list the construction experience and present commitments of the key individuals of the bidder.

REFERENCES

List Trade References (use separate sheet if necessary):

List Bank References (use separate sheet if necessary):

List previous HUD/USDA-FmHA projects and Section 8 Contracts (formerly Schedule A on HUD-2530). Applicable to construction contracts exceeding $50,000. List each principals name, previous project, principal's participation role and interest, and disclose defaults, mortgage relief, assignments and foreclosures. **Note that having a Master Schedule on file with HUD will not meet this requirement.**

Certifications: I (meaning the individual who signs as well as the corporations, partnerships or other parties listed above who certify) hereby apply to HUD or USDA-FmHA, as the case may be, for approval to participate as a principal in the role and project listed above based upon my following previous participation record of this Certification.

I certify that all the statements made by me are true, complete and correct to the best of my knowledge and belief and are made in good faith, including the data contained in Schedule A and Exhibits, signed by me and attached to this form.
Warning: HUD and/or the Authority will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1012;31 U.S.C. 3729, 3802)

I further certify that:

1. The list of previous HUD/USDA-FmHA projects and Section 8 Contracts contains a listing of every assisted or insured project of HUD, which I have been or am now a principal.

2. For the period beginning 10 years prior to the date of this certification, and except as shown by me on the certification.
   a. No mortgage on a project listed by me has ever been in default, assigned to the Government or foreclosed, nor has mortgage relief by the mortgagee been given;
   b. I have not experienced default or noncompliance under any Conventional Contract or Turnkey Contract of Sale in connection with a public housing project;
   c. To the best of my knowledge, there are no unresolved findings raised as a result of HUD audits, management reviews or other Governmental investigations concerning me or my projects;
   d. There has not been a suspension or termination of payments under any HUD assistance contract in which I have had a legal or beneficial interest;
   e. I have not been convicted of a felony and am not presently, to my knowledge, the subject of a complaint or indictment charging a felony. (A felony is defined as any offense punishable by imprisonment for a term exceeding one year, but does not include any offense classified as a misdemeanor under the laws of a State and punishable by imprisonment of two years or less);
   f. I have not been suspended, debarred or otherwise restricted by any Department or Agency of the Federal Government or of a State Government from doing business with such Department or Agency.

g. I have not defaulted on an obligation covered by a surety or performance bond and have not been the subject of a claim under an employee fidelity bond.

3. All the names of the parties, known to me to be principals in this project(s) in which I propose to participate, are listed above.

4. I am not a HUD/FmHA employee or a member of a HUD/FmHA employee's immediate household as defined in Standards of Ethical Conduct for Employees of the Executive Branch in 5 C.F.R. Part 2635 (57 FR 35006) and HUD's Standard of Conduct in 24 C.F.r. Part O and USDA's Standard of Conduct in 7 C.F.R. Part 9 Subpart B.

5. I am not a Housing Authority of the City of Pittsburgh employee or a member of an Authority employee's immediate family.

6. I am not a principal participant in an assisted or insured project as of this date on which construction has stopped for a period in excess of 20 days or which has been substantially completed for more than 90 days and documents for closing, including final cost certification have not been filed with HUD or FmHA.

7. To my knowledge I have not been found by HUD or FmHA to be in noncompliance with any applicable civil rights law.

8. I am not a Member of Congress or a Resident Commissioner nor otherwise prohibited or limited by law from contracting with the Government of the United States of America.

9. Statements above (if any) to which I cannot certify have been deleted by striking through the words with a pen. I have initialed each deletion (if any) and have attached a true and accurate signed statement (if applicable) to explain the facts and circumstances which I think helps to qualify me as a responsible principal for participation in this project.

(Signature and Date)

(Typed or Printed Name)

(Title)

(Company Name)

Subscribed and sworn to before me

this_____ day of _____, 20

My Commission expires _____, 20

All section 3 covered contracts shall include the following clause (referred to as the section 3 clause):

A. The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 75.15 and 75.25, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 75 regulations.

C. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR § 75.9 or §75.19, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 75. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 75.

E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 75 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 75.

F. Noncompliance with HUD's regulations in 24 CFR part 75 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

G. After the Section 3 new rule went into effect on November 30, 2020, Tribes and Tribally Designated Housing Entities under the Indian Housing Block Grant and Indian Community Development Block Grant programs are no longer required comply with Section 3 requirements. The new rule at 24 CFR part 75 provides that contracts, subcontracts, grants, or subgrants subject to Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 5307(b)) or subject to tribal preference requirements as authorized under 101(k) of the Native American Housing Assistance and Self-Determination Act (25 U.S.C. 4111(k)) must provide preferences in employment, training, and business opportunities to Indians and Indian organizations, and are therefore not subject to the requirements of 24 CFR Part 75.

Housing Authority City of Pittsburgh

Development and Modernization Department

Bidder's Section 3 Participation Form

A. Bidder's Section 3 Hiring Plan

Job Category	Total Estimated Positions Needed for Project	No. Positions Occupied by Permanent Employees*	Number of Positions Not Occupied	Number of Positions Available for Section 3 Residents
Trade:				
Journeyman				
Helper				
Apprentices				
Trainees				
Laborer				
Others				

*** Please submit a list of current employees to be assigned to this project including Dates of Hire**

B. Bidder's Section 3 Subcontracting Plan

SUB - CONTRACTOR'S NAME**	SUB - CONTRACTORS ADDRESS	PHONE NUMBER	FEDERAL TAX ID NO./ SS#	DESCRIPTION OF WORK	Sub - Contract Amount

**** If the Bidder has not identified a Section 3 subcontractor, please indicate if there will be any Section 3 subcontracting opportunity and describe scope of work**_____

Company Name **Hodgkiss and Sweetbriar Rehabilitation**

Project Name 600-06-26

Project Number

Name and Title of Person Completing this Form

Signature and Date

PLACE HOLDER FOR

ROSTER OF CURRENT EMPLOYEES

Pursuant to Housing Authority of the City of Pittsburgh Section 3 Program Manual, Part I, Section A - Section 3 Policy Statement (in part):

"HACP shall examine and consider a contractor's potential for success in providing employment and business opportunities to those covered under Section 3 prior to acting on any proposed contract award. In response to any RFP, RFQ or IFB HACP will require submission of the Section 3 Opportunities Plan and roster of current employees, and certification that the bidder will comply with the requirements of Section 3."

Section 3 Participation

With respect to work performed in connection with Section 3 covered Indian housing assistance, Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of Section 3 and Section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with Section 7(b).

RESIDENT HIRING REQUIREMENTS / RESIDENT HIRING SCALE

TOTAL LABOR DOLLARS USE TOTAL CONTRACT AMOUNT FOR SERVICE CONTRACTS	RESIDENT LABOR AS A % OF TOTAL LABOR DOLLARS
Labor dollars $25,000 but less than $100,000	10% of the labor dollars
$100,000, but less than $200,000	9% of the labor dollars
At least $200,000, but less than $300,000	8% of the labor dollars
At least $300,000, but less than $400,000	7% of the labor dollars
At least $400,000, but less than $500,000	6% of the labor dollars
At least $500,000, but less than $1 million	5% of the labor dollars
At least $1 million, but less than $2 million	4% of the labor dollars
At least $2 million, but less than $4 million	3% of the labor dollars
At least $4 million, but less than $7 million	2% of the labor dollars
$7 million or more	½ to 1 % of the labor dollars

A copy of HACP's Section 3 Program Manual is available for download at www.HACP.org.

SECTION 3 OPPORTUNITIES PLAN

Business Opportunities and Employment Training for Housing Authority of the City of Pittsburgh Low-Income Public Housing Residents (LIPH) and Area Residents of Low and Very Low-Income Status (ARLIS)

PRIME CONTRACTOR'S NAME: _____
SPECIFICATION OR RFP/IFB/RFQ NUMBER: 600-06-26
SPECIFICATION OR RFP/IFB/RFQ TITLE: Hodgkiss and Sweetbriar Rehabilitation

The Contractor hereby agrees to comply with all the provisions of Section 3 as set forth in 24 CFR Part 75 et seq. and the HACP Section 3 Policy and Program requirements. The Contractor hereby submits this document to identify employment opportunities for HACP residents (LIPH) and **Area Residents of Low and Very Low Income Status (ARLIS**) during the term of the contract between the Contractor and the HACP.

The preference of HACP is to ensure that as many HACP residents as possible are employed. In an effort to further that requirement, HACP has created a preference tier structure as outlined in the HACP Section 3 Policy and Program Manual which can be reviewed by visiting the "Vendor Services" section of www.hacp.org. Contractors are required to comply with Section 3 by first considering Tier I – Hiring. If the Contractor cannot meet its Section 3 requirement in Tier I and needs to move to Tier II or Tier III, that Contractor must document this inability to comply with the preference and the need to move to a lower tier. (Such inability **must** be documented for moves within tiers). The Contractor agrees to meet its Section 3 requirement following the Preferential Tier Structure as indicated by the selection below (check one or more tiers below):

[ ] Tier I – HIRING

The Contractor affirms that the jobs identified shall be for meaningful employment that may or may not be related to the scope of services covered under Contract/Purchase Order # 600-06-26.
The Contractor has committed to employ _____ resident(s) in order to comply with its Section 3 requirements. A prime contractor may satisfy the HACP Resident Hiring Requirements through his/her subcontractors. **Contact the HACP Resident Employment/Section 3 Program for resident referrals at 412-643-2761, Ext 2761.**

When Tier I is selected, the Contractor shall complete the following table as instructed below:

(1) Indicate each job title for all phases of this contract
(2) The number of positions that will be needed in each category
(3) How many of those positions are currently filled
(4) The number currently filled by low and very low-income HACP residents
(5) The number currently filled by City of Pittsburgh neighborhood area residents
(6) How many positions need to be filled

Indicate your requirement for the number of positions you intend to fill with:

(7) Low income HACP Residents (LIPH) and/or
(8) Low and very low income City of Pittsburgh Neighborhood Area Residents (ARLIS)

SECTION 3 OPPORTUNITIES PLAN

Section 3 Labor Utilization Assessment and Plan							
SPEC or RFP TITLE: Hodgkiss and Sweetbriar Rehabilitation				SPEC or RFP NUMBER: 600-06-26			
JOB TITLE (1)	NUMBER OF POSITIONS					HIRING REQUIREMENT	
	# NEEDED (2)	CURRENTLY FILLED			TO BE FILLED (6)	LIPH (7)	ARLIS (8)
		TOTAL (3)	LIPH (4)	ARLIS (5)			

LIPH – HACP low income public housing resident
ARLIS - Area Residents of Low/Very Low Income Status – (Area is the Pittsburgh metropolitan area)

In the event the value of Section 3 resident hiring is less than the amount identified in the Resident Hiring Scale, vendors must contribute to the HACP Education Fund an amount not less than the difference between the value of Section 3 hiring and the amount identified in the Resident Hiring Scale, which funds shall be used to provide other economic opportunities.
Therefore, if it is anticipated that any position listed above shall be for less than the full term of the contract period, you must indicate on the lines below, the anticipated term for each position:

_____

_____

SECTION 3 OPPORTUNITIES PLAN

[ ] Tier II – CONTRACTING

The contractor has identified _____ HACP resident-owned business(es) or _____ Section 3 business(es) which is/are 51 percent or more owned by low-or very low-income persons or Over 75 percent of the labor hours performed for the business over the prior three-month period are performed by Section 3 workers. This will satisfy the contractor's Section 3 requirement covered under Contract/Purchase Order # 600-06-26.

In a one (1) page letter on your firm's letterhead:

1) Indicate the requirements, expressed in terms of percentage, of planned contracting dollars for the use of Section 3 business concerns as subcontractors.

2) A statement of the total dollar amount to be contracted, total dollar amount to be contracted to Section 3 business concerns for building trades and total dollar amount to be contracted to Section 3 business concerns for other than building trades work (maintenance, repair, modernization, and development).

3) A description of the method used to develop the requirements above and the efforts to be undertaken by the contractor to meet those requirements.

[ ] Tier III - OTHER ECONOMIC OPPORTUNITIES

Firms may provide other economic opportunities to train and employ Section 3 residents or make a direct cash contribution to the HACP Education Fund. HACP has established the following minimum threshold requirements for provision of training or contribution to the HACP fund that provides other economic opportunities:

a) Contractor incurs the cost of providing skilled training for residents in an amount commensurate with the sliding scale set forth in the Resident Hiring Scale; or,

b) Contractor makes a contribution to the HACP Education Fund at Clean Slate E3 to provide assistance to residents to obtain training. The level of contribution would be commensurate with the sliding scale set forth in the Resident Hiring Scale.

Contractor shall provide, in a letter on firm letterhead:

1) Indication of the skilled training to be provided, the number of persons to be trained, the training provider, the cost of training, and the trainee recruitment plan; or,
2) Provide the amount of planned contribution to be made in relation to percentage of the contract labor hour's costs. (Contribution checks should be made payable to: **Clean Slate E3 Education Fund and mailed to Clean Slate E3, C/O Housing Authority of the City of Pittsburgh, Finance Department, 412 Boulevard of the Allies, 7th Floor, Pittsburgh, PA 15219.**

[ ] Tier IV – No New Hire Opportunity

If awarded this contract, the contractor will be able to fulfill the requirements of the IFB/RFP/RFQ with the existing work force. No new hires will be employed as a result of this award. If this position changes and hiring opportunities become necessary, the HACP Resident Employment Program will be notified.

SECTION 3 OPPORTUNITIES PLAN

By signing below, the Contractor hereby agrees to comply with the selected Section 3 requirements indicated above. To the extent that the completion of this form is contingent upon future information, for example price negotiations, request for specific services, etc., the undersigned hereby affirms and agrees to fully adhere to the spirit and intent of the HACP Section 3 Policy.

Furthermore, the undersigned acknowledges and affirms responsibility for completion and submission of this form as part of the response documentation for this Invitation for Bid or Request for Proposal. Failure to submit this form may jeopardize the responsiveness of your submission.

Company Name: _____

Name: _____

Title: _____

Signature: _____ Date: _____

Witness Name: _____

Witness Signature: _____ Date: _____

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
MBE/WBE SOLICITATION AND COMMITMENT RECORD

SOLICITATION AND COMMITMENT STATEMENT
MINORITY (MBE) AND FEMALE (WBE) OWNED BUSINESS ENTERPRISES

BID NUMBER **600-06-26**	NAME OF BIDDER	ADDRESS	PHONE

List below All MBE/WBE's that were solicited - whether or not a commitment was obtained -- Copy this form as necessary

_____MBE _____WBE	TYPE OF SUBCONTRACT WORK OR MATERIALS	DATE SOLICITED BY PHONE	DATE SOLICITED BY MAIL	COMMITMENT MADE **YES** (IF YES, GIVE DATE)	COMMITMENT MADE **NO**	GIVE REASON(S) IF NO COMMITMENT MADE
COMPANY NAME						
ADDRESS		QUOTE RECEIVED		AMOUNT COMMITTED		
CONTACT PERSON PHONE		YES	NO	DOLLAR AMOUNT $		
				PERCENT OF TOTAL BID %		

_____MBE _____WBE	TYPE OF SUBCONTRACT WORK OR MATERIALS	DATE SOLICITED BY PHONE	DATE SOLICITED BY MAIL	COMMITMENT MADE **YES** (IF YES, GIVE DATE)	COMMITMENT MADE **NO**	GIVE REASON(S) IF NO COMMITMENT MADE
COMPANY NAME						
ADDRESS		QUOTE RECEIVED		AMOUNT COMMITTED		
CONTACT PERSON PHONE		YES	NO	DOLLAR AMOUNT $		
				PERCENT OF TOTAL BID %		

_____MBE _____WBE	TYPE OF SUBCONTRACT WORK OR MATERIALS	DATE SOLICITED BY PHONE	DATE SOLICITED BY MAIL	COMMITMENT MADE **YES** (IF YES, GIVE DATE)	COMMITMENT MADE **NO**	GIVE REASON(S) IF NO COMMITMENT MADE
COMPANY NAME						
ADDRESS		QUOTE RECEIVED		AMOUNT COMMITTED		
CONTACT PERSON PHONE		YES	NO	DOLLAR AMOUNT $		
				PERCENT OF TOTAL BID %		

Prepared by: Title: Phone:

NOTE: Certification and letters of intent for each MBE/WBE commitment must accompany this document.

MBE/WBE Participation Plan

I. SMALL BUSINESS PARTICIPATION
Is the Bidder a Small Business as defined by the size and standards in 13 CFR 121?

Yes _____ No _____

II. MINORITY BUSINESS PARTICIPATION
Is the Bidder classified as a Minority Business Enterprise?

Yes _____ No _____

If "No", are any Subcontractors classified as Minority Business enterprises?

Yes _____ No _____

If "Yes", please fill in the following chart:

Consulting Firm(s) (MBE)	$ Value Contract	% of Fee

III. WOMEN-OWNED BUSINESS PARTICIPATION
Is the Bidder classified as a Woman-Owned Business Enterprise?

Yes _____ No _____

If "No", area any Subcontractors classified as Women-Owned Business Enterprises?

Yes _____ No _____

If "Yes", please fill in the following chart:

Consulting Firm(s) (WBE)	$ Value Contract	% of Fee

****All MBE/WBE firms must be certified.**
In order for the MBE/WBE participation plan to be complete, copies of MBE/WBE certification must be included for all firms listed.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
MBE/WBE RECORD
MBE/WBE SOLICITATION AND COMMITMENT STATEMENT
MBE/WBE 3-YEAR RECORD

BIDDERS NAME: _____
ADDRESS: _____
TELEPHONE: _____
CONTACT PERSON: _____
PROPOSAL AND BID FOR: **600-06-26**

List below all contracts with the Housing Authority of the City of Pittsburgh during the past three years and the MBE and WBE participation obtained.					
CONTRACT TITLE	CONTRACT DATE	AMOUNT	% PARTICIPATION MBE	WBE	COMMENTS

Prepared by: Title: Phone:

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
MBE/WBE SOLICITATION AND COMMITMENT STATEMENT
ADDITIONAL INFORMATION SHEET

The bidder presents the following as additional and supplemental information to its MBE/WBE Solicitation and Commitment Statement.

Prepared by: Title: Phone:

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
MBE/WBE EXHIBIT

MBE/WBE COMMITMENT WAIVER REQUEST FORM

BIDDER'S FIRM:_____
ADDRESS:_____
TELEPHONE:_____
CONTACT PERSON:_____
PROPOSAL AND BID FOR: **600-06-26**

Waiver of the MBE/WBE participation requirement is requested for the following reasons:

Prepared by: Title: Phone:

NOTE: The fully completed MBE/WBE Solicitation and Commitment Statement must accompany this waiver request.

Notice of Requirement for Affirmative Action to Ensure Equal Employment Opportunity (Executive Order 11625)

1. The Offeror's or Bidder's attention is called to the "Equal Opportunity Clause" and the "Standard Federal Equal Employment Specifications" set forth herein.

2. The goals for minority and female participation at the Housing Authority of the City of Pittsburgh are pursuant to the Mayor's promulgated Executive Order, and the action of the Housing Authority Board. Expressed in percentage terms for the Contractor's aggregate workforce in each trade on all construction work in the covered area, these goals are seventeen percent (18%) of the total cost of the contract to be expended for minority participation and six percent (7%) for women participation. These goals are applicable to all the Contractor's construction work (whether or not it is Federal or federally assisted) performed in the covered area. If the contractor performs construction work in a geographical area located outside of the covered area, it shall apply the goals established for such geographical area where the work is actually performed. With regard to this second area, the contractor also is subject to the goals for both its federally involved and nonfederally involved construction.
   The Contractor's compliance with the Executive Order and the regulations in Section 41 CFR Part 60-4 shall be based on its implementation of the Equal Opportunity Clause, specific affirmative action obligations required by the specifications set forth in Section 41 CFR Part 60-4.3(a), and its efforts to meet the goals. The hours of minority and female employment and training must be substantially uniform throughout the length of the contract, and in each trade, and the contractor shall make a good faith effort to employ minorities and women evenly on each of its projects. The transfer of minority or female employees or trainees from Contractor to Contractor or from project to project for the sole purpose of meeting the Contractor's goals shall be a violation of the contract, the Executive Order and the regulations in Section 41 CFR Part 60-4. Compliance with the goals will be measured against the total work hours performed.

3. The Contractor shall provide written notification, within 10 working days of award of any construction subcontract in excess of $10,000 at any tier for construction work under the contract resulting from this solicitation, to:
   LaVaris Ross, Labor Standards Specialist
   U.S. Department of Housing and Urban Development
   Office of Davis Bacon & Labor Standards (DBLS)
   Bank of America Building, Tower II
   100 S. Charles Street, Suite 500
   Baltimore, MD 21201
   The notification shall list the name, address and telephone number of the subcontractor; employer identification number of the subcontractor; estimated dollar amount of the subcontract; estimated starting and completion dates of the subcontract; and the geographical area in which the subcontract is to be performed.

4. As used in this Notice, and in the contract resulting from this solicitation, the "covered area" is within the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh.

NOTICE TO ALL PROSPECTIVE BIDDERS

REQUEST FOR MANPOWER PLAN
Hodgkiss and Sweetbriar Rehabilitation

HACP CONTRACT NO. 600-06-26

Each bid must include a separate Manpower Plan and Major Equipment List for this Invitation for Bids. The Manpower Plan must include (1) the names of the bidder's personnel to be assigned to the Project, (2) trade/position, (3) Social Security Number or Driver's License Number and (4) Employee Date of Hire.

In the event you are bidding on multiple HACP construction work, each bid must include a separate Manpower Plan and Major Equipment List that clearly demonstrates that the bidder has the capacity and will not use the same personnel and equipment on more than one HACP construction work that are being executed simultaneously within the next 180 days.

HACP will use this information to determine whether the bidder has the capacity to perform the work.

Please acknowledge receipt of this Notice by completing the information below and the attached and including copies in your bid.

Bidder's Name: _____

Name of the Person Signing the Bid: _____

Signature of the Person Signing the Bid: _____

Bid Due Date: _____

Bidder's Planned Manpower

Provide Employee Name, Trade/Position, Social Security Number or Driver's License Number and Date of Hire for each employee:
(use additional sheets if necessary).

Name	Position	Social Security No. or Driver's License No.		Date of Hire

SPECIAL PROVISIONS
FOR INVITATION FOR BIDS (IFB)

REQUEST FOR INFORMATION

Each bidder must submit the following information to assist the Owner to determine if the Bidder has the capacity to perform the required work under this **Project Name:** Hodgkiss and Sweetbriar Rehabilitation **IFB No.** 600-06-26 .

Bidder's Capacity

Provide information demonstrating the Bidder's ability to provide the resources necessary for the timely and efficient implementation of the construction work. Due to the nature of this procurement, capacity will also be evaluated based on the Bidder's ability to complete the work on time and within budget, therefore, please describe the Bidder's Capacity as follows:

1. Manpower Plan and Major Equipment List (Please complete **Form 00435-1 & 2**).
2. List a maximum of three-(3) current or completed ***Housing Authority of the City of Pittsburgh*** related projects, the **Initial Contract Value, Change Orders, if any, and Final Contract Value**. If the project was not completed within budget and on time, please explain the circumstances and/or justification for the change order(s): Please attach a separate sheet if you do not have sufficient space.

Project #	Initial Contract Value	Change Order(s)	Final Contract Value
a.			
b.			
c.			

Justification for Change Orders/Schedule:_____
_____

3. List at least three-(3) other Owners including one current or completed project plus the following information:

Vendor's Name & Contact #	Initial Contract Value	Change Order(s)	Final Contract Value
a.			
b.			
c.			

Justification for Change Orders/Schedule:_____
_____

The Bidder hereby certifies that the information provided above is accurate/correct and provision of false information can be a basis for the rejection of this bid:

Bidder's Name:_____ Bidder's Signature:_____
Date:_____

NOTICE TO ALL PROSPECTIVE BIDDERS

Previous Related Experience
for

Hodgkiss and Sweetbriar Rehabilitation

HACP CONTRACT NO. 600-06-26

The bidder shall list three (3) firms, governmental units, or persons for whom the bidder has previously performed work of the nature requested under this IFB. Bidder shall list as references all housing authorities, including HACP, for whom the bidder has previously performed work of the nature requested under this IFB. HACP reserves the right to contact such persons at anytime prior to award and the bidder agrees that HACP may rely on information provided by such persons to determine the bidder's responsibility.

In addition to the references, all bidders will provide the last three jobs they performed, contact information from the job and all change orders related to the job and the reason for each.

All bidders will provide information on the most recet HACP job to include all change order information and the reason for each. The most recent HACP job can be one of the 3 last jobs performed if that is the case.

Reference 1			
Project:			
Contact:			
Contact Telephone Number:			
Contract Amount:			
Change Orders			
Number	**Total $ Value per Change**	**Description of Change**	**Reason for Change**
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Previous Related Experience
for
Hodgkiss and Sweetbriar Rehabilitation

HACP CONTRACT NO. 600-06-26

The bidder shall list three (3) firms, governmental units, or persons for whom the bidder has previously performed work of the nature requested under this IFB. Bidder shall list as references all housing authorities, including HACP, for whom the bidder has previously performed work of the nature requested under this IFB. HACP reserves the right to contact such persons at anytime prior to award and the bidder agrees that HACP may rely on information provided by such persons to determine the bidder's responsibility.

In addition to the references, all bidders will provide the last three jobs they performed, contact information from the job and all change orders related to the job and the reason for each.

All bidders will provide information on the most recet HACP job to include all change order information and the reason for each. The most recent HACP job can be one of the 3 last jobs performed if that is the case.

Reference 2			
Project:			
Contact:			
Contact Telephone Number:			
Contract Amount:			
Change Orders			
Number	**Total $ Value per Change**	**Description of Change**	**Reason for Change**
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Previous Related Experience
for

Hodgkiss and Sweetbriar Rehabilitation

HACP CONTRACT NO. 600-06-26

The bidder shall list three (3) firms, governmental units, or persons for whom the bidder has previously performed work of the nature requested under this IFB. Bidder shall list as references all housing authorities, including HACP, for whom the bidder has previously performed work of the nature requested under this IFB. HACP reserves the right to contact such persons at anytime prior to award and the bidder agrees that HACP may rely on information provided by such persons to determine the bidder's responsibility.

In addition to the references, all bidders will provide the last three jobs they performed, contact information from the job and all change orders related to the job and the reason for each.

All bidders will provide information on the most recet HACP job to include all change order information and the reason for each. The most recent HACP job can be one of the 3 last jobs performed if that is the case.

Reference 3			
Project:			
Contact:			
Contact Telephone Number:			
Contract Amount:			
Change Orders			
Number	**Total $ Value per Change**	**Description of Change**	**Reason for Change**
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Previous Related Experience
for
Hodgkiss and Sweetbriar Rehabilitation

HACP CONTRACT NO. 600-06-26

The bidder shall list three (3) firms, governmental units, or persons for whom the bidder has previously performed work of the nature requested under this IFB. Bidder shall list as references all housing authorities, including HACP, for whom the bidder has previously performed work of the nature requested under this IFB. HACP reserves the right to contact such persons at anytime prior to award and the bidder agrees that HACP may rely on information provided by such persons to determine the bidder's responsibility.

In addition to the references, all bidders will provide the last three jobs they performed, contact information from the job and all change orders related to the job and the reason for each.

All bidders will provide information on the most recet HACP job to include all change order information and the reason for each. The most recent HACP job can be one of the 3 last jobs performed if that is the case.

Reference 4			
Project:			
Contact:			
Contact Telephone Number:			
Contract Amount:			
Change Orders			
Number	**Total $ Value per Change**	**Description of Change**	**Reason for Change**
1			
2			
3			
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Previous Related Experience
for
Hodgkiss and Sweetbriar Rehabilitation

HACP CONTRACT NO. 600-06-26

The bidder shall list three (3) firms, governmental units, or persons for whom the bidder has previously performed work of the nature requested under this IFB. Bidder shall list as references all housing authorities, including HACP, for whom the bidder has previously performed work of the nature requested under this IFB. HACP reserves the right to contact such persons at anytime prior to award and the bidder agrees that HACP may rely on information provided by such persons to determine the bidder's responsibility.

In addition to the references, all bidders will provide the last three jobs they performed, contact information from the job and all change orders related to the job and the reason for each.

All bidders will provide information on the most recet HACP job to include all change order information and the reason for each. The most recent HACP job can be one of the 3 last jobs performed if that is the case.

Reference 5			
Project:			
Contact:			
Contact Telephone Number:			
Contract Amount:			
Change Orders			
Number	**Total $ Value per Change**	**Description of Change**	**Reason for Change**
1			
2			
3			
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Previous Related Experience
for
Hodgkiss and Sweetbriar Rehabilitation

HACP CONTRACT NO. 600-06-26

The bidder shall list three (3) firms, governmental units, or persons for whom the bidder has previously performed work of the nature requested under this IFB. Bidder shall list as references all housing authorities, including HACP, for whom the bidder has previously performed work of the nature requested under this IFB. HACP reserves the right to contact such persons at anytime prior to award and the bidder agrees that HACP may rely on information provided by such persons to determine the bidder's responsibility.

In addition to the references, all bidders will provide the last three jobs they performed, contact information from the job and all change orders related to the job and the reason for each.

All bidders will provide information on the most recet HACP job to include all change order information and the reason for each. The most recent HACP job can be one of the 3 last jobs performed if that is the case.

Reference 6			
Project:			
Contact:			
Contact Telephone Number:			
Contract Amount:			
Change Orders			
Number	**Total $ Value per Change**	**Description of Change**	**Reason for Change**
1			
2			
3			
4			
5			
6			
7			
8			
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10			

Previous Related Experience
for
Hodgkiss and Sweetbriar Rehabilitation

HACP CONTRACT NO. 600-06-26

The bidder shall list three (3) firms, governmental units, or persons for whom the bidder has previously performed work of the nature requested under this IFB. Bidder shall list as references all housing authorities, including HACP, for whom the bidder has previously performed work of the nature requested under this IFB. HACP reserves the right to contact such persons at anytime prior to award and the bidder agrees that HACP may rely on information provided by such persons to determine the bidder's responsibility.

In addition to the references, all bidders will provide the last three jobs they performed, contact information from the job and all change orders related to the job and the reason for each.

All bidders will provide information on the most recet HACP job to include all change order information and the reason for each. The most recent HACP job can be one of the 3 last jobs performed if that is the case.

Reference 7			
Project:			
Contact:			
Contact Telephone Number:			
Contract Amount:			
Change Orders			
Number	**Total $ Value per Change**	**Description of Change**	**Reason for Change**
1			
2			
3			
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***All contractors MUST submit 3 references and most recent HACP Job if applicable.**

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Representations, Certifications, and Other Statements of Bidders

Public and Indian Housing Programs

Representations, Certifications, and Other Statements of Bidders

Public and Indian Housing Programs

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1. Certificate of Independent Price Determination

(a) The bidder certifies that--

(1) The prices in this bid have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other bidder or competitor relating to (i) those prices, (ii) the intention to submit a bid, or (iii) the methods or factors used to calculate the prices offered;

(2) The prices in this bid have not been and will not be knowingly disclosed by the bidder, directly or indirectly, to any other bidder or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a competitive proposal solicitation) unless otherwise required by law; and

(3) No attempt has been made or will be made by the bidder to induce any other concern to submit or not to submit a bid for the purpose of restricting competition.

(b) Each signature on the bid is considered to be a certification by the signatory that the signatory--

(1) Is the person in the bidder's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to subparagraphs (a)(l) through (a)(3) above; or

(2) (i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a)(l) through (a)(3) above.

_____ [insert full name of person(s) in the bidder's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the bidder's organization];

(ii) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above; and

(iii) As an agent, has not personally participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

(c) If the bidder deletes or modifies subparagraph (a)2 above, the bidder must furnish with its bid a signed statement setting forth in detail the circumstances of the disclosure.

☑ [Contracting Officer check if following paragraph is applicable]

(d) Non-collusive affidavit. (applicable to contracts for construction and equipment exceeding $50,000)

(1) Each bidder shall execute, in the form provided by the PHA/IHA, an affidavit to the effect that he/she has not colluded with any other person, firm or corporation in regard to any bid submitted in response to this solicitation. If the successful bidder did not submit the affidavit with his/her bid, he/she must submit it within three (3) working days of bid opening. Failure to submit the affidavit by that date may render the bid nonresponsive. No contract award will be made without a properly executed affidavit.

(2) A fully executed "Non-collusive Affidavit" [ ] is, [ ] is not included with the bid.

2. Contingent Fee Representation and Agreement

(a) Definitions. As used in this provision:

"Bona fide employee" means a person, employed by a bidder and subject to the bidder's supervision and control as to time, place, and manner of performance, who neither exerts, nor proposes to exert improper influence to solicit or obtain contracts nor holds out as being able to obtain any contract(s) through improper influence.

"Improper influence" means any influence that induces or tends to induce a PHA/IHA employee or officer to give consideration or to act regarding a PHA/IHA contract on any basis other than the merits of the matter.

(b) The bidder represents and certifies as part of its bid that, except for full-time bona fide employees working solely for the bidder, the bidder:

(1) [ ] has, [ ] has not employed or retained any person or company to solicit or obtain this contract; and

(2) [ ] has, [ ] has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

(c) If the answer to either (a)(1) or (a)(2) above is affirmative, the bidder shall make an immediate and full written disclosure to the PHA/IHA Contracting Officer.

(d) Any misrepresentation by the bidder shall give the PHA/IHA the right to (1) terminate the contract; (2) at its discretion, deduct from contract payments the amount of any commission, percentage, brokerage, or other contingent fee; or (3) take other remedy pursuant to the contract.

3. Certification and Disclosure Regarding Payments to Influence Certain Federal Transactions (applicable to contracts exceeding $100,000)

(a) The definitions and prohibitions contained in Section 1352 of title 31, United States Code, are hereby incorporated by reference in paragraph (b) of this certification.

(b) The bidder, by signing its bid, hereby certifies to the best of his or her knowledge and belief as of December 23, 1989 that:

(1) No Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with the awarding of a contract resulting from this solicitation;

(2) If any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with this solicitation, the bidder shall complete and submit, with its bid, OMB standard form LLL, "Disclosure of Lobbying Activities;" and

(3) He or she will include the language of this certification in all subcontracts at any tier and require that all recipients of subcontract awards in excess of $100,000 shall certify and disclose accordingly.

(c) Submission of this certification and disclosure is a prerequisite for making or entering into this contract imposed by section 1352, title 31, United States Code. Any person who makes an expenditure prohibited under this provision or who fails to file or amend the disclosure form to be filed or amended by this provision, shall be subject to a civil penalty of not less than $10,000, and not more than $100,000, for each such failure.

(d) Indian tribes (except those chartered by States) and Indian organizations as defined in section 4 of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450B) are exempt from the requirements of this provision.

4. Organizational Conflicts of Interest Certification

The bidder certifies that to the best of its knowledge and belief and except as otherwise disclosed, he or she does not have any organizational conflict of interest which is defined as a situation in which the nature of work to be performed under this proposed contract and the bidder's organizational, financial, contractual, or other interests may, without some restriction on future activities:

(a) Result in an unfair competitive advantage to the bidder; or,

(b) Impair the bidder's objectivity in performing the contract work.

[ ] In the absence of any actual or apparent conflict, I hereby certify that to the best of my knowledge and belief, no actual or apparent conflict of interest exists with regard to my possible performance of this procurement.

5. Bidder's Certification of Eligibility

(a) By the submission of this bid, the bidder certifies that to the best of its knowledge and belief, neither it, nor any person or firm which has an interest in the bidder's firm, nor any of the bidder's subcontractors, is ineligible to:

(1) Be awarded contracts by any agency of the United States Government, HUD, or the State in which this contract is to be performed; or,

(2) Participate in HUD programs pursuant to 24 CFR Part 24.

(b) The certification in paragraph (a) above is a material representation of fact upon which reliance was placed when making award. If it is later determined that the bidder knowingly rendered an erroneous certification, the contract may be terminated for default, and the bidder may be debarred or suspended from participation in HUD programs and other Federal contract programs.

6. Minimum Bid Acceptance Period

(a) "Acceptance period," as used in this provision, means the number of calendar days available to the PHA/IHA for awarding a contract from the date specified in this solicitation for receipt of bids.

(b) This provision supersedes any language pertaining to the acceptance period that may appear elsewhere in this solicitation.

(c) The PHA/IHA requires a minimum acceptance period of [Contracting Officer insert time period] calendar days.

(d) In the space provided immediately below, bidders may specify a longer acceptance period than the PHA's/IHA's minimum requirement. The bidder allows the following acceptance period: calendar days.

(e) A bid allowing less than the PHA's/IHA's minimum acceptance period will be rejected.

(f) The bidder agrees to execute all that it has undertaken to do, in compliance with its bid, if that bid is accepted in writing within (1) the acceptance period stated in paragraph (c) above or (2) any longer acceptance period stated in paragraph (d) above.

7. Small, Minority, Women-Owned Business Concern Representation

The bidder represents and certifies as part of its bid/ offer that it --

(a) [ ] is, [ ] is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.

(b) [ ] is, [ ] is not a women-owned business enterprise. "Women-owned business enterprise," as used in this provision, means a business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.

(c) [ ] is, [ ] is not a minority business enterprise. "Minority business enterprise," as used in this provision, means a business which is at least 51 percent owned or controlled by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals. For the purpose of this definition, minority group members are:

(Check the block applicable to you)

[ ] Black Americans	[ ] Asian Pacific Americans
[ ] Hispanic Americans	[ ] Asian Indian Americans
[ ] Native Americans	[ ] Hasidic Jewish Americans

8. Indian-Owned Economic Enterprise and Indian Organization Representation (applicable only if this solicitation is for a contract to be performed on a project for an Indian Housing Authority)

The bidder represents and certifies that it:

(a) [ ] is, [ ] is not an Indian-owned economic enterprise. "Economic enterprise," as used in this provision, means any commercial, industrial, or business activity established or organized for the purpose of profit, which is at least 51 percent Indian owned. "Indian," as used in this provision, means any person who is a member of any tribe, band, group, pueblo, or community which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs and any "Native" as defined in the Alaska Native Claims Settlement Act.

(b) [ ] is, [ ] is not an Indian organization. "Indian organization," as used in this provision, means the governing body of any Indian tribe or entity established or recognized by such governing body. Indian "tribe" means any Indian tribe, band, group, pueblo, or

community including Native villages and Native groups (including corporations organized by Kenai, Juneau, Sitka, and Kodiak) as defined in the Alaska Native Claims Settlement Act, which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs.

9. Certification of Eligibility Under the Davis-Bacon Act (applicable to construction contracts exceeding $2,000)

(a) By the submission of this bid, the bidder certifies that neither it nor any person or firm who has an interest in the bidder's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(b) No part of the contract resulting from this solicitation shall be subcontracted to any person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(c) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.

10. Certification of Nonsegregated Facilities (applicable to contracts exceeding $10,000)

(a) The bidder's attention is called to the clause entitled **Equal Employment Opportunity** of the General Conditions of the Contract for Construction.

(b) "Segregated facilities," as used in this provision, means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees, that are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, or national origin because of habit, local custom, or otherwise.

(c) By the submission of this bid, the bidder certifies that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. The bidder agrees that a breach of this certification is a violation of the Equal Employment Opportunity clause in the contract.

(d) The bidder further agrees that (except where it has obtained identical certifications from proposed subcontractors for specific time periods) prior to entering into subcontracts which exceed $10,000 and are not exempt from the requirements of the Equal Employment Opportunity clause, it will:

(1) Obtain identical certifications from the proposed subcontractors;

(2) Retain the certifications in its files; and

(3) Forward the following notice to the proposed subcontractors (except if the proposed subcontractors have submitted identical certifications for specific time periods):

Notice to Prospective Subcontractors of Requirement for Certifications of Nonsegregated Facilities

A Certification of Nonsegregated Facilities must be submitted before the award of a subcontract exceeding $10,000 which is not exempt from the provisions of the Equal Employment Opportunity clause of the prime contract. The certification may be submitted either for each subcontract or for all subcontracts during a period (i.e., quarterly, semiannually, or annually).

Note: The penalty for making false statements in bids is prescribed in 18 U.S.C. 1001.

11. Clean Air and Water Certification (applicable to contracts exceeding $100,000)

The bidder certifies that:

(a) Any facility to be used in the performance of this contract [ ] is, [ ] is not listed on the Environmental Protection Agency List of Violating Facilities:

(b) The bidder will immediately notify the PHA/IHA Contracting Officer, before award, of the receipt of any communication from the Administrator, or a designee, of the Environmental Protection Agency, indicating that any facility that the bidder proposes to use for the performance of the contract is under consideration to be listed on the EPA List of Violating Facilities; and,

(c) The bidder will include a certification substantially the same as this certification, including this paragraph (c), in every nonexempt subcontract.

12. Previous Participation Certificate (applicable to construction and equipment contracts exceeding $50,000)

(a) The bidder shall complete and submit with his/her bid the Form HUD-2530, "Previous Participation Certificate." If the successful bidder does not submit the certificate with his/her bid, he/she must submit it within three (3) working days of bid opening. Failure to submit the certificate by that date may render the bid nonresponsive. No contract award will be made without a properly executed certificate.

(b) A fully executed "Previous Participation Certificate"

[ ] is, [ ] is not included with the bid.

13. Bidder's Signature

The bidder hereby certifies that the information contained in these certifications and representations is accurate, complete, and current.

_____
(Signature and Date)

_____
(Typed or Printed Name)

_____
(Title)

_____
(Company Name)

(Company Address)

OMB Approval No. 2502-0118
(Exp. 01/31/2026)

US Department of Housing and Urban Development
Office of Housing/Federal Housing Commissioner

US Department of Agriculture
Farmers Home Administration

Part I to be completed by Controlling Participant(s) of Covered Projects *(See instructions)* Reason for submission:		**For HUD HQ/FmHA use only**	
1. Agency name and City where the application is filed		**2.** Project Name, Project Number, City and Zip Code	
3. Loan or Contract amount $	**4.** Number of Units or Beds	**5.** Section of Act	**6.** Type of Project (check one) ☐ Existing ☐ Rehabilitation ☐ Proposed (New)

7. List all proposed Controlling Participants and attach complete organization chart for all organizations showing ownership %

Name and address (Last, First, Middle Initial) of controlling participant(s) proposing to participate	**8 Role of Each Principal in Project**	**9. SSN or IRS Employer Number (TIN)**

1. Schedule A contains a listing, for the last ten years, of every project assisted or insured by HUD, USDA FmHA and/or State and local government housing finance agencies in which the controlling participant(s) have participated or are now participating.
2. For the period beginning 10 years prior to the date of this certification, and except as shown on the certification:
a. No mortgage on a project listed has ever been in default, assigned to the Government or foreclosed, nor has it received mortgage relief from the mortgagee;
b. The controlling participants have no defaults or noncompliance under any Conventional Contract or Turnkey Contract of Sale in connection with a public housing project;
c. There are no known unresolved findings as a result of HUD audits, management reviews or other Governmental investigations concerning the controlling participants or their projects;
d. There has not been a suspension or termination of payments under any HUD assistance contract due to the controlling participant's fault or negligence;
e. The controlling participants have not been convicted of a felony and are not presently the subject of a complaint or indictment charging a felony. (A felony is defined as any offense punishable by imprisonment for a term exceeding one year, but does not include any offense classified as a misdemeanor under the laws of a State and punishable by imprisonment of two years or less);
f. The controlling participants have not been suspended, debarred or otherwise restricted by any Department or Agency of the Federal Government or of a State Government from doing business with such Department or Agency;
g. The controlling participants have not defaulted on an obligation covered by a surety or performance bond and have not been the subject of a claim under an employee fidelity bond;
3. All the names of the controlling participants who propose to participate in this project are listed above.
4. None of the controlling participants is a HUD/FmHA employee or a member of a HUD/FmHA employee's immediate household as defined in Standards of Ethical Conduct for Employees of the Executive Branch in 5 C.F.R. Part 2635 (57 FR 35006) and HUD's Standard of Conduct in 24 C.F.R. Part 0 and USDA's Standard of Conduct in 7 C.F.R. Part 0 Subpart B.
5. None of the controlling participants is a participant in an assisted or insured project as of this date on which construction has stopped for a period in excess of 20 days or which has been substantially completed for more than 90 days and documents for closing, including final cost certification, have not been filed with HUD or FmHA.
6.None of the controlling participants have been found by HUD or FmHA to be in noncompliance with any applicable fair housing and civil rights requirements in 24 CFR 5.105(a). (If any controlling participants have been found to be in noncompliance with any requirements, attach a signed statement explaining the relevant facts, circumstances, and resolution, if any).
7. None of the controlling participants is a Member of Congress or a Resident Commissioner nor otherwise prohibited or limited by law from contracting with the Government of the United States of America.
8.Statements above (if any) to which the controlling participant(s) cannot certify have been deleted by striking through the words with a pen, and the controlling participant(s) have initialed each deletion (if any) and have attached a true and accurate signed statement (if applicable) to explain the facts and circumstances.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Controlling Participant	**Signature of Controlling Participant**	**Certification Date (mm/dd/yyyy)**	**Area Code and Tel. No.**
This form prepared by (print name)		**Area Code and Tel. No.**	

OMB Approval No. 2502-0118
(Exp. 01/31/2026)

Schedule A: List of Previous Projects and Section 8 Contracts. Below is a complete list of the controlling participants' previous participation projects and participation history in covered projects as per 24 CFR, part 200 §200.214 and multifamily Housing programs of FmHA, State and local Housing Finance Agencies, if applicable. **Note:** Read and follow the instruction sheet carefully. Make full disclosure. Add extra sheets if you need more space. Double check for accuracy. If no previous projects, write by your name, "**No previous participation, First Experience**".

1. Controlling Participants' Name (Last, First)	2. List of previous projects (Project name, project ID and, Govt. agency involved)	3.List Participants' Role(s) (indicate dates participated, and if fee or identity of interest participant)	4. Status of loan (current, defaulted, assigned, foreclosed)	5.Was the Project ever in default during your participation Yes	No	If yes, explain	6. Last MOR rating and Physical Insp. Score and date

Part II- For HUD Internal Processing Only

Received and checked by me for accuracy and completeness; recommend approval or refer to Headquarters after checking appropriate box.

Date (mm/dd/yyyy)	Tel No. and area code	☐ A. No adverse information; form HUD-2530 approval recommended.	☐ C. Disclosure or Certification problem
Staff	Processing and Control	☐ B. Name match in system	☐ D. Other (attach memorandum)

Signature of authorized reviewer	Signature of authorized reviewer	Approved ☐ Yes ☐ No	Date (mm/dd/yyyy)

Instructions for Completing the Previous Participation Certificate, form HUD-2530

Carefully read these instructions and the applicable regulations. A copy of the regulations published at 24 C.F.R. part 200, subpart H, § 200.210-200.222 can be obtained on-line at www.gpo.gov and from the Account Executive at any HUD Office. Type or print neatly in ink when filling out this form. Incomplete form will be returned to the applicant.

Attach extra sheets as you need them. Be sure to indicate "Continued on Attachments" wherever appropriate. Sign each additional page that you attach if it refers to you or your record. **Carefully read the certification before you sign it.** Any questions regarding the form or how to complete it can be answered by your HUD Account Executive.

Purpose: This form provides HUD/USDA FmHA with a certified report of all previous participation in relevant HUD/USDA programs by those parties submitting the application. The information requested in this form is used by HUD/USDA to determine if you meet the standards established to ensure that all controlling participants in HUD/USDA projects will honor their legal, financial and contractual obligations and are of acceptable risks from the underwriting standpoint of an insurer, lender or governmental agency. HUD requires that you certify and submit your record of previous participation, in relevant projects, by completing and signing this form, before your participation can be approved.

HUD approval of your certification is a necessary precondition for your participation in the project and in the capacity that you propose. If you do not file this certification, do not furnish the information requested accurately, or do not meet established standards, HUD will not approve your certification.

Note that approval of your certification does not obligate HUD to approve your project application, and it does not satisfy all other HUD program requirements relative to your qualifications.

Who Must Sign and File Form HUD-2530: Form HUD-2530 must be completed and signed by all Controlling Participants of Covered Projects, as such terms are defined in 24 CFR part 200 §200.212, and as further clarified by the Processing Guide (HUD notice H 2016-15) referenced in 24 CFR §200.210(b) and available on the HUD website at: http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/prevparticipation.

Where and When Form HUD-2530 Must Be Filed: The original of this form must be submitted to the HUD Office where your project application will be processed at the same time you file your initial project application. This form must be filed with applications for projects listed in 24 CFR §200.214 and for the Triggering Events listed at 24 CFR §200.218.

Review of Adverse Determination: If approval of your participation in a HUD project is denied, withheld, or conditionally granted on the basis of your record of previous participation, you will be notified by the HUD Office. You may request reconsideration in accordance with 24 CFR §200.222 and further clarified by the Processing Guide. Request must be made in writing within 30 days from your receipt of the notice of determination.

The Department of Housing and Urban Development (HUD) is authorized to collect this information by law 42 U.S.C. 3535(d) and by regulation at 24 CFR 200.210. This information is needed so that principals applying to participate in multifamily programs can become HUD-approved controlling participants. The information you provide will enable HUD to evaluate your record with respect to established standards of performance, responsibility and eligibility. Without prior approval, a controlling participant may not participate in a proposed or existing multifamily or healthcare project. HUD uses this information to evaluate whether or not controlling participants pose an unsatisfactory underwriting risk. The information is used to evaluate the potential controlling participants and approve only individuals and organizations that will honor their legal, financial and contractual obligations.

Privacy Act Statement: The Housing and Community Development Act of 1987, 42 U.S.C. 3543 requires persons applying for a Federally-insured or guaranteed loan to furnish his/her Social Security Number (SSN). HUD must have your SSN for identification of your records. HUD may use your SSN for automated processing of your records and to make requests for information about you and your previous records with other public agencies and private sector sources. HUD may disclose certain information to Federal, State and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as required and permitted by law. You must provide all of the information requested in this application, including your SSN. Failure to provide any of the information will result in your disapproval of participation in this HUD program. APPS SORN could be accessed in Federal Register / Vol. 81, No. 146 / Friday, July 29, 2016 / Notices ([Docket No. FR–5921–N–10] Implementation of the Privacy Act of 1974, as Amended; Amended System of Records Notice, Active Partners Performance System).

PRA Statement: The public reporting burden is estimated at 3 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information.
Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, Paperwork Reduction Project, to the Office of Information Technology, US. Department of Housing and Urban Development, Washington, DC 20410-3600. When providing comments, please refer to OMB Approval No. 2502-0118. HUD may not conduct and sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid control number.

The collection is authorized by 12 U.S.C 1702-1715z; 42 U.S.C. 3535(d). HUD form 2530 is created to collect information as mandated by 24 CFR Part 200. The HUD-2530 form is used to protect HUD's Multifamily Housing and Healthcare programs by comprehensively assessing industry participants' risk. It is the Department's policy that participants in its housing programs honor their legal, financial, and contractual obligations. Accordingly, uniform standards are established for approvals, disapprovals, or withholding actions on principals in projects, based upon their past performances as well as other relevant information. Respondents such as owners, management agents, master tenants, general contractors, and nursing home operators are subject to review. The information on this form needs to be collected by the Department to evaluate participants' previous performance and compliance with contracts, regulations, and directives.

SPECIAL PROVISIONS

NOTICE TO ALL PROSPECTIVE BIDDERS

Hodgkiss and Sweetbriar Rehabilitation

Documents Required for Payment
HACP Contract No.: 600-06-26

Pursuant to Sections 27, 38, 40 and 46 of the General Conditions for this Contract, each contractor must submit the following required documents with each Payment Estimate ("PE") in order for HACP to process a PE as follows:

A. Periodic Estimate – HUD 51001

B. Schedule of Stored Materials – HUD 51003 (if applicable)

C. Summary of Stored Materials – HUD 51004 (if applicable)

D. Schedule of Change Orders – HUD 51002 (if applicable)

E. Progress Payment Certification

F. Current/Approved Certified Payrolls (at time of PE submission, payrolls should be current in HACP's electronic Certified Payroll Reporting Software).

G. MBE/WBE Utilization Report

H. Section 3 Summary Report

Signature of Authorized Officer: _____ Date: _____

THIS DOCUMENT MUST BE SIGNED.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

NON-COLLUSION AFFIDAVIT

State of _____

County of _____

_____, being first duly sworn, deposes and says:
(Printed or Typed Name)

That he/she is
(Proprietor, General Partner, President or Vice President)

of _____; and having submitted the foregoing Bid for
(Bidder Name)

Hodgkiss and Sweetbriar Rehabilitation
(Project Name)

600-06-26;
(HACP Contract No.)

and is the party making the foregoing Bid, and that such Bid is genuine and not collusive or sham; that said Bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any Bidder or person, to put in a sham bid, or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the bid price of affiant or of any bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any bidder, or to secure any advantage against the Housing Authority of the City of Pittsburgh or any person interested in the proposed contract; and that all statements in said Bid are true.

_____
(Signature and Date)

Subscribed and sworn to before me

this_____ day of _____, 20__

My Commission expires _____, 20__

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

FORM OF AGREEMENT

THIS AGREEMENT, made this ____ day of _____ in the year Two Thousand _____(20) by and between:

_____

_____

_____

[ ] An individual doing business in his/her own name
[ ] An individual doing business under a fictitious or assumed name
[ ] A partnership
[ ] A Corporation

(Hereinafter called the Contractor)

AND

The Housing Authority of the City of Pittsburgh (hereinafter called the Authority)
412 Boulevard of the Allies, 6th Floor
Pittsburgh, PA 15219

WITNESSETH: That the Contractor and the Authority, for the consideration stated herein, mutually agree as follows:

ARTICLE 1, STATEMENT OF WORK

The Contractor shall provide all labor, materials and equipment, and services necessary to perform and complete all work required in accordance with Fukui Architects drawings for Hodgkiss and Sweetbriar Rehabilitation _____ dated 1/09/2026 and Project Manual dated March 23, 2026 regarding:

CONTRACT NO. 600-06-26

and addenda thereto numbered _____, all as prepared by _____, which said specifications, drawings, and addenda are incorporated herein by reference and are a part hereof.

The work shall begin at the time stipulated in the NOTICE TO PROCEED and in no event exceeding 150 consecutive calendar days from notice to proceed.

ARTICLE 2, THE CONTRACT PRICE

The Authority shall pay the contractor for the performance of the Contract in current fund, subject to additions and deductions as provided in the specifications.

_____ ($_____)

ARTICLE 3, CONTRACT DOCUMENTS

The Contract shall consist of the following component parts:

a. This Agreement
b. Project Manual (including all component parts) dated March 23, 2026.
c. Project Drawings issued by Fukui Architects dated 1/09/2026.

This Agreement, together with the other documents enumerated in this Article 3 which said other documents are as fully a part of the Contract as if hereto attached or herein repeated, form the Contract. In the event that any provision in any component part of this Contract conflicts with any provision of any other component part, the provision of the component part first enumerated in this ARTICLE 3, shall govern, except as subsequent parts may establish more specific criteria or language in which case these criteria and language shall govern. The various provisions in Addenda shall be construed in the order of preference of the component part of the Contract which each modified.

SIGNED, SEALED AND DELIVERED IN _____ ORIGINAL COUNTERPARTS

this _____ day of _____ 20_____.

IF THE PRINCIPAL IS AN INDIVIDUAL, SIGN HERE

By signing this Form of Agreement, if the Housing Authority accepts and signs Contract No. 600-06-26 this contract shall be binding on both parties.

_____ _____
(Printed or Typed Name) *(Printed or Typed Name)*

Witness *Principal*

{ {

_____ _____
(Signature and Date) *(Signature and Date)*

IF THE PRINCIPAL IS A PARTNERSHIP, SIGN HERE

By signing this Form of Agreement, if the Housing Authority accepts and signs Contract No. 600-06-26 this contract shall be binding on both parties.

_____ *(Printed or Typed Name)*	_____ *(Printed or Typed Name)*
Witness { _____ *(Signature and Date)*	*Partner** { _____ *(Signature and Date)*
_____ *(Printed or Typed Name)*	_____ *(Printed or Typed Name)*
Witness { _____ *(Signature and Date)*	*Partner** { _____ *(Signature and Date)*

* If the Bidder is a partnership, the Form of Agreement must be signed in the name of the partnership by at least two general partners, whose names and addresses must be listed on the certificate on page BF-3-P of the Bid.

IF THE PRINCIPAL IS A CORPORATION, SIGN HERE

By signing this Form of Agreement, if the Housing Authority accepts and signs Contract No. 600-06-26 this contract shall be binding on both parties.

(CORPORATE SEAL)

_____
(Corporate Name)

	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness {	_____ *(Signature and Date)*	*President V.P.*** {	_____ *(Signature and Date)*
	_____ *(Corporate Title)*		_____ *(Corporate Title)*

** If the bidder is a corporation, the Form of Agreement must be executed in the Corporation's correct corporate name by its President or Vice President and attested to by its Secretary or Assistant Secretary or Treasurer or Assistant Treasurer, and the Certification of Corporate Principal (Doc. 00625) must be executed by the Secretary or Assistant Secretary.

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, _____, certify that I am the **Secretary/Assistant Secretary** of the Corporation named a Bidder herein; that *(Circle one)*

_____ who signed this Bid on behalf of the

Corporation was then _____ of said Corporation that I know his signature and his signature thereto is genuine; and that said Bid was duly signed, sealed and attested in behalf of said Corporation by authority of its governing body.

(CORPORATE SEAL)

_____
(Signature and Date)

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

Secretary

Attest

{

(Signature and Date)

Contracting Officer

Principal

{

(Signature and Date)

User Department - Officer or Director

Approved as to
Contents and Costs

{

(Signature and Date)

Legal Department Representative

Approved as to
Form

{

(Signature and Date)

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

CONTRACTING OFFICER CERTIFICATION

I _____certify that I am the Recording Secretary of the Housing Authority of the City of Pittsburgh; that _____, who signed this Contract on behalf of the Housing Authority, was then Contracting Officer of said Authority; that the said Contract was duly signed for and on behalf of the Housing Authority of the City of Pittsburgh.

_____ (SEAL)
Secretary

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

PERFORMANCE BOND

THIS BOND IS ISSUED SIMULTANEOUSLY WITH PAYMENT BOND IN FAVOR OF THE AUTHORITY CONDITIONED ON THE FULL AND FAITHFUL PERFORMANCE OF THE CONTRACT.

KNOW ALL MEN BY THESE PRESENTS, that we,

_____, as Principal, and
(Insert name and address of contractor exactly as it appears on Form of Agreement)

_____, as Sureties, are held and firmly bound unto the **Housing Authority of the City of Pittsburgh**, its certain attorney, successors, or assigns (the Obligee, hereinafter called the "Authority") in the penal sum of

_____Dollars ($_____)

lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, personal representatives, successors, and assigns, jointly and severally, firmly by these presents:

WHEREAS, the Principal heretofore has submitted to the said Authority a certain bid, dated

_____, 20_____ (the "Bid"), for construction of
(Insert date of bid)

_____
(Insert name of project exactly as it appears on Form of Agreement)
pursuant to specifications, drawings and other related documents constituting the Invitation for Bids (the "IFB"); and

WHEREAS, the said Authority is a "Contracting body" under provisions of Act No. 385 of the General Assembly of the Commonwealth of Pennsylvania, approved by the Governor on December 20, 1967, known and cited as the "Public Works Contractors' Bond Law of 1967" (8 P.S. 191-202) (the "Act"); and

WHEREAS, the Act, in Section 3 (a), requires that, before an award shall be made to the Principal shall furnish this Bond to the said Authority, with this Bond to become binding upon the award of a Contract to the Principal by the said Authority in accordance with the Bid; and

WHEREAS, it also is a condition of the IFB that this Bond shall be furnished by the Principal to the said Authority; and

WHEREAS, Under the Invitation for Bids, it is provided, inter alia, that if the Principal shall furnish this Bond to the said Authority, and if the said Authority shall make an award to the Principal in accordance with the Bid, then the Principal and the said Authority shall enter into a contract with respect to performance of such work (the "Contract"), the Form of Agreement for which is set forth in the IFB.

NOW, therefore, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the principal shall faithfully perform the Contract on his part as of the time and in the manner therein provided and satisfy all claims and demands incurred in or for the same, or growing out of the same, or for injury or damages to persons or property in the performance thereof, and shall fully indemnify and save harmless the said Authority from any and all cost and damage which the said Authority may suffer by reason of the principal's failure to do so, and shall fully reimburse and repay the said Authority any and all outlay and expense which it incurs by reason of any such default, then this obligation shall be null and void, otherwise it shall remain in full force and virtue.

It is further understood and agreed that the principal shall guarantee for a period of one (1) year from completion date of the contract against defects in workmanship or materials in accordance with the terms of the Contract.

The said surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or to the work to be performed thereunder or the Specifications accompanying the same shall in any wise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the work or to the Specifications.

SIGNED, SEALED AND DELIVERED IN _____ ORIGINAL COUNTERPARTS
(2 required by Authority)

this _____ day of _____ 20_____.

IF THE PRINCIPAL IS AN INDIVIDUAL, SIGN HERE

_____	_____
(Printed or Typed Name)	*(Printed or Typed Name)*
Witness	*Principal*
{	{
_____	_____
(Signature and Date)	*(Signature and Date)*

IF THE PRINCIPAL IS A PARTNERSHIP, SIGN HERE

	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness		*Partner**	
	{		{
	_____ *(Signature and Date)*		_____ *(Signature and Date)*
	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness		*Partner**	
	{		{
	_____ *(Signature and Date)*		_____ *(Signature and Date)*

* If the Bidder is a partnership, the Bond must be signed in the name of the partnership by at least two general partners, whose names and addresses must be listed on the certificate on page BF-3-P of the Bid.

IF THE PRINCIPAL IS A CORPORATION, SIGN HERE

(CORPORATE SEAL)

_____
(Corporate Name)

_____		_____	
(Printed or Typed Name)		*(Printed or Typed Name)*	
Witness		*President*	
{		*V.P.***	{
_____		_____	
(Signature and Date)		*(Signature and Date)*	
_____		_____	
(Corporate Title)		*(Corporate Title)*	

** If the bidder is a corporation, the Bond must be executed in the Corporation's correct corporate name by its President or Vice President and attested to by its Secretary or Assistant Secretary or Treasurer or Assistant Treasurer, and the Certification of Corporate Principal below must be executed by the Secretary or Assistant Secretary.

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, _____, certify that I am the
Secretary/Assistant Secretary of the Corporation named a Bidder herein; that
(Circle one)
_____ who signed this Bid on behalf of the

Corporation was then _____ of said Corporation that I know his signature and his signature thereto is genuine; and that said Bid was duly signed, sealed and attested in behalf of said Corporation by authority of its governing body.

(CORPORATE SEAL)

_____
(Signature and Date)

SURETY SIGN HERE

(SURETY SEAL)

_____
(Printed or Typed Name)

_____
(Printed or Typed Name)

Attest
{
_____
(Signature and Date)

Surety ***
{
_____
(Signature and Date)

***Power of attorney must be attached to this Bid Bond.

The rate of premium charged is $_____ per thousand.
(To be filled in by Surety)

The total amount of premium charged is $_____
(To be filled in by Surety)

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

PAYMENT BOND
(Labor and Materialmen's Bond)

THIS BOND IS ISSUED SIMULTANEOUSLY WITH PERFORMANCE BOND IN FAVOR OF THE AUTHORITY CONDITIONED ON THE FULL AND FAITHFUL PERFORMANCE OF THE CONTRACT.

KNOW ALL MEN BY THESE PRESENTS, that we,

_____, as Principal, and
(Insert name and address of Contractor exactly as it appears on Form of Agreement)

_____, as Sureties, are held and firmly bound unto the **Housing Authority of the City of Pittsburgh**, its certain attorney, successors, or assigns (the Obligee, hereinafter called the "Authority") in the penal sum of

_____Dollars ($_____)

lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, personal representatives, successors, and assigns, jointly and severally, firmly by these presents:

WHEREAS, the Principal heretofore has submitted to the said Obligee a certain bid, dated

_____, 20_____ (the "Bid"), for construction of
(Insert date of bid)

_____
(Insert name of project exactly as it appears on Form of Agreement)
pursuant to specifications, drawings and other related documents constituting the Invitation for Bids (the "IFB"); and

WHEREAS, the said Authority is a "Contracting body" under provisions of Act No. 385 of the General Assembly of the Commonwealth of Pennsylvania, approved by the Governor on December 20, 1967, known and cited as the "Public Works Contractors' Bond Law of 1967" (8 P.S. 191-202) (the "Act"); and

WHEREAS, the Act, in Section 3 (a), requires that, before an award shall be made to the Principal shall furnish this Bond to the said Authority, with this Bond to become binding upon the award of a Contract to the Principal by the said Authority in accordance with the Bid; and

WHEREAS, it also is a condition of the IFB that this Bond shall be furnished by the Principal to the said Authority; and

WHEREAS, Under the Invitation for Bids, it is provided, inter alia, that if the Principal shall furnish this Bond to the said Authority, and if the said Authority shall make an award to the Principal in accordance with the Bid, then the Principal and the said Authority shall enter into a contract with respect to performance of such work (the "Contract"), the Form of Agreement for which is set forth in the IFB.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that if said principal and all subcontractors to whom any portion of the work provided for in said contract is sublet and all assignees of said principal and of such subcontractors shall promptly make payment for all material furnished, labor supplied or performed, rental for equipment employed, and services rendered by public utilities in or in connection with the prosecution of the work, whether or not the said material, labor, equipment or services enter into and become component parts of the work or improvement contemplated in said contract, or in any amendment or extension of or addition to said Contract, then the above obligation shall be void; otherwise to remain in full force and effect. PROVIDED, however, that this bond is subject to the following conditions and limitations.

(a) All persons who have performed labor, rendered services or furnished materials or machinery, shall have direct right of action against the principal and surety on this bond, which right of action shall be asserted in proceedings instituted in the State in which such labor was performed, services rendered or materials furnished (or where labor has been performed, services rendered or materials furnished under said Contract is more than one State, then in any such State). Insofar as permitted by the laws of such State, such right of action shall be asserted in a proceeding instituting such action and any or all other persons having claims hereunder, and any other person having a claim hereunder shall have the right to be made a party to such proceeding (but not later than one year after the complete performance of said Contract and final settlement thereof) and to have such claim adjudicated in such action and judgment rendered thereon.

(b) The surety shall not be liable hereunder for any damages or compensation recoverable under any workmen's compensation or employer's liability statute.

(c) In no event shall the surety be liable for a greater sum than the penalty of this bond, or subject to any suit, action or proceeding thereon that is instituted later than one year after the complete performance of said contract and final settlement thereof.

(d) As used herein: The term "person" refers to any individual, firm or corporation who have furnished materials or machinery or public utility services to be used on or incorporated in the work or the prosecution thereof provided for in said Contract or in any amendment or extension of or addition to said Contract, and/or to any person engaged in the prosecution of the work provided for in said Contract or in any amendment or extension of or addition to said Contract, who is an agent, servant or employee of the principal, or of any subcontractor, or of any assignee of said principal or of any subcontractor and also anyone so engaged who performs the work of a laborer or of a mechanic regardless of any contractual relationship between the principal, or any sub-contractor, or any assignee of said principal or of said subcontractor, and such laborer or mechanic, but shall not include office employees not regularly stationed at the site of the work.

The said surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract, or to the work to be performed thereunder or the Specifications accompanying the same, shall in any wise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the work or to the Specifications.

SIGNED, SEALED AND DELIVERED IN _____ ORIGINAL COUNTERPARTS
(2 required by Authority)

this _____ day of _____ 20_____.

IF THE PRINCIPAL IS AN INDIVIDUAL, SIGN HERE

_____	_____
(Printed or Typed Name)	*(Printed or Typed Name)*
Witness	*Principal*
{	{
_____	_____
(Signature and Date)	*(Signature and Date)*

IF THE PRINCIPAL IS A PARTNERSHIP, SIGN HERE

	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness		*Partner**	
	{		{
	_____ *(Signature and Date)*		_____ *(Signature and Date)*
	_____ *(Printed or Typed Name)*		_____ *(Printed or Typed Name)*
Witness		*Partner**	
	{		{
	_____ *(Signature and Date)*		_____ *(Signature and Date)*

* If the Bidder is a partnership, the Bond must be signed in the name of the partnership by at least two general partners, whose names and addresses must be listed on the certificate on page BF-3-P of the Bid.

IF THE PRINCIPAL IS A CORPORATION, SIGN HERE

(CORPORATE SEAL)

_____
(Corporate Name)

_____		_____	
(Printed or Typed Name)		*(Printed or Typed Name)*	
Witness		*President*	
{		*V.P.***	{
_____		_____	
(Signature and Date)		*(Signature and Date)*	
_____		_____	
(Corporate Title)		*(Corporate Title)*	

** If the bidder is a corporation, the Bond must be executed in the Corporation's correct corporate name by its President or Vice President and attested to by its Secretary or Assistant Secretary or Treasurer or Assistant Treasurer, and the Certification of Corporate Principal (Doc. 00625) must be executed by the Secretary or Assistant Secretary.

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, _____, certify that I am the **Secretary/Assistant Secretary** of the Corporation named a Bidder herein; that
(Circle one)
_____ who signed this Bid on behalf of the

Corporation was then _____ of said Corporation that I know his signature and his signature thereto is genuine; and that said Bid was duly signed, sealed and attested in behalf of said Corporation by authority of its governing body.

(CORPORATE SEAL)

_____
(Signature and Date)

SURETY SIGN HERE

(SURETY SEAL)

_____	_____
(Printed or Typed Name)	*(Printed or Typed Name)*
Attest	*Surety*
{	{
_____	_____
(Signature and Date)	*(Signature and Date)*

The rate of premium charged is $_____ per thousand.
(To be filled in by Surety)

The total amount of premium charged is $_____
(To be filled in by Surety)

General Conditions for Construction Contracts - Public Housing Programs

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0157 (exp. 1/31/2027)

Applicability. This form is applicable to any construction/development contract greater than $250,000.

Public reporting burden for this collection of information is estimated to average 1.0 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157. This form includes those clauses required by OMB's common rule on grantee procurement, implemented at HUD in 2 CFR 200, and those requirements set forth in Section 3 of the Housing and Urban Development Act of 1968 and its amendment by the Housing and Community Development Act of 1992, implemented by HUD at 24 CFR Part 75. The form is required for construction contracts awarded by Public Housing Agencies (PHAs). The form is used by Housing Authorities in solicitations to provide necessary contract clauses. If the form were not used, PHAs would be unable to enforce their contracts. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. HUD may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a currently valid OMB number.

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1. Definitions

(a) "Architect" means the person or other entity engaged by the PHA to perform architectural, engineering, design, and other services related to the work as provided for in the contract. When a PHA uses an engineer to act in this capacity, the terms "architect" and "engineer" shall be synonymous. The Architect shall serve as a technical representative of the Contracting Officer. The Architect's authority is as set forth elsewhere in this contract.

(b) "Contract" means the contract entered into between the PHA and the Contractor. It includes the forms of Bid, the Bid Bond, the Performance and Payment Bond or Bonds or other assurance of completion, the Certifications, Representations, and Other Statements of Bidders (form HUD-5370), these General Conditions of the Contract for Construction (form HUD-5370), the applicable wage rate determinations from the U.S. Department of Labor, any special conditions included elsewhere in the contract, the specifications, and drawings. It includes all formal changes to any of those documents by addendum, change order, or other modification.

(c) "Contracting Officer" means the person delegated the authority by the PHA to enter into, administer, and/or terminate this contract and designated as such in writing to the Contractor. The term includes any successor Contracting Officer and any duly authorized representative of the Contracting Officer also designated in writing. The Contracting Officer shall be deemed the authorized agent of the PHA in all dealings with the Contractor.

(d) "Contractor" means the person or other entity entering into the contract with the PHA to perform all of the work required under the contract.

(e) "Drawings" means the drawings enumerated in the schedule of drawings contained in the Specifications and as described in the contract clause entitled Specifications and Drawings for Construction herein.

(f) "HUD" means the United States of America acting through the Department of Housing and Urban Development including the Secretary, or any other person designated to act on its behalf. HUD has agreed, subject to the provisions of an Annual Contributions Terms and Conditions (ACC), to provide financial assistance to the PHA, which includes assistance in financing the work to be performed under this contract. As defined elsewhere in these General Conditions or the contract documents, the determination of HUD may be required to authorize changes in the work or for release of funds to the PHA for payment to the Contractor. Notwithstanding HUD's role, nothing in this contract shall be construed to create any contractual relationship between the Contractor and HUD.

(g) "Project" means the entire project, whether construction or rehabilitation, the work for which is provided for in whole or in part under this contract.

(h) "PHA" means the Public Housing Agency organized under applicable state laws which is a party to this contract.

(j) "Specifications" means the written description of the technical requirements for construction and includes the criteria and tests for determining whether the requirements are met.

(l) "Work" means materials, workmanship, and manufacture and fabrication of components.

2. Contractor's Responsibility for Work

(a) The Contractor shall furnish all necessary labor, materials, tools, equipment, and transportation necessary for performance of the work. The Contractor shall also furnish all necessary water, heat, light, and power not made available to the Contractor by the PHA pursuant to the clause entitled Availability and Use of Utility Services herein.

(b) The Contractor shall perform on the site, and with its own organization, work equivalent to at least [ ] (12 percent unless otherwise indicated) of the total amount of work to be performed under the order. This percentage may be reduced by a supplemental agreement to this order if, during performing the work, the Contractor requests a reduction and the Contracting Officer determines that the reduction would be to the advantage of the PHA.

(c) At all times during performance of this contract and until the work is completed and accepted, the Contractor shall directly superintend the work or assign and have on the work site a competent superintendent who is satisfactory to the Contracting Officer and has authority to act for the Contractor.

(d) The Contractor shall be responsible for all damages to persons or property that occur as a result of the Contractor's fault or negligence, and shall take proper safety and health precautions to protect the work, the workers, the public, and the property of others. The Contractor shall hold and save the PHA, its officers and agents, free and harmless from liability of any nature occasioned by the Contractor's performance. The Contractor shall also be responsible for all materials delivered and work performed until completion and acceptance of the entire work, except for any completed unit of work which may have been accepted under the contract.

(e) The Contractor shall lay out the work from base lines and bench marks indicated on the drawings and be responsible for all lines, levels, and measurements of all work executed under the contract. The Contractor shall verify the figures before laying out the work and will be held responsible for any error resulting from its failure to do so.

(f) The Contractor shall confine all operations (including storage of materials) on PHA premises to areas authorized or approved by the Contracting Officer.

(g) The Contractor shall at all times keep the work area, including storage areas, free from accumulations of waste materials. After completing the work and before final inspection, the Contractor shall (1) remove from the premises all scaffolding, equipment, tools, and materials (including rejected materials) that are not the property of the PHA and all rubbish caused by its work; (2) leave the work area in a clean, neat, and orderly condition satisfactory to the Contracting Officer; (3) perform all specified tests; and, (4) deliver the installation in complete and operating condition.

(h) The Contractor's responsibility will terminate when all work has been completed, the final inspection made, and the work accepted by the Contracting Officer. The Contractor will then be released from further obligation except as required by the warranties specified elsewhere in the contract.

3. Architect's Duties, Responsibilities, and Authority

(a) The Architect for this contract, and any successor, shall be designated in writing by the Contracting Officer.

(b) The Architect shall serve as the Contracting Officer's technical representative with respect to architectural, **Schedule** engineering, and design matters related to the work performed under the contract. The Architect may provide direction on contract performance. Such direction shall be within the scope of the contract and may not be of a nature which: (1) institutes additional work outside the scope of the contract; (2) constitutes a change as defined in the Changes clause herein; (3) causes an increase or decrease in the cost of the contract; (4) alters the Construction Progress Schedule; or (5) changes any of the other express terms or conditions of the contract.

(c) The Architect's duties and responsibilities may include but shall not be limited to:

(1) Making periodic visits to the work site, and on the basis of his/her on-site inspections, issuing written reports to the PHA which shall include all observed deficiencies. The Architect shall file a copy of the report with the Contractor's designated representative at the site;

(2) Making modifications in drawings and technical specifications and assisting the Contracting Officer in the preparation of change orders and other contract modifications for issuance by the Contracting Officer;

(3) Reviewing and making recommendations with respect to - (i) the Contractor's construction progress schedules; (ii) the Contractor's shop and detailed drawings; (iii) the machinery, mechanical and other equipment and materials or other articles proposed for use by the Contractor; and, (iv) the Contractor's price breakdown and progress payment estimates; and,

(4) Assisting in inspections, signing Certificates of Completion, and making recommendations with respect to acceptance of work completed under the contract.

4. Other Contracts

The PHA may undertake or award other contracts for additional work at or near the site of the work under this contract. The Contractor shall fully cooperate with the other contractors and with PHA employees and shall carefully adapt scheduling and performing the work under this contract to accommodate the additional work, heeding any direction that may be provided by the Contracting Officer. The Contractor shall not commit or permit any act that will interfere with the performance of work by any other contractor or by PHA employees

Construction Requirements

5. Pre-construction Conference and Notice to Proceed

(a) Within ten calendar days of contract execution, and prior to the commencement of work, the Contractor shall attend a preconstruction conference with representatives of the PHA, its Architect, and other interested parties convened by the PHA. The conference will serve to acquaint the participants with the general plan of the construction operation and all other requirements of the contract. The PHA will provide the Contractor with the date, time, and place of the conference.

(b) The contractor shall begin work upon receipt of a written Notice to Proceed from the Contracting Officer or designee. The Contractor shall not begin work prior to receiving such notice.

6. Construction Progress

(a) The Contractor shall, within five days after the work commences on the contract or another period of time determined by the Contracting Officer, prepare and submit to the Contracting Officer for approval three copies of a practicable schedule showing the order in which the Contractor proposes to perform the work, and the dates on which the Contractor contemplates starting and completing the several salient features of the work (including acquiring labor, materials, and equipment). The schedule shall be in the form of a progress chart of suitable scale to indicate appropriately the percentage of work scheduled for completion by any given date during the period. If the Contractor fails to submit a schedule within the time prescribed, the Contracting Officer may withhold approval of progress payments or take other remedies under the contract until the Contractor submits the required schedule.

(b) The Contractor shall enter the actual progress on the chart as required by the Contracting Officer, and immediately deliver three copies of the annotated schedule to the Contracting Officer. If the Contracting Officer determines, upon the basis of inspection conducted pursuant to the clause entitled Inspection and Acceptance of Construction, herein that the Contractor is not meeting the approved schedule, the Contractor shall take steps necessary to improve its progress, including those that may be required by the Contracting Officer, without additional cost to the PHA. In this circumstance, the Contracting Officer may require the Contractor to increase the number of shifts, overtime operations, days of work, and/or the amount of construction plant, and to submit for approval any supplementary schedule or schedules in chart form as the Contracting Officer deems necessary to demonstrate how the approved rate of progress will be regained.

(c) Failure of the Contractor to comply with the requirements of the Contracting Officer under this clause shall be grounds for a determination by the Contracting Officer that the Contractor is not prosecuting the work with sufficient diligence to ensure completion within the time specified in the Contract. Upon making this determination, the Contracting Officer may terminate the Contractor's right to proceed with the work, or any separable part of it, in accordance with the Default clause of this contract.

7. Site Investigation and Conditions Affecting the Work

(a) The Contractor acknowledges that it has taken steps reasonably necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to, (1) conditions bearing upon transportation, disposal, handling, and storage of materials; (2) the availability of labor, water, electric power, and roads;(3) uncertainties of weather, river stages, tides, or similar physical conditions at the site; (4) the conformation and conditions of the ground; and (5) the character of equipment and facilities needed preliminary to and during work performance. The Contractor also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is

reasonably ascertainable from an inspection of the site, including all exploratory work done by the PHA, as well as from the drawings and specifications made a part of this contract. Any failure of the Contractor to take the actions described and acknowledged in this paragraph will not relieve the Contractor from responsibility for estimating properly the difficulty and cost of successfully performing the work, or for proceeding to successfully perform the work without additional expense to the PHA.

(b) The PHA assumes no responsibility for any conclusions or interpretations made by the Contractor based on the information made available by the PHA. Nor does the PHA assume responsibility for any understanding reached or representation made concerning conditions which can affect the work by any of its officers or agents before the execution of this contract, unless that understanding or representation is expressly stated in this contract.

8. Differing Site Conditions

(a) The Contractor shall promptly, and before the conditions are disturbed, give a written notice to the Contracting Officer of (1) subsurface or latent physical conditions at the site which differ materially from those indicated in this contract, or (2) unknown physical conditions at the site(s), of an unusual nature, which differ materially from those ordinarily encountered and generally recognized as inhering in work of the character provided for in the contract.

(b) The Contracting Officer shall investigate the site conditions promptly after receiving the notice. Work shall not proceed at the affected site, except at the Contractor's risk, until the Contracting Officer has provided written instructions to the Contractor. If the conditions do materially so differ and cause an increase or decrease in the Contractor's cost of, or the time required for, performing any part of the work under this contract, whether or not changed as a result of the conditions, the Contractor shall file a claim in writing to the PHA within ten days after receipt of such instructions and, in any event, before proceeding with the work. An equitable adjustment in the contract price, the delivery schedule, or both shall be made under this clause and the contract modified in writing accordingly.

(c) No request by the Contractor for an equitable adjustment to the contract under this clause shall be allowed, unless the Contractor has given the written notice required; provided, that the time prescribed in (a) above for giving written notice may be extended by the Contracting Officer.

(d) No request by the Contractor for an equitable adjustment to the contract for differing site conditions shall be allowed if made after final payment under this contract.

9. Specifications and Drawings for Construction

(a) The Contractor shall keep on the work site a copy of the drawings and specifications and shall at all times give the Contracting Officer access thereto. Anything mentioned in the specifications and not shown on the drawings, or shown on the drawings and not mentioned in the specifications, shall be of like effect as if shown or mentioned in both. In case of difference between drawings and specifications, the specifications shall govern. In case of discrepancy in the figures, in the drawings, or in the specifications, the matter shall be promptly submitted to the Contracting Officer, who shall promptly make a determination in writing. Any adjustment by the Contractor without such a determination shall be at its own risk and expense. The Contracting Officer shall furnish from time to time such detailed drawings and other information as considered necessary, unless otherwise provided.

(b) Wherever in the specifications or upon the drawings the words "directed", "required", "ordered", "designated", "prescribed", or words of like import are used, it shall be understood that the "direction", "requirement", "order", "designation", or "prescription", of the Contracting Officer is intended and similarly the words "approved", "acceptable", "satisfactory", or words of like import shall mean "approved by", or "acceptable to", or "satisfactory to" the Contracting Officer, unless otherwise expressly stated.

(c) Where "as shown" "as indicated", "as detailed", or words of similar import are used, it shall be understood that the reference is made to the drawings accompanying this contract unless stated otherwise. The word "provided" as used herein shall be understood to mean "provide complete in place" that is "furnished and installed".

(d) "Shop drawings" means drawings, submitted to the PHA by the Contractor, subcontractor, or any lower tier subcontractor, showing in detail (1) the proposed fabrication and assembly of structural elements and (2) the installation (i.e., form, fit, and attachment details) of materials of equipment. It includes drawings, diagrams, layouts, schematics, descriptive literature, illustrations, schedules, performance and test data, and similar materials furnished by the Contractor to explain in detail specific portions of the work required by the contract. The PHA may duplicate, use, and disclose in any manner and for any purpose shop drawings delivered under this contract.

(e) If this contract requires shop drawings, the Contractor shall coordinate all such drawings, and review them for accuracy, completeness, and compliance with other contract requirements and shall indicate its approval thereon as evidence of such coordination and review. Shop drawings submitted to the Contracting Officer without evidence of the Contractor's approval may be returned for resubmission. The Contracting Officer will indicate an approval or disapproval of the shop drawings and if not approved as submitted shall indicate the PHA's reasons therefore. Any work done before such approval shall be at the Contractor's risk. Approval by the Contracting Officer shall not relieve the Contractor from responsibility for any errors or omissions in such drawings, nor from responsibility for complying with the requirements of this contract, except with respect to variations described and approved in accordance with (f) below.

(f) If shop drawings show variations from the contract requirements, the Contractor shall describe such variations in writing, separate from the drawings, at the time of submission. If the Architect approves any such variation and the Contracting Officer concurs, the Contracting Officer shall issue an appropriate modification to the contract, except that, if the variation is minor or does not involve a change in price or in time of performance, a modification need not be issued.

(g) It shall be the responsibility of the Contractor to make timely requests of the PHA for such large scale and full size drawings, color schemes, and other additional information, not already in his possession, which shall be

required in the planning and production of the work. Such requests may be submitted as the need arises, but each such request shall be filed in ample time to permit appropriate action to be taken by all parties involved so as to avoid delay.

(h) The Contractor shall submit to the Contracting Officer for approval four copies (unless otherwise indicated) of all shop drawings as called for under the various headings of these specifications. Three sets (unless otherwise indicated) of all shop drawings, will be retained by the PHA and one set will be returned to the Contractor. As required by the Contracting Officer, the Contractor, upon completing the work under this contract, shall furnish a complete set of all shop drawings as finally approved. These drawings shall show all changes and revisions made up to the time the work is completed and accepted.

(i) This clause shall be included in all subcontracts at any tier. It shall be the responsibility of the Contractor to ensure that all shop drawings prepared by subcontractors are submitted to the Contracting Officer.

10. As-Built Drawings

(a) "As-built drawings," as used in this clause, means drawings submitted by the Contractor or subcontractor at any tier to show the construction of a particular structure or work as actually completed under the contract. "As-built drawings" shall be synonymous with "Record drawings."

(b) As required by the Contracting Officer, the Contractor shall provide the Contracting Officer accurate information to be used in the preparation of permanent as-built drawings. For this purpose, the Contractor shall record on one set of contract drawings all changes from the installations originally indicated, and record final locations of underground lines by depth from finish grade and by accurate horizontal offset distances to permanent surface improvements such as buildings, curbs, or edges of walks.

(c) This clause shall be included in all subcontracts at any tier. It shall be the responsibility of the Contractor to ensure that all as-built drawings prepared by subcontractors are submitted to the Contracting Officer.

11. Material and Workmanship

(a) All equipment, material, and articles furnished under this contract shall be new and of the most suitable grade for the purpose intended, unless otherwise specifically provided in this contract. References in the contract to equipment, material, articles, or patented processes by trade name, make, or catalog number, shall be regarded as establishing a standard of quality and shall not be construed as limiting competition. The Contractor may, at its option, use any equipment, material, article, or process that, in the judgment of, and as approved by the Contracting Officer, is equal to that named in the specifications, unless otherwise specifically provided in this contract.

(b) Approval of equipment and materials.

(1) The Contractor shall obtain the Contracting Officer's approval of the machinery and mechanical and other equipment to be incorporated into the work. When requesting approval, the Contractor shall furnish to the Contracting Officer the name of the manufacturer, the model number, and other information concerning the performance, capacity, nature, and rating of the machinery and mechanical and other equipment. When required by this contract or by the Contracting Officer, the Contractor shall also obtain the Contracting Officer's approval of the material or articles which the Contractor contemplates incorporating into the work. When requesting approval, the Contractor shall provide full information concerning the material or articles. Machinery, equipment, material, and articles that do not have the required approval shall be installed or used at the risk of subsequent rejection.

(2) When required by the specifications or the Contracting Officer, the Contractor shall submit appropriately marked samples (and certificates related to them) for approval at the Contractor's expense, with all shipping charges prepaid. The Contractor shall label, or otherwise properly mark on the container, the material or product represented, its place of origin, the name of the producer, the Contractor's name, and the identification of the construction project for which the material or product is intended to be used.

(3) Certificates shall be submitted in triplicate, describing each sample submitted for approval and certifying that the material, equipment or accessory complies with contract requirements. The certificates shall include the name and brand of the product, name of manufacturer, and the location where produced.

(4) Approval of a sample shall not constitute a waiver of the PHA right to demand full compliance with contract requirements. Materials, equipment and accessories may be rejected for cause even though samples have been approved.

(5) Wherever materials are required to comply with recognized standards or specifications, such specifications shall be accepted as establishing the technical qualities and testing methods, but shall not govern the number of tests required to be made nor modify other contract requirements. The Contracting Officer may require laboratory test reports on items submitted for approval or may approve materials on the basis of data submitted in certificates with samples. Check tests will be made on materials delivered for use only as frequently as the Contracting Officer determines necessary to insure compliance of materials with the specifications. The Contractor will assume all costs of retesting materials which fail to meet contract requirements and/or testing materials offered in substitution for those found deficient.

(6) After approval, samples will be kept in the Project office until completion of work. They may be built into the work after a substantial quantity of the materials they represent has been built in and accepted.

(c) Requirements concerning lead-based paint. The Contractor shall comply with the requirements concerning lead-based paint contained in the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846) as implemented by 24 CFR Part 35.

12. Permits and Codes

(a) The Contractor shall give all notices and comply with all applicable laws, ordinances, codes, rules and regulations. Notwithstanding the requirement of the Contractor to comply with the drawings and specifications in the contract, all work installed shall comply with all applicable codes and regulations as amended by any

waivers. Before installing the work, the Contractor shall examine the drawings and the specifications for compliance with applicable codes and regulations bearing on the work and shall immediately report any discrepancy it may discover to the Contracting Officer. Where the requirements of the drawings and specifications fail to comply with the applicable code or regulation, the Contracting Officer shall modify the contract by change order pursuant to the clause entitled Changes herein to conform to the code or regulation.

(b) The Contractor shall secure and pay for all permits, fees, and licenses necessary for the proper execution and completion of the work. Where the PHA can arrange for the issuance of all or part of these permits, fees and licenses, without cost to the Contractor, the contract amount shall be reduced accordingly.

13. Health, Safety, and Accident Prevention

(a) In performing this contract, the Contractor shall:

(1) Ensure that no laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his/her health and/or safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation;

(2) Protect the lives, health, and safety of other persons;

(3) Prevent damage to property, materials, supplies, and equipment; and,

(4) Avoid work interruptions.

(b) For these purposes, the Contractor shall:

(1) Comply with regulations and standards issued by the Secretary of Labor at 29 CFR Part 1926. Failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act (Public Law 91-54, 83 Stat. 96), 40 U.S.C. 3701 et seq.; and

(2) Include the terms of this clause in every subcontract so that such terms will be binding on each subcontractor.

(c) The Contractor shall maintain an accurate record of exposure data on all accidents incident to work performed under this contract resulting in death, traumatic injury, occupational disease, or damage to property, materials, supplies, or equipment, and shall report this data in the manner prescribed by 29 CFR Part 1904.

(d) The Contracting Officer shall notify the Contractor of any noncompliance with these requirements and of the corrective action required. This notice, when delivered to the Contractor or the Contractor's representative at the site of the work, shall be deemed sufficient notice of the noncompliance and corrective action required. After receiving the notice, the Contractor shall immediately take corrective action. If the Contractor fails or refuses to take corrective action promptly, the Contracting Officer may issue an order stopping all or part of the work until satisfactory corrective action has been taken. The Contractor shall not base any claim or request for equitable adjustment for additional time or money on any stop order issued under these circumstances.

(e) The Contractor shall be responsible for its subcontractors' compliance with the provisions of this clause. The Contractor shall take such action with respect to any subcontract as the PHA, the Secretary of Housing and Urban Development, or the Secretary of Labor shall direct as a means of enforcing such provisions.

14. Temporary Heating

The Contractor shall provide and pay for temporary heating, covering, and enclosures necessary to properly protect all work and materials against damage by dampness and cold, to dry out the work, and to facilitate the completion of the work. Any permanent heating equipment used shall be turned over to the PHA in the condition and at the time required by the specifications.

15. Availability and Use of Utility Services

(a) The PHA shall make all reasonably required amounts of utilities available to the Contractor from existing outlets and supplies, as specified in the contract. Unless otherwise provided in the contract, the amount of each utility service consumed shall be charged to or paid for by the Contractor at prevailing rates charged to the PHA or, where the utility is produced by the PHA, at reasonable rates determined by the Contracting Officer. The Contractor shall carefully conserve any utilities furnished without charge.

(b) The Contractor, at its expense and in a manner satisfactory to the Contracting Officer, shall install and maintain all necessary temporary connections and distribution lines, and all meters required to measure the amount of each utility used for the purpose of determining charges. Before final acceptance of the work by the PHA, the Contractor shall remove all the temporary connections, distribution lines, meters, and associated paraphernalia.

16. Protection of Existing Vegetation, Structures, Equipment, Utilities, and Improvements

(a) The Contractor shall preserve and protect all structures, equipment, and vegetation (such as trees, shrubs, and grass) on or adjacent to the work site, which are not to be removed under this contract, and which do not unreasonably interfere with the work required under this contract.

(b) The Contractor shall only remove trees when specifically authorized to do so, and shall avoid damaging vegetation that will remain in place. If any limbs or branches of trees are broken during performance of this contract, or by the careless operation of equipment, or by workmen, the Contractor shall trim those limbs or branches with a clean cut and paint the cut with a tree-pruning compound as directed by the Contracting Officer.

(c) The Contractor shall protect from damage all existing improvements and utilities (1) at or near the work site and (2) on adjacent property of a third party, the locations of which are made known to or should be known by the Contractor. Prior to disturbing the ground at the construction site, the Contractor shall ensure that all underground utility lines are clearly marked.

(d) The Contractor shall shore up, brace, underpin, secure, and protect as necessary all foundations and other parts of existing structures adjacent to, adjoining, and in the vicinity of the site, which may be affected by the excavations or other operations connected with the construction of the project.

(e) Any equipment temporarily removed as a result of work under this contract shall be protected, cleaned, and replaced in the same condition as at the time of award of this contract.

(f) New work which connects to existing work shall correspond in all respects with that to which it connects and/or be similar to existing work unless otherwise required by the specifications.

(g) No structural members shall be altered or in any way weakened without the written authorization of the Contracting Officer, unless such work is clearly specified in the plans or specifications.

(h) If the removal of the existing work exposes discolored or unfinished surfaces, or work out of alignment, such surfaces shall be refinished, or the material replaced as necessary to make the continuous work uniform and harmonious. This, however, shall not be construed to require the refinishing or reconstruction of dissimilar finishes previously exposed, or finished surfaces in good condition, but in different planes or on different levels **Construction** when brought together by the removal of intervening work, unless such refinishing or reconstruction is specified in the plans or specifications.

(i) The Contractor shall give all required notices to any adjoining or adjacent property owner or other party before the commencement of any work.

(j) The Contractor shall indemnify and save harmless the PHA from any damages on account of settlement or the loss of lateral support of adjoining property, any damages from changes in topography affecting drainage, and from all loss or expense and all damages for which the PHA may become liable in consequence of such injury or damage to adjoining and adjacent structures and their premises.

(k) The Contractor shall repair any damage to vegetation, structures, equipment, utilities, or improvements, including those that are the property of a third party, resulting from failure to comply with the requirements of this contract or failure to exercise reasonable care in performing the work. If the Contractor fails or refuses to repair the damage promptly, the Contracting Officer may have the necessary work performed and charge the cost to the Contractor.

17. Temporary Buildings and Transportation of Materials

(a) Temporary buildings (e.g., storage sheds, shops, offices, sanitary facilities) and utilities may be erected by the Contractor only with the approval of the Contracting Officer and shall be built with labor and materials furnished by the Contractor without expense to the PHA. The temporary buildings and utilities shall remain the property of the Contractor and shall be removed by the Contractor at its expense upon completion of the work. With the written consent of the Contracting Officer, the buildings and utilities may be abandoned and need not be removed.

(b) The Contractor shall, as directed by the Contracting Officer, use only established roadways, or use temporary roadways constructed by the Contractor when and as authorized by the Contracting Officer. When materials are transported in prosecuting the work, vehicles shall not be loaded beyond the loading capacity recommended by the manufacturer of the vehicle or prescribed by any federal, state, or local law or regulation. When it is necessary to cross curbs or sidewalks, the Contractor shall protect them from damage. The Contractor shall repair or pay for the repair of any damaged curbs, sidewalks, or roads.

18. Clean Air and Water

The contactor shall comply with the Clean Air Act, as amended, 42 USC 7401 et seq., the Federal Water Pollution Control Water Act, as amended, 33 U.S.C. 1251 et seq., and standards issued pursuant thereto in the facilities in which this contract is to be performed.

19. Energy Efficiency

The Contractor shall comply with mandatory standards and policies relating to energy efficiency which are contained in the energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub.L. 94-163) for the State in which the work under the contract is performed.

20. Inspection and Acceptance of

(a) Definitions. As used in this clause -
(1) “Acceptance” means the act of an authorized representative of the PHA by which the PHA approves and assumes ownership of the work performed under this contract. Acceptance may be partial or complete.
(2) “Inspection” means examining and testing the work performed under the contract (including, when appropriate, raw materials, equipment, components, and intermediate assemblies) to determine whether it conforms to contract requirements.
(3) “Testing” means that element of inspection that determines the properties or elements, including functional operation of materials, equipment, or their components, by the application of established scientific principles and procedures.

(b) The Contractor shall maintain an adequate inspection system and perform such inspections as will ensure that the work performed under the contract conforms to contract requirements. All work is subject to PHA inspection and test at all places and at all reasonable times before acceptance to ensure strict compliance with the terms of the contract.

(c) PHA inspections and tests are for the sole benefit of the PHA and do not: (1) relieve the Contractor of responsibility for providing adequate quality control measures; (2) relieve the Contractor of responsibility for loss or damage of the material before acceptance; (3) constitute or imply acceptance; or, (4) affect the continuing rights of the PHA after acceptance of the completed work under paragraph (j) below.

(d) The presence or absence of the PHA inspector does not relieve the Contractor from any contract requirement, nor is the inspector authorized to change any term or condition of the specifications without the Contracting Officer’s written authorization. All instructions and approvals with respect to the work shall be given to the Contractor by the Contracting Officer.

(e) The Contractor shall promptly furnish, without additional charge, all facilities, labor, and material reasonably needed for performing such safe and convenient inspections and tests as may be required by the Contracting Officer. The PHA may charge to the Contractor any additional cost of inspection or test when work is not ready at the time specified by the Contractor for inspection or test, or when prior rejection makes reinspection or retest necessary. The PHA shall perform all inspections and tests in a manner that will not unnecessarily delay the work. Special, full size, and performance tests shall be performed as described in the contract.

(f) The PHA may conduct routine inspections of the construction site on a daily basis.

(g) The Contractor shall, without charge, replace or correct work found by the PHA not to conform to contract requirements, unless the PHA decides that it is in its interest to accept the work with an appropriate adjustment in contract price. The Contractor shall promptly segregate and remove rejected material from the premises.

(h) If the Contractor does not promptly replace or correct rejected work, the PHA may (1) by contract or otherwise, replace or correct the work and charge the cost to the Contractor, or (2) terminate for default the Contractor's right to proceed.

(i) If any work requiring inspection is covered up without approval of the PHA, it must, if requested by the Contracting Officer, be uncovered at the expense of the Contractor. If at any time before final acceptance of the entire work, the **Construction** PHA considers it necessary or advisable, to examine work already completed by removing or tearing it out, the Contractor, shall on request, promptly furnish all necessary facilities, labor, and material. If such work is found to be defective or nonconforming in any material respect due to the fault of the Contractor or its subcontractors, the Contractor shall defray all the expenses of the examination and of satisfactory reconstruction. If, however, such work is found to meet the requirements of the contract, the Contracting Officer shall make an equitable adjustment to cover the cost of the examination and reconstruction, including, if completion of the work was thereby delayed, an extension of time.

(j) The Contractor shall notify the Contracting Officer, in writing, as to the date when in its opinion all or a designated portion of the work will be substantially completed and ready for inspection. If the Architect determines that the state of preparedness is as represented, the PHA will promptly arrange for the inspection. Unless otherwise specified in the contract, the PHA shall accept, as soon as practicable after completion and inspection, all work required by the contract or that portion of the work the Contracting Officer determines and designates can be accepted separately. Acceptance shall be final and conclusive except for latent defects, fraud, gross mistakes amounting to fraud, or the PHA's right under any warranty or guarantee.

21. Use and Possession Prior to Completion

(a) The PHA shall have the right to take possession of or use any completed or partially completed part of the work. Before taking possession of or using any work, the Contracting Officer shall furnish the Contractor a list of items of work remaining to be performed or corrected on those portions of the work that the PHA intends to take possession of or use. However, failure of the Contracting Officer to list any item of work shall not relieve the Contractor of responsibility for complying with the terms of the contract. The PHA's possession or use shall not be deemed an acceptance of any work under the contract.

(b) While the PHA has such possession or use, the Contractor shall be relieved of the responsibility for (1) the loss of or damage to the work resulting from the PHA's possession or use, notwithstanding the terms of the clause entitled Permits and Codes herein; (2) all maintenance costs on the areas occupied; and, (3) furnishing heat, light, power, and water used in the areas occupied without proper remuneration therefore. If prior possession or use by the PHA delays the progress of the work or causes additional expense to the Contractor, an equitable adjustment shall be made in the contract price or the time of completion, and the contract shall be modified in writing accordingly.

22. Warranty of Title

The Contractor warrants good title to all materials, supplies, and equipment incorporated in the work and agrees to deliver the premises together with all improvements thereon free from any claims, liens or charges, and agrees further that neither it nor any other person, firm or corporation shall have any right to a lien upon the premises or anything appurtenant thereto.

23. Warranty of

(a) In addition to any other warranties in this contract, the Contractor warrants, except as provided in paragraph (j) of this clause, that work performed under this contract conforms to the contract requirements and is free of any defect in equipment, material, or workmanship performed by the Contractor or any subcontractor or supplier at any tier. This warranty shall continue for a period of _____ (one year unless otherwise indicated) from the date of final acceptance of the work. If the PHA takes possession of any part of the work before final acceptance, this warranty shall continue for a period of (one year unless otherwise indicated) from the date that the PHA takes possession.

(b) The Contractor shall remedy, at the Contractor's expense, any failure to conform, or any defect. In addition, the Contractor shall remedy, at the Contractor's expense, any damage to PHA-owned or controlled real or personal property when the damage is the result of—

(1) The Contractor's failure to conform to contract requirements; or

(2) Any defects of equipment, material, workmanship or design furnished by the Contractor.

(c) The Contractor shall restore any work damaged in fulfilling the terms and conditions of this clause. The Contractor's warranty with respect to work repaired or replaced will run for (one year unless otherwise indicated) from the date of repair or replacement.

(d) The Contracting Officer shall notify the Contractor, in writing, within a reasonable time after the discovery of any failure, defect or damage.

(e) If the Contractor fails to remedy any failure, defect, or damage within a reasonable time after receipt of notice, the PHA shall have the right to replace, repair or otherwise remedy the failure, defect, or damage at the Contractor's expense.

(f) With respect to all warranties, express or implied, from subcontractors, manufacturers, or suppliers for work performed and materials furnished under this contract, the Contractor shall:

(1) Obtain all warranties that would be given in normal commercial practice;

(2) Require all warranties to be executed in writing, for the benefit of the PHA; and,

(3) Enforce all warranties for the benefit of the PHA.

(g) In the event the Contractor's warranty under paragraph (a) of this clause has expired, the PHA may bring suit at its own expense to enforce a subcontractor's, manufacturer's or supplier's warranty.

(h) Unless a defect is caused by the negligence of the Contractor or subcontractor or supplier at any tier, the Contractor shall not be liable for the repair of any defect of material or design furnished by the PHA nor for the repair of any damage that results from any defect in PHA furnished material or design.

(i) Notwithstanding any provisions herein to the contrary, the establishment of the time periods in paragraphs (a) and (c) above relate only to the specific obligation of the Contractor to correct the work, and have no relationship to the time within which its obligation to comply with the contract may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to its obligation other than specifically to correct the work.

(j) This warranty shall not limit the PHA's rights under the Inspection and Acceptance of Construction clause of this contract with respect to latent defects, gross mistakes or fraud.

24. Prohibition Against Liens

The Contractor is prohibited from placing a lien on the PHA's property. This prohibition shall apply to all subcontractors at any tier and all materials suppliers.

Administrative Requirements

25. Contract Period

this contract within 150 calendar days of the effective date of the contract, or within the time schedule established in the notice to proceed issued by the Contracting Officer.

26. Order of Provisions

accordance with the terms and conditions of the

In the event of a conflict between these General Conditions and the Specifications, the General Conditions shall prevail. In the event of a conflict between the contract and any applicable state or local law or regulation, the state or local law or regulation shall prevail; provided that such state or local law or regulation does not conflict with, or is less restrictive than applicable federal law, regulation, or Executive Order. In the event of such a conflict, applicable federal law, regulation, and Executive Order shall prevail.

27. Payments

retain ten (10) percent of the amount of progress

(a) The PHA shall pay the Contractor the price as provided in this contract.

(b) The PHA shall make progress payments approximately every 30 days as the work proceeds, on estimates of work accomplished which meets the standards of quality established under the contract, as approved by the Contracting Officer. The PHA may, subject to written determination and approval of the Contracting Officer, make more frequent payments to contractors which are qualified small businesses.

(c) Before the first progress payment under this contract, the Contractor shall furnish, in such detail as requested by the Contracting Officer, a breakdown of the total contract price showing the amount included therein for each principal category of the work, which shall substantiate the payment amount requested in order to provide a basis for determining progress payments. The breakdown shall be approved by the Contracting Officer and must be acceptable to HUD. If the contract covers more than one project, the Contractor shall furnish a separate breakdown for each. The values and quantities employed in making up this breakdown are for determining the amount of progress payments and shall not be construed as a basis for additions to or deductions from the contract price. The Contractor shall prorate its overhead and profit over the construction period of the contract.

(d) The Contractor shall submit, on forms provided by the PHA, periodic estimates showing the value of the work performed during each period based upon the approved

submitted not later than 45 days in advance of the date set for payment and are subject to correction and revision as required. The estimates must be approved by the Contracting Officer with the concurrence of the Architect prior to payment. If the contract covers more than one project, the Contractor shall furnish a separate progress payment estimate for each.

(e) Along with each request for progress payments and the required estimates, the Contractor shall furnish the following certification, or payment shall not be made: I hereby certify, to the best of my knowledge and belief, that:

(1) The amounts requested are only for performance in accordance with the specifications, terms, and conditions of the contract;

(2) Payments to subcontractors and suppliers have been made from previous payments received under the contract, and timely payments will be made from the proceeds of the payment covered by this certification, in accordance with subcontract agreements; and,

(3) This request for progress payments does not include any amounts which the prime contractor intends to withhold or retain from a subcontractor or supplier in

subcontract.

Name:

Title:

Date:

(f) Except as otherwise provided in State law, the PHA shall

payments until completion and acceptance of all work under the contract; except, that if upon completion of 50 percent of the work, the Contracting Officer, after consulting with the Architect, determines that the Contractor's performance and progress are satisfactory, the PHA may make the remaining payments in full for the work subsequently completed. If the Contracting Officer subsequently determines that the Contractor's performance and progress are unsatisfactory, the PHA shall reinstate the ten (10) percent (or other percentage as provided in State law) retainage until such time as the Contracting Officer determines that performance and progress are satisfactory.

(g) The Contracting Officer may authorize material delivered on the site and preparatory work done to be taken into consideration when computing progress payments.

Material delivered to the Contractor at locations other than the site may also be taken into consideration if the Contractor furnishes satisfactory evidence that (1) it has acquired title to such material; (2) the material is properly stored in a bonded warehouse, storage yard, or similar suitable place as may be approved by the Contracting Officer; (3) the material is insured to cover its full value; and (4) the material will be used to perform this contract. Before any progress payment which includes delivered material is made, the Contractor shall furnish such documentation as the Contracting Officer may require to assure the protection of the PHA's interest in such materials. The Contractor shall remain responsible for such stored material notwithstanding the transfer of title to the PHA.

(h) All material and work covered by progress payments made shall, at the time of payment become the sole property of the PHA, but this shall not be construed as (1) relieving the Contractor from the sole responsibility for all material and work upon which payments have been made or the restoration of any damaged work; or, (2) waiving the right of the PHA to require the fulfillment of all of the terms of the contract. In the event the work of the Contractor has been damaged by other contractors or persons other than employees of the PHA in the course of their employment, the Contractor shall restore such damaged work without cost to the PHA and to seek redress for its damage only from those who directly caused it.

(i) The PHA shall make the final payment due the Contractor under this contract after (1) completion and final acceptance of all work; and (2) presentation of release of all claims against the PHA arising by virtue of this contract, other than claims, in stated amounts, that the Contractor has specifically excepted from the operation of the release. Each such exception shall embrace no more than one claim, the basis and scope of which shall be clearly defined. The amounts for such excepted claims shall not be included in the request for final payment. A release may also be required of the assignee if the Contractor's claim to amounts payable under this contract has been assigned.

(j) Prior to making any payment, the Contracting Officer may require the Contractor to furnish receipts or other evidence of payment from all persons performing work and supplying material to the Contractor, if the Contracting Officer determines such evidence is necessary to substantiate claimed costs.

(k) The PHA shall not; (1) determine or adjust any claims for payment or disputes arising there under between the Contractor and its subcontractors or material suppliers; or, (2) withhold any moneys for the protection of the subcontractors or material suppliers. The failure or refusal of the PHA to withhold moneys from the Contractor shall in nowise impair the obligations of any surety or sureties under any bonds furnished under this contract.

28. Contract Modifications

(a) Only the Contracting Officer has authority to modify any term or condition of this contract. Any contract modification shall be authorized in writing.

(b) The Contracting Officer may modify the contract unilaterally (1) pursuant to a specific authorization stated in a contract clause (e.g., Changes); or (2) for administrative matters which do not change the rights or responsibilities of the parties (e.g., change in the PHA address). All other contract modifications shall be in the form of supplemental agreements signed by the Contractor and the Contracting Officer.

(c) When a proposed modification requires the approval of HUD prior to its issuance (e.g., a change order that exceeds the PHA's approved threshold), such modification shall not be effective until the required approval is received by the PHA.

29. Changes

(a) The Contracting Officer may, at any time, without notice to the sureties, by written order designated or indicated to be a change order, make changes in the work within the general scope of the contract including changes:
(1) In the specifications (including drawings and designs);
(2) In the method or manner of performance of the work;
(3) PHA-furnished facilities, equipment, materials, services, or site; or,
(4) Directing the acceleration in the performance of the work.

(b) Any other written order or oral order (which, as used in this paragraph (b), includes direction, instruction, interpretation, or determination) from the Contracting Officer that causes a change shall be treated as a change order under this clause; provided, that the Contractor gives the Contracting Officer written notice stating (1) the date, circumstances and source of the order and (2) that the Contractor regards the order as a change order.

(c) Except as provided in this clause, no order, statement or conduct of the Contracting Officer shall be treated as a change under this clause or entitle the Contractor to an equitable adjustment.

(d) If any change under this clause causes an increase or decrease in the Contractor's cost of, or the time required for the performance of any part of the work under this contract, whether or not changed by any such order, the Contracting Officer shall make an equitable adjustment and modify the contract in writing. However, except for a adjustment based on defective specifications, no proposal for any change under paragraph (b) above shall be allowed for any costs incurred more than 20 days (5 days for oral orders) before the Contractor gives written notice as required. In the case of defective specifications for which the PHA is responsible, the equitable adjustment shall include any increased cost reasonably incurred by the Contractor in attempting to comply with the defective specifications.

(e) The Contractor must assert its right to an adjustment under this clause within 30 days after (1) receipt of a written change order under paragraph (a) of this clause, or (2) the furnishing of a written notice under paragraph (b) of this clause, by submitting a written statement describing the general nature and the amount of the proposal. If the facts justify it, the Contracting Officer may extend the period for submission. The proposal may be included in the notice required under paragraph (b) above. No proposal by the Contractor for an equitable adjustment shall be allowed if asserted after final payment under this contract.

(f) The Contractor's written proposal for equitable adjustment shall be submitted in the form of a lump sum proposal supported with an itemized breakdown of all increases and decreases in the contract in at least the following details:

(1) Direct Costs. Materials (list individual items, the quantity and unit cost of each, and the aggregate cost); Transportation and delivery costs associated with materials; Labor breakdowns by hours or unit costs (identified with specific work to be performed); Construction equipment exclusively necessary for the change; Costs of preparation and/ or revision to shop drawings resulting from the change; Worker's Compensation and Public Liability Insurance; Employment taxes under FICA and FUTA; and, Bond Costs when size of change warrants revision.

(2) Indirect Costs. Indirect costs may include overhead, general and administrative expenses, and fringe benefits not normally treated as direct costs.

(3) Profit. The amount of profit shall be negotiated and may vary according to the nature, extent, and complexity of the work required by the change. The allowability of the direct and indirect costs shall be determined in accordance with the Contract Cost Principles and Procedures for Commercial Firms in Part 31 of the Federal Acquisition Regulation (48 CFR 1-31), as implemented by HUD Handbook 2210.18, in effect on the date of this contract. The Contractor shall not be allowed a profit on the profit received by any subcontractor. Equitable adjustments for deleted work shall include a credit for profit and may include a credit for indirect costs. On proposals covering both increases and decreases in the amount of the contract, the application of indirect costs and profit shall be on the net-change in direct costs for the Contractor or subcontractor performing the work.

(g) The Contractor shall include in the proposal its request for time extension (if any), and shall include sufficient information and dates to demonstrate whether and to what extent the change will delay the completion of the contract in its entirety.

(h) The Contracting Officer shall act on proposals within 30 days after their receipt, or notify the Contractor of the date when such action will be taken.

(i) Failure to reach an agreement on any proposal shall be a dispute under the clause entitled Disputes herein. Nothing in this clause, however, shall excuse the Contractor from proceeding with the contract as changed.

(j) Except in an emergency endangering life or property, no change shall be made by the Contractor without a prior order from the Contracting Officer.

30. Suspension of Work

(a) The Contracting Officer may order the Contractor in writing to suspend, delay, or interrupt all or any part of the work of this contract for the period of time that the Contracting Officer determines appropriate for the convenience of the PHA.

(b) If the performance of all or any part of the work is, for an unreasonable period of time, suspended, delayed, or interrupted (1) by an act of the Contracting Officer in the administration of this contract, or (2) by the Contracting Officer's failure to act within the time specified (or within a reasonable time if not specified) in this contract an adjustment shall be made for any increase in the cost of performance of the contract (excluding profit) necessarily caused by such unreasonable suspension, delay, or interruption and the contract modified in writing accordingly. However, no adjustment shall be made under this clause for any suspension, delay, or interruption to the extent that performance would have been so suspended, delayed, or interrupted by any other cause, including the fault or negligence of the Contractor or for which any equitable adjustment is provided for or excluded under any other provision of this contract.

(c) A claim under this clause shall not be allowed (1) for any costs incurred more than 20 days before the Contractor shall have notified the Contracting Officer in writing of the act or failure to act involved (but this requirement shall not apply as to a claim resulting from a suspension order); and, (2) unless the claim, in an amount stated, is asserted in writing as soon as practicable after the termination of the suspension, delay, or interruption, but not later than the date of final payment under the contract.

31. Disputes

(a) "Claim," as used in this clause, means a written demand or written assertion by one of the contracting parties seeking, as a matter of right, the payment of money in a sum certain, the adjustment or interpretation of contract terms, or other relief arising under or relating to the contract. A claim arising under the contract, unlike a claim relating to the contract, is a claim that can be resolved under a contract clause that provides for the relief sought by the claimant. A voucher, invoice, or other routine request for payment that is not in dispute when submitted is not a claim. The submission may be converted to a claim by complying with the requirements of this clause, if it is disputed either as to liability or amount or is not acted upon in a reasonable time.

(b) Except for disputes arising under the clauses entitled Labor Standards - Davis Bacon and Related Acts, herein, all disputes arising under or relating to this contract, including any claims for damages for the alleged breach thereof which are not disposed of by agreement, shall be resolved under this clause.

(c) All claims by the Contractor shall be made in writing and submitted to the Contracting Officer for a written decision. A claim by the PHA against the Contractor shall be subject to a written decision by the Contracting Officer.

(d) The Contracting Officer shall, within 60 (unless otherwise indicated) days after receipt of the request, decide the claim or notify the Contractor of the date by which the decision will be made.

(e) The Contracting Officer's decision shall be final unless the Contractor (1) appeals in writing to a higher level in the PHA in accordance with the PHA's policy and procedures, (2) refers the appeal to an independent mediator or arbitrator, or (3) files suit in a court of competent jurisdiction. Such appeal must be made within (30 unless otherwise indicated) days after receipt of the Contracting Officer's decision.

(f) The Contractor shall proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or action arising under or relating to the contract, and comply with any decision of the Contracting Officer.

32. Default

(a) If the Contractor refuses or fails to prosecute the work, or any separable part thereof, with the diligence that will insure its completion within the time specified in this contract, or any extension thereof, or fails to complete said work within this time, the Contracting Officer may, by written notice to the Contractor, terminate the right to

proceed with the work (or separable part of the work) that has been delayed. In this event, the PHA may take over the work and complete it, by contract or otherwise, and may take possession of and use any materials, equipment, and plant on the work site necessary for completing the work. The Contractor and its sureties shall be liable for any damage to the PHA resulting from the Contractor's refusal or failure to complete the work within the specified time, whether or not the Contractor's right to proceed with the work is terminated. This liability includes any increased costs incurred by the PHA in completing the work.

(b) The Contractor's right to proceed shall not be terminated or the Contractor charged with damages under this clause if—

(1) The delay in completing the work arises from unforeseeable causes beyond the control and without the fault or negligence of the Contractor. Examples of such causes include (i) acts of God, or of the public enemy, (ii) acts of the PHA or other governmental entity in either its sovereign or contractual capacity, (iii) acts of another contractor in the performance of a contract with the PHA, (iv) fires, (v) floods, (vi) epidemics, (vii) quarantine restrictions, (viii) strikes, (ix) freight embargoes, (x) unusually severe weather, or (xi) delays of subcontractors or suppliers at any tier arising from unforeseeable causes beyond the control and without the fault or negligence of both the Contractor and the subcontractors or suppliers; and

(2) The Contractor, within days (10 days unless otherwise indicated) from the beginning of such delay (unless extended by the Contracting Officer) notifies the Contracting Officer in writing of the causes of delay. The Contracting Officer shall ascertain the facts and the extent of the delay. If, in the judgment of the Contracting Officer, the findings of fact warrant such action, time for completing the work shall be extended by written modification to the contract. The findings of the Contracting Officer shall be reduced to a written decision which shall be subject to the provisions of the Disputes clause of this contract.

(c) If, after termination of the Contractor's right to proceed, it is determined that the Contractor was not in default, or that the delay was excusable, the rights and obligations of the parties will be the same as if the termination had been for convenience of the PHA.

33. Liquidated Damages

(a) If the Contractor fails to complete the work within the time specified in the contract, or any extension, as specified in the clause entitled Default of this contract, the Contractor shall pay to the PHA as liquidated damages, the sum of $ 150.00 Contracting Officer insert amount] for each day of delay. If different completion dates are specified in the contract for separate parts or stages of the work, the amount of liquidated damages shall be assessed on those parts or stages which are delayed. To the extent that the Contractor's delay or nonperformance is excused under another clause in this contract, liquidated damages shall not be due the PHA. The Contractor remains liable for damages caused other than by delay.

(b) If the PHA terminates the Contractor's right to proceed, the resulting damage will consist of liquidated damages until such reasonable time as may be required for final completion of the work together with any increased costs occasioned the PHA in completing the work.

(c) If the PHA does not terminate the Contractor's right to proceed, the resulting damage will consist of liquidated damages until the work is completed or accepted.

34. Termination for Convenience

(a) The Contracting Officer may terminate this contract in whole, or in part, whenever the Contracting Officer determines that such termination is in the best interest of the PHA. Any such termination shall be effected by delivery to the Contractor of a Notice of Termination specifying the extent to which the performance of the work under the contract is terminated, and the date upon which such termination becomes effective.

(b) If the performance of the work is terminated, either in whole or in part, the PHA shall be liable to the Contractor for reasonable and proper costs resulting from such termination upon the receipt by the PHA of a properly presented claim setting out in detail: (1) the total cost of the work performed to date of termination less the total amount of contract payments made to the Contractor; (2) the cost (including reasonable profit) of settling and paying claims under subcontracts and material orders for work performed and materials and supplies delivered to the site, payment for which has not been made by the PHA to the Contractor or by the Contractor to the subcontractor or supplier; (3) the cost of preserving and protecting the work already performed until the PHA or assignee takes possession thereof or assumes responsibility therefore; (4) the actual or estimated cost of legal and accounting services reasonably necessary to prepare and present the termination claim to the PHA; and (5) an amount constituting a reasonable profit on the value of the work performed by the Contractor.

(c) The Contracting Officer will act on the Contractor's claim within days (60 days unless otherwise indicated) of receipt of the Contractor's claim.

(d) Any disputes with regard to this clause are expressly made subject to the provisions of the Disputes clause of this contract.

35. Assignment of Contract

The Contractor shall not assign or transfer any interest in this contract; except that claims for monies due or to become due from the PHA under the contract may be assigned to a bank, trust company, or other financial institution. Such assignments of claims shall only be made with the written concurrence of the Contracting Officer. If the Contractor is a partnership, this contract shall inure to the benefit of the surviving or remaining member(s) of such partnership as approved by the Contracting Officer.

36. Insurance

(a) Before commencing work, the Contractor and each subcontractor shall furnish the PHA with certificates of insurance showing the following insurance is in force and will insure all operations under the Contract:

(1) Workers' Compensation, in accordance with state or Territorial Workers' Compensation laws.

(2) Commercial General Liability with a combined single limit for bodily injury and property damage of not less than $ 1MILLION [Contracting Officer insert amount]

per occurrence to protect the Contractor and each subcontractor against claims for bodily injury or death and damage to the property of others. This shall cover the use of all equipment, hoists, and vehicles on the site(s) not covered by Automobile Liability under (3) below. If the Contractor has a "claims made" policy, then the following additional requirements apply: the policy must provide a "retroactive date" which must be on or before the execution date of the Contract; and the extended reporting period may not be less than five years following the completion date of the Contract.

(3) Automobile Liability on owned and non -owned motor vehicles used on the site(s) or in connection therewith for a combined single limit for bodily injury and property damage of not less than $ 1MILLION [Contracting Officer insert amount] per occurrence.

(b) Before commencing work, the Contractor shall furnish the PHA with a certificate of insurance evidencing that Builder's Risk (fire and extended coverage) Insurance on all work in place and/or materials stored at the building site(s), including foundations and building equipment, is in force. The Builder's Risk Insurance shall be for the benefit of the Contractor and the PHA as their interests may appear and each shall be named in the policy or policies as an insured. The Contractor in installing equipment supplied by the PHA shall carry insurance on such equipment from the time the Contractor takes possession thereof until the Contract work is accepted by the PHA. The Builder's Risk Insurance need not be carried on excavations, piers, footings, or foundations until such time as work on the superstructure is started. It need not be carried on landscape work. Policies shall furnish coverage at all times for the full cash value of all completed construction, as well as materials in place and/or stored at the site(s), whether or not partial payment has been made by the PHA. The Contractor may terminate this insurance on buildings as of the date taken over for occupancy by the PHA. The Contractor is not required to carry Builder's Risk Insurance for modernization work which does not involve structural alterations or additions and where the PHA's existing fire and extended coverage policy can be endorsed to include such work.

(c) All insurance shall be carried with companies which are financially responsible and admitted to do business in the State in which the project is located. If any such insurance is due to expire during the construction period, the Contractor (including subcontractors, as applicable) shall not permit the coverage to lapse and shall furnish evidence of coverage to the Contracting Officer. All certificates of insurance, as evidence of coverage, shall provide that no coverage may be canceled or non-renewed by the insurance company until at least 30 days prior written notice has been given to the Contracting Officer.

37. Subcontracts

(a) Definitions. As used in this contract -

(1) "Subcontract" means any contract, purchase order, or other purchase agreement, including modifications and change orders to the foregoing, entered into by a subcontractor to furnish supplies, materials, equipment, and services for the performance of the prime contract or a subcontract.

(2) "Subcontractor" means any supplier, vendor, or firm that furnishes supplies, materials, equipment, or services to or for the Contractor or another subcontractor.

(b) The Contractor shall not enter into any subcontract with any subcontractor who has been temporarily denied participation in a HUD program or who has been suspended or debarred from participating in contracting programs by any agency of the United States Government or of the state in which the work under this contract is to be performed.

(c) The Contractor shall be as fully responsible for the acts or omissions of its subcontractors, and of persons either directly or indirectly employed by them as for the acts or omissions of persons directly employed by the Contractor.

(d) The Contractor shall insert appropriate clauses in all subcontracts to bind subcontractors to the terms and conditions of this contract insofar as they are applicable to the work of subcontractors.

(e) Nothing contained in this contract shall create any contractual relationship between any subcontractor and the PHA or between the subcontractor and HUD.

38. Subcontracting with Small and Minority Firms, Women's Business Enterprise, and Labor Surplus Area Firms

The Contractor shall take the following steps to ensure that, whenever possible, subcontracts are awarded to small business firms, minority firms, women's business enterprises, and labor surplus area firms:

(a) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;

(b) Ensuring that small and minority businesses and women's business enterprises are solicited whenever they are potential sources;

(c) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses and women's business enterprises;

(d) Establishing delivery schedules, where the requirements of the contract permit, which encourage participation by small and minority businesses and women's business enterprises; and

(e) Using the services and assistance of the U.S. Small Business Administration, the Minority Business Development Agency of the U.S. Department of Commerce, and State and local governmental small business agencies.

39. Equal Employment Opportunity

During the performance of this contract, the Contractor/Seller agrees as follows:

(a) The Contractor/Seller shall not discriminate against any employee or applicant for employment because of of race color, religion, sex, sexual orientation, gender identity, disability, or national origin.

(b) The Contractor/Seller shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, disability, or national origin. Such action shall include, but not be limited to, (1) employment, (2) upgrading demotion, (4) transfer, (5) recruitment or recruitment advertising, (6) layoff or termination, (7) rates of pay or other forms of compensation, and (8) selection for training,including apprenticeship

(c) The Contractor/Seller agrees to post in conspicuous places available to employees and applicants for employment the notices to be provided by the Contracting Officer setting forth the provisions of this nondiscrimination clause.
(d) The Contractor/Seller shall, in all solicitations or advertisements for employees placed by or on behalf of the Contractor/Seller, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.
(e) The Contractor/Seller shall send, to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, the notice to be provided by the Contracting Officer advising the labor union or workers' representative of the Contractor's commitments under this clause, and post copies of the notice in conspicuous places available to employees and applicants for employment.
(f) The Contractor/Seller shall comply with Executive Order 11246, as amended, and the rules, regulations, and orders of the Secretary of Labor.
(g) The Contractor/Seller shall furnish all information and reports required by Executive Order 11246, as amended, Section 503 of the Rehabilitation Act of 1973, as amended, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto. The Contractor/Seller shall permit

access to its books, records, and accounts by the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(h) In the event of a that the Contractor/Seller is in noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated or suspended in whole or in part and the contractor/seller may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(i)The contractor/seller will include the provisions of paragraphs (a) through (h) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each sub[contractor/seller] or vendor. The [contractor/seller] will take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions in cluding sanctions for noncompliance: Provided, however, that in the event the [contractor/seller] becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the [contractor/seller] may request the United States to enter into such litigation to protect the interests of the United States.

(j) Compliance with the requirements of this clause shall be to the maximum extent consistent with, but not in derogation of, compliance with section 7(b) of the Indian Self-Determination and Education Assistance Act and the Indian Preference clause of this contract.

40. Employment, Training, and Contracting Opportunities for Low-Income Persons, Section 3 of the Housing and Urban Development Act of 1968.

(a) The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
(b) The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 75, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the Part 75 regulations.
(c) The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 prioritization requirements and shall state the minimum percentages of labor hour requirements established in the Benchmark Notice (FR-6085-N-04).
(d) The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR Part 75. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 75.
(e) Noncompliance with HUD's regulations in 24 CFR Part 75 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.
(f) Contracts, subcontracts, grants, or subgrants subject to Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 5307(b)) or subject to tribal preference requirements as authorized under 101(k) of the Native American Housing Assistance and Self-Determination Act (25 U.S.C. 4111(k)) must provide preferences in employment, training, and business opportunities to Indians and Indian organizations, and are therefore not subject to the requirements of 24 CFR Part 75.

41. Interest of Members of Congress

No member of or delegate to the Congress of the United States of America shall be admitted to any share or part of this contract or to any benefit that may arise therefrom.

42. Interest of Members, Officers, or Employees and Former Members, Officers, or Employees

No member, officer, or employee of the PHA, no member of the governing body of the locality in which the project is situated, no member of the governing body of the locality in which the PHA was activated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the project, shall, during his or her tenure, or for one year thereafter, have any interest, direct or indirect, in this contract or the proceeds thereof.

43. Limitations on Payments made to Influence Certain Federal Financial Transactions

(a) The Contractor agrees to comply with Section 1352 of Title 31, United States Code which prohibits the use of **Acts** Federal appropriated funds to pay any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with any of the following covered Federal actions: the awarding of any Federal contract; the making of any Federal grant; the making of any Federal loan; the entering into of any cooperative agreement; or the modification of any Federal contract, grant, loan, or cooperative agreement.

(b) The Contractor further agrees to comply with the requirement of the Act to furnish a disclosure (OMB Standard Form LLL, Disclosure of Lobbying Activities) if any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a Federal contract, grant, loan, or cooperative agreement.

44. Royalties and Patents

The Contractor shall pay all royalties and license fees. It shall defend all suits or claims for infringement of any patent rights and shall save the PHA harmless from loss on account thereof; except that the PHA shall be responsible for all such loss when a particular design, process or the product of a particular manufacturer or manufacturers is specified and the Contractor has no reason to believe that the specified design, process, or product is an infringement. If, however, the Contractor has reason to believe that any design, process or product specified is an infringement of a patent, the Contractor shall promptly notify the Contracting Officer. Failure to give such notice shall make the Contractor responsible for resultant loss.

45. Examination and Retention of Contractor's Records

(a) The PHA, HUD, or Comptroller General of the United States, or any of their duly authorized representatives shall, until 3 years after final payment under this contract, have access to and the right to examine any of the Contractor's directly pertinent books, documents, papers, or other records involving transactions related to this contract for the purpose of making audit, examination, excerpts, and transcriptions.

(b) The Contractor agrees to include in first-tier subcontracts under this contract a clause substantially the same as paragraph (a) above. "Subcontract," as used in this clause, excludes purchase orders not exceeding $10,000.

(c) The periods of access and examination in paragraphs (a) and (b) above for records relating to (1) appeals under the Disputes clause of this contract, (2) litigation or settlement of claims arising from the performance of this contract, or (3) costs and expenses of this contract to which the PHA, HUD, or Comptroller General or any of their duly authorized representatives has taken exception shall continue until disposition of such appeals, litigation, claims, or exceptions.

46. Labor Standards - Davis-Bacon and Related

If the total amount of this contract exceeds $2,000, the Federal labor standards set forth in the clause below shall apply to the development or construction work to be performed under the contract.

(a) Minimum Wages.

(1) All laborers and mechanics employed under this contract in the development or construction of the project(s) involved will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the Contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the regular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits in the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein; provided, that the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall

be posted at all times by the Contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

(2) (i) Any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when all the following criteria have been met: (A) The work to be performed by the classification requested is not performed by a classification in the wage determination; and (B) The classification is utilized in the area by the construction industry; and (C) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(ii) If the Contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, Employee Standards Administration, U.S. Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.

(iii) In the event the Contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator of the Wage and Hour Division for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.

(iv) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (a)(2)(ii) or (iii) of this clause shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in classification.

(3) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the Contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

(4) If the Contractor does not make payments to a trustee or other third person, the Contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program; provided, that the Secretary of Labor has found, upon the written request of the Contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the Contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

(b) Withholding of funds. HUD or its designee shall, upon its own action or upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the Contractor under this contract or any other Federal contract with the same prime Contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime Contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the Contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working in the construction or development of the project, all or part of the wages required by the contract, HUD or its designee may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the Contractor, disburse such amounts withheld for and on account of the Contractor or subcontractor to the respective employees to whom they are due.

(c) Payrolls and basic records.

(1) Payrolls and basic records relating thereto shall be maintained by the Contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working in the construction or development of the project. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made, and actual wages paid. Whenever the Secretary of Labor has found, under 29 CFR 5.5(a)(1)(iv), that the wages of any laborer or mechanic include the amount of costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the Contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

(2) (i) The Contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the Contracting Officer for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under subparagraph (c)(1) of this clause. This information may be submitted in any form desired. Optional Form WH-347 (Federal Stock Number 029-005-00014-1) is available for this purpose and may be purchased from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. The Contractor is responsible for the submission of copies of payrolls by all subcontractors. (Approved by the Office of Management and Budget under OMB Control Number 1214-0149.)

(ii) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the Contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(A) That the payroll for the payroll period contains the information required to be maintained under paragraph (c) (1) of this clause and that such information is correct and complete;

(B) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3; and

(C) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(iii) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirements for submission of the "Statement of Compliance" required by subparagraph (c)(2)(ii) of this clause.

(iv) The falsification of any of the above certifications may subject the Contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 3729 of Title 31 of the United States Code.

(3) The Contractor or subcontractor shall make the records required under subparagraph (c)(1) available for inspection, copying, or transcription by authorized representatives of HUD or its designee, the Contracting Officer, or the Department of Labor and shall permit such representatives to interview employees during working hours on the job. If the Contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

(d) (1) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship and Training, Employer and Labor Services (OATELS), or with a State Apprenticeship Agency recognized by OATELS, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by OATELS or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the Contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated in this paragraph, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the Contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator of the Wage and Hour Division determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event OATELS, or a State Apprenticeship Agency recognized by OATELS, withdraws approval of an apprenticeship program, the Contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(2) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under

the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed in the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate in the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate in the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate in the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the Contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(3) Equal employment opportunity. The utilization of apprentices, trainees, and journeymen under this clause shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.

(e) Compliance with Copeland Act requirements. The Contractor shall comply with the requirements of 29 CFR Part 3, which are hereby incorporated by reference in this contract.

(f) Contract termination; debarment. A breach of this contract clause may be grounds for termination of the contract and for debarment as a Contractor and a subcontractor as provided in 29 CFR 5.12.

(g) Compliance with Davis-Bacon and related Act requirements. All rulings and interpretations of the Davis-Bacon and related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract.

(h) Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this clause shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the Contractor (or any of its subcontractors) and the PHA, HUD, the U.S. Department of Labor, or the employees or their representatives.

(i) Certification of eligibility.

(1) By entering into this contract, the Contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the Contractor's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(2) No part of this contract shall be subcontracted to any person or firm ineligible for award of a United States Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(3) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.

(j) Contract Work Hours and Safety Standards Act. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.

(1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics, including watchmen and guards, shall require or permit any such laborer or mechanic in any workweek in which the individual is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.

(2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the provisions set forth in subparagraph (j)(1) of this clause, the Contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such Contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic (including watchmen and guards) employed in violation of the provisions set forth in subparagraph (j)(1) of this clause, in the sum of $27 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by provisions set forth in subparagraph (j)(1) of this clause. DOL posts current fines at: https://www.dol.gov/whd/govcontracts/cwhssa.htm#cmp

(3) Withholding for unpaid wages and liquidated damages. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the Contractor or subcontractor under any such contract or any Federal contract with the same prime Contractor, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime Contractor, such sums as may be determined to be necessary to satisfy any liabilities of such Contractor or subcontractor for unpaid wages and liquidated damages as provided in the provisions set forth in subparagraph (j)(2) of this clause.

(k) Subcontracts. The Contractor or subcontractor shall insert in any subcontracts all the provisions contained in this clause, and such other clauses as HUD or its designee may by appropriate instructions require, and also a clause requiring the subcontractors to include these provisions in any lower tier subcontracts. The prime Contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all these provisions.

47. Non-Federal Prevailing Wage Rates

(a) Any prevailing wage rate (including basic hourly rate and any fringe benefits), determined under State or tribal law to be prevailing, with respect to any employee in any trade or position employed under the contract, is inapplicable to the contract and shall not be enforced against the Contractor or any subcontractor, with respect to employees engaged under the contract whenever such non-Federal prevailing wage rate exceeds:

(1) The applicable wage rate determined by the Secretary of Labor pursuant to the Davis-Bacon Act (40 U.S.C. 3141 et seq.) to be prevailing in the locality with respect to such trade;

(b) An applicable apprentice wage rate based thereon specified in an apprenticeship program registered with the U.S. Department of Labor (DOL) or a DOL-recognized State Apprenticeship Agency; or

(c) An applicable trainee wage rate based thereon specified in a DOL-certified trainee program.

48. Procurement of Recovered Materials.

(a) In accordance with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, the Contractor shall procure items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition. The Contractor shall procure items designated in the EPA guidelines that contain the highest percentage of recovered materials practicable unless the Contractor determines that such items: (1) are not reasonably available in a reasonable period of time; (2) fail to meet reasonable performance standards, which shall be determined on the basis of the guidelines of the National Institute of Standards and Technology, if applicable to the item; or (3) are only available at an unreasonable price.

( ) Paragraph (a) of this clause shall apply to items purchased under this contract where: (1) the Contractor purchases in excess of $10,000 of the item under this contract; or (2) during the preceding Federal fiscal year, the Contractor: (i) purchased any amount of the items for use under a contract that was funded with Federal appropriations and was with a Federal agency or a State agency or agency of a political subdivision of a State; and (ii) purchased a total of in excess of $10,000 of the item both under and outside that contract.

Hodgkiss and Sweetbriar Rehabilitation

HACP Contract No. 600-06-26

SUPPLEMENTAL GENERAL CONDITIONS

SUPPLEMENTAL GENERAL CONDITIONS

To the extent that there is a conflict between the terms of the General Conditions and the terms of the Supplemental General Conditions, the terms of the Supplemental General Conditions shall govern to the extent of such conflict.

If HUD 5370 applies:

Section 31(e) of the General Conditions shall be deleted in its entirety and replaced by the following:

31(e). Forum. The Contracting Officer's decision shall be final unless, within thirty (30) days of receipt of the Contracting Officer's decision, the Contractor files suit in a court of competent jurisdiction.

If HUD 5370-EZ applies:

Section 3(d) of the General Conditions shall be deleted in its entirety and replaced by the following:

31(d). Forum. The Contracting Officer's decision shall be final unless, within thirty (30) days of receipt of the Contracting Officer's decision, the Contractor files suit in a court of competent jurisdiction.

If HUD 5370-C applies:

Section 1 Item 7(d) of the General Conditions shall be deleted in its entirety and replaced by the following:

Section 1 Item 7(d). Forum. The Contracting Officer's decision shall be final unless, within thirty (30) days of receipt of the Contracting Officer's decision, the Contractor files suit in a court of competent jurisdiction.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

Date: _____ Signature: _____
Contracting Officer

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_____
Vendor Name(Insert vendor company name above)

Date: _____ Signature: _____

Title: _____

THE HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

Hodgkiss and Sweetbriar Rehabilitation

HACP Contract No. 600-06-26

WAGE DETERMINATION SCHEDULE

The construction covered by this contract is subject to the requirements of Clause 46 **Labor Standards - Davis-Bacon and Related Acts** of the General Conditions of the Contract for Construction. In accordance with 46 (a)(1) the wage determination of the Secretary of Labor is attached.

"General Decision Number: PA20260012 01/09/2026

Superseded General Decision Number: PA20250012

State: Pennsylvania

Construction Type: Residential

County: Allegheny County in Pennsylvania.

RESIDENTIAL CONSTRUCTION PROJECTS (consisting of single family homes and apartments up to and including 4 stories)

Modification Number	Publication Date
0	01/02/2026
1	01/09/2026

BRPA0009-039 12/01/2022

	Rates	Fringes
BRICKLAYER	$ 36.99	24.67

CARP0142-004 06/01/2023

	Rates	Fringes
CARPENTER (Including Drywall Hanging and Asphalt Roofing)	$ 32.29	15.27

CARP1759-007 06/01/2017

	Rates	Fringes
SOFT FLOOR LAYER	$ 33.01	16.45

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* ELEC0005-013 12/26/2025

	Rates	Fringes
ELECTRICIAN	$ 28.85	22.47

ELEV0006-004 01/01/2025

	Rates	Fringes
ELEVATOR MECHANIC	$ 61.07	38.435+a+b

FOOTNOTE:

A. Employer contributes 8% of regular hourly rate as vacation pay credit for employees with more than 5 years of service, and 6% for 6 months to 5 years of service.

B. Eight Paid Holidays (provided employee has worked 5 consecutive days before and the working day after the holiday): New Years's Day; Memorial Day; Independence Day; Labor Day; Veteran's Day; Thanksgiving Day and the Friday after Thanksgiving Day, and Christmas Day.

IRON0003-006 06/01/2023

	Rates	Fringes
IRONWORKER, ORNAMENTAL	$ 38.89	34.54

PLUM0027-005 06/01/2023

	Rates	Fringes
PLUMBER	$ 48.65	25.47

SHEE0012-006 07/01/2018

	Rates	Fringes
Sheet metal worker Excluding HVAC Duct Work	$ 19.49	10.08

SUPA2003-001 10/31/2003

	Rates	Fringes
Drywall Finishers	$ 15.08	3.40
Laborers, Unskilled	$ 12.70	2.12
PAINTER (Brush and Roller)	$ 15.90	4.35
PLASTERER	$ 18.20	5.16
Power equipment operators: (Backhoe)	$ 17.34	4.06
Roofer (Excluding Asphalt Roofing)	$ 18.70	5.19
Sheet Metal Worker (HVAC Duct Only)	$ 16.00	3.08

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at https://www.dol.gov/agencies/whd/government-contracts.

Note: Executive Order 13658 generally applies to contracts subject to the Davis-Bacon Act that were awarded on or between

January 1, 2015 and January 29, 2022, and that have not been renewed or extended on or after January 30, 2022. Executive Order 13658 does not apply to contracts subject only to the Davis-Bacon Related Acts regardless of when they were awarded. If a contract is subject to Executive Order 13658, the contractor must pay all covered workers at least $13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025. The applicable Executive Order minimum wage rate will be adjusted annually. Additional information on contractor requirements and worker protections under Executive Order 13658 is available at www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than ""SU"", ""UAVG"", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the

collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

a) a survey underlying a wage determination
b) an existing published wage determination
c) an initial WHD letter setting forth a position on a wage determination matter
d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as

conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

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END OF GENERAL DECISION"

PART 4: TECHNICAL SPECIFICATIONS AND DRAWINGS

Hodgkiss and Sweetbriar Rehabilitation

IFB CONTRACT NO. 600-06-26

Allegheny Global Environmental, Inc.
37 West Main Street, Carnegie
PA 15106. 412-278-5400
NVLAP 901003

PLM Bulk Asbestos Laboratory Report

Client:	Fukui Architects		
Project:	1233 Hodgekiss Street	**P.O.**	Exterior

Job Number:	**CB-25-998**
Date Received:	**December 30, 2025**
Date Analyzed:	**December 30, 2025**

Lab I.D.	Client I.D.	Client Location/Information	Analyst Description	Other Materials Present - Type and Percent	Asbestos Type and Percent	Asbestos Present
1230018	1	Doors	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123019	2	Doors	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123020	3	Doors	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123021	4	Doors	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123022	5	Windows	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123023	6	Windows	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123024	7	Windows	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123025	8	Windows	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123026	9	Old Caulking	Caulking	Paint, Cellulose, Binders 100%	ND	No
123027	10	Old Caulking	Caulking	Paint, Cellulose, Binders 100%	ND	No
123028	11	Old Caulking	Caulking	Paint, Cellulose, Binders 100%	ND	No
123029	12	Window Glazing	Glazing	Paint, Cellulose, Binders 100%	ND	No
123030	13	Window Glazing	Glazing	Paint, Cellulose, Binders 100%	ND	No
123031	14	Window Glazing	Glazing	Paint, Cellulose, Binders 100%	ND	No
123032	15	Roof	Rolled Asphalt	Cellulose, Bitumen, Fiberglass, Opaques 100%	ND	No
123033	16	Roof	Rolled Asphalt	Cellulose, Bitumen, Fiberglass, Opaques 100%	ND	No
123034	17	Roof	Rolled Asphalt	Cellulose, Bitumen, Fiberglass, Opaques 100%	ND	No
123035	18	Roof	Tar Paper	Cellulose, Bitumen, Fiberglass 100%	ND	No
123036	19	Roof	Tar Paper	Cellulose, Bitumen, Fiberglass 100%	ND	No
123037	20	Roof	Tar Paper	Cellulose, Bitumen, Fiberglass 100%	ND	No
123038	21	Roof	Tar	Bitumen, Others 100%	ND	No
123039	22	Roof	Tar	Bitumen, Others 100%	ND	No
123040	23	Roof	Tar	Bitumen, Others 100%	ND	No

Analyzed By: Mark Shatlock Signature: Mark F. Shatlock Reviewed By: Diana Clayton

Samples are analyzed according to the U.S. EPA "Method for the Determination of Asbestos in Bulk Insulation Samples: EPA 600/R-93-116). Bulk sample report relates to only those items tested. All samples are retained for 30 days. Tile, Vinyl, Foam, Plastic and Fine Powder samples may contain Asbestos fibers of such small diameter that these fibers may not be detected by PLM. Such samples should be analyzed by XRD, TEM or SEM for greater certainty of Asbestos content. *ND = no asbestos detected; Detection Limit <1 %, Reporting \limits: CVES = 1%, 400 Pt Ct = o.25%, 1000 Pt Ct = 0.1 %; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis; NA = not analyzed; NA/PS = not analyzed/positive stop; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. ND or Trace results by PLM are inconclusive. PLM report relates ONLY to the items tested. NVLAP 901003

Allegheny Global Environmental, Inc.
37 West Main Street, Carnegie
PA 15106. 412-278-5400
NVLAP 901003

PLM Bulk Asbestos Laboratory Report

Client:	Fukui Architects		
Project:	453 - 455 Sweetbriar Street	**P.O.**	Exterior

Job Number:	**CB-25-998**
Date Received:	**December 30, 2025**
Date Analyzed:	**December 30, 2025**

Lab I.D.	Client I.D.	Client Location/Information	Analyst Description	Other Materials Present - Type and Percent	Asbestos Type and Percent	Asbestos Present
1230018	1	Doors	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123019	2	Doors	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123020	3	Doors	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123021	4	Doors	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123022	5	Windows	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123023	6	Windows	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123024	7	Windows	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123025	8	Windows	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123026	9	Roof	Asphalt Shingles	Cellulose, Bitumen, Fiberglass, Opaques 100%	ND	No
123027	10	Roof	Asphalt Shingles	Cellulose, Bitumen, Fiberglass, Opaques 100%	ND	No
123028	11	Roof	Asphalt Shingles	Cellulose, Bitumen, Fiberglass, Opaques 100%	ND	No
123029	12	Roof	Tar Paper	Cellulose, Bitumen, Fiberglass 100%	ND	No
123030	13	Roof	Tar Paper	Cellulose, Bitumen, Fiberglass 100%	ND	No
123031	14	Roof	Tar Paper	Cellulose, Bitumen, Fiberglass 100%	ND	No
123032	15	Roof	Tar	Bitumen, Others 100%	ND	No
123033	16	Roof	Tar	Bitumen, Others 100%	ND	No
123034	17	Roof	Tar	Bitumen, Others 100%	ND	No

Analyzed By: Mark Shatlock Signature: Mark F. Shatlock Reviewed By: Diana Clayton

Samples are analyzed according to the U.S. EPA "Method for the Determination of Asbestos in Bulk Insulation Samples: EPA 600/R-93-116). Bulk sample report relates to only those items tested. All samples are retained for 30 days. Tile, Vinyl, Foam, Plastic and Fine Powder samples may contain Asbestos fibers of such small diameter that these fibers may not be detected by PLM. Such samples should be analyzed by XRD, TEM or SEM for greater certainty of Asbestos content. *ND = no asbestos detected; Detection Limit <1 %, Reporting \limits: CVES = 1%, 400 Pt Ct = o.25%, 1000 Pt Ct = 0.1 %; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis; NA = not analyzed; NA/PS = not analyzed/positive stop; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. ND or Trace results by PLM are inconclusive. PLM report relates ONLY to the items tested. NVLAP 901003

Allegheny Global Environmental, Inc.
37 West Main Street, Carnegie
PA 15106. 412-278-5400
NVLAP 901003

PLM Bulk Asbestos Laboratory Report

Client:	Fukui Architects		
Project:	447-449 Sweetbriar Street	**P.O.**	Exterior

Job Number:	**CB-25-998**
Date Received:	**December 30, 2025**
Date Analyzed:	**December 30, 2025**

Lab I.D.	Client I.D.	Client Location/Information	Analyst Description	Other Materials Present - Type and Percent	Asbestos Type and Percent	Asbestos Present
123001	1	Doors	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123002	2	Doors	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123003	3	Doors	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123004	4	Doors	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123005	5	Windows	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123006	6	Windows	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123007	7	Windows	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123008	8	Windows	Latex Caulking	Paint, Latex, Opaques 100%	ND	No
123009	9	Roof	Asphalt Shingles	Cellulose, Bitumen, Fiberglass, Opaques 100%	ND	No
123010	10	Roof	Asphalt Shingles	Cellulose, Bitumen, Fiberglass, Opaques 100%	ND	No
123011	11	Roof	Asphalt Shingles	Cellulose, Bitumen, Fiberglass, Opaques 100%	ND	No
123012	12	Roof	Tar Paper	Cellulose, Bitumen, Fiberglass 100%	ND	No
123013	13	Roof	Tar Paper	Cellulose, Bitumen, Fiberglass 100%	ND	No
123014	14	Roof	Tar Paper	Cellulose, Bitumen, Fiberglass 100%	ND	No
123015	15	Roof	Tar	Bitumen, Others 100%	ND	No
123016	16	Roof	Tar	Bitumen, Others 100%	ND	No
123017	17	Roof	Tar	Bitumen, Others 100%	ND	No

Analyzed By: Mark Shatlock Signature: Mark F. Shatlock Reviewed By: Diana Clayton

Samples are analyzed according to the U.S. EPA "Method for the Determination of Asbestos in Bulk Insulation Samples: EPA 600/R-93-116). Bulk sample report relates to only those items tested. All samples are retained for 30 days. Tile, Vinyl, Foam, Plastic and Fine Powder samples may contain Asbestos fibers of such small diameter that these fibers may not be detected by PLM. Such samples should be analyzed by XRD, TEM or SEM for greater certainty of Asbestos content. *ND = no asbestos detected; Detection Limit <1 %, Reporting \limits: CVES = 1%, 400 Pt Ct = o.25%, 1000 Pt Ct = 0.1 %; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis; NA = not analyzed; NA/PS = not analyzed/positive stop; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. ND or Trace results by PLM are inconclusive. PLM report relates ONLY to the items tested. NVLAP 901003

HACP TO#121, MGMT#7954, BPO#3827

Two Family Residence, Renovation
447-449 Sweetbriar St,
Pittsburgh, PA 15211

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Code Conformance Information

Applicable Codes	
General:	2018 International Residential Code
Energy:	2018 International Energy Conservation Code
Electrical:	2017 NEC (NFPA 70)
Fire:	2018 International Fire Code
Fuel Gas:	2018 International Fuel Gas Code
Mechanical:	2018 International Mechanical Code
Plumbing:	2017 Allegheny County Health Department Plumbing Code

General Building / Project Information	
Stories:	2 Stories.
Building Gross Area:	1,022 sqft Basement, 1,022 sqft First Floor and 1,123 sqft Second Floor
Hazardous Materials:	No Asbestos Containing Materials and No Lead based paint per HAZMAT report dated March 1,2024

Contact Schedule

Note: Any questions concerning the Construction Documents shall first be directed to the Architect. The Architect will forward questions as appropriate to the consulting engineers.

Building Owner:

Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Sixth Floor
Pittsburgh,PA,15219
Contact: Darnell Walker
ph:412.643.2806
darnell.walker@hacp.org

Architect:

Fukui Architects, PC
205 Ross Street
Pittsburgh, PA 15219
ph: 412.281.6001
fx: 412.281.6002
fgf@farpc.com
contact: Felix Fukui, AIA

Plan Review & Inspection:

City of Pittsburgh Department of Permits, Licenses, and Inspections
412 Boulevard of the Allies
Sixth Floor
Pittsburgh, PA 15219

Abbreviations

A.F.F.	Above Finish Floor
A.P.	Access Panel
ACOUST.	Acoustical
A.C.T.	Acoustical Ceiling Tile
ADH.	Adhesive
ADJUST.	Adjustable
A/C	Air Conditioning
ALT.	Alteration
ALTN.	Alternate
ALUM.	Aluminum
A.O.R.	Area of Refuge
APPROX.	Approximate
ARCH.	Architectural
ASB.	Asbestos
ASPH.	Asphalt
AUTO.	Automatic
AVG.	Average
BLK.	Block
BD.	Board
BOT	Bottom
BLDG	Building
C.I.P.	Cast In Place
C.B.	Catch Basin
CEM.	Cement
CER.	Ceramic
CG	Corner Guard
C.M.T.	Ceramic Mosaic Tile
C.W.T.	Ceramic Wall Tile
C.O.	Cleanout
℄	Center Line
CLO.	Closet
C.W.	Cold Water
CLG.	Ceiling
COL.	Column
CONC.	Concrete
C.M.U.	Concrete Masonry Unit
CONT.	Continuous
CORR.	Corridor
C.M.P.	Corrigated Metal Pipe
CRS.	Courses
DIA.	Diameter
DET	Detail
DGL	Dens Glass Gold
DR.	Door
DN.	Down
D.S.	Downspout
DWG.	Drawing
D.F.	Drinking Fountain
D.I.P.	Ductile Iron Pipe
EA.	Each
E.W.	Each Way
ELEC.	Electrical
E.C.	Electrical Contractor
EL.	Elevation
ELEV.	Elevation
EQUIP.	Equipment
E.F.	Exhaust Fan
EXIST.	Existing
EXP.	Expansion
E.J.	Expansion Joint
ESH	Exterior Sheathing
EXIST.	Existing
EXP.	Exposed
EXT.	Exterior
E.I.F.S.	Exterior Insulation & Finish System
F.R.P.	Fiberglass Reinforced Polyester
F.F.	Finish Floor
FIN.FLR.	Finish Floor
F.A.C.P.	Fire Alarm Control Panel
F.E.	Fire Extinguisher
FLR.	Floor
F.D.	Floor Drain
FTG.	Footing
GA.	Gauge
G.C.	General Contractor
G.F.I.	Ground Fault Interrupter
GYP.	Gypsum
G.W.B.	Gypsum Wall Board
GSH	Gypsum Sheathing
H/C	Handicap
H.V.A.C.	Heating, Ventilation &
HT	Height
HC	Hollow Core
H.M.	Hollow Metal
HORIZ.	Horizontal
HR.	Hour
H.W.	Hot Water
IN.	Inch
I.M.	Insulated Metal
INSUL.	Insulation or Insulated
INT.	Interior
INV.	Invert
ISO.	Isolation
JAN.	Janitor's Closet
J.T.	Joint
LAM.	Laminate
LAV.	Lavatory
LG.	Long
M.D.F.	Medium Density Fiberboard
M.D.H.	Magnetic Door Holder
M.H.	Manhole
MFGR.	Manufacturer
MAX.	Maximum
MECH.	Mechanical
MET.	Metal
MIN.	Minimum
MISC.	Miscellaneous
N.I.C.	Not In Contract
N.T.S.	Not To Scale
O.C.	On Center
OPP.	Opposite
O.H.	Overhead
PR.	Pair
PLAS.	Plaster
PLAS.LAM.	Plastic Laminate
P.C.	Plumbing Contractor
PLYWD.	Plywood
POLY.	Polyethylene
P.V.C.	Polyvinyl Chloride
PRE-FAB.	Prefabricated
RE.	Refer To
REF.	Refrigerator
R.C.P.	Reinforced Concrete Pipe
REINF.	Reinforcement
RD.	Roof Drain
RM.	Room
S.A.T.	Suspended Acoustical Tile
SCHED.	Schedule
SHT.	Sheet
SIM.	Similar
S.C.	Solid Core
SPECS.	Specifications
SQ.	Square
S.F.	Square Foot
S.S.	Stainless Steel
STL.	Steel
STOR.	Storage
STRUCT.	Structural
TEL.	Telephone
THK.	Thick
T.B.D.	To Be Determined
T&G	Tongue & Groove
T.O.	Top Of
T.G.	Top Of Grade
T.O.S.	Top Of Steel
TYP.	Typical
UNFIN.	Unfinished
U.N.O.	Unless Noted Otherwise
V.B.	Vapor Barrier
VERT.	Vertical
VEST.	Vestibule
V.C.T.	Vinyl Composition Tile
W.H.	Water Heater
W.W.F.	Welded Wire Fabric
WIN.	Window
W/	With
W/O	Without
WD.	Wood

Symbols

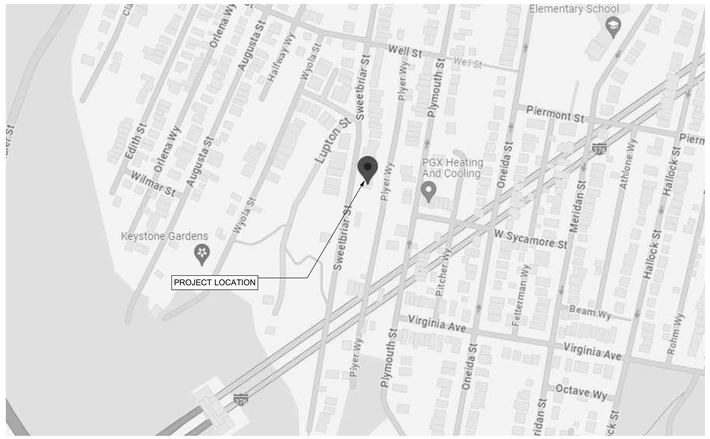
NOT ALL SYMBOLS USED

- T.O. FINISH FLOOR ELEV: 0'-0" — ELEVATION HEIGHT
- PLAN NORTH — NORTH ARROW
- 0 4' 8' 16' — GRAPHIC SCALE
- 1 / A-000 — BUILDING/ WALL SECTION MARKER
- 1 / A1 — ELEVATION MARKER
- 1 / 4 A-000 2 / 3 — INTERIOR ELEVATION MARKER
- 1 / A1 — DETAIL REFERENCE
- XXX-X — FINISH MATERIAL DESIGNATOR

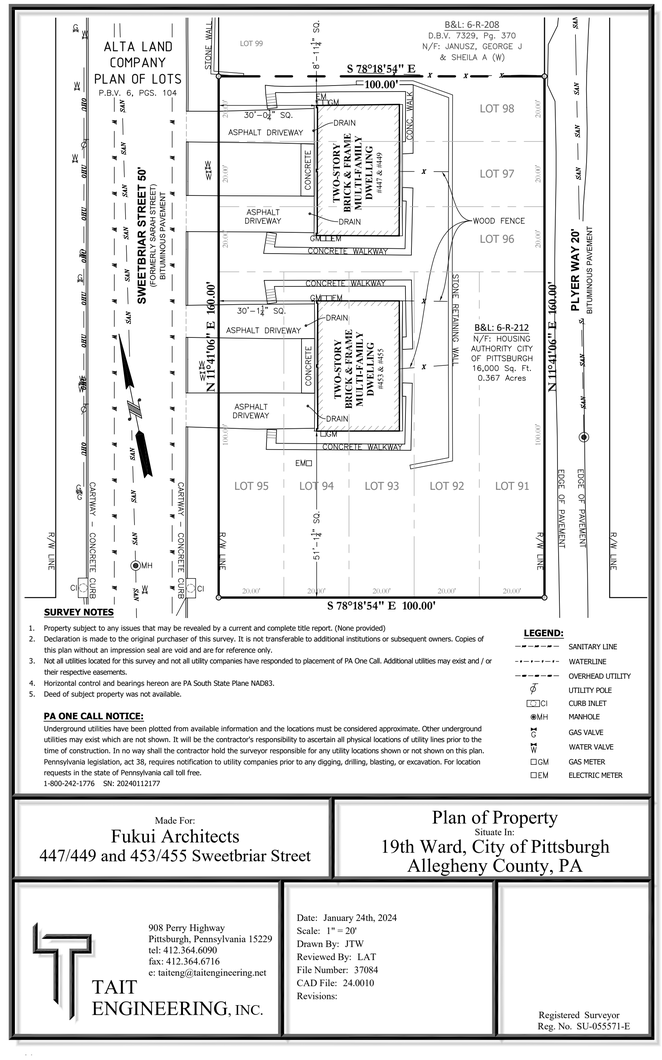
Materials Legend

NOT ALL MATERIALS USED

- EARTH
- COMPACTED STONE FILL
- CONCRETE
- STEEL
- RIGID INSULATION
- BLOCKING
- BATT INSULATION
- GYPSUM WALL BOARD
- WOOD
- PLYWOOD SHEATHING
- SPRAY FOAM INSULATION



1 Project Location
NOT TO SCALE



SURVEY NOTES

1. Property subject to any issues that may be revealed by a current and complete title report. (None provided)
2. Declaration is made to the original purchaser of this survey. It is not transferable to additional institutions or subsequent owners. Copies of this plan without an impression seal are void and are for reference only.
3. Not all utilities located for this survey and not all utility companies have responded to placement of PA One Call. Additional utilities may exist and / or their respective easements.
4. Horizontal control and bearings hereon are PA South State Plane NAD83.
5. Deed of subject property was not available.

PA ONE CALL NOTICE:

Underground utilities have been plotted from available information and the locations must be considered approximate. Other underground utilities may exist which are not shown. It will be the contractor's responsibility to ascertain all physical locations of utility lines prior to the time of construction. In no way shall the contractor hold the surveyor responsible for any utility locations shown or not shown on this plan. Pennsylvania legislation, act 38, requires notification to utility companies prior to any digging, drilling, blasting, or excavation. For location requests in the state of Pennsylvania call toll free.
1-800-242-1776 SN: 20240112177

LEGEND:

- SANITARY LINE
- WATERLINE
- OVERHEAD UTILITY
- UTILITY POLE
- CI CURB INLET
- MH MANHOLE
- GAS VALVE
- WATER VALVE
- GM GAS METER
- EM ELECTRIC METER

Made For:
Fukui Architects
447/449 and 453/455 Sweetbriar Street

Plan of Property
Situate In:
19th Ward, City of Pittsburgh
Allegheny County, PA

TAIT ENGINEERING, INC.
908 Perry Highway
Pittsburgh, Pennsylvania 15229
tel: 412.364.6090
fax: 412.364.6716
e: taiteng@taitengineering.net

Date: January 24th, 2024
Scale: 1" = 20'
Drawn By: JTW
Reviewed By: LAT
File Number: 37084
CAD File: 24.0010
Revisions:

Registered Surveyor
Reg. No. SU-055571-E

2 Survey
NOT TO SCALE

Fukui Architects Pc
205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

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seal

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA FELIX FUKUI

general notes

1. Any conflicts in the drawings or between new and existing construction shall be referred to the Architect.
2. Contractor shall verify all dimensions and existing conditions in the field and shall advise **Fukui Architects, Pc** of any discrepancies between, additions to, deletions from, or alterations to any and all conditions prior to proceeding with any phase of work. **Do not scale drawings.**
3. All work shall be installed in accordance with applicable codes and regulations.
4. Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.
5. All items shown on drawings are finished construction assemblies. Contractor shall provide and install all material required for finished assemblies.
6. All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.

revisions

1	IFB & IFC 02.27.2025
2	IFB & ICF UPDATE 01.09.2026

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh,PA,15219

Project Location:
HACP TO#121, MGMT#7954, BPO#3827
447-449 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Project Contact Schedule, Drawing Index, Code Conformance Information, Survey, Abbreviations and Materials, Project Location

scale: As Noted
date: 01/09/2026
no. 1 of. 14

Sheet No.
A1
Project ##2363

SCOPE DESCRIPTION (NOTE: NOT ALL NOTES ARE APPLICABLE TO EACH INDIVIDUAL BUILDING)	GENERAL CONTRACTOR	MECHANICAL CONTRACTOR	ELECTRICAL CONTRACTOR	PLUMBING CONTRACTOR
MISCELLANEOUS: REMOVE ALL EXISTING DRAPERY AND RODS, CURTAINS, AND BLINDS.	■			
WALLS BASE: REMOVE ALL WALL BASE AND PREPARE AREA FOR NEW WALL BASE PER SPECIFICATIONS. ALL TILE, VINYL, OR WOOD WALL BASE SHOULD BE REMOVED AND WALL BEHIND SANDED.	■			
WATE REMOVED FROM SITE AND DISPOSED OF PROPERLY.	■	■	■	■
FLOORING REMOVAL, INCLUDING ALL CONCRETE SLABS, WALL REPAIRS, AND CEILING REMOVAL.	■			
FLOOR DRAIN REMOVAL AND REPAIR.	■			
LOOSE FURNITURE AND EQUIPMENT TO BE HAULED AWAY. TRASH, WASTE, DEBRIS TO BE PROPERLY DISPOSED OF.	■			
FIXED CABINETRY AND EQUIPMENT REMOVAL INCLUDING STOVES, HOODS, REFIGERATORS, RANGES AND VANITY CABIETS IN BATHROOMS.	■			
FIXED PLUMBING FIXTURE REMOVAL INCLUDING KITCHEN SINKS, VANITY SINKS, TOILETS, BATHS, AND ASSOCIATED FAUCETS AND OPERATING ELEMENTS.				■
DOOR HARDDWARE AND DOOR FRAME REMOVAL.	■			
VINYL SIDING REMOVAL.	■			
WALL SHEATHING, INSULATION, AND WEATHERBARRIER REMOVAL.	■			
LIGHT FIXTURE, J-BOX, OUTLET, SWITCHES, AND ALL ASSOCIATED COVER REMOVAL. INTERIOR AND EXTERIOR.			■	
EXISTING ROOF DRAIN LINE CAMERA AND PIPE REPLACEMENT.				■
ANY UN-USED MECHANICAL RUNS THAT ARE ABANDONED SHOULD BE CUT BACK AND CAPPED.		■		
ANY UN-USED PLUMBING RUNS THAT ARE ABANDONED SHOULD BE CUT BACK AND CAPPED.				■
WINDOW REMOVAL AND PREPARATION FOR NEW WINDOW.	■			
BOILER REMOVAL AND ASBESTOS ABATEMENT WHERE APPLICABLE ON PLANS.				▨
MOP SINK REMOVAL.				▨
WATER HEATER REMOVAL.				▨

NOT USED AT THIS LOCATION

SCOPE DESCRIPTION (NOTE: NOT ALL NOTES ARE APPLICABLE TO EACH INDIVIDUAL BUILDING)	GENERAL CONTRACTOR	MECHANICAL CONTRACTOR	ELECTRICAL CONTRACTOR	PLUMBING CONTRACTOR
CAMERA AND CLEAR SANITARY SEWER LINE FROM LOWEST LEVEL TO MAIN, INCLUDING ALL ROOF DRAINS. PLUMBER TO OWN SEWER LINE REPLACEMENT.				■
ENGAGE PROFESSIONAL DUCTWORK CLEANING COMPANY TO CLEAN WHOLE HOUSE DUCTWORK, INCLUDING GRILLES AND DIUSERS. REPLACE ANY RUSTED GRILLES OR DIUSERS (ALLOWANCE OF 3 GRILLS AND 3 DIFUSERS PER ADDRESS SHOULD BE ADDED). ADDITIONALLY, SEAM SEAL ALL EXPOSED DUCT JOINTS TO LIMIT AIR LEAKAGE. INSULATE AND SEAL ALL DUCTWORK IN UNCONDITIONED SPACES, E.G., GARAGES		■		
NEW SMOKE/CO DETECTORS PER FLOOR ELECTRICIAN TO REMOVE DRYWALL AS NECESSARY TO ACCESS WIRING FOR NEW SMOKE/CO DETECTORS.			■	
CONTRACTOR TO REPLACE ALL DRYWALL REMOVED BY ELECTRICIAN DURING SMOKE/CO DETECTORM LIGHTING, SWITCHES, AND OUTLET REPLACEMENT. (ALLOWANCE OF 100 SF OF DRYWALL REPLACEMENT SHOULD BE ADDED.)	■			
PAINT ALL WALLS, CEILINGS, PANELING, DOORS AND TRIM/CASING PER PLAND AND SPECIFICATIONS (U.N.O.)	■			
WATERPROOFING OF BASEMENT WALLS AND FLOOR PER SPECIFICATIONS.	■			
REPLACE EXISTING FLOOR DRAINS.				■
NEW FLOOR SLAB AT BASEMENT GARAGE.	■			
TUCKPOINTING AT EXTERIOR MASONRY.	■			
NEW CABINETRY AND APPLIANCE INSTALLATION AT KITCHEN.	■			
KITCHEN SINK INSTALLATION.				■
BATHROOM FIXTURE INSTALLATION AND PROCUREMENT PER HACP SPECIFICATIONS.				■
NEW VANITY AT BATHROOM PROCUREMENT AND INSTALLATION.	■			
NEW TILE AT BATHROOM WALLS.	■			
NEW FLOORING PER FLOOR PLANS AND SPECIFICATIONS.	■			
NEW BATHROOM ACCESSORIES PROCUREMENT AND INSTALLTION INCLUDING MIRROR, TOILET ROLL HOLDER, AND TOWEL BAR.	■			
NEW LIGHT FIXTURE, J-BOX INSTALLATION, SWITCHES, OUTLETS, AND COVER PROCUREMENT AND INSTALLATION PER HACP SPECIFICATIONS. ELECTRITIAN TO REMOVE DRYWALL AS NECESSARY TO ACCESS WIRING FOR NEW FIXTURES.			■	
DOOR, HARDWARE, AND FRAME REPLACEMENT.	■			
DRYWALL REPLACEMENT AND REPAIR.	■			
EXTERIOR VINYL REPLACEMENT.	■			
WALL SHEATHING, INSULATION, AND WEATHERPROOFING REPLACEMENT.	■			
WINDOW PROCUREMENT AND INSTALLATION INCLUDING NEW SHEATHING PER DRAWINGS.	■			
NEW WALL BASE PROCUREMENT AND INSTALLATION PER FINISH SCHEDULE.	■			
REFINISH AND REPAINT EXTERIOR DOOR PER PLANS. REPLACE HARDWARE.	■			
CLEAN AND PREPARE BUILDING FOR RESIDENTS ONCE WORK IS COMPLETE BY ALL PRIMES.	■			
CUT DRYWALL AND INSTALL NEW 2FT X 2FT ATTIC HATCH PER PLANS.	■			
INSTALL NEW EXHUAST FAN WITH LIGHT. PROVIDE EXHAUST UP THROUGH ROOF.		■		
PATCH ANY DRYWALL AND PAINT AROUND NEW EXHAUST FAN.	■			
NEW BOILER PER SPECIFICATIONS. PROCUREMENT, INSTALLATION, AND TESTING.				▨
NEW WATER HEATER PER SPECIFICATION. PROCUREMENT, INSTALLATION, AND TESTING.				▨
NEW MOP SINK PROCUREMENT AND INSTALLATION PER SPECIFICATIONS.				▨
OBTAIN HAZARDOUS MATERIAL SURVEY AT LOCATIONS PER PLANS.	▨			

NOT USED AT THIS LOCATION

Fukui Architects Pc
205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

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seal



general notes

1. Any conflicts in the drawings or between new and existing construction shall be referred to the Architect.
2. Contractor shall verify all dimensions and existing conditions in the field and shall advise **Fukui Architects, Pc** of any discrepancies between, additions to, deletions from, or alterations to any and all conditions prior to proceeding with any phase of work. **Do not scale drawings.**
3. All work shall be installed in accordance with applicable codes and regulations.
4. Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.
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2	IFB & ICF UPDATE 01.09.2026

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
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Project Location:
HACP TO#121, MGMT#7954, BPO#3827
447-449 Sweetbriar St
Pittsburgh, PA 15211

drawing title

447 Demo, 447 New

scale: As Noted
date: 01/09/2026
no. 2 of. 14

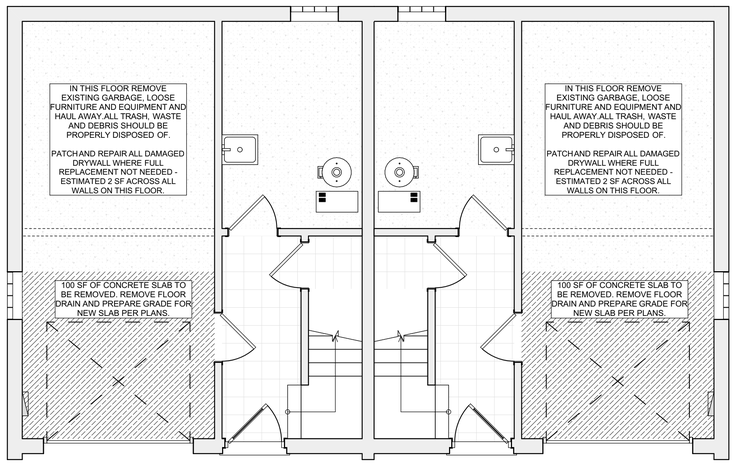
Sheet No.
A2
Project ##2363

DEMOLITION PLAN LEGEND

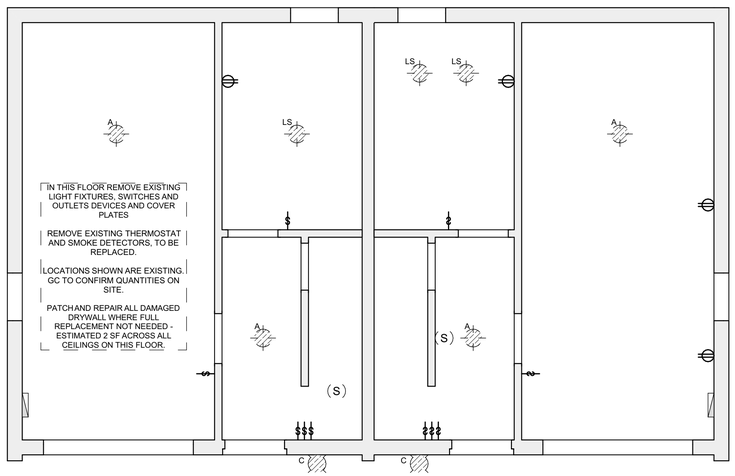
- EXISTING WALL TO BE DEMOLISHED
- EXISTING ELEMENT TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- DEMOLISH EXISTING FLOORING FINISH IN HATCHED AREA.

GENERAL DEMOLITION NOTES

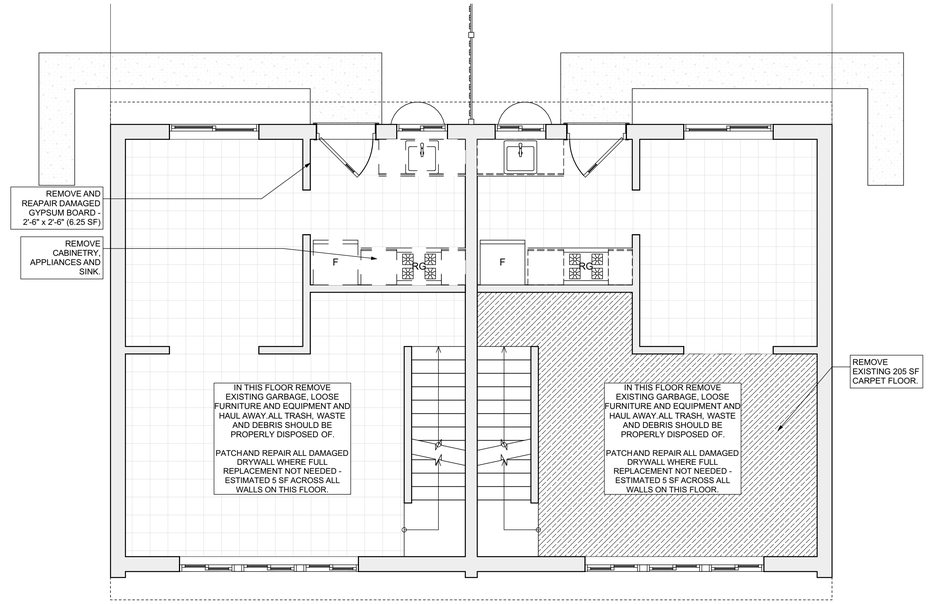
1. CONTRACTORS SHALL MAINTAIN EXISTING BUILDING IN A WEATHERTIGHT CONDITION. FOR ALL AREAS TO REMAIN OUTSIDE OF WORK AREA: TAKE CARE TO PROTECT FROM DUST, DIRT, AND DAMAGE. PROVIDE CARPET COVERINGS AND WALK OFF MATS; DO NOT DISTURB ELECTRICAL, PLUMBING, AND HVAC SERVING THESE AREAS UNLESS REQUIRED TO PERFORM CONTRACT WORK. THE GC IS TO COORDINATE ANY NECESSARY SHUT DOWNS WITH OWNER.
2. DEMOLITION WASTE TO BE REMOVED FROM SITE BY DEMOLITION CONTRACTOR AND DISPOSED OF PROPERLY.
3. AT INTERSECTION BETWEEN EXISTING WALLS TO REMAIN AND WALLS TO BE REMOVED: TAKE CARE TO CUT CLEAN AND CREATE CLEAN BREAK FOR FUTURE PATCHING
4. REMOVE ALL ELECTRICAL OUTLETS AND LIGHTING CIRCUITS IN WALLS MARKED FOR DEMOLITION BACK TO NEAREST JUNCTION BOX OR MAIN PANEL IF THERE IS NO JUNCTION BOX. AT CONTRACTORS OPTION REUSE CIRCUITS WHERE POSSIBLE.
5. ALL PLUMBING/ MECHANICAL RUNS THAT ARE ABANDONED ARE TO BE CUT BACK AND CAPPED SECURELY BEHIND OR BELOW FINISHED SURFACES.
6. REMOVE AND REPLACE 200 SF OF CONCRETE SLAB AS REQUIRED. REMOVE AND REPLACE FLOOR DRAIN TO MATCH.
7. GC TO DOCUMENT, BEFORE THE START OF WORK, ALL DAMAGE IN UNIT NOT DOCUMENTED IN DRAWING SET. GC TO SUBMIT THIS TO HACP. ALL CONTRACTORS TO TAKE CARE NOT TO DAMAGE ANY ELEMENTS DURING CONSTRUCTION. ANY DAMAGE TO UNIT NOT DOCUENTED IN SET OR PART OF THE PRELIMINARY REPORT BY THE GC TO BE REPAIRED BY RELEVANT CONTRACTOR.
8. COORDINATE MEPFP REMOVALS WITH MEPFP DRAWINGS.
9. CONTRACTOR TO SET ASIDE SALVAGED ITEMS FOR REINSTALLATIONAND PROTECT FROM DAMAGE. SEE FLOOR PLANS FOR REINSTALLATION LOCATIONS. ANY SALVAGED MATERIALS NOT IDENTIFIED FOR REUSE SHALL BE TURNED OVER TO THE OWNER.
10. ITEMS NOT LABLED OR KEYED FOR REMOVAL / DEMOLITION ARE EXISTING AND INTENDED TO REMAIN. PROTECT THESE ITEMS FROM DAMAGE.
11. PROTECT EXISTING HVAC UNITS AND DUCTWORK FROM DUST DURING CONSTRUCTION.
12. COORDINATE WITH OWNER ON EXACT DEMOLITION INTENT BEFORE DEMOLITION.



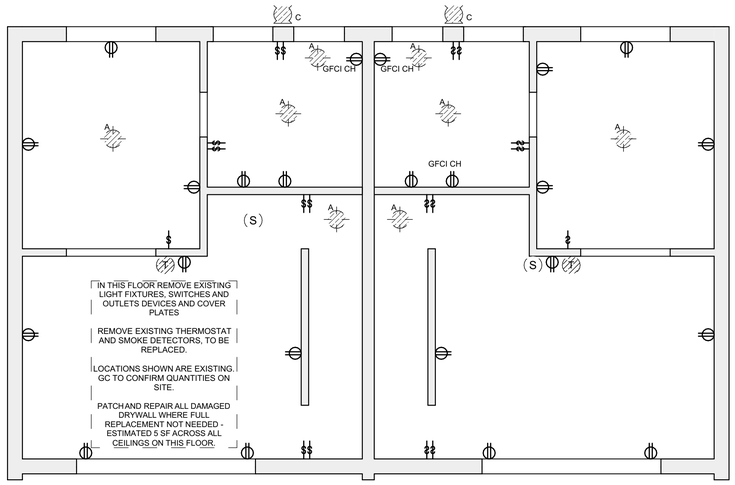
1 Basement Demo Plan
SCALE: 1/4" = 1'-0"



2 Basement RCP Demo
SCALE: 1/4" = 1'-0"



3 First Floor Demo Plan
SCALE: 1/4" = 1'-0"



4 First Floor RCP Demo Plan
SCALE: 1/4" = 1'-0"

PLAN NORTH

Fukui Architects Pc
205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

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general notes

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revisions

1	IFB & IFC 02.27.2025
2	IFB & ICF UPDATE 01.09.2026

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh,PA,15219

Project Location:
HACP TO#121, MGMT#7954, BPO#3827
447-449 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Basement RCP Demo, First Floor RCP Demo Plan, Basement Demo Plan, First Floor Demo Plan, Demolition Plan Legend

scale	As Noted
date	01/09/2026
no.	3
of.	14

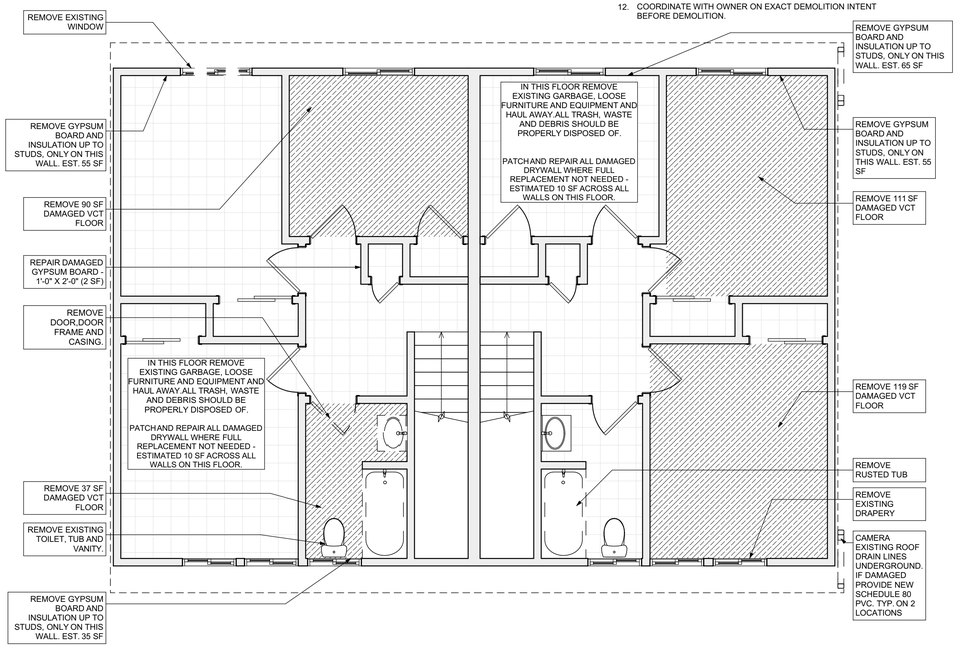
Sheet No.
A3
Project ##2363

DEMOLITION PLAN LEGEND

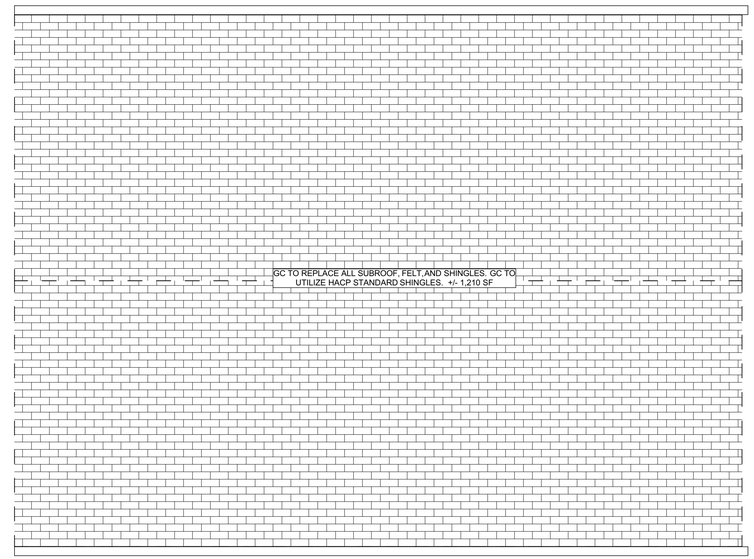
- EXISTING WALL TO BE DEMOLISHED
- EXISTING ELEMENT TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- DEMOLISH EXISTING FLOORING FINISH IN HATCHED AREA.

GENERAL DEMOLITION NOTES

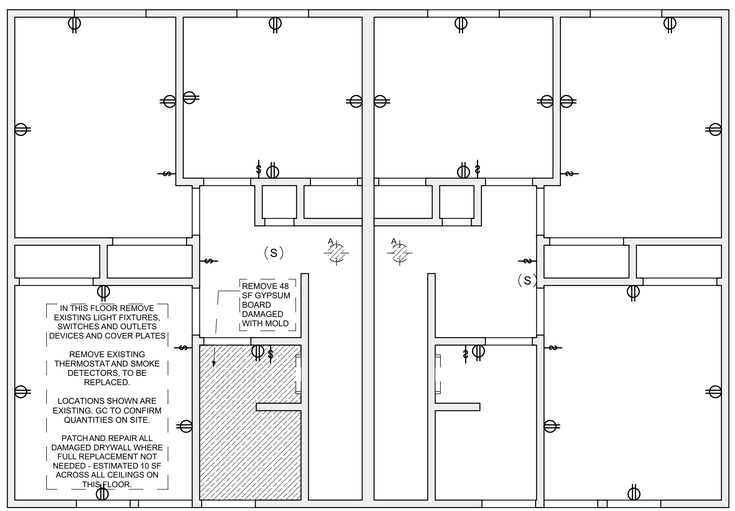
1. CONTRACTORS SHALL MAINTAIN EXISTING BUILDING IN A WEATHERTIGHT CONDITION. FOR ALL AREAS TO REMAIN OUTSIDE OF WORK AREA: TAKE CARE TO PROTECT FROM DUST, DIRT, AND DAMAGE. PROVIDE CARPET COVERINGS AND WALK OFF MATS; DO NOT DISTURB ELECTRICAL, PLUMBING, AND HVAC SERVING THESE AREAS UNLESS REQUIRED TO PERFORM CONTRACTED WORK. THE GC IS TO COORDINATE ANY NECESSARY SHUT DOWNS WITH OWNER.
2. DEMOLITION WASTE TO BE REMOVED FROM SITE BY DEMOLITION CONTRACTOR AND DISPOSED OF PROPERLY.
3. AT INTERSECTION BETWEEN EXISTING WALLS TO REMAIN AND WALLS TO BE REMOVED: TAKE CARE TO CUT CLEAN AND CREATE CLEAN BREAK FOR FUTURE PATCHING
4. REMOVE ALL ELECTRICAL OUTLETS AND LIGHTING CIRCUITS IN WALLS MARKED FOR DEMOLITION BACK TO NEAREST JUNCTION BOX OR MAIN PANEL IF THERE IS NO JUNCTION BOX. AT CONTRACTORS OPTION REUSE CIRCUITS WHERE POSSIBLE.
5. ALL PLUMBING/ MECHANICAL RUNS THAT ARE ABANDONED ARE TO BE CUT BACK AND CAPPED SECURELY BEHIND OR BELOW FINISHED SURFACES.
6. REMOVE AND REPLACE 200 SF OF CONCRETE SLAB AS REQUIRED. REMOVE AND REPLACE FLOOR DRAIN TO MATCH.
7. GC TO DOCUMENT, BEFORE THE START OF WORK, ALL DAMAGE IN UNIT NOT DOCUMENTED IN DRAWING SET. GC TO SUBMIT THIS TO HACP. ALL CONTRACTORS TO TAKE CARE NOT TO DAMAGE ANY ELEMENTS DURING CONSTRUCTION. ANY DAMAGE TO UNIT NOT DOCUENTED IN SET OR PART OF THE PRELIMINARY REPORT BY THE GC TO BE REPAIRED BY RELEVANT CONTRACTOR.
8. COORDINATE MEPFP REMOVALS WITH MEPFP DRAWINGS.
9. CONTRACTOR TO SET ASIDE SALVAGED ITEMS FOR REINSTALLATIONAND PROTECT FROM DAMAGE. SEE FLOOR PLANS FOR REINSTALLATION LOCATIONS. ANY SALVAGED MATERIALS NOT IDENTIFIED FOR REUSE SHALL BE TURNED OVER TO THE OWNER.
10. ITEMS NOT LABLED OR KEYED FOR REMOVAL / DEMOLITION ARE EXISTING AND INTENDED TO REMAIN. PROTECT THESE ITEMS FROM DAMAGE.
11. PROTECT EXISTING HVAC UNITS AND DUCTWORK FROM DUST DURING CONSTRUCTION.
12. COORDINATE WITH OWNER ON EXACT DEMOLITION INTENT BEFORE DEMOLITION.



1 Second Floor Demo Plan
SCALE: 1/4" = 1'-0"



3 Roof Demo Plan
SCALE: 1/4" = 1'-0"



2 Second Floor RCP Demo
SCALE: 1/4" = 1'-0"

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REGISTERED ARCHITECT PENNSYLVANIA

general notes

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revisions

1	IFB & IFC 02.27.2025
2	IFB & ICF UPDATE 01.09.2026

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh,PA,15219

Project Location:
HACP TO#121, MGMT#7954, BPO#3827
447-449 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Second Floor Demo Plan, Roof Demo Plan, Second Floor RCP Demo, Demolition Plan Legend

PLAN NORTH

scale	As Noted
date	01/09/2026
no.	4
of.	14

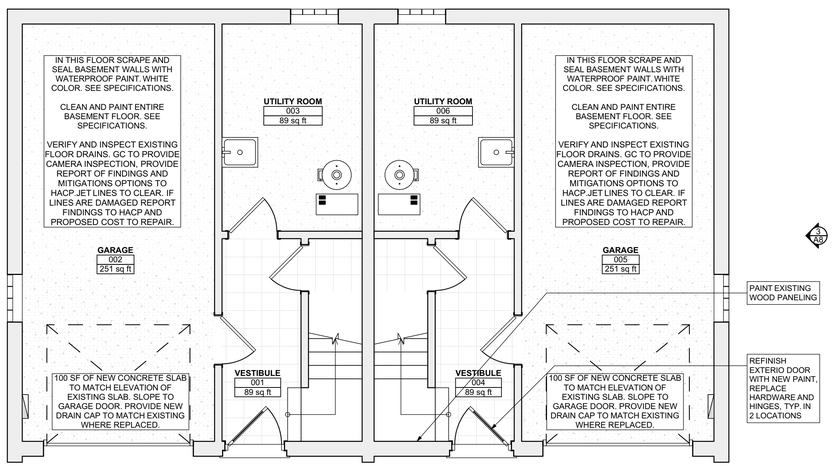
Sheet No.
A4
Project ##2363

FLOOR PLAN LEGEND

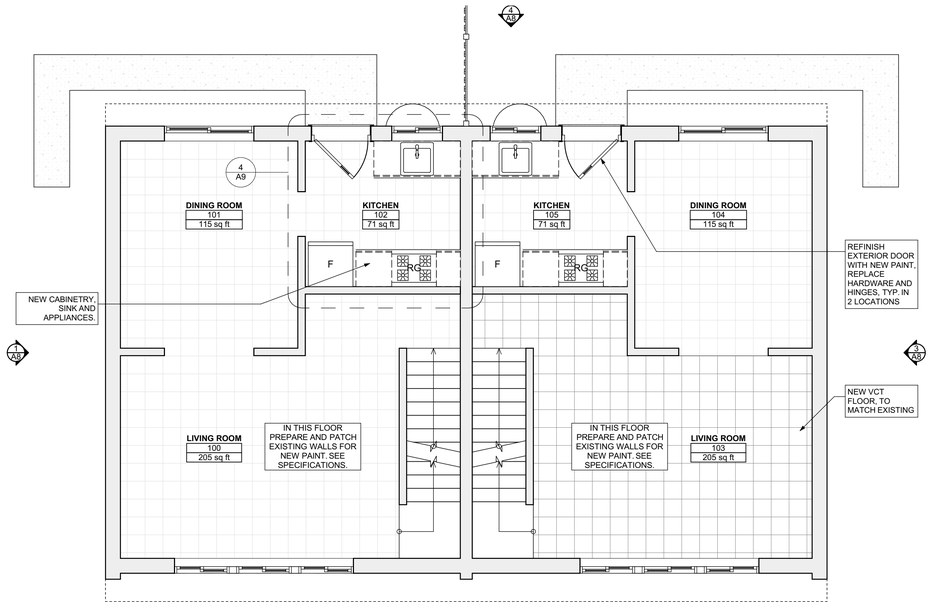
- NEW WALL
- NEW WALL WITH SOUND BATT
- EXISTING WALL TO REMAIN
- XXXXXX / 000 — ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER

GENERAL FLOOR PLAN NOTES

1. CONTRACTOR TO FIELD VERIFY ANY AND ALL CONDITIONS & DIMENSIONS OF WORK AREAS BEFORE BEGINNING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT AND OWNER. CONTRACTOR TO ADVISE ARCHITECT AND OWNER ON ANY DISCREPANCIES THROUGH RFI PROCESS.
2. THE FINISH FLOOR OF THIS PROJECT IS IDENTIFIED AT 0'-0" IN THIS SET OF DRAWINGS.
3. ALIGN NEW WALL CONSTRUCTION WITH EXISTING WALL CONSTRUCTION. FINISH NEW PARTITION SMOOTH TO FORM A SEAMLESS JOINT BETWEEN NEW & EXISTING PARTITIONS.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
5. DIMENSIONS SHOWN INDICATE FINISHED FACE TO FINISHED FACE, UNLESS NOTED OTHERWISE.
6. ALL NEW OR RELOCATED DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
7. SAND WALLS SMOOTH, REMOVE ALL ADHESIVE RESIDUE, AND/OR SKIM WITH JOINT COMPOUND AS NECESSARY TO PREP WALLS FOR NEW FINISHES. THE FLOOR SHOULD BE SCRAPED CLEAN OF ANY ADHESIVE RESIDUE, PATCHED AND LEVELED OUT AS NECESSARY TO RECEIVE NEW FLOORING.
8. AT WALLS EXISTING TO REMAIN, PATCH AND PAINT ANY HOLES OR DAMAGE TO APPEAR NEW.
9. PATCH, REPAIR, AND PAINT ALL DOOR FRAMES TO MATCH EXISTING. CLEAN AND REPAIR ALL DOORS AND DOOR HARDWARE.



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



2 First Floor Plan
SCALE: 1/4" = 1'-0"

PLAN NORTH

Fukui Architects Pc
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Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

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REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA

general notes

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revisions

1	IFB & IFC 02.27.2025
2	IFB & ICF UPDATE 01.09.2026

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh,PA,15219

Project Location:
HACP TO#121, MGMT#7954, BPO#3827
447-449 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Basement Plan, First Floor Plan, Floor Plan Legend

scale	As Noted
date	01/09/2026
no.	5
of.	14

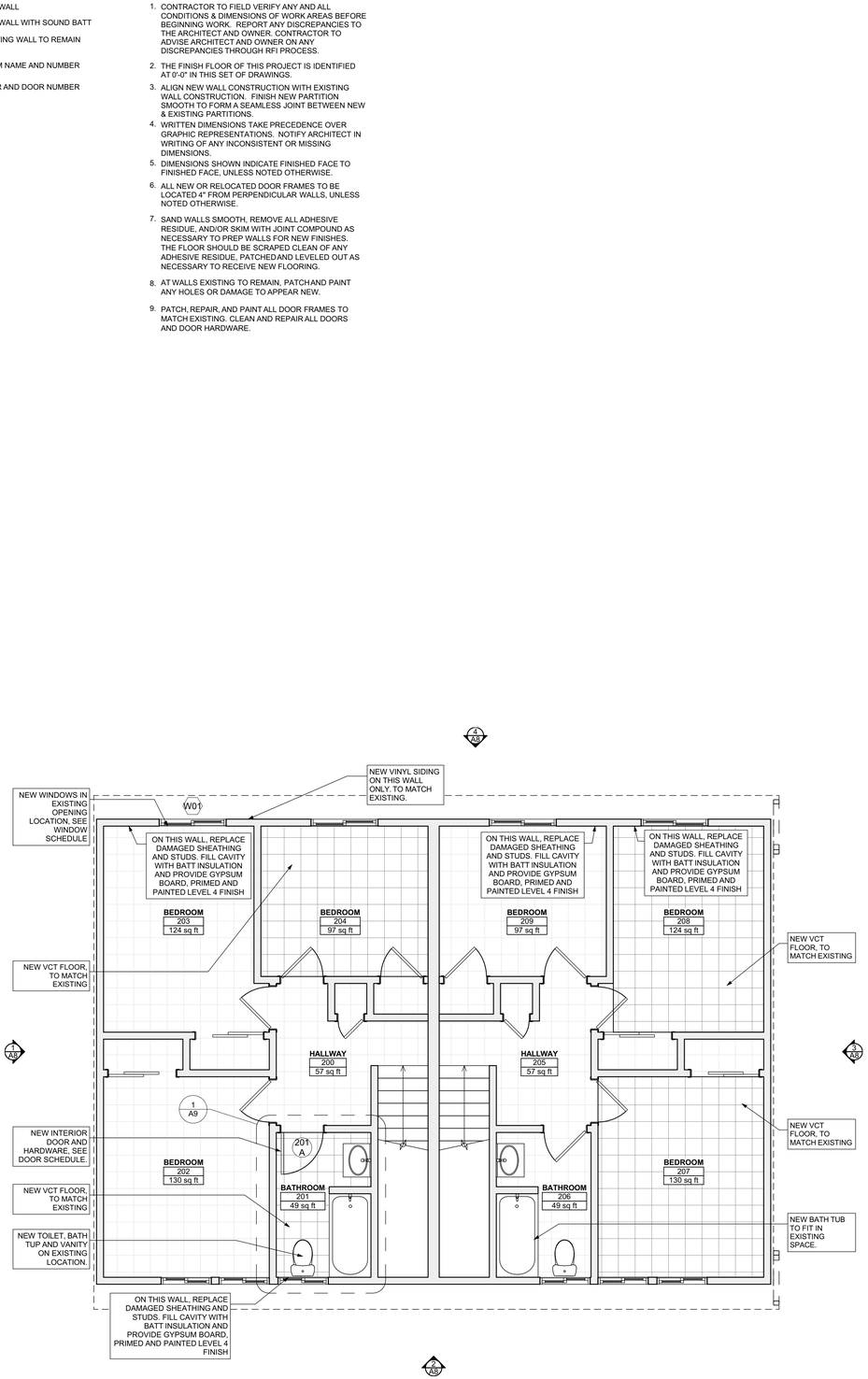
Sheet No.
A5
Project ##2363

FLOOR PLAN LEGEND

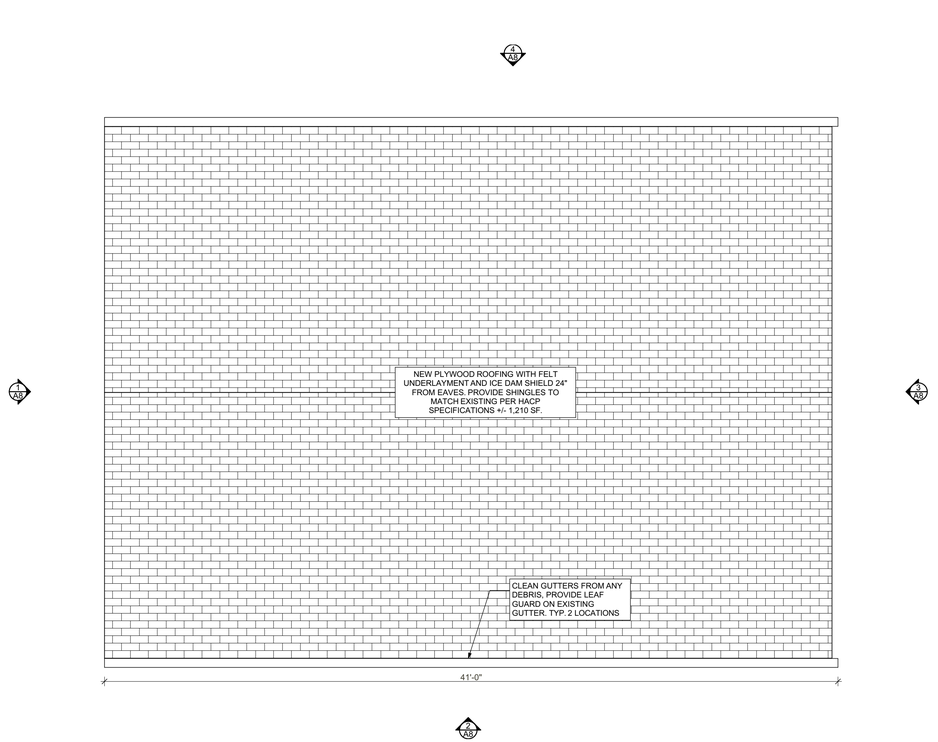
- NEW WALL
- NEW WALL WITH SOUND BATT
- EXISTING WALL TO REMAIN
- XXXXXX / 000 — ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER

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1 Second Floor Plan
SCALE: 1/4" = 1'-0"



2 Roof Plan
SCALE: 1/4" = 1'-0"

PLAN NORTH

Fukui Architects Pc
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Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

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revisions

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2	IFB & ICF UPDATE 01.09.2026

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh,PA,15219

Project Location:
HACP TO#121, MGMT#7954, BPO#3827
447-449 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Second Floor Plan, Roof Plan, Floor Plan Legend

scale	As Noted
date	01/09/2026
no.	6
of.	14

Sheet No.
A6
Project ##2363

GENERAL RCP NOTES

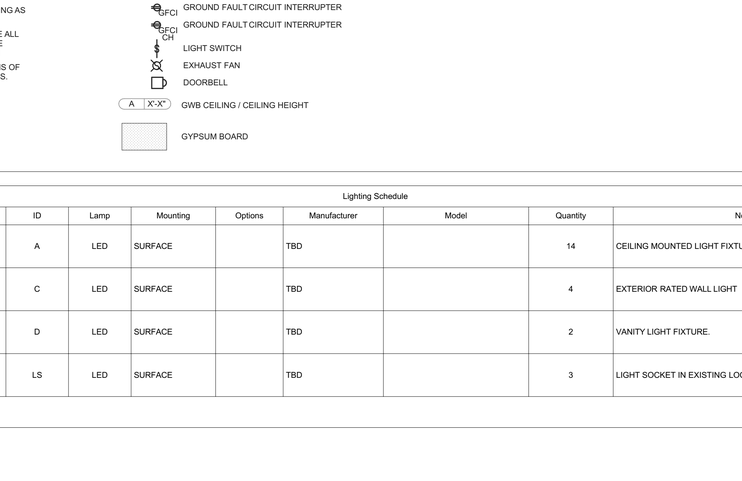
1. ALL LIGHTING FIXTURES AND POWER DEVICES ARE TO BE REPLACED. LOCATIONS SHOWN ARE INTENDED TO BE EXISTING.
2. NEW WIRING ONLY ON BATHROOM AND KITCHEN AS NEEDED. USE EXISTING CIRCUITS FROM PANELBOARD ON THOSE LOCATIONS.
3. CEILING HEIGHTS ARE NOTED FROM FINISH FLOOR (0'-0").
4. REPAIR EXISTING CEILINGS AS REQUIRED, PROVIDE NEW CELING AS NOTED.
5. OWNER TO FINALIZE & CHOOSE ALL LIGHTING SELECTIONS BEFORE PURCHASE AND INSTALLATION
6. SEE SPECIFICATIONS FOR BASIS OF DESIGN FIXTURES AND DEVICES.

RCP LEGEND

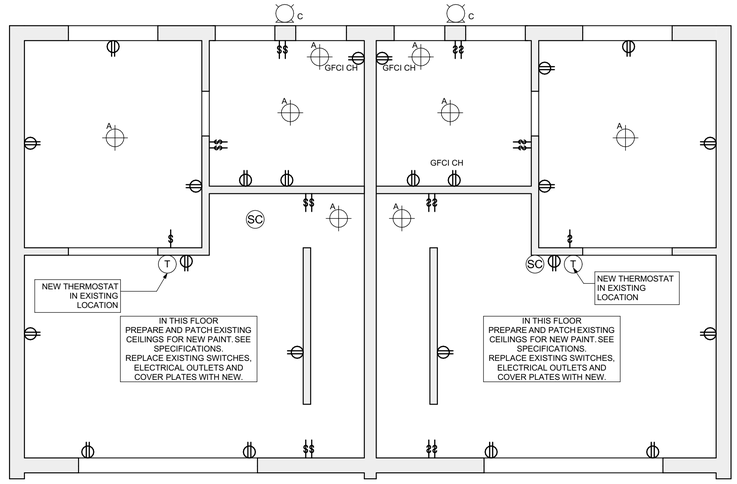
- (S) SMOKE ALARM, PROVIDE NEW WHERE SHOWN
- (SC) SMOKE/ CARBON MONOXIDECOMBO DETECTOR
- ELECTRICAL METER
- THERMOSTAT
- DATA RECEPTICAL, 18" A.F.F. U.O.N.
- ELECTRICAL RECEPTICAL, 18" A.F.F. U.O.N.
- CH ELECTRICAL RECEPTICAL, 44" A.F.F. U.O.N.
- GFCI GROUND FAULT CIRCUIT INTERRUPTER
- GFCI CH GROUND FAULT CIRCUIT INTERRUPTER
- LIGHT SWITCH
- EXHAUST FAN
- DOORBELL
- A | X'-X" GWB CEILING / CEILING HEIGHT
- GYPSUM BOARD

Lighting Schedule

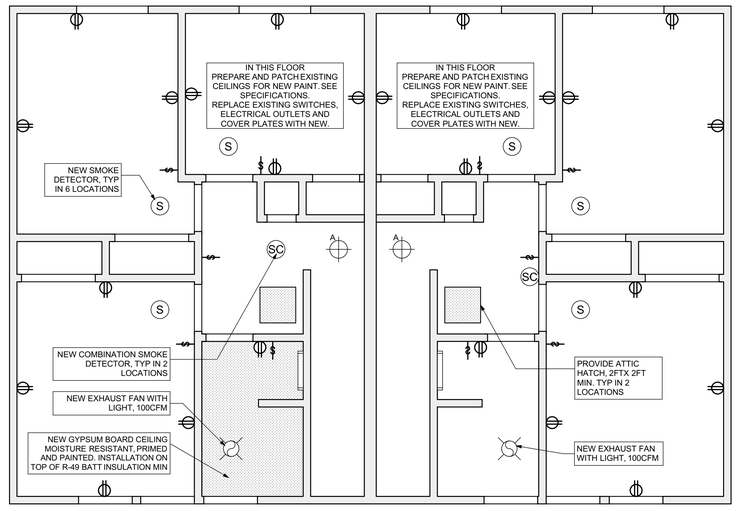
SYMBOL	ID	Lamp	Mounting	Options	Manufacturer	Model	Quantity	Note/Remarks
A	A	LED	SURFACE		TBD		14	CEILING MOUNTED LIGHT FIXTURE
C	C	LED	SURFACE		TBD		4	EXTERIOR RATED WALL LIGHT
	D	LED	SURFACE		TBD		2	VANITY LIGHT FIXTURE.
LS	LS	LED	SURFACE		TBD		3	LIGHT SOCKET IN EXISTING LOCATION



1 Basement RCP Plan
SCALE: 1/4" = 1'-0"



2 First Floor RCP Plan
SCALE: 1/4" = 1'-0"



3 Second Floor RCP Plan
SCALE: 1/4" = 1'-0"

PLAN NORTH

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revisions

1 IFB & IFC 02.27.2025
2 IFB & ICF UPDATE 01.09.2026

project title

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Project Location:
HACP TO#121, MGMT#7954, BPO#3827
447-449 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Basement RCP Plan, First Floor RCP Plan, Second Floor RCP Plan, Lighting Schedule, Reflected Ceiling Plan Legend

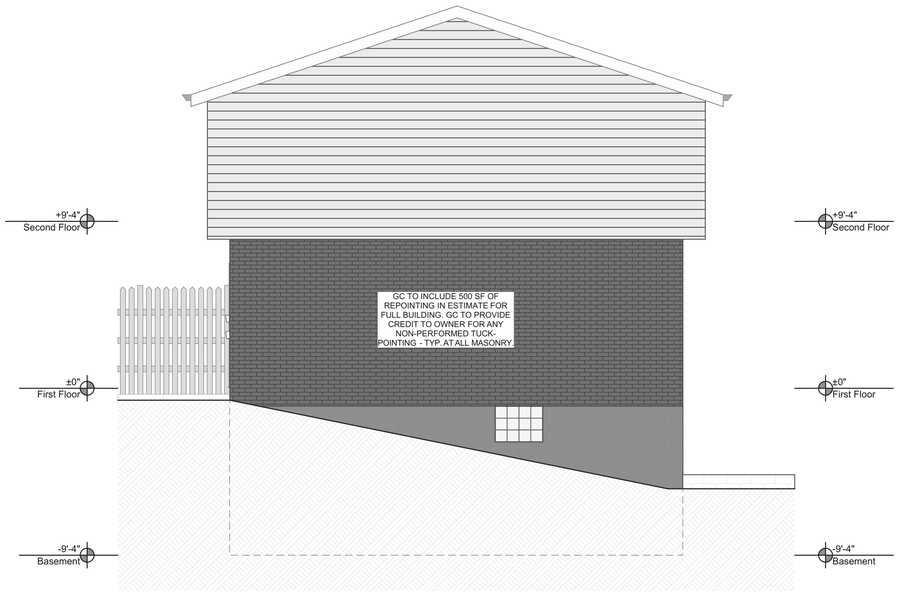
scale	
As Noted	
date	
01/09/2026	
no.	of.
7	14

Sheet No.
A7
Project ##2363

Fukui Architects Pc

205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

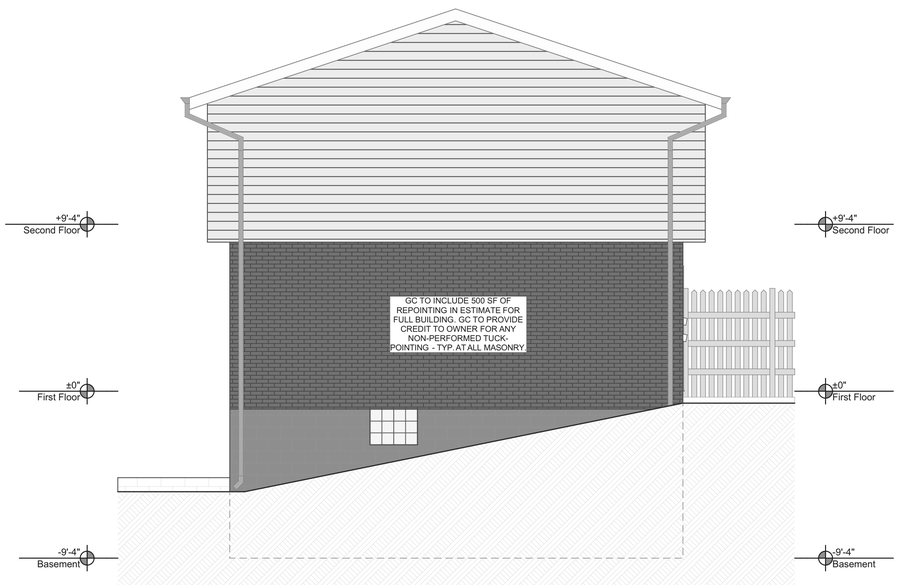
©2026 Fukui Architects, Pc



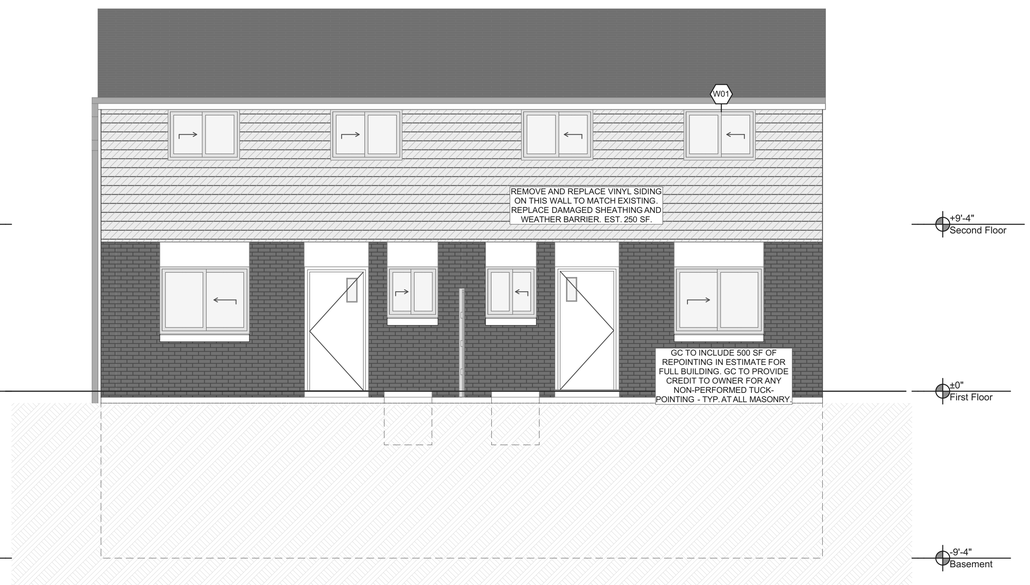
1 North Elevation
SCALE: 1/4" = 1'-0"



2 West Elevation
SCALE: 1/4" = 1'-0"



3 South Elevation
SCALE: 1/4" = 1'-0"



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

seal



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drawing title

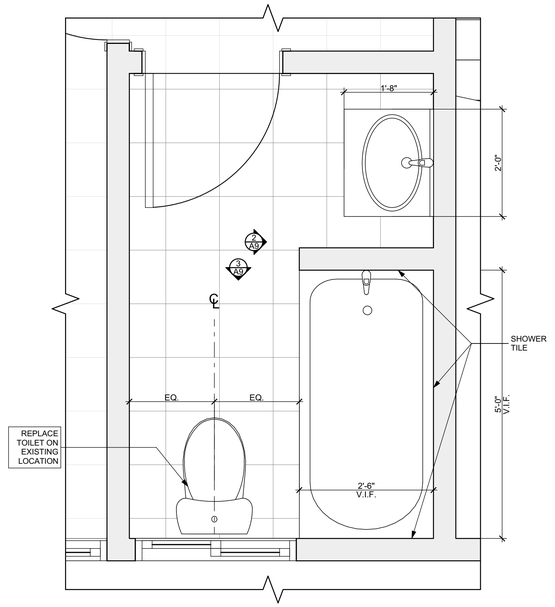
North Elevation, West Elevation, South Elevation, East Elevation

scale	As Noted
date	01/09/2026
no.	8
of.	14

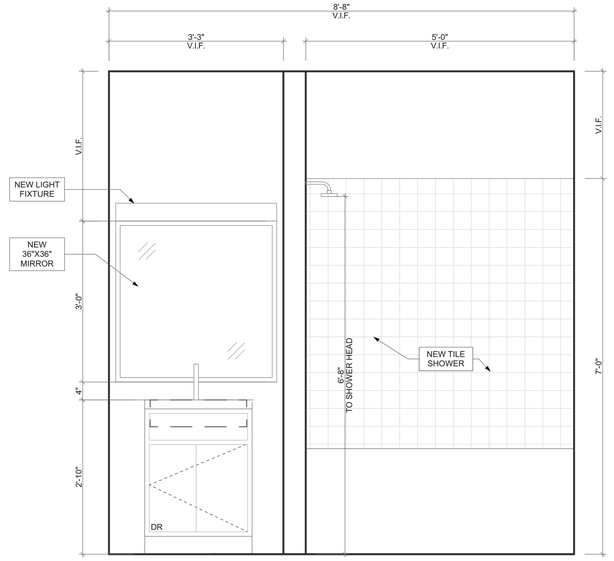
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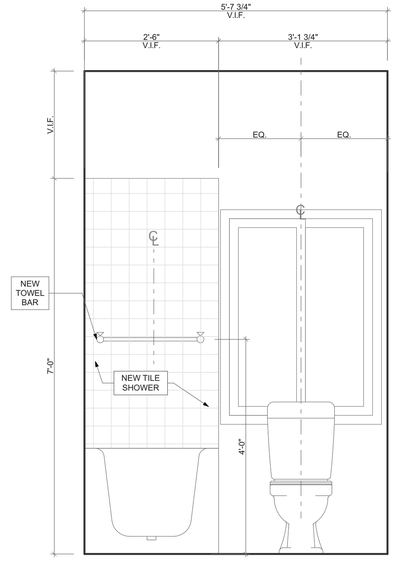
Project ##2363



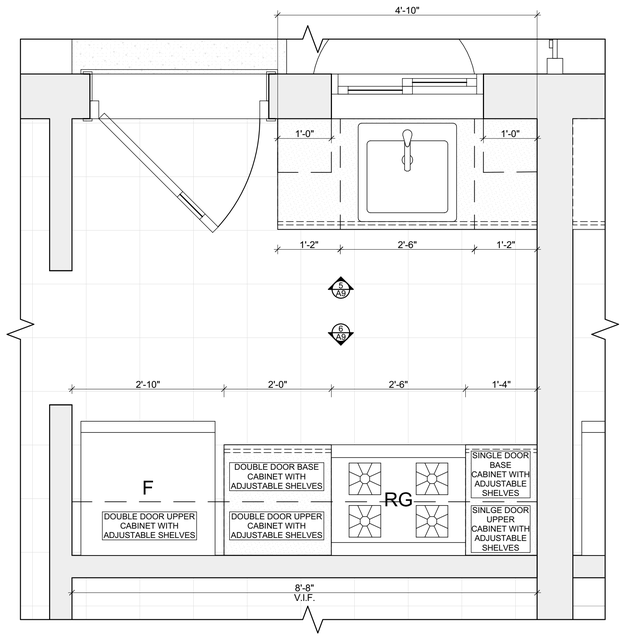
1 Bathroom Enlarged Detail
SCALE: 3/4" = 1'-0"



2 Bathroom Elevation Detail
SCALE: 3/4" = 1'-0"

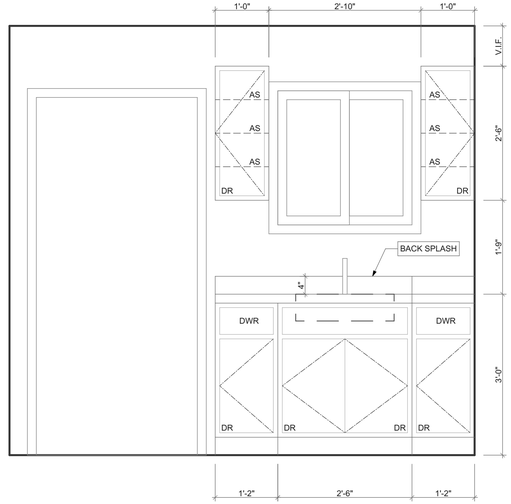


3 Bathroom Elevation Detail
SCALE: 3/4" = 1'-0"



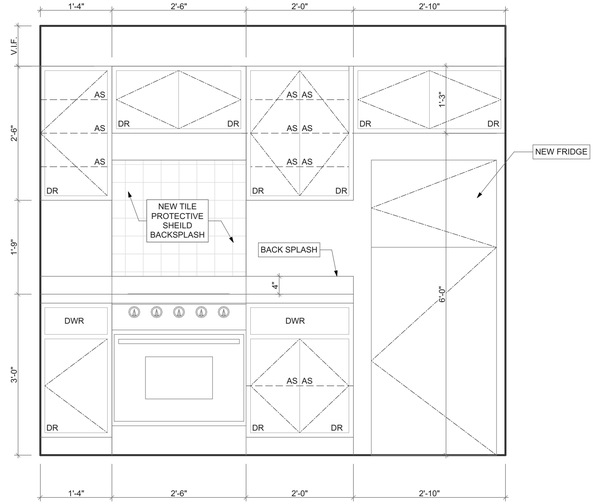
4 Kitchen Enlarged Detail
SCALE: 3/4" = 1'-0"

VERIFY ALL DIMENSIONS IN FIELD

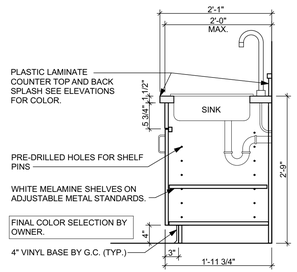


5 Kitchen Elevation Detail
SCALE: 3/4" = 1'-0"

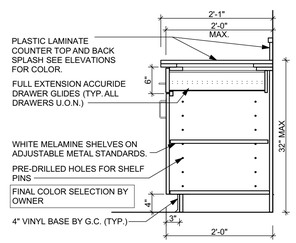
VERIFY ALL DIMENSIONS IN FIELD



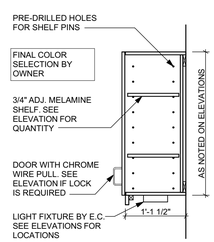
6 Kitchen Elevation Detail
SCALE: 3/4" = 1'-0"



7 Kitchen Sink Cabinet Section, Typ.
SCALE: 3/4" = 1'-0"



8 Kitchen Cabinet Lower Section, Typ.
SCALE: 3/4" = 1'-0"



9 Kitchen Cabinet Upper Section, Typ.
SCALE: 3/4" = 1'-0"

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seal

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA

general notes

1. Any conflicts in the drawings or between new and existing construction shall be referred to the Architect.
2. Contractor shall verify all dimensions and existing conditions in the field and shall advise **Fukui Architects, Pc** of any discrepancies between, additions to, deletions from, or alterations to any and all conditions prior to proceeding with any phase of work. **Do not scale drawings.**
3. All work shall be installed in accordance with applicable codes and regulations.
4. Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.
5. All items shown on drawings are finished construction assemblies. Contractor shall provide and install all material required for finished assemblies.
6. All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.

revisions

1	IFB & IFC 02.27.2025
2	IFB & ICF UPDATE 01.09.2026

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh,PA,15219

Project Location:
HACP TO#121, MGMT#7954, BPO#3827
447-449 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Bathroom Elevation Detail, Bathroom Enlarged Detail, Kitchen Enlarged Detail, Kitchen Elevation Detail, Kitchen Sink Cabinet Section, Typ., Kitchen Cabinet Lower Section, Typ., Kitchen Cabinet Upper Section, Typ.

scale	As Noted
date	01/09/2026
no.	9
of.	14

Sheet No.

A9

Project ##2363

DOOR SCHEDULE														
DOOR NUMBER	ROOM	SIZE	DOOR ...	LABEL	LEAF			FRAME		HARDWARE			STATUS	NOTES
					MATERIAL	COLOR	THICKNESS	MATERIAL	COLOR	LOCKSET	ACCESSORIES	HINGE		
201 A	BATHROOM	2'-6"×6'-8"		NONE	HCW	P-1	1 3/8"	WOOD	P1	CYLINDRICAL/ BORED; PRIVACY	STOP	1 1/2 PAIR	New	NEW DOOR IN EXISTING FRAMES, WITH NEW HARDWARE SETS, PAINT LEAF, FRAME AND CASING TO MATCH WALL PAINT COLOR. DOOR AND HARDWARE MUST MEET REQUIREMENTS OF HACP FACILITIES MANAGEMENT.

DOOR HARDWARE KEY

ANSI MORTISE	ANSI BORED	COMMON NAME(S)	OPERATING OUTSIDE TRIM	TURNING OUTSIDE KEY	TURNING INSIDE KEY	TURNING INSIDE THUMBTURN / PUSH BUTTON
F09	F88	EXIT	OPENS IF UNLOCKED	UNLOCKS	LOCKS	N/A
F22	F76	PRIVACY LOCK	OPENS IF UNLOCKED	N/A	N/A	LOCKS
F05	F84	CLASSROOM	OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	N/A
F13	F90	DORMITORY	OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	LOCKS
F08/F10	F81	ENTRANCE	OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	UNLOCKS / LOCKS
F15	F93	HOTEL	NO EFFECT	UNLOCKS IF THUMBTURN NOT SET	N/A	UNLOCKS / LOCKS DEADBOLT
F04	F82	OFFICE	OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	UNLOCKS / LOCKS
F01	F75	PASSAGE	OPENS AT ALL TIMES	N/A	N/A	N/A
F14	F91	UTILITY ROOM	OPENS IF UNLOCKED	UNLOCKS / LOCKS	UNLOCKS / LOCKS	N/A
F07	F86	STOREROOM	NO EFFECT	OPENS	N/A	N/A
		DOUBLE CYLINDER DEADBOLT	N/A	UNLOCKS / LOCKS	UNLOCKS / LOCKS	N/A
		SINGLE CYLINDER DEADBOLT	N/A	UNLOCKS / LOCKS	N/A	UNLOCKS / LOCKS

DOOR SCHEDULE ABBREVIATIONS:
CW: ALUMINUM CLAD WOOD
HM: HOLLOW METAL
SCW-SG: SOLID CORE STAIN GRADE WOOD VENEER
SCW-PG: SOLID CORE WOOD - PAINT GRADE
GL: GLASS
IM: INSULATED METAL
AL/GC: ALUMINUM & GLASS
PLAM: PLASTIC LAMINATE

WINDOW SCHEDULE										
ID	Quantity	Nominal W x H Size	SIZE		EGRESS DIMENSIONS		FRAME MATERIAL	VENTING	TEMPERED	NOTES
			WIDTH	HEIGHT	EGRESS WIDTH	EGRESS HEIGHT				
W01	1	4'-0"×2'-10"	4'-0"	2'-10"	1'-9"	3'-8"	ALUMINUM CLAD WOOD	☒	☐	EMERGENCY ESCAPE AND RESCUE OPENING

FINISH SCHEDULE									
ROOM		WALLS				FLOOR	BASE	CEILING	REMARKS
NUMBER	NAME	NORTH	EAST	SOUTH	WEST				
001	VESTIBULE	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
002	GARAGE	P-1	P-1	P-1	P-1	Concrete Lightweight	EXIST	EXIST	PAINT CMU WALLS WITH WATERFPROOF PAINT, PAINT GYPSUM WALL AND CEILINGS, ADD GYPSUM TYPE X OVER DUCTWORK AND BEAM
003	UTILITY ROOM	P-1	P-1	P-1	P-1	Concrete Lightweight	EXIST	EXIST	PAINT CMU WALLS WITH WATERFPROOF PAINT, PAINT GYPSUM WALL AND CEILINGS.
004	VESTIBULE	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
005	GARAGE	P-1	P-1	P-1	P-1	Concrete Lightweight	EXIST	EXIST	PAINT CMU WALLS WITH WATERFPROOF PAINT, PAINT GYPSUM WALL AND CEILINGS, ADD GYPSUM TYPE X OVER DUCTWORK AND BEAM
006	UTILITY ROOM	P-1	P-1	P-1	P-1	Concrete Lightweight	EXIST	EXIST	PAINT CMU WALLS WITH WATERFPROOF PAINT, PAINT GYPSUM WALL AND CEILINGS.
100	LIVING ROOM	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
101	DINING ROOM	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
102	KITCHEN	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
103	LIVING ROOM	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
104	DINING ROOM	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
105	KITCHEN	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
200	HALLWAY	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
201	BATHROOM	P-1	P-1	P-1	P-1	09 | VCT	EXIST	NEW	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
202	BEDROOM	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
203	BEDROOM	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
204	BEDROOM	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
205	HALLWAY	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
206	BATHROOM	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
207	BEDROOM	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
208	BEDROOM	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
209	BEDROOM	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED

NOTE:-
1. CONFIRM FINAL FINISH PAINT AND FLOOR FINISH WITH OWNER.

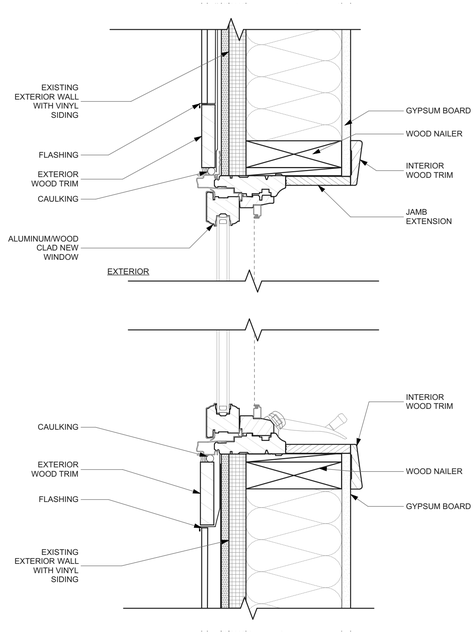
DOOR NOTES

1. LOCKSET SHALL BE OPERATED FROM THE INTERIOR SIDE WITHOUT ANY SPECIAL KNOWLEDGE EFFORT OR KEY
2. GC SHALL BE RESPONSIBLE FOR PREPPING FRAMES TO RECEIVE NEW DOORS, HINGES, STRIKES AND SEALS/THRESHOLDS IF EXTERIOR.
3. GENERALLY USE WALL STOPS WHERE DOOR STOPS ARE SPECIFIED. SUBMIT TO ARCHITECT FOR APPROVAL
4. USE FLOOR STOPS WHERE WALL STOPS ARE NOT PRACTICAL.
5. HINGES SHALL BE MCKINNEY OR EQUAL.
6. ANY ALUMINUM ACCESSORIES SHALL BE CLEAR ANODIZED. UNLESS OTHERWISE NOTED.
7. HARDWARE SHALL BE KWIKSET OR EQUAL, SUBMIT TO ARCHITECT FOR APPROVAL.
8. EXTERIOR DOOR HARDWARE AND MAINTENANCE ROOMS TO BE FALCON 6 TUMBLER CORE LOCKS.

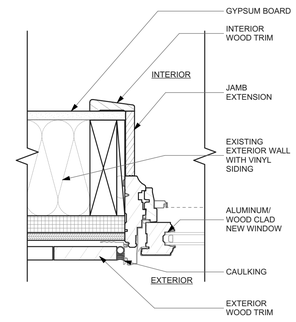
2018 ECC TABLE R402.1.2.
- FENESTRATION U-FACTOR MAX. 0.3
- SKYLIGHT U FACTOR MAX. 0.55
- SHGC NOT REQUIRED

WINDOW NOTES:

1. NEW WINDOWS TO MATCH EXISTING OPENINGS.
2. IF EXISTING OPENING DOES NOT COMPLY WITH CODE, ENLARGE EXISTING OPENING AND PROVIDE NEW WINDOW IN SAME LOCATION.
3. ALL OPERABLE WINDOWS TO HAVE SCREENS.
4. GC TO CONFIRM WINDOW SIZES AND QUANTITIES PRIOR TO ORDERING.



1 Window Head and Sill Replacement Vinyl Wall, Typical
SCALE: 3" = 1'-0"



2 Window Jamb Replacement Vinyl Wall, Typical
SCALE: 3" = 1'-0"

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revisions

1 IFB & IFC 02.27.2025
2 IFB & ICF UPDATE 01.09.2026

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh,PA,15219

Project Location:
HACP TO#121, MGMT#7954,
BPO#3827
447-449 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Door Schedule New, Window Schedule New, Ansi Lock Functions, Door Notes, Finish Schedule, Window Head and Sill Replacement Vinyl Wall, Typical, Window Jamb Replacement Vinyl Wall, Typical

scale: As Noted
date: 01/09/2026
no.: 10
of.: 14

Sheet No.
A10
Project ##2363

GENERAL NOTES

USE OF THE DOCUMENTS
THE USE OF THESE DOCUMENTS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. RE-USE OR REPRODUCTION OF THE DOCUMENTS (IN WHOLE OR IN PART), FOR ANY OTHER PURPOSE IS PROHIBITED. TITLE TO THESE REMAINS WITH FUKUI ARCHITECTS P.C. (FAR). VISUAL CONTACT WITH THE DOCUMENTS IS PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

DIVISION 1 - GENERAL CONDITIONS

APPLICABILITY OF HUD GENERAL CONDITIONS
THE HUD GENERAL CONDITIONS, CURRENT EDITION, SHALL APPLY TO THE PROJECT. A COPY OF THE GENERAL CONDITIONS IS AVAILABLE AT THE OFFICE OF FAR.

MULTIPLE CONTRACT
1. COORDINATION
GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN THE GENERAL CONSTRUCTION CONTRACT, PLUMBING CONTRACT, HVAC CONTRACT, ELECTRICAL CONTRACT, AND ADDITIONAL CONTRACTS APPLICABLE IN THE CONSTRUCTION DOCUMENTS.

2. GENERAL REQUIREMENTS OF CONTRACTS
REFER TO RESPONSIBILITY MATRIX IN CONSTRUCTION DOCUMENTS. UNLESS THE AGREEMENT CONTAINS A MORE SPECIFIC DESCRIPTION OF THE WORK OF EACH CONTRACT, REQUIREMENTS INDICATED ON DRAWINGS AND SPECIFICATION SECTIONS DETERMINE WHICH CONTRACT INCLUDES A SPECIFIC ELEMENT OF PROJECT.

3. SCOPE OF WORK RESPONSIBILITY
A. GENERAL CONSTRUCTION CONTRACT (GC)
WORK OF THE GENERAL CONSTRUCTION CONTRACT INCLUDES BUT IS NOT LIMITED TO, THE REMAINING WORK NOT IDENTIFIED AS WORK UNDER OTHER CONTRACTS.

B. PLUMBING CONTRACT (P)
WORK OF THE PLUMBING CONTRACT INCLUDES, BUT IS NOT LIMITED TO, PLUMBING FIXURES AND APPLIANCES (INCLUDING BUT NOT LIMITED TO; SINKS, TUBS, SHOWER ENCLOSURES, SINK BASES, FAUCETS AND DRAIN ASSEMBLIES, ETC), PLUMBING CONNECTIONS TO EQUIPMENT FURNISHED BY THE PLUMBING CONTRACT AND HVAC CONTRACT. PLUMBING CONNECTIONS TO EXISTING SYSTEMS AND TEMPORARY FACILITIES AND CONTROLS FURNISHED BY THE PLUMBING CONTRACT AND HVAC CONTRACT.

C. HVAC CONTRACT (M)
WORK OF THE HVAC CONTRACT INCLUDES, BUT IS NOT LIMITED TO, SUPPLYING AND INSTALLING ALL MECHANICAL EQUIPMENT AND CONNECTIONS TO EQUIPMENT FURNISHED BY HVAC CONTRACT AND ELECTRICAL CONTRACT. MECHANICAL EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO: FURNACES AND CONDENSERS, KITCHEN AND BATH EXHAUST FANS, THERMOSTATS AND CONTROLS, ETC.

D. ELECTRICAL CONTRACT (E)
WORK OF THE ELECTRICAL CONTRACT INCLUDES, BUT IS NOT LIMITED TO, SUPPLYING AND INSTALLING ELECTRICAL EQUIPMENT AND FIXTURES INCLUDING BUT NOT LIMITED TO: (INTERIOR AND EXTERIOR LIGHT FIXTURES, SMOKE AND CO DETECTORS, COMPLETE CIRCUIT BREAKER PANELS INCLUDING ALL BREAKERS AND LABELING, ELECTRICAL SERVICE ENTRANCE), WIRING, AND ELECTRICAL AND LOW VOLTAGE CONNECTIONS TO EQUIPMENT FURNISHED BY THE GENERAL CONSTRUCTION CONTRACT, PLUMBING CONTRACT, HVAC CONTRACT AND ELECTRICAL CONTRACT. ELECTRICAL CONNECTIONS TO EXISTING SYSTEMS AND TEMPORARY FACILITIES AND CONTROLS FURNISHED BY THE GENERAL CONSTRUCTION CONTRACT, PLUMBING CONTRACT, HVAC CONTRACT AND ELECTRICAL CONTRACT

INSURANCE REQUIREMENTS
PER HACP GENERAL CONDITIONS. EACH PRIME CONTRACTOR SHALL OBTAIN, MAINTAIN DURING THE COURSE OF WORK WORKMAN'S COMPENSATION AND COMPREHENSIVE LIABILITY INSURANCE INCLUDING COVERAGE FOR BODILY INJURY, PROPERTY DAMAGE AND AUTOMOBILE INSURANCE, IN ACCORDANCE WITH HACP, AND STATUTORY REQUIREMENTS. IN ACCORDANCE WITH THE LAWS OF THE STATE AND AS DIRECTED BY THE HACP, PROVIDE EVIDENCE INDICATING INDEMNIFICATION OF THE HACP, ARCHITECT, AND TENANT. THE CONTRACTOR SHALL BEAR THE RISK OF LOSS AND RESPONSIBILITY FOR ALL INJURIES OR DAMAGES TO PERSONS OR PROPERTY THAT MAY ARISE FROM THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEFT OF TOOLS, MATERIALS AND EQUIPMENT STORED ON OR OFF THE SITE. CONTACT HACP REPRESENTATIVE FOR ANY SPECIFIC INSURANCE REQUIREMENTS OR INDEMNIFICATION. ALL SUCH COSTS SHALL BE BORNE BY THE CONTRACTOR.

CODE CONFORMANCE
ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL GOVERNING CODES, ORDINANCES, AND AUTHORITIES HAVING JURISDICTION INCLUDING BUT NOT LIMITED TO UNIVERSAL ACCESSIBILITY.

PERMITS, FEES
THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES AND LICENSES REQUIRED TO PERFORM THE WORK (UNLESS OTHERWISE NOTED). A COPY OF SUCH SHALL BE FURNISHED TO THE HACP. HE/SHE SHALL GIVE NOTICES AS REQUIRED AND PAY FOR ALL INSPECTION TESTS TO ENSURE THEY TAKE PLACE IN A TIMELY MANNER. ANY ADDITIONAL COSTS INCURRED BY THE HACP FOR THE CONTRACTOR'S FAILURE TO ACT IN THIS MANNER SHALL BE BORNE BY THE CONTRACTOR.

SUBMITTALS
PER HACP GENERAL CONDITIONS. CONTRACTOR TO SUBMIT TO ARCHITECT ELECTRONIC SHOP DRAWINGS AND/OR PRODUCT INFORMATION. TWO SAMPLES OF ALL FINISHES ARE TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.

SUBSTITUTIONS
SUBSTITUTIONS FOR PRODUCTS SPECIFIED HEREIN SHALL BE PERMITTED ONLY WITH THE ARCHITECT OR HACP'S APPROVAL. ANY REQUESTS FOR SUBSTITUTION BY THE CONTRACTOR SHALL BE SUBMITTED TO THE ARCHITECT WITH THE APPROPRIATE LITERATURE, SPECIFICATIONS, ETC. THE WARRANTY AND PERFORMANCE OF A SUBSTITUTED PRODUCT OR MATERIAL SHALL EQUAL OR EXCEED THE ORIGINALLY SPECIFIED PRODUCT. IN ADDITION, THE CONTRACTOR SHALL WARRANT THAT SUBSTITUTED MATERIALS SHALL PERFORM AS SPECIFIED.

AS-BUILT DOCUMENTS
ALL CONTRACTORS SHALL MAINTAIN AT THE PROJECT SITE ONE (1) SET OF PRINTS AND SPECIFICATIONS THAT SHALL BE UPDATED AS WORK PROGRESSES TO RECORD AND INDICATE: ALL LOCATIONS OF UTILITIES, SYSTEMS, PIPES, CONDUITS, DUCT WORK, CABLING, ETC.; CHANGES WITHIN THE CONSTRUCTION DOCUMENTS; AND ANY OTHER ITEMS WHICH MAY AFFECT FUTURE CONSTRUCTION, RENOVATIONS OR REPAIRS. THIS ENFORMATION SHALL BE SUBMITTED TO THE HACP AND ARCHITECT ON A CLEAN SET OF MARKED-UP PRINTS UPON COMPLETION OF THE PROJECT.

PROJECT SUPERVISION
THE CONTRACTORS SHALL DILIGENTLY PROSECUTE THE WORK TO COMPLETION AND SHALL AT ALL TIMES GIVE HIS/HER PERSONAL SUPERVISION AND ATTENTION THERETO AND MAINTAIN A COMPETENT PROJECT MANAGER, SUPERINTENDENT AND NECESSARY FOREMAN TO ACT FOR HIM/HER. THE CONTRACTOR SHALL PROVIDE SUFFICIENT AND SATISFACTORY FORCES REQUIRED TO ENSURE THE PROSECUTION OF THE WORK TO COMPLETION AND TO MEET AGREED UPON TURNOVER DATE. NEGLECT OR FAILURE TO FURNISH SUCH FORCES OR MEET REQUIRED DATES SHALL BE GROUNDS FOR TERMINATION OF AGREEMENT. THE HACP AT THEIR OPTION MAY FURNISH ADDITIONAL FORCES AT THE CONTRACTOR'S EXPENSE TO MEET THE SCHEDULE AND COMPLETION DATE AND/OR WITH LEGAL NOTICE RECOVER DAMAGES ARISING FROM SUCH DELAYS, INCLUDING BUT NOT LIMITED TO RENT CHARGES.

PROJECT MEETINGS
GENERAL CONTRACTOR SHALL SCHEDULE AND COORDINATE WEEKLY CONSTRUCTION MEETINGS. ALL PRIME AND SUBCONTRACTORS WHOSE WORK IS UNDERWAY OR WHO SHOULD BE PRESENT FOR COORDINATION PURPOSES ARE TO ATTEND. GENERAL CONTRACTOR TO PROVIDE MEETING MINUTES PRIOR TO SUBSEQUENT MEETING.

RESPONSIBILITY FOR JOB CONDITIONS
THE CONTRACTORS ACKNOWLEDGE THAT HE/SHE HAS SATISFIED HIM/HERSELF AS TO THE NATURE, LOCATION, GENERAL CONDITIONS AND LOCAL CONDITIONS, PARTICULARLY THOSE BEARING UPON TRANSPORTATION CODES AND ORDINANCES, DISPOSAL, HANDLING AND STORAGE OF MATERIALS; AVAILABILITY OF LABOR, TYPE OF PAYMENT AND FACILITIES REQUIRED TO DO SO, PROPERLY ESTIMATING THE DIFFICULTY OR COST THEREOF. HACP ASSUMES NO RESPONSIBILITY FOR ANY REPRESENTATIONS MADE BY ANY OF ITS AGENTS OR REPRESENTATIVES TO CONTRACTOR DURING OR PRIOR TO EXECUTION OF AGREEMENT, UNLESS SUCH REPRESENTATION AND HACP'S RESPONSIBILITY IS EXPRESSLY STATED IN THE AGREEMENT. NO ADDITION TO THE CONTRACT BID CAN BE ACCEPTED FOR CONDITIONS INCREASING THE COST IF SUCH CONDITIONS COULD HAVE BEEN OBSERVED THROUGH SITE INSPECTION.

FIELD VERIFICATION OF EXISTING CONDITIONS
VERIFY ALL LINES, LEVELS, INTERFERENCES, FIELD DIMENSIONS AND CONDITIONS AGAINST THE DRAWINGS AND REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK. THE GENERAL CONTRACTOR IS TO REPORT TO THE ARCHITECT ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK. FAILURE TO REPORT TO THE ARCHITECT FOR INTERPRETATION OF SUCH CONDITIONS OR COVERING OVER A CONDITION WHICH SUBSEQUENTLY CAUSES ANY DELAY OR ADDITIONAL COST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL BE HELD FOR ANY DAMAGES RESULTING THERE FROM.

INTERPRETATION OF THE DOCUMENTS
ALL MATERIAL SPECIFIED IS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMENDATIONS AND SPECIFICATIONS. ALL CONTRACTORS ARE TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THESE DOCUMENTS. THE ARCHITECT IS THE SOLE INTERPRETER OR ARBITER OF THE DOCUMENTS. ANY DEVIATION FROM THE INTENT OF THE DOCUMENTS, WITHOUT ARCHITECT'S APPROVAL, IS AT THE CONTRACTOR'S OWN RISK AND MAY RESULT IN A CORRECTION AT THE CONTRACTOR'S EXPENSE (MATERIALS AND LABOR).

LAYOUT, CONFLICTS AND DIMENSIONING
ALL PLAN DIMENSIONS ARE GIVEN FROM FINISHED SURFACES OR CENTERLINES, UNLESS NOTED OTHERWISE. WRITTEN DIMENSIONS ALWAYS SUPERSEDE MEASURED OR SCALED DIMENSIONS; DO NOT SCALE DRAWINGS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL-SCALE DRAWINGS.

ANY CONFLICT BETWEEN DETAIL, DIMENSION, MATERIAL, OR SPECIFICATION IS TO BE ADDRESSED TO THE ARCHITECT FOR INTERPRETATION. ALL CLARIFICATION REQUESTS SHALL BE MADE THROUGH AN OFFICIAL REQUEST FOR INFORMATION. THE ARCHITECT SHALL HAVE 10 BUSINESS DAYS TO CLARIFY AN RFI. ANY SUCH CONFLICT NOT SO RESOLVED WHEREBY LATER CORRECTION IS REQUIRED, SHALL BE AT THE CONTRACTOR'S EXPENSE. THE WORK SHALL BE LAID OUT FROM DIMENSIONS SHOWN ON THE DRAWINGS ONLY. CONTRACTOR SHALL WORK FROM MOST RECENT DRAWINGS SUPPLIED BY HACP OR ARCHITECT - WORK SHALL BE PERFORMED ONLY AFTER WRITTEN DIRECTION BY HACP OR ARCHITECT.

THE CONTRACTORS SHALL BE RESPONSIBLE FOR THEIR OWN LAYOUT AND FOR COORDINATION WITH OTHER TRADES. ALL DIMENSIONS INDICATED AS HOLD DIMENSIONS SHALL BE MAINTAINED. ANY VARIANCES FROM THESE WILL BE AT THE RISK OF THAT TRADE OR PRIME CONTRACTOR. VERIFY ANY EQUIPMENT CLEARANCES PRIOR TO LAYOUT, THE SPECIFIC PRIME CONTRACTOR SHALL BE HELD FOR ANY DAMAGE TO OR ADDITIONAL COST FOR FAILURE TO DO SUCH LAYOUT. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTORS SHALL VERIFY ALL OVERALL DIMENSIONS, COLUMN LOCATIONS AND REPORT ANY DEVIATIONS FROM THOSE SHOWN TO THE ARCHITECT. THE GENERAL CONTRACTOR AND SEPARATE PRIME CONTRACTOR SHALL COORDINATE THEIR WORK AND SCHEDULING OF HIS/HERFORCES WITH OTER CONTRACTORS AND SUBTRADES (SHOULD THERE BE ANY), AND HACP'S REPRESENTATIVE,. ANY FAILURE TO PROPERLY COORDINATE THE WORK, WHICH RESULTS IN ADDITIONAL COST INCLUDING ANY DEMOLITION OF CONSTRUCTION IN PLACE, SHALL BE BORNE BY THE SEPARATE PRIME CONTRACTOR.

CLEANLINESS OF JOB SITE, PROTECTION OF PREMISES, AFTER HOURS WORK
THE ENTIRE AREA OF WORK IS TO BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES AND POLICED AT INTERVALS TO PREVENT ACCUMULATION OF TRASH AND DERBRIS. ALL MATERIALS SHALL BE STORED IN NORMAL LOCATIONS APPROVED BY THE HACP AND/OR THEGENERAL CONTRACTOR. IF CONTRACTORS DO NOT MAINTAIN PROPER ORDER OR REQUIRE CONTINUED NOTICE TO COMPLY, HEREWITH, HACP MAY AFTER 24 HOURS WRITTEN NOTICE TO THE INDIVIDUAL OFFENDING CONTRACTOR, HIRE THE NECESSARY LABOR TO ADEQUATELY CLEAN. CHARGES FOR SUCH WORK SHALL BE DEDUCTED FROM PAYMENTS DUE THE CONTRACTOR. CONTRACTOR AND HIS/HERSUBCONTRACTORS MUST LEAVE THEIR WORK IN A NEAT AND CLEAN CONDITION READY FOR WORK TO BE PERFORMED BY OTHERS. THE GENERAL CONTRACTOR SHALL PROVIDE DUMPSTERS AS REQUIRED.

TEMPORARY UTILITIES
THE INDIVIDUAL PRIME CONTRACTOR SHALL FURNISH ALL TEMPORARY UTILITIES REQUIRED TO PERFORM HIS/HER WORK INCLUDING, BUT NOT LIMITED TO ELECTRICITY, WATER, HEAT AND TELEPHONE. EACH CONTRACTOR SHALL MAINTAIN AT THIS/HERCOST A JOB PHONE, AND COLLECTIVELY A SITE OFFICE AREA PROPERLY SECURED.

CHANGES IN THE WORK
ANY ADDITIONAL WORK, CHANGES, ADDITIONAL SERVICES OR FEES SHALL NOT OCCUR OR BE PROVIDED WITHOUT WRITTEN CONFIRMATION OF HACP OR ARCHITECT PRIOR TO EXECUTION. FAILURE TO DO SO SHALL RESULT IN NO PAYMENT BY THE HACP OR HIS/HERREPRESENTATIVES FOR SUCH ITEMS.

ACCESSIBILITY GUIDELINES:
ALL EQUIPMENT, ACCESSORIES AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES WITH RESPECT TO HANDICAP ACCESSIBILITY, AND WITH THE AMERICANS WITH DISABILITIES ACT (ADA). THE MORE RESTRICTIVE CODE SHALL APPLY.

DEMOLITION/ALTERATION NOTES

HAZARDOUS MATERIALS REMOVAL (GC)
IF NOT ALREADY IDENTIFIED OR REMOVED, ANY MATERIALS DISCOVERED IN THE COURSE OF CONSTRUCTION THAT ARE DEEMED AS HAZARDOUS, SUCH AS BUT NOT LIMITED TO, ASBESTOS OR LEAD PAINTS, SHALL BE REMOVED, ENCAPSULATED OR LEFT IN ITS PRESENT CONDITION AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES. CONTRACTOR SHALL UTILIZE THE APPROPRIATE TECHNIQUES, PROCEDURES AND DISPOSAL METHODS AS PER STANDARD PRACTICE, FEDERAL, STATE AND LOCAL CODES. REMOVAL OF HAZARDOUS MATERIALS NOT PREVIOUSLY IDENTIFIED SHALL BE AT AN EXTRA COST TO THE CONTRACT, EXCEPT THAT HACP SHALL HAVE THE OPPORTUNITY TO HAVE THE MATERIALS REMEDIATED AT ITS OWN EXPENSE.

ALL HAZARDOUS MATERIALS TO BE DISPOSED OR ENCAPSULATED PER REPORTS AND SPECIFICATIONS PROVIDED BY ARCHITECT AND HACP.

ABANDONED OR REMOVED EQUIPMENT (M, P, E)
ALL PLUMBING, DUCT WORK, ROOF TOP UNITS, SEWER & WATER LINES TO BE REMOVED MUST BE CAPPED AND REMOVED TO THE POINT OF CONNECTION TO THE MAIN UTILITY RUNS, UNLESS EXCEPTIONS. GENERAL CONTRACTOR TO VERIFY WITH HACP REPRESENTATIVE AND ARCHITECT PRIOR TO ANY SUCH WORK, INCLUDING ROOF PENETRATIONS. EACH PRIME CONTRACTOR SHALL REMOVE ALL THEIR RESPECTIVE EXISTING MECHANICAL EQUIPMENT, DUCTWORK, PLUMBING FIXTURES, PIPING SYSTEMS, WIRING, ETC., NOT BEING REUSED.... **DO NOT ABANDON IN PLACE.**

EACH PRIME CONTRACTOR IS RESPONSIBLE TO VERIFY VISUALLY ALL CONDITIONS RELATIVE TO SERVICE REQUIREMENTS AND CODE CONFORMANCE FOR THIS SPACE, AND TO COORDINATE ALL WITH HACPS REPRESENTATIVE, REPORT ANY DEVIATION FROM INFORMATION ON DRAWINGS TO ARCHITECT PRIOR TO COMMENCING WORK. FAILURE TO DO SO WILL RESULT IN CONTRACTOR BEING HELD RESPONSIBLE FOR ANY COSTS FOR SUBSEQUENT CHARGES.

SELECTIVE DEMOLITION
DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED ON THE DRAWINGS. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS.

CONDUCT SELECTIVE DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.

PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN PERMITTED BY ARCHITECT, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS AFTER SELECTIVE DEMOLITION OPERATIONS ARE COMPLETE. EACH INDIVDUAL PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIAING ANY DAMAGE CAUSED BY THEIR OWN ACTIVITIES OR REQUIRED DEMOLITION.

CONTRACT CLOSEOUT:

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND HACP'S REPRESENTATIVE TO PERFORM A PRELIMINARY FINAL INSPECTION. A PUNCH LIST OUTLINING WORK TO BE CORRECTED, FINISHED, PERFORMED OR COMPLETED SHALL BE SUBMITTED BY EACH PRIME CONTRACTOR. ALL WORK OUTLINED ON THE INITIAL PUNCH LIST SHALL BE COMPLETED BY THE CONTRACTOR PRIOR TO THE FINAL INSPECTION AND BEFORE THE PROJECT WILL BE ACCEPTED FOR FINAL COMPLETION. AFTER ALL REQUIREMENTS PREPARATORY TO THE FINAL INSPECTION HAVE BEEN COMPLETED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER TO PERFORM A FINAL INSPECTION. IF ALL THE WORK HAS BEEN COMPLETED, INCLUDING PUNCH LIST ITEMS FROM EARLIER INSPECTIONS, AND NO FURTHER CORRECTIONS ARE REQUIRED, THE ARCHITECT SHALL RECOMMEND FINAL ACCEPTANCE OF THE PROJECT.

ALL PUNCH LIST ITEMS TO BE COMPLETED WITHIN THIRTY (30) WORKING DAYS OF RECEIPT, OR FINAL 10% DRAW WILL BE FORFEITED. ALL WORK NOT COMPLETED WITHIN THE ALLOTTED TIME WILL BE COMPLETED BY HACP AT PRIME CONTRACTOR'S EXPENSE. FINAL COMPLETION OCCURS WHEN ALL PUNCH LIST ITEMS HAVE BEEN COMPLETED AND OCCUPANCY PERMIT HAS BEEN ISSUED.

PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR THE START UP OF ALL EQUIPMENT FURNISHED, INSTALLED OR SERVICED UNDER THIS AND THEIR CONTRACT. EACH PRIME CONTRACTOR SHALL VERIFY THAT IT'S EQUIPMENT, ELECTRICAL SYSTEMS AND APPLIANCES ARE FUNCTIONAL AND OPERATIONAL AND THAT ALL PLUMBING AND HVAC EQUIPMENT IS OWN MINIMUM AND MAY RESULT IN A CORRECTION AT THE CONTRACTOR'S EXPENSE (MATERIALS AND LABOR).

PRIME CONTRACTOR SHALL PROVIDE A BINDER FOR HACP AND TENANT CONTAINING MAINTENANCE MANUALS, INCLUDING OPERATION INSTRUCTIONS, SPARE PARTS LISTS, MAINTENANCE PROCEDURES, AND DATA FOR EACH SYSTEM OR EQUIPMENT ITEM.

ALL ELECTRICAL PANELS AND BREAKERS TO BE PROPERLY MARKED AND A TYPED SCHEDULE TO BE FURNISHED.

FINAL CLEANING: AT THE TIME OF THE PROJECT CLOSE OUT, THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN AND READY THE SPACE FOR OCCUPANCY. THIS SHALL, AT MINIMUM, INCLUDE HARDWARE, LIGHT FIXTURES, REPLACEMENT OF BURNED OUT LAMPS, REMOVAL OF NON-PERMANENT PROTECTION AND LABELS, TOUCH UP OF ANY MINOR FINISH DAMAGE, AND CLEANING OR REPLACEMENT OF MECHANICAL SYSTEM FILTERS. DAMAGE TO ANY FINISH, SURFACE, EQUIPMENT OR OBJECT CAUSED DURING CLEANING SHALL BE REPAIRED OR REPLACED BY THE GENERAL CONTRACTOR AT HIS/HER OWN COST.

UPON COMPLETION OF THE PROJECT, GENERAL CONTRACTOR SHALL OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT AND PROVIDE A COPY OF THE ORIGINAL TO HACP AND ARCHITECT.

AT EACH PAYMENT REQUEST AND BEFORE PAYMENT IS MADE, EACH CONTRACTOR SHALL DELIVER TO ARCHITECT A COMPLETE AND ACCURATE LIEN RELEASE OF ALL SUB CONTRACTOR'S AND SUPPLIER'S LIENS ARISING OUT OF THIS CONTRACT, OR RECEIPTS IN FULL COVERING ALL LABOR AND MATERIALS FOR WHICH A LIEN COULD BE FILED OR A BOND SATISFACTORY TO THE HACP INDEMNIFYING HACP AGAINST ANY LIENS.

CONTRACTOR GUARANTEES
WARRANTIES AND GUARANTEES: IN ADDITION TO OTHER GUARANTEES HERein REQUIRED, PRIME CONTRACTORS HEREBY GUARANTEE THAT WHEN HE/SHE DELIVERS TO THE HACP FOR ACCEPTANCE THE WORK TO BE PERFORMED UNDER THIS CONTRACT, THE SAME SHALL BE IN PROPER FUNCTIONAL ORDER WITHOUT FAILURE, AND THERE SHALL BE NO OMISSION OF OR DEFECT IN MATERIAL OR WORKMANSHIP OF ANY WORK, MACHINERY, EQUIPMENT, PARTS, ASSEMBLIES (EXCEPT THOSE FURNISHED BY HACP) AND THAT ALL LABOR, THE AFOREMENTIONED MATERIALS AND ALL OTHER PERFORMED SHALL COMPLY WITH THE AGREEMENT. IF ANY DEFECTIVE OR FAULTY WORKMANSHIP OR MATERIAL IS DISCOVERED WITHIN ONE (1) YEAR COMMENCING FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK, THE SAME SHALL BE PROMPTLY REMEDIED, REPLACED AND RESTORED TO THE HACP'S SATISFACTION BY THE RESPONSIBLE PRIME CONTRACTOR AT THE PRIME CONTRACTOR'S EXPENSE.

DIVISION 2 – SITE WORK – NOT APPLICABLE

DIVISION 3 – CONCRETE (GC)

PLAIN AND REINFORCE CONCRETE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 19 OF THE IBC 2018 and ACI 318 AS AMMENDED IN SECTION 1905 OF THE IBC 2018.

CONCRETE TO BE INSTALLED AND CURED PER ACI 318 AND BE NORMAL WEIGHT (144PCF) WITH COMPRESSIVE STRENGTH IN 28 DAYS OF 4000 PSI, AIR ENTRAINED. CEMENT SHALL BE PORTLAND, TYPE I(FLY ASH & GROUND GRANULATED BLAST FURNACE SLAG NOT PERMITTED). COARSE AGGREGATE SHALL BE ¾" MAXIMUM. AIR ENTRAINED SHALL BE 7 PERCENT. SLUMP SHALL BE 4" MAXIMUM

REINFORCING BARS SHALL COMPLY WITH A.S.T.M. A615–GRADE 60. WELDED WIRE FABRIC SHALL COMPLY WITH A.S.T.M. A185.

4" MINIMUM COMPACTED GRAVEL BED TO PLACE CONCRETE TO BE #57 HAND OR MACHINE COMPACTED BEFORE CONCRETE PLACEMENT.

PROVIDE COLD-APPLIED JOINT SEALANTS, SINGLE COMPONENT, SILICONE, SELF LEVELING TYPE, BY SIKA OR EQUAL.

ROUND BACKER RODS FOR COLD-APPLIED JOINT SEALANTS: ASTM D5249, TYPE 3, OF DIAMETER AND DENSITY REQUIRED TO CONTROL JOINT-SEALANT DEPTH AND PREVENT BOTTOM-SIDE ADHESION OF SEALANT. BY SIKA OR EQUAL.

DIVISION 4 – MASONRY (GC)

BRICK MASONRY REPOINTING

BRICK MASONRY REPOINTING SPECIALIST QUALIFICATIONS: ENGAGE AN EXPERIENCED BRICK MASONRY REPOINTING FIRM TO PERFORM WORK OF THIS SECTION. FIRM SHALL HAVE COMPLETED WORK SIMILAR IN MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR THIS PROJECT WITH A RECORD OF SUCCESSFUL IN-SERVICE PERFORMANCE. EXPERIENCE IN ONLY INSTALLING MASONRY IS INSUFFICIENT EXPERIENCE FOR MASONRY REPOINTING WORK.

REPOINTING OF AREAS INDICATED IN THE DRAWINGS AND LOCATIONS WITH THE FOLLOWING DEFECTS:
A. HOLES AND MISSING MORTAR
B. CRACKS THAT CAN BE PENETRATED 1/4 INCH OR MORE BY A KNIFE BLADE 0.027 INCH THICK.
C.CRACKS 1/8 INCH OR MORE IN WIDTH AND OF ANY DEPTH.
D HOLLOW-SOUNDING AREAS WHEN TAPPED WITH ANY METAL OBJECT.
E. ERODED SURFACES 1/4 INCH OR MORE DEEP.
F. DETERIORATION TO POINT THAT MORTAR CAN BE EASILY REMOVED BY HAND, WITHOUT TOOLS.
G. JOINTS FILLED WITH SUBSTANCES OTHER THAN MORTAR.

MATERIALS
PORTLAND CEMENT: ASTM C 150/C 150M, TYPE I OR TYPE II, EXCEPT TYPE III MAY BE USED FOR COLD-WEATHER CONSTRUCTION; GRAY, WHERE REQUIRED FOR COLOR MATCHING OF MORTAR.

MASONRY CEMENT: ASTM C 91/C 91M. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- CEMEX S.A.B. DE C.V.
- HOLCIM (US) INC.
- QUIKRETE; THE QUIKRETE COMPANIES, LLC.

REMOVE GUTTERS, DOWNSPOUTS AND ASSOCIATED HARDWARE ADJACENT TO MASONRY REPOINTING. REINSTALL WHEN REPOINTING IS CLOMPLETED.PROVIDE TEMPORARY RAIN DRAINAGE DURING WORK TO DIRECT WATER AWAY FROM THE BUILDING.

SEE LINTEL REPLACEMENT BELOW AND COORDINATE MASONRY REPOINTING AND REPLACEMENT WITH REMEDIAL LINTEL REPAIR OR REPLACEMENT.

RETAINING WALL
WHERE NOTED ON THE DRAWINGS, NEW DRYSTACK RETAINING WALL, BELGARD OR EQUAL, TO MATCH EXISTING COLOR AND TYPE OR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE. REMOVE SUFFICIENT SOIL TO ALLOW ACCESS TO INSTALL A NEW WALL. SET NEW WALL IN COMPACTED GRAVEL BED STRICTLY ACCORDING TO THE MANUFACTURER'S INSTALLATION SPECIFICATIONS. INSTALL NEW WALL WITH ALL NECESSARY PINS, GEOGRID AND CAP PIECES ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

RETAINING WALL ACCESSORIES
WALL CAPS, PINS AND GEOGRID FABRIC.
REPLACEMENT WALL CAPS TO MATCH EXISTING, MATERIAL CONCRETE BY BELGARD OR EQUAL, COLOR AND TYPE TO MATCH EXISTING OR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.

GLASS BLOCK
SOLID GLASS BLOCK COLORLESS, TRANSPARENT, SMOOTH FACES AND MANUFACTURER'S STANDARD EDGE COATING WHITE, BY SEVES, OWINGS CORNING GLASS BLOCK OR EQUAL. SILICONE SEALANT BY SIKA OR EQUAL. PRODUCT INFORMATION AND SAMPLE TO BE PROVIDED TO ARCHITECT AND HACP FOR APPROVAL. SIZE OF GLASS BLOCK TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD SIZES. GLASS BLOCK SHALL BE INSTALLED PER IBC AND IRC BUILDING CODE AND TMS 402/ACI 530/ASCE 5 "BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES"

DIVISION 5 – METALS

STEEL BEAMS, ANGLES AND PLATES
SHOP PRIMED WITH RUST PREVENTATIVE PAINT. DIMENSIONS AND GRADE TO MATCH EXISTING SHOP DRAWINGS TO BE PROVIDED BY GC.

ALL EXTERIOR LINTELS MUST BE HOT-DIP GALVANIZED PER ASTM A123.

LINTEL REPLACEMENT/ INSTALLATION ON BRICK VENEER EXTERIOR WALLS
PROTECT EXISTING OPENING WITH PLYWOOD.TEMPORARILY SHORE AND REMOVE EXISTING BRICK ABOVE THE OPENING AT LEAST 6 INCHES ON EACH SIDE MINIMUM AND VERTICALLY AND FREE FROM VIBRATION. CONTRACTOR SHALL PROVIDE A BINDER FOR HACP AND TENANT CONTAINING MAINTENANCE MANUALS, INCLUDING OPERATION INSTRUCTIONS, SPARE PARTS LISTS, MAINTENANCE PROCEDURES, AND DATA FOR EACH SYSTEM OR EQUIPMENT ITEM.

FOR LINTEL CLEANING USE METAL CLEANING ON NEXT SECTION.

METAL CLEANING
EXECUTION OF THE WORK: IN CLEANING ITEMS, DISTURB THEM AS MINIMALLY AS POSSIBLE AND AS FOLLOWS:
A. REMOVE DETERIORATED COATINGS AND CORROSION.
B. SEQUENCE WORK TO MINIMIZE TIME BEFORE PROTECTIVE COATINGS ARE REAPPLIED.
C. CLEAN ITEMS IN PLACE UNLESS OTHERWISE INDICATED.

MECHANICAL COATING REMOVAL: USE GENTLE METHODS, SUCH AS SCRAPING AND WIRE BRUSHING, THAT WILL NOT ABRADE METAL SUBSTRATE.

REPAINT: WHERE INDICATED, PREPARE PAINTED DECORATIVE METAL BY CLEANING SURFACE, REMOVING LESS THAN FIRMLY ADHERED EXISTING PAINT, SANDING EDGES SMOOTH, REMOVING EXISTING PAINT AND

SOLAR HEAT GAIN COEFFICIENT FOR ALL VERTICAL GLAZING: NR
SKYLIGHTS: U 0.55 MAX

DIVISION 9 – FINISHES (GC)

ALL FINISH TRIM TO BE PAINT GRADE POPLAR OR OTHER TIGHT-GRAINED HARDWOOD, SMOOTH SANDED FINISHED WITH SCARFED JOINTS, GLUED AND NAILED. NO BUTT JOINTS.

GYPSUM BOARD TO BE FINISHED AS SPECIFIED ACCORDING TO THE FOLLOWING:

STANDARD FINISH (LEVEL 4 PER GA 216-96): ALL JOINTS AND INTERIOR ANGLES HAVE TAPE EMBEDDED IN JOINT COMPOUND AND TWO SEPARATE COATS OF JOINT COMPOUND APPLIED OVER ALL FLAT JOINTS AND ONE SEPARATE COAT OF JOINT COMPOUND APPLIED OVER INTERIOR ANGLES. FASTENER HEADS AND ACCESSORIES SHALL BE COVERED WITH THREE SEPARATE COATS OF JOINT COMPOUND. ALL JOINT COMPOUND SHALL BE SMOOTH AND FREE FROM TOOL MARKS AND RIDGES. BEFORE FINAL DECORATION PREPARE SURFACE BE COATED WITH A DRYWALL PRIMER PRIOR TO THE APPLICATION OF FINAL FINISHES.

TREAT GYPSUM BOARD JOINTS, INTERIOR ANGLES, EDGE TRIM, CONTROL JOINTS, PENETRATIONS, FASTENER HEADS, SURFACE DEFECTS, AND ELSEWHERE AS REQUIRED TO PREPARE GYPSUM BOARD SURFACES FOR DECORATION. PROMPTLY REMOVE RESIDUAL JOINT COMPOUND FROM ADJACENT SURFACES. PREFILL OPEN JOINTS, ROUNDED OR BEVELED EDGES, AND DAMAGED SURFACE AREAS. APPLY JOINT TAPE OVER GYPSUM BOARD JOINTS, EXCEPT THOSE WITH TRIM HAVING FLANGES NOT INTENDED FOR TAPE.

ALL INTERIOR GYPSUM BOARD WALLS AND CEILINGS TO BE 1/2" THICK BY USG OR EQUAL UNLESS NOTED OTHERWISE. SUPPLY AND INSTALL 1/2" "AQUATOUGH" BY USG OR EQUAL AT ALL LOCATIONS UNLESS THE WET LOCATIONS ON GARAGE CEILINGS UNDER LIVING SPACES SUPPLY AND INSTALL 5/8" TYPE X TO COVER CEILING AND DUCTWORK BY USG OR EQUAL UNLESS NOTED OTHERWISE.

ALL PARTITIONS ARE TO BE SET IN CAULK.

ALL WORK TO BE COMPLETED IN A FIRST CLASS MANNER WITH NO EXPOSED, UNFINISHED EDGES, NAILS, SCREWS, ETC.

PAINTING
ALL EXTERIOR SURFACES IDENTIFIED TO BE PAINTED SHALL RECEIVE 3-COAT SYSTEM, INCLUDING ONE PRIME COAT (WHERE NOT PROVIDED BY FACTORY) AND TWO FINISH COATS EXTERIOR ENAMEL AS APPROPRIATE FOR SUBSTRATE.

ALL INTERIOR DRYWALL AND PLASTER SURFACES SHALL RECEIVE A 3-COAT SYSTEM, INCLUDING ONE COAT PRIMER SEALER OR AS RECOMMENDED BY PAINT MANUFACTURER (COLORED TO MATCH FINISH TOPCOAT), AND TWO FINISH COATS. PAINT SHALL BE INTERIOR GRADE LATEX PAINT BY SHERWIN WILLIAMS, PITTSBURGH PAINTS, OR APPROVED EQUIVALENT. ALL COLORS TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS FULL LINE OF COLORS.

CEILINGS TO RECEIVE FLAT FINISH PAINT- UNLESS NOTED OTHERWISE. WALLS TO RECEIVE EGG-SHELL FINISH – UNLESS NOTED OTHERWISE. TRIM AND DOORS SHALL RECEIVE SEMI-GLOSS FINISH.

CONCRETE AND MASONRY COATINGS
BASIS-OF-DESIGN INTERIOR PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE NEOGARD, A PART OF HEMPEL NEOFLEX NEOCRYLIC HB WALL-GARD HD, SERIES 1 WALL-GARD HD, SERIES 2 WITH REINFORCED FABRIC LAYER BASECOAT AND TOPCOAT SYSTEM OR COMPARABLE PRODUCT BY ONE OF THE FOLLOWING: PPG PAINTS, SHERWIN-WILLIAMS COMPANY OR EQUAL.

CLEAN SUBSTRATES OF SUBSTANCES THAT COULD IMPAIR BOND OF COATINGS, INCLUDING DUST, DIRT, OIL, GREASE, AND INCOMPATIBLE PAINTS AND ENCAPSULANTS.

CONCRETE SUBSTRATES: REMOVE RELEASE AGENTS, CURING COMPOUNDS, EFFLORESCENCE, AND CHALK.

DO NOT COAT SURFACES IF MOISTURE CONTENT OR ALKALINITY OF SURFACES TO BE COATED EXCEEDS THAT PERMITTED IN COATING MANUFACTURER'S WRITTEN INSTRUCTIONS.

TILE & FLOORS
PROPERLY PREPARE SUB FLOOR TO RECEIVE SPECIFIED FINISH FLOORING.

ON VERTICAL SURFACES, TILE MAY BE SET OVER 1/2" MOISTURE RESISTANT DRYWALL ABOVE 6 FEET. FASTEN BACKER USING CORROSION RESISTANT STEEL DRILL SCREWS AS RECOMMENDED BY MANUFACTURER. TAPE ALL JOINTS AS RECOMMENDED BY MANUFACTURER USING POLYMER-COATED, OPEN GLASS-FIBER MESH. TILE SETTING MATERIAL SHALL BE A LATEX-PORTLAND CEMENT MORTAR WITH A DRY POLYMER ADDITIVE. TILE GROUT SHALL BE EPOXY GROUT. VERIFY WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS. PROVIDE EXPANSION JOINTS AT ALL INTERIOR CORNERS BOTH HORIZONTALLY AND VERTICALLY SEAL WITH ONE PART MILDEW RESISTANT SILICONE SEALANT. FOLLOW "TILE COUNCIL OF AMERICA 2003 EDITION HANDBOOK FOR THE CERAMIC TILE INSTALLATION".

FLOORING PREP
GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FLOORS PREPPED AND LEVEL READY TO RECEIVE SCHEDULED FLOOR FINISH. CONCRETE SLAB SURFACES SHALL BE CLEANED AND MADE SMOOTH WITH LEVELING COMPOUND AND SUBSTRATE PRIMER PRIOR TO THE INSTALLATION OF ANY TILE OR CARPET. ALL PREPARATORY WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE FLOORING MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

LVT FLOORING
BASIS OF DESIGN: PROVIDE LUXE PLANK AND TILE WITH FASTAK INSTALLATION LUXURY VINYL TILE BY ARMSTRONG COMMERCIAL FLOORINGS OR EQUAL. APPROVAL BY ARCHITECT AND HACP REQUIRED.

THICKNESS: 12 MIL WEAR LAYER X 4 MM OVERALL THICKNESS, NO WAX. .

SIZE: 7 INCHES BY 48 INCHES AND 18 INCHES BY 18 INCHES .

COLORS AND PATTERNS: ARCHITECT TO SELECT FROM MANUFACTURER'S FULL RANGE OF COLORS AND SIZES AND TO BE APPROVED BY HACP.

FLOOR SURFACE IS TO BE PROPERLY PREPARED WITHOUT HOLES, CRACKS, OR BUMPS. ALL EDGE CONDITIONS TO BE FLOATED UP FOR SMOOTH EVEN FLUSH TRANSITION.

DIVISION 10 – SPECIALTIES (GC)

TOILET DISPENSER
BASIS OF DESIGN SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE OR COMPARABLE PRODUCTS BY MOEN OR EQUAL. FINISH POLISHED CHROME-PLATED BRASS. LOCATION TO BE PROVIDED BY ARCHITECT.

CURTAIN ROD
BASIS OF DESIGN SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE OR COMPARABLE PRODUCTS BY BRADLEY CORPORATION OR EQUAL. 1" OD, STRAIGHT ROD, MOUNTING FLANGES, STAINLESS STEEL SATIN FINISH.

ROBE HOOK
BASIS OF DESIGN SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE OR COMPARABLE PRODUCTS BY MOEN OR EQUAL. FINISH POLISHED CHROME-PLATED BRASS. LOCATION TO BE PROVIDED BY ARCHITECT.

TOWEL BAR
BASIS OF DESIGN SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE OR COMPARABLE PRODUCTS BY MOEN OR EQUAL. FINISH POLISHED CHROME-PLATED BRASS. 3/4" ROUND TUBE WITH CIRCULAR BRACKETS. 18 INCHES OR 24 INCHES TO FIT AVAILABLE SPACE. LOCATION TO BE PROVIDED BY ARCHITECT.

MAILBOX
POST MOUNTED MAILBOX, HEAVY DUTY USPS APPROVED. 1/8 INCH DIE CAST AND EXTRUDED ALUMINUM CONSTRUCTION, FRONT LOADED, POWDER COATED FINISH, MAGNETIC CATCH. BLACK FINISH.

METAL AWNINGS
BASIS OF DESIGN, MATCH EXISTING AWNINGS DIMENSIONS TO BE REPLACED, ALUMINUM CLAMSHELL TYPE, 0.025 GAUGE ROOF AND 0.040 GAUGE UNDERSTRUCTURE. FACTORY APPLIED BACKED ENAMEL FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER STANDARD COLOR CHART. STRUCTURE ABLE TO SUPPORT 30 PSF OF SNOW LOAD AND BASIC DESIGN WIND SPEED OF 3 SECOND GUST WINDS OF 110 MPH. SE ALSO DIVISION 5.

DIVISION 11 - EQUIPMENT

MANUFACTURER TO PROVIDE WARRANTY TO REPAIR AND REPLACE RESIDENTIAL APPLIANCES OR COMPONENTS THAT FAIL IN MATERIALS OR WORKSMANSHIP WITHIN A YEAR FROM SUBSTANTIAL COMPLETION.

COOKING APPLIANCES- BASIS OF DEISGN

- GAS RANGE

FREESTANDING SLIDE IN RANGE WITH ONE OVEN, 4 GAS BURNERS, FINISH STANDARD WHITE, BY GE, DACOR, BOSCH OR EQUAL.TO FIT EXISTING SPACE. GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE. ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.

- KITCHEN EXHAUST VENTILATION

OVERHEAD EXHAUST HOOD, WALL MOUNTED, THREE SPEED FAN BUILT INTO HOOD WITH STANDARD 500CFM, VENTED TO OUTSIDE THROUGH ROOF OR WALL, FINISH STANDARD WHITE, BY GE, DACOR, BOSCH OR EQUAL.TO FIT EXISTING SPACE. GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE. ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.
BAROMETRIC BACKDRAFT VENT DAMPER BY FAMCO OR EQUAL. DAMPER CONSTRUCTION: HIGH-TEMPERATURE-ENAMEL-PAINTED STEEL DAMPER AND HOUSING WITH GALVANIZED-STEEL BREECHING CONNECTION. ADJUSTABLE COUNTERWEIGHT WITH LOCK, INCLUDE KNIFE-EDGE BEARINGS THAT DO NOT REQUIRE LUBRICATION. VENT SIZE TO MATCH HOOD EXHAUST DIAMETER.

- REFRIGERATOR/FREEZER

FREESTANDING TWO DOOR, SIDE BY SIDE REFRIGERATOR/FREEZER, WITH FREEZER ON TOP, 15.6 CU.FT. REFRIGERATOR STORAGE VOLUME AND 5.13 CU.FT. FREEZER STORAGE VOLUME, AUTOMATIC ICE MAKER AND STORAGE BIN, FRONT PANEL STANDARD WHITE, BY GE, DACOR, BOSCH OR EQUAL.TO FIT EXISTING SPACE. GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE. ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.

CLEANING APPLIANCES- BASIS OF DEISGN

- CLOTHES WASHER

FREESTANDING TOP LOADING UNIT, 3.2 CU. FT MAX. CPACITY, CENTER SPINDLE, FINISH STANDARD WHITE, BY GE, MAYTAG, BOSCH OR EQUAL TO FIT EXISTING SPACE. GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE. ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.

- CLOTHES DRYER

FREESTANDING FRONT LOADING UNIT, 5.7 CU. FT MAX. CPACITY, GAS ELECTRIC, VENT KIT BY MANUFACTURER, FINISH STANDARD WHITE, BY GE, MAYTAG, BOSCH OR EQUAL.TO FIT EXISTING SPACE. GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE. ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.

ALL APPLIANCES TO QUALIFY FOR THE EPA/DOE ENERGY STAR PRODUCT LABELING PROGRAM.

DIVISION 12 – FURNISHINGS (GC)

HORIZONTAL LOUVER BLINDS, POLYMER SLATS
SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- HUNTER DOUGLAS ARCHITECTURAL WINDOW COVERINGS.
- LEVOLOR CONTRACT.
- SPRINGS WINDOW FASHIONS; SWFCONTRACT.

MANUAL CORDED OPERATION WITH CHILD SAFETY CORDS.

PLUMBING REQUIREMENTS (P)

CONTRACT DOCUMENTS
ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE SPECIFICATIONS AND DRAWINGS. SHOULD ANY DISCREPANCIES OR OMISSIONS EXIST IN THE DRAWINGS OR SPECIFICATIONS OR SHOULD THERE BE ANY DOUBT AS TO THEIR MEANING, THE MECHANICAL CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO SO NOTIFY THE ARCHITECT BEFORE SUBMITTING HIS BID, HE SHALL ACCEPT THE ARCHITECT'S INTERPRETATION OF THE INTENDED MEANING OF THE DRAWINGS AND SPECIFICATIONS.

MATERIALS, WORKMANSHIP AND METHODS
ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF HIGHEST QUALITY, AND SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. ALL WORK SHALL BE PERFORMED IN KEEPING WITH THE HIGHEST STANDARDS OF WORKMANSHIP AND QUALITY. ALL PLUMBING EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS WHICH SHALL BE AVAILABLE AT THE JOB SITE. ALL MECHANICAL EQUIPMENT SHALL BEAR THE LABEL OF AN APPROVED AGENCY.

THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES WHICH MAY BE REQUIRED TO INSTALL WORK WITHIN THE SCOPE OF THIS CONTRACT. ALL WORK SHALL CONFORM TO ALL STATE AND LOCAL CODES AND ORDINANCES PERTAINING THERETO, AND TO THE REGULATIONS OF ANY OTHER BODIES HAVING JURISDICTION OVER THIS WORK, INCLUDING OSHA. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN AND APPLICABLE CODES AND REGULATIONS, THE CODES AND REGULATIONS TAKE PRECEDENCE AND SHALL BE MET WITH NO ADDITIONAL COST TO THE HACP.

PAYMENT OF FEES, PERMITS AND CODES
THE PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, PERMITS AND FEES WHICH MAY BE REQUIRED TO INSTALL WORK WITHIN THE SCOPE OF THIS CONTRACT. ALL WORK SHALL CONFORM TO ALL STATE AND LOCAL CODES AND ORDINANCES PERTAINING THERETO, AND TO THE REGULATIONS OF ANY OTHER BODIES HAVING JURISDICTION OVER THIS WORK, INCLUDING OSHA. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN AND APPLICABLE CODES AND REGULATIONS, THE CODES AND REGULATIONS TAKE PRECEDENCE AND SHALL BE MET WITH NO ADDITIONAL COST TO THE HACP.

REVIEW OF EQUIPMENT AND MATERIALS
ALL EQUIPMENT AND MATERIAL INSTALLED UNDER THIS CONTRACT SHALL BE SUBJECT TO THE REVIEW OF THE ARCHITECT. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ALL DOCUMENTS IN ELECTRONICALLY IN PDF FORMAT. DATA FURNISHED SHALL INCLUDE SIZE, TYPE, MAKE, CONSTRUCTION AND CAPACITY OF EQUIPMENT.

REVIEW OF SUBMITTALS OF THE FOLLOWING EQUIPMENT IS REQUIRED: PLUMBING FIXTURES AND WATER HEATERS.

NONE OF THIS EQUIPMENT SHALL BE INSTALLED ON THE JOB UNTIL THE ARCHITECT OR HACP HAS REVIEWED THE SUBMITTALS.

VISIT TO THE SITE
THE CONTRACTOR SHALL VISIT THE JOB SITE TO VERIFY THE EXACT LOCATIONS OF ALL EXISTING SERVICES AND SHALL ACQUAINT HIMSELF WITH ALL PERTINENT JOB CONDITIONS. NO CHANGE ORDER WILL BE ALLOWED ON THE BASIS OF THE CONTRACTOR HAVING MISUNDERSTOOD FIELD CONDITIONS.

THE CONTRACTOR SHALL NOTE ALL OPENINGS REQUIRED TO CONVEY EQUIPMENT TO ITS INSTALLED LOCATION. SHOULD OPENINGS BE REQUIRED TO BE MADE, OR ENLARGED, THIS CONTRACTOR SHALL SO ALTER SUCH OPENINGS. OPENINGS SHALL BE RESTORED TO THEIR ORIGINAL SIZE, CONSTRUCTION AND FINISH TO THE SATISFACTION OF THE HACP.

EQUIPMENT
RESIDENTIAL, DIRECT-VENT, GAS-FIRED, STORAGE, DOMESTIC-WATER HEATERS:
MANUFACTURER SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- AO SMITH CORPORATION.
- BRADFORD WHITE CORPORATION.
- LOCHINVAR, LLC.

STANDARD: ANSI Z21.10.1/CSA 4.1.
ENERGY STAR RATING MINIMUM: 0.86 UEF.
SIZE TO MATCH EXISTING WATER HEATER IN BUILDING.

STORAGE-TANK CONSTRUCTION: STEEL.
TAPPINGS: ASME B1.20.1 PIPE THREAD.
PRESSURE RATING: 150 PSIG.
INTERIOR FINISH: COMPLY WITH NSF 61 AND NSF 372 BARRIER MATERIALS FOR POTABLE-WATER TANK LININGS, INCLUDING EXTENDING LINING MATERIAL INTO TAPPINGS.

FACTORY-INSTALLED, STORAGE-TANK APPURTENANCES:
ANODE ROD: REPLACEABLE MAGNESIUM.
DIP TUBE: REQUIRED UNLESS COLD-WATER INLET IS NEAR BOTTOM OF TANK.
DRAIN VALVE: CORROSION-RESISTANT METAL WITH HOSE-END CONNECTION.
INSULATION: COMPLY WITH ASHRAE/IES 90.1 ASHRAE 90.2.
JACKET: STEEL WITH ENAMELED FINISH.
HEAT-TRAP FITTINGS: INLET TYPE IN COLD-WATER INLET AND OUTLET TYPE IN HOT-WATER OUTLET.
BURNER: FOR USE WITH DIRECT-VENT, GAS-FIRED, DOMESTIC-WATER HEATERS AND NATURAL GAS.
IGNITION: STANDING PILOT OR ANSI Z21.20/CSA C22.2 NO. 60730-2-5, ELECTRIC, AUTOMATIC, GAS-IGNITION SYSTEM.
OVERHEAT-EXHAUST HOOD, WALL MOUNTED, THREE SPEED FAN BUILT
COMBINATION TEMPERATURE-AND-PRESSURE RELIEF VALVE: ANSI Z21.22/CSA 4.4. INCLUDE RELIEVING CAPACITY AT LEAST AS GREAT AS HEAT-INPUT AND INCLUDE PRESSURE SETTING LESS THAN WORKING-PRESSURE RATING OF DOMESTIC-WATER HEATER. SELECT RELIEF VALVE WITH SENSING ELEMENT THAT EXTENDS INTO STORAGE TANK.

DIRECT-VENT SYSTEM: THROUGH- WALL ROOF, COAXIAL- OR DOUBLE-CHANNEL VENT ASSEMBLY WITH DOMESTIC-WATER HEATER MANUFACTURERS OUTSIDE INTAKE/EXHAUST SCREEN.

PLUMBING FIXTURES (UNLESS NOTED ON DRAWINGS)

BATHTUB
FRP BATHTUB, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- AMERICAN STANDARD.
- KOHLER.
- STERLING.

SLIP RESISTANCE, 60 BY 30 INCHES, WHITE FINISH, DRAIN NPS 1 1/2" CHROME PLATED BRASS, POP UP WASTE AND OVERFLOW. PLUMBING CONTTRACTOR SHALL VERIFY THE EXACT SIZE OF ALL REPLACEMENT TUBS AND SHOWERS TO MAKE CERTAIN THAT NEW TUB/SHOWERS FIT IN EXISTING FRAMING, PRIOR TO ORDERING.

BATHTUB / SHOWER FAUCET
PRESSURE BALANCED FAUCET, SINGLE HANDLE, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- AMERICAN STANDARD.
- MOEN INCORPORATED.
- STERLING.

FINISH POLISHED CHROME, 2.5 GMP FLOW RATE, CONCEALED MOUNTING, SINGLE HANDLE, ANTISCALD DEVICE INTEGRATED WITHIN MIXING VALVE.

SHOWER HEAD, BALL JOINT WITH ARM AND FLANGE, CHROME PLATE FINISH, FIXED SPRAY PATTERN

BATHTUB FILLER SPOUT FINISH CHROME PLATE FINISH.

LAVATORIES
VITREOUS-CHINA LAVATORIES. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- AMERICAN STANDARD.
- DURAVIT USA, INC.
- KOHLER CO.

TYPE: FLAT RIM WITH LEDGE, RECTANGULAR NOMINAL SIZE: 19 BY 16 INCHES FAUCET-HOLE PUNCHING: THREE HOLES, 4-INCH CENTERS. COLOR: WHITE.

LAVATORIES FAUCETS – WATER SENSE CERTIFIED
GENERAL DUTY, SOLID BRASS, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- AMERICAN STANDARD.
- MOEN
- HANSGROHE USA

POLISH CHROME PLATE FINISH, 2.2 GPM FLOW RATE, LEVER HANDLE, RIGID SPOUT, DRAIN POP UP.

KITCHEN SINKS – WATER SENSE CERTIFIED
STAINLESS STEEL, COUNTER MOUNTED, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- AMERICAN STANDARD.
- ELKAY
- AFFINITY SURFACES

0.038 INCH THICKNESS, 3 1/2" DRAIN GRID CENTERED IN BOWL.

SINKS FAUCETS – WATER SENSE CERTIFIED
GENERAL DUTY, SOLID BRASS, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- AMERICAN STANDARD.
- ELKAY
- HANSGROHE

POLISHED CHROME PLATE FINISH. SINGLE HANDLE ON KITCHEN TWO HANDLE ON UTILITY SINKS.

WATER CLOSET – WATER SENSE CERTIFIED
FLOOR MOUNTED, FLOOR OUTLET, CLOSE COUPLED (GRAVITY TANK), VITREOUS CHINE, 1.6 GAL/FLUSH, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- AMERICAN STANDARD.
- KOHLER
- TOTO USA

STANDARD HEIGHT, ELONGATED RIM, WATER SAVING, COLOR WHITE. TOILET SEAT PLASTIC FOR RESIDENTIAL USE, ELONGATED RIM, SEAT COVER, SELF SUSTAINING HINGE, COLOR WHITE.

UTILITY SINK
FRESTANDING UTILITY SINK, MANUFACTURERS: PROFLO OR EQUAL STANDARD HEIGHT, COLOR WHITE. 20 INCH BY 20 INCH SIZE.

EXTERIOR HOSE BIBB
FREEZELESS WALL FAUCET, WOODFORD OR EQUAL, MODEL 30,3/4 INCH CONNECTION, BRASS FINISH, ASSE 1053 APPROVED, MAX PRESSURE 125 PSI.

SLEEVES
SLEEVES SHALL BE INSTALLED WHEREVER PIPING PASSES THROUGH WALLS, CEILINGS, OR FLOORS. SLEEVES SHALL BE CUT FROM SCHEDULE 40 BLACK IRON PIPE. THE INTERNAL DIAMETER OF THE SLEEVE SHALL EXCEED THE EXTERNAL DIAMETER OF THE PIPE (INCLUDING INSULATION) BY NOT LESS THAN ONE INCH. SLEEVES SHALL BE CUT FLUSH WITH WALLS AND UNDERSIDES OF FLOORS AND SHALL EXTEND ONE INCH ABOVE FLOORS ABOVE GRADE.

PIPE PORTALS
PIPING THROUGH THE ROOF SHALL BE INSTALLED THROUGH A PREFABRICATED PIPING PORTAL. PORTALS SHALL HAVE GALVANIZED STEEL INSULATED CURBS, ABS PLASTIC CURB CAP, NEOPRENE RUBBER NIPPLES, AND STAINLESS-STEEL CLAMPS. CURB HEIGHT AS INDICATED ON DRAWINGS. PORTALS SHALL BE MODEL RC AND N2B AS MADE BY ROOF PRODUCTS AND SYSTEMS CORP. PORTALS SHALL HAVE EXTRA HOLES FOR POWER AND CONTROL CONDUITS.

FIRESTOPS
ALL OPENINGS THROUGH FLOORS AND FIRE-RATED PARTITIONS SHALL BE SEALED. VOID SPACES AROUND DUCTS OR PIPES SHALL BE PACKED WITH A FIREPROOFING CERAMIC FIBER AND SEALED WITH FIRE RETARDANT CAULKING. FIBER SHALL BE KAOWOOL BY BABCOCK AND WILCOX, FIBERFRAX BY CARBORUNDUM, OR CERAFIBER BY MANVILLE CO. CAULKING SHALL BE SE411 F BY UNISEAL, STANDARD DUXSEAL BY MANVILLE, OR MOLDABLE PUTTY BY 3M.

ESCUTCHEONS
ESCUTCHEONS SHALL BE INSTALLED WHEREVER PIPING PASSES THROUGH FLOORS, CEILINGS, OR WALLS OF FINISHED SPACES. ESCUTCHEONS SHALL BE CHROMIUM PLATED STEEL, SNAP ON TYPE WITH SPRING RETAINERS. ESCUTCHEONS SHALL BE THE NO. 40 MADE BY THE BEATON/CORBIN COMPANY OR APPROVED EQUAL, SIZED TO FIT PIPE PLUS INSULATION. WHERE RISER CLAMPS ARE IN FINISHED SPACES, PROVIDE HIGH-SKIRT ESCUTCHEONS TO COVER THE CLAMP.

UNIONS
UNIONS SHALL BE INSTALLED AT ALL POINTS INDICATED ON THE DRAWINGS AND AT ALL OTHER POINTS NECESSARY FOR THE INSTALLATION AND REMOVAL OF EQUIPMENT. CONTROL DEVICES, ETC. UNIONS IN GAS LINES WILL BE PERMITTED ONLY AT THE FINAL CONNECTIONS TO EQUIPMENT.

HANGERS
ALL HORIZONTAL PIPING SHALL BE SUPPORTED WITH PIPEHANGERS TO PREVENT SAGGING AND AVOID CONCENTRATION OF HANGING LOAD. HANGER SPACING SHALL NOT EXCEED 10 FT. FOR STEEL PIPE OR 8 FT. FOR COPPER TUBING. COPPER TUBING 1-1/4" AND SMALLER SHALL BE SUPPORTED AT NO GREATER THAN 6 FT. SPACING.

REPAIR ALL FIREPROOFING WHICH IS DAMAGED BY HANGER INSTALLATION.

SOIL WASTE AND VENT PIPING
SOIL, WASTE AND VENT STACKS AND BRANCHES, AND ROOF CONDUCTORS SHALL BE ABS OR PVC PIPING AND FITTINGS SCHEDULE 40. WASTE LINES SHALL BE MINIMUM 2 INCH.

HOT AND COLD-WATER PIPING
POTABLE-WATER PIPING AND COMPONENTS ARE TO COMPLY WITH NSF 14, NSF 61, AND NSF 372. INCLUDE MARKING "NSF-PW" ON PIPING.

HOT AND COLD WATER PIPING WITHIN THE BUILDING SHALL BE TYPE L, SEAMLESS, HARD TEMPER, COPPER TUBING WHICH CONFORMS TO ASTM SPECIFICATION B-88 WITH WROUGHT COPPER, SOLDER TYPE FITTINGS, OR PEX TUBING PLASTIC IN ACCORDANCE WITH ASTM F876 AND ASTM F877 WITH FITTINGS ASTM F1807, METAL INSERT AND COPPER CRIMP RINGS ASTM F1960, COLD EXPANSION FITTINGS AND REINFORCING RINGS.

INSTALLATION OF PIPING
DRAINAGE PIPING SHALL BE INSTALLED TO ACCURATE LINE AND UNIFORM GRADE, AND AT THE ELEVATIONS INDICATED ON THE DRAWINGS. UNLESS OTHERWISE INDICATED, ALL DRAINAGE LINES SHALL SLOPE NOT LESS THAN 1/4 INCH PER FOOT.
DRAINAGE LINES SHALL BE PROVIDED WITH SUFFICIENT CLEANOUTS TO MAKE ALL PARTS OF THE DRAINAGE SYSTEM ACCESSIBLE. CLEANOUTS SHALL BE PROVIDED ALONG INTERIOR HORIZONTAL RUNS AT NOT MORE THAN 50 FT. ON CENTER. CLEANOUTS SHALL BE PROVIDED AT THE BASE OF EACH ROOF CONDUCTOR AND AT ALL OTHER POINTS INDICATED ON THE DRAWING OR REQUIRED BY LOCAL PLUMBING CODE.

ALL PIPES SHALL BE CUT WITH SQUARE ENDS AND SHALL BE PROPERLY REAMED. THREADS SHALL BE CUT WITH CLEAN, SHARP DIES TO FULL DEPTH. ALL BURRS SHALL BE REMOVED FROM PIPE. JOINT COMPOUND SHALL BE APPLIED TO PIPE THREAD ONLY. USE OF EXCESSIVE JOINT COMPOUND IS PROHIBITED.

SOLDER JOINTS IN ALL WATER LINES SHALL BE MADE WITH 95-5 TIN-ANTIMONY SOLDER. OTHER JOINTS MADE WITH EASYBRITE LEAD FREE SOLDER.

WATER LINES WITHIN THE BUILDING SHALL BE INSTALLED WITH SUFFICIENT PITCH TO PROPERLY DRAIN LINES TO DRAIN VALVES. IN ADDITION TO DRAIN VALVES INDICATED ON THE DRAWINGS, THE CONTRACTOR SHALL INSTALL ANY ADDITIONAL DRAIN VALVES NECESSARY TO PROPERLY DRAIN THE SYSTEM.

GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND NFPA-54. ALL GAS PIPING AND CONNECTIONS TO EQUIPMENT SHALL BE IN ACCORDANCE WITH AGA RECOMMENDATIONS AND ALL APPLICABLE LOCAL GAS COMPANY REGULATIONS.

THE CONTRACTOR SHALL VENTILATE THE WORK AREA TO PROVIDE A SAFE ENVIRONMENT. VENTILATION SHALL NOT DIRECT FUMES TO ADJACENT SPACES OR NEIGHBORING STRUCTURES.

THE CONTRACTOR SHALL PROVIDE ADEQUATE FIRE PROTECTION DURING WELDING, CUTTING AND SOLDERING.

REPAIR ALL FIREPROOFING DAMAGED BY THE WORK UNDER THIS CONTRACT.

VALVES
VALVES IN WATER LINES SHALL BE 125 PSI CLASS, BRONZE BODY, BALL VALVES WITH TEFLON SEATS AND PACKING. NIBCO 580 OR APOLLO.DRAIN VALVES SHALL BE BRONZE BODY SOLDERED ENDS, BALL VALVES WITH 3/4 INCH AMERICAN STANDARD HOSE THREAD OUTLET. NIBCO OR APOLLO.

WALL HYDRANT SHALL BE ALL BRASS, FULLY RECESSED, NON-FREEZE, KEY OPERATED, WITH ADJUSTABLE LOCKNUT, REMOVABLE NYLON SEAT, 3/4 INCH HOSE CONNECTION. FURNISH WITH INTEGRAL VACUUM BREAKER. ZURN Z-1300 OR APPROVED EQUAL.

VALVES IN GAS LINES SHALL BE 125 PSI CLASS, THREADED END, IRON BODY, GAS COCKS WITH BRASS PLUG AND WASHER AND SQUARE HEAD. CRANE NO. 324.

INSULATION
ALL COLD AND HOT WATER PIPING, AND HORIZONTAL PORTIONS OF ROOF CONDUCTORS SHALL BE INSULATED WITH 1/2" THICK ARMAFLEX.

PIPE IDENTIFICATION
ALL PIPING SHALL BE LABELED WITH THE NAME OF THE FLUID IN THE PIPE AND WITH ARROWS INDICATING THE DIRECTION OF THE FLO

WHITE. SIZE OF GRILLE TO MATCH EXISTING OPENING ON TOE KICK, WALL OR CEILING.

CONTROLS
THE HEATING CONTRACTOR SHALL FURNISH AND INSTALL ALL CONTROL DEVICES NECESSARY TO ACHIEVE THE CONTROL SEQUENCE DESCRIBED HEREIN.

CONTROL SYSTEMS SHALL BE GUARANTEED FOR 2 YEARS FROM DATE OF ACCEPTANCE BY HACP.

CONTROL WIRING SHALL BE CONCEALED AND INSTALLED IN ACCORDANCE WITH SECTION 16.

MOTOR STARTERS - MOTOR STARTERS FOR ALL MECHANICAL ITEMS SHALL BE FURNISHED BY THE HEATING CONTRACTOR. STARTERS SHALL HAVE HAND–OFF–AUTO SWITCHES AND CONTROL TRANSFORMERS.

DAMPERS - DAMPERS SHALL BE OPPOSED MULTI-BLADE. BLADES SHALL BE CONSTRUCTED OF 16 GAGE STEEL WITH NEOPRENE GASKETED EDGES AND SHALL BE MOUNTED IN CORROSION RESISTANT BUSHINGS. DAMPERS SHALL HAVE STOPS ON ALL FOUR SIDES. MOTORS SHALL BE MODULATING WITH OIL-IMMERSED GEAR TRAINS. DAMPERS SHALL BE 2% LOW LEAKAGE TYPE.

FREEZE PROTECTION THERMOSTAT - FREEZE PROTECTION THERMOSTAT SHALL BE MERCURY TUBE, MANUAL RESET TYPE SET AT 45F. INSTALL AN ADJUSTABLE TIME DELAY RELAY TO PERMIT AIR TO ESTABLISH SATISFACTORY TEMPERATURE TO AVOID FALSE TRIPS.

SMOKE ALARMS
BASIS OF DESIGN, KIDDE OR EQUAL, MODEL 20SAR, PHOTOELECTRIC, HARDWIRE 120 V AC WITH 2 AA BATTERY BACKUP, FINISH WHITE.

COMBO SMOKE + CO2 ALARMS
BASIS OF DESIGN, KIDDE OR EQUAL, MODEL 30CUDR, PHOTOELECTRIC, HARDWIRE 120 V AC WITH 2 AA BATTERY BACKUP, FINISH WHITE.

SMOKE DETECTOR'S LOCATIONS:
1 COMBO SMOKE + CO2 ALARM PER FLOOR, NOT TO BE PLACED IN A MECHANICAL ROOM OR KITCHEN.
1 SMOKE DETECTOR INSIDE EACH SLEEPING ROOM.
INTERCONNECT SMOKE DETECTORS INSIDE THE UNIT.

INSULATION
ALL SUPPLY AIR DUCTS SHALL BE INSULATED WITH 2" THICK, 1.00 DENSITY, OWENS-CORNING OR APPROVED EQUAL FLEXIBLE DUCT INSULATION WITH FLAME RETARDANT REINFORCED FRK 25 FOIL COVERING. SEAL ALL JOINTS, BOLTS AND ALL EXPOSED EDGES WITH 4" WIDE STRIPS OF SEALING TAPE USING A SUITABLE ADHESIVE. INSULATION SHALL HAVE A 2" FLAP AT ALL JOINTS AND SEAMS WHICH SHALL BE STAPLED AND SECURED WITH ADHESIVE. APPLY ADHESIVE TO DUCTS IN SIX-INCH-WIDE STRIPS AT ONE FOOT INTERVALS. DUCTOWRK EXPOSED WITHIN SPACE MAY BE LEFT UN-INSULATED.

OPERATING INSTRUCTIONS
THE CONTRACTOR SHALL FURNISH THREE COMPLETE SETS OF OPERATING AND MAINTENANCE INSTRUCTIONS. THIS SHALL INCLUDE FINAL CONTROL DIAGRAMS, CATALOG DATA INCLUDING CONSTRUCTION AND MAINTENANCE INFORMATION ON ALL EQUIPMENT, AND MAINTENANCE INFORMATION ON THE COMPLETE SYSTEM.

ONE COMPLETE CONTROL DIAGRAM SHALL BE INCLUDED IN EACH O&M MANUAL.

THE CONTRACTOR SHALL FORMALLY INSTRUCT THE HACP'S STAFF ON THE OPERATION OF THE SYSTEM. THE INSTRUCTION SHALL CONSIST OF NOT LESS THAN 2 PERIODS, EACH PERIOD OF 4 HOURS' DURATION. THE CONTRACTOR SHALL ARARNGE FOR THIS INSTRUCTION WITH THE HACP.

FUNCTIONS AND ALL ACTUATORS OPERATE IN ACCORDANCE WITH SPECIFICATIONS.
TESTS AND INSPECTION

THE FOLLOWING OPERATIONS SHALL BE PERFORMED IN PREPARATION FOR FINAL INSPECTION BY THE ARCHITECT. THE MECHANICAL CONTRACTOR SHALL DEMONSTRATE TO THE ARCHITECT THAT THE SYSTEM IS OPERATING IN COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS. ALL TESTS AND INSPECTIONS SHALL BE COMPLETED BEFORE FINAL PAYMENT IS MADE TO THE HEATING (MECHANICAL) CONTRACTOR.

CONTROLS - ALL CONTROLS SHALL BE TESTED AND ADJUSTED TO ACHIEVE THE INTENT OF THESE SPECIFICATIONS. CONTROLS SHALL BE ADJUSTED WHILE THE SYSTEM IS OPERATING UNDER FULL-LOAD CONDITIONS, BOTH HEATING AND COOLING. CONTROL SUB-CONTRACTOR SHALL SUBMIT WRITTEN CERTIFICATION THAT ALL ON/OFF AND ALARM.

AIR DISTRIBUTION SYSTEM - AIR BALANCING SHALL BE PERFORMED BY AN INDEPENDENT AIR BALANCE SUBCONTRACTOR. THE COST OF THE SUB-CONTRACTOR SHALL BE INCLUDED IN THE CONTRACTOR'S BID PRICE. THE INDEPENDENT AIR BALANCER SHALL NOT BE AN EMPLOYEE NOR A SUBSIDIARY OF THE CONTRACTOR.

GUARANTEE
THE MECHANICAL CONTRACTOR SHALL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE JOB THAT ALL EQUIPMENT, MATERIAL AND LABOR FURNISHED BY HIM ARE FREE FROM DEFECTS. ANY DEFECTS IN MATERIAL AND WORKMANSHIP SHALL BE CORRECTED BY THE CONTRACTOR WITHOUT FURTHER EXPENSE TO THE HACP. ALL ITEMS SPECIFIED TO HAVE A LONGER WARRANTEE SHALL BE GUARANTEED FOR THAT LONGER PERIOD. CONTROLS SHALL HAVE A 2-YEAR GUARANTEE ON PARTS AND LABOR.

CONTROLS
SOLID-STATE THERMOSTAT: WALL-MOUNTED, PROGRAMMABLE, MICROPROCESSOR-BASED UNIT WITH MANUAL SWITCHING FROM HEATING TO COOLING, PREFERENTIAL RATE CONTROL, SEVEN-DAY PROGRAMMABILITY WITH MINIMUM OF FOUR TEMPERATURE PRESETS PER DAY, VACATION MODE, AND BATTERY BACKUP PROTECTION AGAINST POWER FAILURE FOR PROGRAM SETTINGS.

DIVISION 26 - ELECTRICAL WORK (E)

NOTE: ELECTRICAL WORK ON THIS PROJECT IS TO BE DESIGN BUILD. THE E.C. IS RESPONSIBLE FOR VERIFYING LOCATIONS AND REQUIREMENTS FOR THE ELECTRICAL SYSTEM WITH THE HACP.

CONFORM TO THE REQUIREMENTS OF THE CONTRACT DRAWINGS AND SPECIFICATIONS, THE SPECIFIC BUILDING HACP REQUIREMENTS, THE LATEST RULES OF THE NATIONAL ELECTRICAL CODE AND WITH LOCAL ORDINANCES HAVING JURISDICTION.

DO NOT INTERPRET ANYTHING IN THE DRAWINGS OR SPECIFICATIONS AS AUTHORITY TO VIOLATE APPLICABLE CODES.

BE RESPONSIBLE FOR EXAMINING DRAWINGS AND SPECIFICATIONS FOR COMPLIANCE WITH APPLICABLE CODES; RESOLVE ALL CONFLICTS BEFORE INSTALLATION AT NO EXTRA COST.

PREPARE ANY ADDITIONAL CLARIFYING DETAILS REQUIRED BY THE LOCAL INSPECTION AUTHORITIES AND SECURE APPROVAL OF SAME. PAY ANY CHARGES. OBSERVE ALL UNIFORM CONSTRUCTION CODE REQUIREMENTS.

OBSERVE ALL APPLICABLE SAFETY REGULATIONS REQUIRED BY HACP AND/OR BY OSHA.

BRING ANY DISCREPANCIES BETWEEN DIFFERENT DRAWINGS, BETWEEN THE DRAWINGS AND FIELD CONDITIONS, OR BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, OR ANY APPARENT OMISSIONS, TO THE ARCHITECT'S ATTENTION BEFORE SUBMITTING THE BID. AFTER AWARD OF CONTRACT.

THE INTERPRETATION OF ANY CONFLICT WILL BE MADE BY THE ARCHITECT AND SHALL BE ACCEPTED AS FINAL.

IF MENTION HAS BEEN OMITTED PERTAINING TO DETAILS, ITEMS OR RELATED ACCESSORIES REQUIRED FOR THE COMPLETION OF ANY ELECTRICAL SYSTEM INCLUDE SUCH ITEMS AND ACCESSORIES IN THE ELECTRICAL CONTRACT WITHOUT ADDITIONAL CHARGES.

AFTER THE JOB IS AWARDED, CLAIMS BASED ON INSUFFICIENT DATA OR INCORRECTLY ASSUMED CONDITIONS, OR CLAIMS BASED ON MISUNDERSTANDING THE NATURE OR CHARACTER OF THE WORK OR THE CONDITIONS UNDER WHICH IT MUST BE PERFORMED, WILL NOT BE RECOGNIZED.

OBTAIN AND PAY FOR ALL PERMITS AND LICENSES REQUIRED FOR THE EXECUTION OF THE WORK IN ADVANCE OF CONSTRUCTION.

ARRANGE FOR ALL TESTS AND INSPECTIONS OF THE WORK REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND PAY ALL COSTS.

OBTAIN ALL CERTIFICATES OF INSPECTIONS AND APPROVAL FROM ALL AUTHORITIES HAVING JURISDICTION AND DELIVER THEM TO THE HACP AS A PREREQUISITE FOR ACCEPTANCE OF THE WORK. DELIVER COPIES TO THE HACP.

DO NOT INSTALL WORK FOR WHICH AN EXTRA CHARGE IS TO BE MADE WITHOUT WRITTEN APPROVAL STATE IN A WRITTEN REQUEST FOR EXTRA WORK THE NATURE OF THE WORK, BY WHOM REQUESTED, THE PRICE TO BE CHARGED AND AN ITEMIZED TIME AND MATERIAL BREAKDOWN FOR EACH ITEM.

THE E.C. SHALL BE RESPONSIBLE FOR THE CALCULATION AND BALANCING OF THE ELECTRICAL LOADS, CIRCUITING AND CONFIRMING THE ADEQUACY OF EXISTING SERVICE WITH HACP.

SEE GENERAL SPECIFICATIONS

BASIC ELECTRICAL REQUIREMENTS

A. GENERAL PROVISIONS
THE HACP'S GENERAL CONDITIONS AND SPECIAL CONDITIONS ARE HEREBY MADE A PART OF EACH SECTION IN DIVISION 16 AND SHALL APPLY TO ALL THE FOLLOWING WORK.
ELECTRICAL WORK WILL BE LET BY THE HACP, SUBJECT TO THE INSTRUCTIONS TO BIDDERS AND TO ALL ADDENDA AND BULLETINS HEREAFTER MADE PART OF THESE SPECIFICATIONS. REFER THERETO FOR INSTRUCTIONS REGARDING SPECIFIC JOB CONDITIONS.
OBSERVE ALL SPECIAL INSTRUCTIONS IN REGARD TO WORKING CONDITIONS AND MISCELLANEOUS ITEMS AS DIRECTED BY THE ENGINEER AND HACP.

B. SCOPE OF WORK
FURNISH ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, TOOLS, SUPERVISION AND SERVICES NECESSARY FOR THE INSTALLATION AND PROPER COMPLETION OF ALL ELECTRICAL WORK AS HEREIN SPECIFIED AND/OR AS SHOWN ON THE DRAWINGS.

INSTALL ALL SYSTEMS COMPLETE, UNLESS OTHERWISE NOTED, AND LEAVE IN FIRST CLASS OPERATING CONDITION, SATISFACTORY TO THE ENGINEER AND HACP.
ELECTRICAL WORK SHALL INCLUDE BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:
1.ALL ELECTRICAL DEMOLITION, AS REQUIRED.
2.PROVISION OF TEMPORARY LIGHT AND POWER AS SPECIFIED HEREINAFTER.
4. FURNISH AND INSTALL ALL LIGHTING FIXTURES AND LAMPS.
5. ALL POWER WIRING, 120 VOLTS OR HIGHER, FOR ANY NEW HVAC OR PLUMBING EQUIPMENT.
6. PROVISION AND INSTALLATION OF LIGHTING SWITCHES AND DEVICES, AS SHOWN.
7. NEW PANELBOARDS, SUBFEEDERS, BRANCH CIRCUIT WIRING, AS SHOWN.
8. PROVISION AND INSTALLATION OF NEW CANOPY GOOSENECK LIGHTS.
9. PROVISION AND INSTALLATION OF ALL MISCELLANEOUS ITEMS, AS SHOWN ON THE DRAWINGS OR SPECIFIED HEREINAFTER.
10. SEE THE ARCHITECTURAL DIVISION FOR INSTRUCTIONS AND PRECAUTIONS REGARDING EXISTING ASBESTOS/LEAD PAINT IN THE BUILDING.

C. SPECIFICATIONS
THESE SPECIFICATIONS COMPLEMENT THE ELECTRICAL DRAWINGS. EXECUTE ANY ITEM DRAWN AND NOT SPECIFIED OR SPECIFIED AND NOT DRAWN AS FULLY AS IF BOTH DRAWN AND SPECIFIED IN ORDER TO INSURE A COMPLETE INSTALLATION. IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT WILL BE APPLICABLE. INSTALL ANY ITEM SPECIFIED AND NOT DRAWN, OR VICE VERSA, AS COMPLETELY AS IF BOTH SHOWN AND SPECIFIED.

D. CONTRACT DRAWINGS
DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL CONDUITS, CONNECTORS, FITTINGS, BOXES, SWITCHES, SWITCHES AND OTHER MISCELLANEOUS PARTS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISH CONDITIONS AFFECTING THE WORK AND ARRANGE THE NEW WORK ACCORDINGLY, FURNISHING SUCH PARTS AND EQUIPMENT AS MAY BE NECESSARY FOR THIS INSTALLATION.

THE ELECTRICAL DRAWINGS INDICATE THE REQUIRED CONDUIT SIZES AND POINTS OF TERMINATION AND THE NUMBER AND SIZE OF THE WIRES THEREIN BUT DO NOT SUGGEST THE PROPER ROUTING OF THESE RACEWAYS. THE PREPARATION OF FIELD DRAWINGS, IF REQUIRED, IS THE CONTRACTOR'S RESPONSIBILITY.

E. PERMITS, LICENSES AND INSPECTIONS
OBTAIN AND PAY FOR ALL PERMITS AND LICENSES REQUIRED FOR THE EXECUTION OF THE WORK IN ADVANCE OF CONSTRUCTION.
ARRANGE FOR ALL TESTS AND INSPECTIONS OF THE WORK REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND PAY ALL COSTS.
OBTAIN ALL CERTIFICATES OF INSPECTIONS AND APPROVAL FROM ALL AUTHORITIES HAVING JURISDICTION AND DELIVER THEM TO THE HACP AS A PREREQUISITE FOR ACCEPTANCE OF THE WORK.

F. REGULATIONS AND CODES
CONFORM TO THE REQUIREMENTS OF THE CONTRACT DRAWINGS AND SPECIFICATIONS, THE LATEST RULES OF THE NATIONAL ELECTRICAL CODE AND WITH LOCAL ORDINANCES HAVING JURISDICTION. DO NOT INTERPRET ANYTHING IN THE DRAWINGS OR SPECIFICATIONS AS AUTHORITY TO VIOLATE APPLICABLE CODES.
BE RESPONSIBLE FOR EXAMINING DRAWINGS AND SPECIFICATIONS FOR COMPLIANCE WITH APPLICABLE CODES.
RESOLVE ALL CONFLICTS BEFORE INSTALLATION AT NO EXTRA COST.
PREPARE ANY ADDITIONAL CLARIFYING DETAILS REQUIRED BY THE LOCAL INSPECTION AUTHORITIES AND SECURE APPROVAL OF SAME. PAY ANY CHARGES.
OBSERVE ALL REQUIREMENTS OF NEC-2008 EDITION.
OBSERVE ALL INTERNATIONAL BUILDING CODE REQUIREMENTS.
OBSERVE ALL APPLICABLE SAFETY REGULATIONS REQUIRED BY HACP AND/OR BY OSHA.

G. INTERPRETATIONS AND CONFLICTS
BRING ANY DISCREPANCIES BETWEEN DIFFERENT DRAWINGS, BETWEEN THE DRAWINGS AND FIELD CONDITIONS, OR BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, OR ANY APPARENT OMISSIONS, TO THE ENGINEER'S ATTENTION BEFORE SUBMITTING THE BID. AFTER AWARD OF CONTRACT, THE INTERPRETATION OF ANY CONFLICT WILL BE MADE BY THE ENGINEER AND SHALL BE ACCEPTED AS FINAL.
IF MENTION HAS BEEN OMITTED PERTAINING TO DETAILS, ITEMS OR RELATED ACCESSORIES REQUIRED FOR THE COMPLETION OF ANY ELECTRICAL SYSTEM, INCLUDE SUCH ITEMS AND ACCESSORIES IN THE ELECTRICAL CONTRACT WITHOUT ADDITIONAL CHARGES.
AFTER THE JOB IS AWARDED, CLAIMS BASED ON INSUFFICIENT DATA OR INCORRECTLY ASSUMED CONDITIONS, OR CLAIMS BASED ON MISUNDERSTANDING THE NATURE OR CHARACTER OF THE WORK OR THE CONDITIONS UNDER WHICH IT MUST BE PERFORMED, WILL NOT BE RECOGNIZED.

H. WORK SCHEDULE
SCHEDULE ALL ELECTRICAL WORK TO CONFORM TO THE HACP'S WORK SCHEDULE. INCLUDE ANY APPLICABLE PREMIUM TIME, AS DIRECTED.

I. CHANGES IN THE WORK
DO NOT INSTALL WORK FOR WHICH AN EXTRA CHARGE IS TO BE MADE WITHOUT WRITTEN APPROVAL
STATE IN A WRITTEN REQUEST FOR EXTRA WORK THE NATURE OF THE WORK, BY WHOM REQUESTED, THE PRICE TO BE CHARGED AND AN ITEMIZED BREAKDOWN FOR EACH ITEM.

J. STANDARDS OF WORKMANSHIP
ALL ELECTRICAL WORK SHALL MEET OR EXCEED THE STANDARDS OF INSTALLATION AND GOOD WORKMANSHIP AS SET FORTH IN THE LATEST COPY OF THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION PUBLICATION ENTITLED "NECA STANDARDS OF INSTALLATION", EXCEPT AS OTHERWISE MODIFIED IN THESE SPECIFICATIONS OR SHOWN ON THE DRAWINGS.
THE ENGINEER/HACP RESERVES THE RIGHT TO DIRECT THE REMOVAL OF ANY ITEM WHICH DOES NOT COMPLY WITH THE CONTRACT DRAWINGS OR THESE SPECIFICATIONS, OR DOES NOT PRESENT A NEAT, ORDERLY AND WORKMANLIKE APPEARANCE.

K. JOB RESPONSIBILITY
PROVIDE ADEQUATE STORAGE FACILITIES FOR MATERIALS AND EQUIPMENT DURING THE PROGRESS OF THE WORK.
BE RESPONSIBLE FOR THE CONDITION OF ALL MATERIALS AND EQUIPMENT EMPLOYED IN THE ELECTRICAL INSTALLATION UNTIL FINAL ACCEPTANCE BY THE ENGINEER AND HACP.
MAKE GOOD ANY DAMAGE TO THE WORK CAUSED BY FLOODS, STORMS, ACCIDENTS, ACTS OF VIOLENCE AND THEFT, UP TO THE TIME OF FINAL ACCEPTANCE BY THE ENGINEER AND HACP.
BE RESPONSIBLE FOR THE REPLACEMENT OF ALL DAMAGED OR DEFECTIVE WORK, MATERIALS OR EQUIPMENT.

DO NOT LEAVE ANY ELECTRICAL WORK IN HAZARDOUS CONDITION, EVEN TEMPORARILY.
ERECT, MAINTAIN AND FINALLY REMOVE ALL SCAFFOLDS, STAGING, FORMS, PLATFORMS AND LADDERS REQUIRED FOR THE ELECTRICAL INSTALLATION.

L. GUARANTEE
FULLY GUARANTEE IN WRITING ALL MATERIALS AND WORKMANSHIP INSTALLED UNDER THIS CONTRACT AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE HACP.

BASIC ELECTRICAL METHODS AND PROCEDURES

A. VISITING THE SITE
VISIT THE PRESENT INSTALLATION TO ASCERTAIN THE EXISTING SITE CONDITIONS, TO DETERMINE THE LOCATION OF ANY EXISTING ELECTRICAL EQUIPMENT AND TO NOTE THE ROUTING AND LENGTHS OF THE NEW CONDUIT INSTALLATION. MAKE ALL VISITS TO THE SITE DURING THE NORMAL WORKDAY AND WEEK. SCHEDULE VISITS IN ADVANCE WITH THE HACP'S REPRESENTATIVE.
SECURE AND VERIFY ALL DIMENSIONS AT THE SITE.

B. TEMPORARY LIGHT AND POWER
PROVIDE A TEMPORARY SERVICE FOR CONSTRUCTION USING THE EXISTING SERVICE AND PANELS. THE HACP WILL PAY ALL UTILITY CHARGES FOR ENERGY BILLS.
PROVIDE ALL NECESSARY EQUIPMENT PER N.E.C. AND O.S.H.A. REQUIREMENTS.
EXTEND WIRING FOR LIGHTING, AS REQUIRED FOR THE NEW WORK.
LIGHTING INSTALLATION SHALL MEET O.S.H.A. REGULATIONS FOR INTENSITY OF ILLUMINATION, SPACING OF LUMINAIRES AND SAFETY.
INSTALL 120 VOLT CORD SETS WITH GROUND FAULT PROTECTION AS PER THE N.E.C. LATEST REQUIREMENTS.
MAINTAIN THE ELECTRICAL EQUIPMENT AND LAMPS FOR THE TEMPORARY SERVICE.
REPAIR OR REPLACE ANY DAMAGE TO THE BUILDING RESULTING FROM THE TEMPORARY INSTALLATION. REPAIRS SHALL BE SATISFACTORY TO THE HACP.
THE PRESENT SYSTEM MAY BE USED AS THE SOURCE FOR THE TEMPORARY SERVICE, PROVIDED A SATISFACTORY ARRANGEMENT FOR THIS USE IS MADE WITH THE HACP.

C. DEMOLITION
BE RESPONSIBLE FOR THE REMOVAL OF EXISTING ELECTRICAL EQUIPMENT NO LONGER REQUIRED, SUCH AS WIRE, OUTLETS, PANELS, TRANSFORMERS, BOXES, ETC. SHOULD AN INTERRUPTION OR SHUTDOWN BE REQUIRED, NOTIFY THE HACP SUFFICIENTLY IN ADVANCE OF THE REQUIRED SHUTDOWN SO THAT PROPER ARRANGEMENTS CAN BE MADE.
REWIRE AND RECONNECT ALL EXISTING ELECTRICAL ITEMS WHICH REMAIN IN USE IF THE WIRING TO SAME IS DISCONNECTED, DISTURBED OR REMOVED BY THIS RENOVATION. LEAVE ALL EXISTING EQUIPMENT IN OPERATION AT THE JOB'S CONCLUSION.
REMOVE, CLEAN, AND STORE ANY EXISTING ITEMS INDICATED AS BEING REUSED OR RELOCATED UNTIL THE PROPER TIME TO REINSTALL THE SAME.
PROPERLY PROTECT ALL EXISTING ELECTRICAL ITEMS WHICH REMAIN IN PLACE. ANY ELECTRICAL REPLACEMENT NECESSARY SHALL BE DONE AT THIS ELECTRICAL CONTRACTOR'S DIRECT EXPENSE.
NOTE THAT THE REQUIRED ELECTRICAL DEMOLITION IS NOT SHOWN ON THE DRAWINGS.

VISIT THE SITE PRIOR TO BID TO VERIFY ALL REQUIREMENTS FOR THIS DIVISION.

D. PAINTING
PAINTING IS INCLUDED IN THE ELECTRICAL DIVISION AS PER THE FOLLOWING PARAGRAPHS.
TOUCH UP ANY PANELS, SWITCH BOXES OR APPARATUS SCRATCHED, DAMAGED OR RUSTED DURING CONSTRUCTION.
PAINT ANY BRACKETS OR EQUIPMENT WHICH ARE NOT FACTORY PAINTED OR CONSTRUCTED OF A MATERIAL WHICH REQUIRES PROTECTION. PAINT ALL PLYWOOD BACK BOARDS.

E. DETERMINATION OF LOCATIONS
DRAWINGS INDICATE THE APPROXIMATE LOCATIONS OF OUTLETS, APPARATUS AND EQUIPMENT. THE RUNS OF FEEDERS AND BRANCHES AS SHOWN ARE SCHEMATIC. FINAL ROUTING SHALL BE GOVERNED BY STRUCTURAL CONDITIONS AND OTHER OBSTRUCTIONS. THIS SHALL NOT MEAN THAT THE DESIGN OF A SYSTEM MAY BE CHANGED; IT MERELY REFERS TO THE EXACT ROUTING OF A RACEWAY BETWEEN GIVEN POINTS.
INSTALL RACEWAYS WITH ALL NECESSARY OFFSETS, JUNCTION AND PULL BOXES, IN SUCH A MANNER AS TO CONFORM TO THE STRUCTURE, PRESERVE HEADROOM AND SATISFYING THE REQUIREMENTS OF THE GOVERNING CODES AND STANDARDS OF GOOD PRACTICE.
ALL SURFACE CONDUIT ROUTINGS SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT, PRIOR TO ROUGH-IN OF SAME.

F. GROUNDING AND BONDING

PROVIDE ALL ELECTRICAL SYSTEM GROUNDING AND BONDING AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.
MAKE GOOD CONTACT AT ALL PANELS, BOXES AND WHEREVER A CONDUIT RUN IS BROKEN.
GROUND AND BOND ALL CONDUIT, FIXTURES AND OTHER APPARATUS IN A PERMANENT MANNER.
GROUND ALL LIGHTING FIXTURES AND CONVENIENCE OUTLETS AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.

G. LIST OF MATERIALS
SUBMIT TO THE HACP FOR PRELIMINARY APPROVAL, SIX (6) COPIES OF A COMPLETE LIST OF ALL MATERIALS PROPOSED FOR USE IN THE ELECTRICAL SYSTEMS COVERED BY THESE SPECIFICATIONS WITHIN 15 DAYS AFTER THE AWARD OF CONTRACT.

H. SUBMITTAL OF SHOP DRAWINGS AND BROCHURES
IMMEDIATELY FOLLOWING THE AWARDING OF THE CONTRACT, SUBMIT SHOP DRAWINGS, BROCHURES AND/OR DESCRIPTIVE LITERATURE FOR REVIEW TO THE HACP IN ACCORDANCE WITH THE GENERAL CONTRACT. ITEMIZE THE DRAWINGS SUBMITTED IN THE TRANSMITTAL LETTER.
STAMP THE DRAWINGS WITH THE CONTRACTOR'S SEAL AS EVIDENCE THAT THE DRAWINGS HAVE BEEN THOROUGHLY REVIEWED BY THE CONTRACTOR FOR COMPLIANCE WITH THE CONTRACT DRAWINGS.

I. MARKING AND IDENTIFICATION
CLEARLY MARK ALL PANELS, DISCONNECT SWITCHES, CONTROL DEVICES AND MISCELLANEOUS ELECTRICAL APPARATUS FOR EASY IDENTIFICATION AS REQUIRED.
PROVIDE PLASTIC NAMEPLATES ON ALL PANELBOARDS AND DISCONNECT SWITCHES.
TYPE ALL CIRCUIT DIRECTORIES ON SUITABLE CARDS WHICH SHALL FIT INTO THE HOLDERS IN THE PANELBOARD DOORS.
PROVIDE NEW PLASTIC SLEEVES ATTACHED TO THE INSIDE OF THE PANEL DOORS FOR THE NEW DIRECTORIES.
CARDS SHALL INDICATE THE USE OF EACH CIRCUIT AND IN WHICH SPACE THE CIRCUIT IS UTILIZED.
TAG ALL CIRCUIT LINE CONDUCTORS IN LIGHTING AND POWER PANELS WITH GUMMED NUMBER LABELS TO INDICATE CIRCUIT NUMBERS.
PROVIDE ALL REQUIRED LABELS FOR CONDUCTOR COLOR CODING AND EQUIPMENT INTERRUPTING CAPACITIES, AS REQUIRED BY NEC.
PROVIDE ALL REQUIRED LABELS FOR SAFETY PRECAUTIONS WHEN WORKING ON ELECTRICAL EQUIPMENT.

J. CLEAN UP
PERFORM THE INSTALLATION IN A NEAT AND ORDERLY MANNER.
BE RESPONSIBLE FOR CLEANING UP ELECTRICAL WORK AND HAULING AWAY DEBRIS DAILY. EXERCISE DUE CARE IN THE HANDLING OF WASTE MATERIALS, SCRAP ITEMS AND PAPER; PERIODICALLY REMOVE ELECTRICAL WASTE MATERIALS, PAPER AND RUBBISH. MAINTAIN ORDER, ON COMPLETION OF THE JOB, REMOVE ALL TOOLS, EQUIPMENT, MATERIALS AND LOOSE PARTS.
FINGERPRINTS AND SMEARS ON CEILINGS AND PAINTED WALLS WILL NOT BE TOLERATED. RESTORE ALL AREAS TO THEIR ORIGINAL CLEAN CONDITION, SATISFACTORY TO THE HACP.
LEAVE ALL LIGHTING, PLASTIC PANELS AND GLASSWARE IN A CLEAN CONDITION. WASH WITH A DETERGENT AND AIR DRY. LEAVE THE PREMISES CLEAN, FREE FROM ALL DEBRIS AND UNUSED CONSTRUCTION MATERIALS.
DO A FINAL CLEAN UP AT THE JOB'S CONCLUSION.

K. TESTS
UPON COMPLETION OF THE WORK, AND AS A CONDITION FOR ACCEPTANCE, TEST ALL SYSTEMS IN THE PRESENCE OF THE HACP. RETEST EQUIPMENT REQUIRING CORRECTION.
MAKE ALL TESTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES HAVING JURISDICTION.
TEST SECONDARY WIRING FOR CONTINUITY, SHORT CIRCUIT AND IMPROPER GROUNDS, AND SHOW AN INSULATION RESISTANCE BETWEEN CONDUCTORS AND GROUND NOT LESS THAN THE REQUIREMENTS OF THE N.E.C.

OPERATE EACH LIGHTING CIRCUIT TO TEST EVERY FIXTURE.
CORRECT ALL FAILURES OR IMPROPER OPERATIONS. FURNISH ALL NECESSARY TESTING EQUIPMENT AND PAY ALL COSTS OF TESTING, REPLACING AND REPAIRING.
RETEST ITEMS UNTIL SATISFACTORY PERFORMANCE IS OBTAINED AT NO ADDITIONAL CHARGE.

L. LOAD BALANCE AND PHASING
PROPERLY BALANCE THE BUILDING ELECTRICAL LOADS ACROSS PHASES FOR ALL LIGHTING AND POWER PANELS. TRANSFORMER TERMINALS, AND SERVICE ENTRANCE CONDUCTORS. WHEN ALL LOADS ARE TURNED ON, THE INITIAL UNBALANCE SHALL NOT EXCEED 10%.
PROVIDE FOR THE CORRECT DIRECTION OF ROTATION OF ALL MOTORIZED EQUIPMENT.

M. INSTRUCTIONS TO OPERATING PERSONNEL
FURNISH THE SERVICES OF A PERSON OR PERSONS WHO IS THOROUGHLY FAMILIAR WITH THE COMPLETED INSTALLATION, TO INSTRUCT THE HACP'S OPERATING PERSONNEL IN THE PROPER OPERATION, CARE AND MAINTENANCE OF ALL ELECTRICAL APPARATUS AND SYSTEMS.
FURNISH THESE SERVICES FOR AT LEAST ONE FOUR HOUR PERIOD. DURING THIS TIME DEMONSTRATE TO THE HACP, THE COMPLETE OPERATION OF THE VARIOUS ELECTRICAL SYSTEMS.

BASIC ELECTRICAL MATERIALS AND INSTALLATION

A. MATERIAL IN GENERAL
MATERIALS SHALL BE NEW, TESTED AND LISTED BY UNDERWRITERS LABORATORIES, AND SHALL BEAR THE UNDERWRITERS LABEL WHERE SUCH LABELING SERVICE IS FURNISHED. MATERIALS SHALL MEET WITH THE APPROVAL OF ALL STATE AND LOCAL GOVERNING BODIES HAVING JURISDICTION.
MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, ASTM AND IEEE.
ALL SIMILAR MATERIALS SHALL BE MANUFACTURED BY THE SAME MANUFACTURER.

B. RACEWAYS
1. MATERIALS
RIGID HEAVY WALL STEEL CONDUIT AND ELECTRIC METALLIC TUBING SHALL BE STEEL, HOT DIPPED GALVANIZED AND ZINC COATED, INSIDE AND OUTSIDE. CONDUIT SHALL BEAR THE MANUFACTURER'S AND UNDERWRITERS' LABELS. THIN WALL CONDUIT IS DESIGNATED AS E.M.T. STEEL CONDUIT SHALL BE MANUFACTURED BY WHEATLAND, ALLIED, TRIANGLE, OR EQUAL.
FLEXIBLE CONDUIT (GREENFIELD) SHALL BE U.L. LISTED, 3/4 INCH MINIMUM TRADE SIZE FOR BRANCH WIRING. GREENFIELD OF ½ INCH SIZE WILL BE PERMITTED FOR FINAL CONNECTIONS TO LIGHTING FIXTURES ONLY.

2. INSTALLATION
MINIMUM SIZE CONDUIT IS 3/4 INCHES.
INSTALL CONDUIT AS A COMPLETE SYSTEM, CONTINUOUS FROM OUTLET TO OUTLET, CABINET, BOX OR FITTING, MECHANICALLY AND ELECTRICALLY CONNECTED SO THAT ADEQUATE ELECTRICAL CONTINUITY IS SECURED.
DO NOT ROUTE RACEWAYS THROUGH ANY DUCTWORK.

C. CONDUIT FITTINGS
1. MATERIALS
ALL CONDUIT FITTINGS SHALL BE GALVANIZED MALLEABLE IRON OR STEEL, WHERE APPLICABLE.
CONDUIT FITTINGS SHALL CONFORM IN DESIGN AND QUALITY TO THE TYPE OF CONDUIT ON WHICH THEY ARE BEING INSTALLED.

2. INSTALLATION
USE THREADED CONNECTORS ON GRS CONDUIT.
USE SET-SCREW STYLE CONNECTORS ON E.M.T. WHERE SAME IS RUN EXPOSED OR CONCEALED ABOVE GRADE.
USE BUSHINGS, LOCKNUTS AND EXPANSION FITTINGS OF THE APPROPRIATE TYPE FOR THE RACEWAY SYSTEM BEING INSTALLED.

D. PULL BOXES, OUTLET BOXES AND COVERS
1. GENERAL
FOR EACH OUTLET BOX, USE THE PROPER CODE SIZE FOR THE ENTERING CONDUITS AND THE NUMBER OF WIRES TERMINATING THEREIN.
USE BOXES WITH PLASTER RING EXTENSIONS IN PLASTERED OR DRY WALL PARTITIONS.

2. MATERIALS
FOR LARGE PULL BOXES, USE BOXES OF CODE GAUGE SHEET STEEL WITH STEEL COVERS ATTACHED WITH BRASS SCREWS. BOXES SHALL BE HOT DIPPED, GALVANIZED AFTER FABRICATION - THE MINIMUM SIZE OF EACH BOX SHALL

TIMES THE DIAMETER AT BREAST HEIGHT IN SURFACE AREA GROUND. THE REMAINING STUMP AND/OR CHIPS SHALL BE REMOVED FROM THE SITE WITHIN TWO DAYS (2) AFTER GRINDING. ALL SURFACE ROOTS AND ADJACENT SUBSURFACE ROOTS SHALL BE REMOVED AS MAY BE NECESSARY TO ELIMINATE "HUMPS" OR MOUNDS IN THE TREE EASEMENT AREA ADJACENT TO THE STUMP. ALL TREE EASEMENT AREAS ARE TO BE LEFT FLAT AND MEET ORIGINAL GRADE. THE AREA WILL THEN BE BACKFILLED WITH CLEAN, PULVERIZED TOPSOIL TO THE LEVEL OF THE ADJOINING GRADE AND SEEDED. SEE SEEDING FOR SEED REQUIRED.

THE PARTY AUTHORIZED TO REMOVE THE TREE, AT THEIR EXPENSE, SHALL RESTORE THE LAWN AND ANY EXISTING LANDSCAPING AND APPURTENANCES THAT EXIST BETWEEN THE SIDEWALK AND CURB OR IN OTHER AREAS THAT HAVE BEEN DISTURBED BY THE PARTY AUTHORIZED TO REMOVE THE TREE DURING THE PROSECUTION OF THE WORK IN ACCORDANCE WITH THESE SPECIFICATIONS.

THE PARTY AUTHORIZED TO REMOVE THE TREE SHALL PROTECT ALL CONCRETE SIDEWALK, DRIVEWAY APPROACHES, DRIVEWAYS AND STREET PAVEMENT FROM DAMAGE THROUGH THE USE OF PLYWOOD SHEETING OR MATS WHEN NECESSARY. THE PARTY AUTHORIZED TO REMOVE THE TREE SHALL REPLACE OR RESTORE ALL CONCRETE SIDEWALKS, DRIVEWAY APPROACHES, DRIVEWAYS AND STREET PAVEMENT WHICH MAY HAVE BEEN DAMAGED DURING THE PROSECUTION OF THE WORK.

THE PARTY AUTHORIZED TO REMOVE THE TREE SHALL BE RESPONSIBLE AT ALL TIMES FOR KEEPING THE WORK SITE ADJOINING PREMISES, STREET, WALKS AND DRIVEWAYS CLEAN. ALL TREE BRANCHES, BARK, CHIPS AND OTHER DEBRIS MUST BE CLEARED UP AT THE END OF THE WORKDAY.

SECTION 33- UTILITIES

TRENCH DRAIN SYSTEM
ZURN Z880 2 1/2 [64] WIDE TRENCH DRAIN SYSTEM SHALL BE 48 [1220] LONG AND 2 1/2 [63.5] WIDE. DRAIN SHALL BE 3 [76] DEEP. DRAIN SHALL BE MADE OF (HDPE) HIGH DENSITY POLYETHYLENE AND IS UV-10 STABILIZED. DRAIN SHALL HAVE BEDDING FEET TO BE USED FOR POSITIONING AND ANCHORING PURPOSES. DRAINS SHALL HAVE TONGUE AND GROOVE SNAP FIT CONNECTION. DRAIN SHALL HAVE 24 [610] LONG HIGH-DENSITY POLYETHYLENE DECORATIVE GRATE (-POG) PROVIDED AS STANDARD.

INSTALLATION
TRENCH EXCAVATION MUST BE 4" [102MM] GREATER THAN THE TRENCH DEPTH AND A MINIMUM OF 4" [102MM] GREATER THAN THE EDGE OF THE TRENCH ON EACH SIDE. SOFT AND/OR SHIFTING SOIL SUBSTRATES MAY CAUSE CRACKING OF THE CONCRETE AND CONSEQUENT MOVEMENT OF THE TRENCH. IT IS CRITICAL THAT THE CONCRETE BE POURED ON AN ADEQUATE FOUNDATION

ASSEMBLING PER MANUFACTURER INSTRUCTION. A SILICONE CAULK, OR A CONSTRUCTION ADHESIVE, SUCH AS LIQUID NAILS, IS RECOMMENDED TO BE USED AT EACH JOINT AS A SEALER.

UPON COMPLETION OF THE TRENCH EXCAVATION, THE CHANNELS SHOULD BE PLACED IN ORDER ALONGSIDE THE EXCAVATION AND ACCORDING TO THE JOB LAYOUT.

AFTER ATTACHMENT OF ACESSORIES, ANCHOR AND LEVEL TRENCH IN THE EXCAVATION USING CONCRETE PATTIES AROUND THE FEET. MAKE FINISH POUR OF CONCRETE AND BE CERTAIN TO PROPERLY VIBRATE CONCRETE TO ELIMINATE ANY UNWANTED VOIDS. FINISH TROWELING SHOULD BE DONE TO SET THE TOP EDGE OF THE TRENCH DRAIN 1/16" [1.6MM] BELOW THE FLOOR GRADE. REMEMBER TO COMPENSATE FOR CONCRETE SHRINKAGE THAT MAY OCCUR DURNING CURE SO THAT THE EDGE OF THE TRENCH DRAIN DOES NOT PROTRUDE ABOVE THE FINISHED FLOOR GRADE.

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seal



general notes

1. Any conflicts in the drawings or between new and existing construction shall be referred to the Architect.
2. Contractor shall verify all dimensions and existing conditions in the field and shall advise **Fukui Architects, Pc** of any discrepancies between, additions to, deletions from, or alterations to any and all conditions prior to proceeding with any phase of work. **Do not scale drawings.**
3. All work shall be installed in accordance with applicable codes and regulations.
4. Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.
5. All items shown on drawings are finished construction assemblies. Contractor shall provide and install all material required for finished assemblies.
6. All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.

revisions

1	IFB & IFC 02.27.2025
2	IFB & ICF UPDATE 01.09.2026

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh,PA,15219

Project Location:
HACP TO#121, MGMT#7954, BPO#3827
447-449 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Outline Specifications

scale	As Noted
date	01/09/2026
no.	14
of.	14

Sheet No.
A14
Project
##2363

HACP TO#121, MGMT#7954, BPO#3827

Two Family Residence, Renovation
453-455 Sweetbriar St,
Pittsburgh, PA 15211

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Code Conformance Information

Applicable Codes	
General:	2018 International Residential Code
Energy:	2018 International Energy Conservation Code
Electrical:	2017 NEC (NFPA 70)
Fire:	2018 International Fire Code
Fuel Gas:	2018 International Fuel Gas Code
Mechanical:	2018 International Mechanical Code
Plumbing:	2017 Allegheny County Health Department Plumbing Code

General Building / Project Information	
Stories:	2 Stories.
Building Gross Area:	1,022 sqft Basement, 1,022 sqft First Floor and 1,123 sqft Second Floor
Hazardous Materials:	No Asbestos Containing Materials and No Lead based paint per HAZMAT report dated March 1,2024

Contact Schedule

Note: Any questions concerning the Construction Documents shall first be directed to the Architect. The Architect will forward questions as appropriate to the consulting engineers.

Building Owner:

Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Sixth Floor
Pittsburgh,PA,15219
Contact: Darnell Walker
ph:412.643.2806
darnell.walker@hacp.org

Architect:

Fukui Architects, PC
205 Ross Street
Pittsburgh, PA 15219
ph: 412.281.6001
fx: 412.281.6002
fgf@farpc.com
contact: Felix Fukui, AIA

Plan Review & Inspection:

City of Pittsburgh Department of Permits, Licenses, and Inspections
412 Boulevard of the Allies
Sixth Floor
Pittsburgh, PA 15219

Abbreviations

A.F.F.	Above Finish Floor
A.P.	Access Panel
ACOUST.	Acoustical
A.C.T.	Acoustical Ceiling Tile
ADH.	Adhesive
ADJUST.	Adjustable
A/C	Air Conditioning
ALT.	Alteration
ALTN.	Alternate
ALUM.	Aluminum
A.O.R.	Area of Refuge
APPROX.	Approximate
ARCH.	Architectural
ASB.	Asbestos
ASPH.	Asphalt
AUTO.	Automatic
AVG.	Average
BLK.	Block
BD.	Board
BOT	Bottom
BLDG	Building
C.I.P.	Cast In Place
C.B.	Catch Basin
CEM.	Cement
CER.	Ceramic
CG	Corner Guard
C.M.T.	Ceramic Mosaic Tile
C.W.T.	Ceramic Wall Tile
C.O.	Cleanout
℄	Center Line
CLO.	Closet
C.W.	Cold Water
CLG.	Ceiling
COL.	Column
CONC.	Concrete
C.M.U.	Concrete Masonry Unit
CONT.	Continuous
CORR.	Corridor
C.M.P.	Corrigated Metal Pipe
CRS.	Courses
DIA.	Diameter
DET	Detail
DGL	Dens Glass Gold
DR.	Door
DN.	Down
D.S.	Downspout
DWG.	Drawing
D.F.	Drinking Fountain
D.I.P.	Ductile Iron Pipe
EA.	Each
E.W.	Each Way
ELEC.	Electrical
E.C.	Electrical Contractor
EL.	Elevation
ELEV.	Elevation
EQUIP.	Equipment
E.F.	Exhaust Fan
EXIST.	Existing
EXP.	Expansion
E.J.	Expansion Joint
ESH	Exterior Sheathing
EXIST.	Existing
EXP.	Exposed
EXT.	Exterior
E.I.F.S.	Exterior Insulation & Finish System
F.R.P.	Fiberglass Reinforced Polyester
F.F.	Finish Floor
FIN FLR.	Finish Floor
F.A.C.P.	Fire Alarm Control Panel
F.E.	Fire Extinguisher
FLR.	Floor
F.D.	Floor Drain
FTG.	Footing
GA.	Gauge
G.C.	General Contractor
G.F.I.	Ground Fault Interrupter
GYP.	Gypsum
G.W.B.	Gypsum Wall Board
GSH	Gypsum Sheathing
H/C	Handicap
H.V.A.C.	Heating, Ventilation &
HT	Height
HC	Hollow Core
H.M.	Hollow Metal
HORIZ.	Horizontal
HR.	Hour
H.W.	Hot Water
IN.	Inch
I.M.	Insulated Metal
INSUL.	Insulation or Insulated
INT.	Interior
INV.	Invert
ISO.	Isolation
JAN.	Janitor's Closet
J.T.	Joint
LAM.	Laminate
LAV.	Lavatory
LG.	Long
M.D.F.	Medium Density Fiberboard
M.D.H.	Magnetic Door Holder
M.H.	Manhole
MFGR.	Manufacturer
MAX.	Maximum
MECH.	Mechanical
MET.	Metal
MIN.	Minimum
MISC.	Miscellaneous
N.I.C.	Not In Contract
N.T.S.	Not To Scale
O.C.	On Center
OPP.	Opposite
O.H.	Overhead
PR.	Pair
PLAS.	Plaster
PLAS.LAM.	Plastic Laminate
P.C.	Plumbing Contractor
PLYWD.	Plywood
POLY.	Polyethylene
P.V.C.	Polyvinyl Chloride
PRE-FAB.	Prefabricated
RE.	Refer To
REF.	Refrigerator
R.C.P.	Reinforced Concrete Pipe
REINF.	Reinforcement
RD.	Roof Drain
RM.	Room
S.A.T.	Suspended Acoustical Tile
SCHED.	Schedule
SHT.	Sheet
SIM.	Similar
S.C.	Solid Core
SPECS.	Specifications
SQ.	Square
S.F.	Square Foot
S.S.	Stainless Steel
STL.	Steel
STOR.	Storage
STRUCT.	Structural
TEL.	Telephone
THK.	Thick
T.B.D.	To Be Determined
T&G	Tongue & Groove
T.O.	Top Of
T.G.	Top Of Grade
T.O.S.	Top Of Steel
TYP.	Typical
UNFIN.	Unfinished
U.N.O.	Unless Noted Otherwise
V.B.	Vapor Barrier
VERT.	Vertical
VEST.	Vestibule
V.C.T.	Vinyl Composition Tile
W.H.	Water Heater
W.W.F.	Welded Wire Fabric
WIN.	Window
W/	With
W/O	Without
WD.	Wood

Symbols

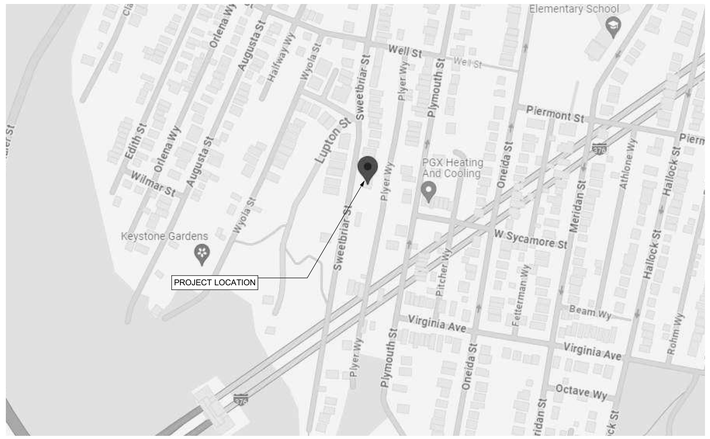
NOT ALL SYMBOLS USED

- T.O. FINISH FLOOR ELEV: 0'-0" — ELEVATION HEIGHT
- PLAN NORTH — NORTH ARROW
- 0 4' 8' 16' — GRAPHIC SCALE
- A-000 — BUILDING/ WALL SECTION MARKER
- 1 / A1 — ELEVATION MARKER
- 1 / 4 A-000 2 / 3 — INTERIOR ELEVATION MARKER
- 1 / A1 — DETAIL REFERENCE
- XXX-X — FINISH MATERIAL DESIGNATOR

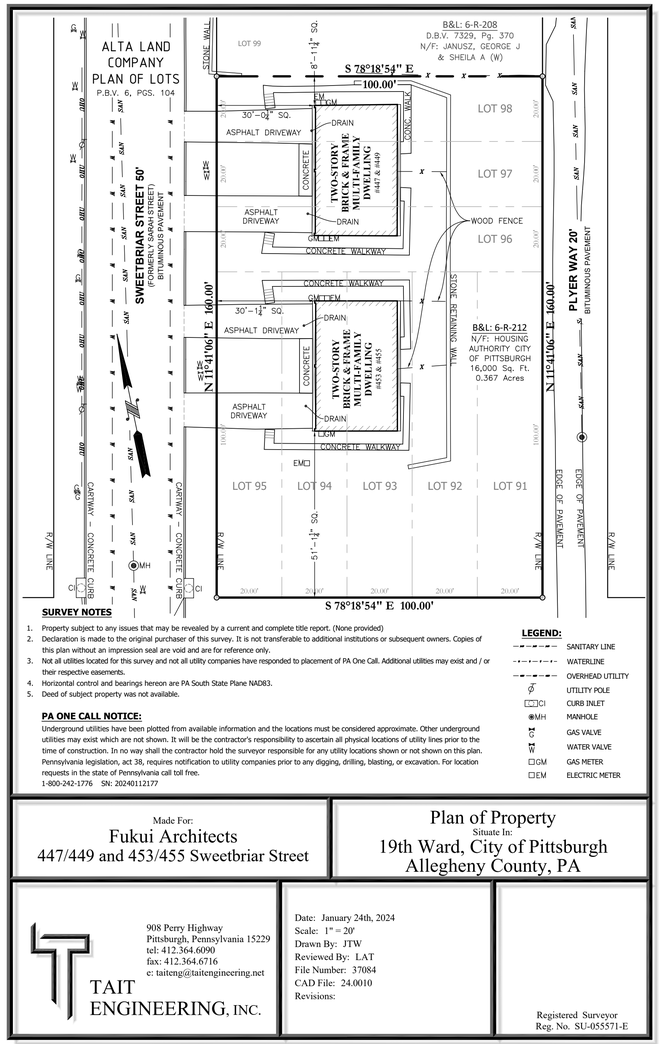
Materials Legend

NOT ALL MATERIALS USED

- EARTH
- COMPACTED STONE FILL
- CONCRETE
- STEEL
- RIGID INSULATION
- BLOCKING
- BATT INSULATION
- GYPSUM WALL BOARD
- WOOD
- PLYWOOD SHEATHING
- SPRAY FOAM INSULATION



1 Project Location
NOT TO SCALE



SURVEY NOTES

1. Property subject to any issues that may be revealed by a current and complete title report. (None provided)
2. Declaration is made to the original purchaser of this survey. It is not transferable to additional institutions or subsequent owners. Copies of this plan without an impression seal are void and are for reference only.
3. Not all utilities located for this survey and not all utility companies have responded to placement of PA One Call. Additional utilities may exist and / or their respective easements.
4. Horizontal control and bearings hereon are PA South State Plane NAD83.
5. Deed of subject property was not available.

PA ONE CALL NOTICE:

Underground utilities have been plotted from available information and the locations must be considered approximate. Other underground utilities may exist which are not shown. It will be the contractor's responsibility to ascertain all physical locations of utility lines prior to the time of construction. In no way shall the contractor hold the surveyor responsible for any utility locations shown or not shown on this plan. Pennsylvania legislation, act 38, requires notification to utility companies prior to any digging, drilling, blasting, or excavation. For location requests in the state of Pennsylvania call toll free.
1-800-242-1776 SN: 20240112177

LEGEND:

- SANITARY LINE
- WATERLINE
- OVERHEAD UTILITY
- UTILITY POLE
- CI CURB INLET
- MH MANHOLE
- GV GAS VALVE
- WV WATER VALVE
- GM GAS METER
- EM ELECTRIC METER

2 Survey
NOT TO SCALE

Made For:
Fukui Architects
447/449 and 453/455 Sweetbriar Street

Plan of Property
Situate In:
19th Ward, City of Pittsburgh
Allegheny County, PA

TAIT ENGINEERING, INC.
908 Perry Highway
Pittsburgh, Pennsylvania 15229
tel: 412.364.6090
fax: 412.364.6716
e: taiteng@taitengineering.net

Date: January 24th, 2024
Scale: 1" = 20'
Drawn By: JTW
Reviewed By: LAT
File Number: 37084
CAD File: 24.0010
Revisions:

Registered Surveyor
Reg. No. SU-055571-E

Fukui Architects Pc
205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

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seal

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA FELIX WILLIAM FUKUI

general notes

1. Any conflicts in the drawings or between new and existing construction shall be referred to the Architect.
2. Contractor shall verify all dimensions and existing conditions in the field and shall advise **Fukui Architects, Pc** of any discrepancies between, additions to, deletions from, or alterations to any and all conditions prior to proceeding with any phase of work. **Do not scale drawings.**
3. All work shall be installed in accordance with applicable codes and regulations.
4. Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.
5. All items shown on drawings are finished construction assemblies. Contractor shall provide and install all material required for finished assemblies.
6. All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.

revisions

1	IFB & IFC 07.22.2025
2	IFB & ICF UPDATE 01.09.2026

project title

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Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh,PA,15219

Project Location:
HACP TO#121, MGMT#7954,
BPO#3827
453-455 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Project Contact Schedule, Drawing Index, Code Conformance Information, Survey, Abbreviations and Materials, Project Location

scale	
As Noted	
date	
01/09/2026	
no.	of.
1	13

Sheet No.
A1
Project ##2363

SCOPE DESCRIPTION (NOTE: NOT ALL NOTES ARE APPLICABLE TO EACH INDIVIDUAL BUILDING)	GENERAL CONTRACTOR	MECHANICAL CONTRACTOR	ELECTRICAL CONTRACTOR	PLUMBING CONTRACTOR
MISCELLANEOUS: REMOVE ALL EXISTING DRAPERY AND RODS, CURTAINS, AND BLINDS.	■			
WALLS BASE: REMOVE ALL WALL BASE AND PREPARE AREA FOR NEW WALL BASE PER SPECIFICATIONS. ALL TILE, VINYL, OR WOOD WALL BASE SHOULD BE REMOVED AND WALL BEHIND SANDED.	■			
WATE REMOVED FROM SITE AND DISPOSED OF PROPERLY.	■	■	■	■
FLOORING REMOVAL, INCLUDING ALL CONCRETE SLABS, WALL REPAIRS, AND CEILING REMOVAL.	■			
FLOOR DRAIN REMOVAL AND REPAIR.	■			
LOOSE FURNITURE AND EQUIPMENT TO BE HAULED AWAY. TRASH, WASTE, DEBRIS TO BE PROPERLY DISPOSED OF.	■			
FIXED CABINETRY AND EQUIPMENT REMOVAL INCLUDING STOVES, HOODS, REFIGERATORS, RANGES AND VANITY CABIETS IN BATHROOMS.	■			
FIXED PLUMBING FIXTURE REMOVAL INCLUDING KITCHEN SINKS, VANITY SINKS, TOILETS, BATHS, AND ASSOCIATED FAUCETS AND OPERATING ELEMENTS.				■
DOOR HARDDWARE AND DOOR FRAME REMOVAL.	■			
VINYL SIDING REMOVAL.	■			
WALL SHEATHING, INSULATION, AND WEATHERBARRIER REMOVAL.	■			
LIGHT FIXTURE, J-BOX, OUTLET, SWITCHES, AND ALL ASSOCIATED COVER REMOVAL. INTERIOR AND EXTERIOR.			■	
EXISTING ROOF DRAIN LINE CAMERA AND PIPE REPLACEMENT.				■
ANY UN-USED MECHANICAL RUNS THAT ARE ABANDONED SHOULD BE CUT BACK AND CAPPED.		■		
ANY UN-USED PLUMBING RUNS THAT ARE ABANDONED SHOULD BE CUT BACK AND CAPPED.				■
WINDOW REMOVAL AND PREPARATION FOR NEW WINDOW.	■			
BOILER REMOVAL AND ASBESTOS ABATEMENT WHERE APPLICABLE ON PLANS. **NOT USED AT THIS LOCATION**				■
MOP SINK REMOVAL.				■
WATER HEATER REMOVAL. **NOT USED AT THIS LOCATION**				■

SCOPE DESCRIPTION (NOTE: NOT ALL NOTES ARE APPLICABLE TO EACH INDIVIDUAL BUILDING)	GENERAL CONTRACTOR	MECHANICAL CONTRACTOR	ELECTRICAL CONTRACTOR	PLUMBING CONTRACTOR
CAMERA AND CLEAR SANITARY SEWER LINE FROM LOWEST LEVEL TO MAIN, INCLUDING ALL ROOF DRAINS. PLUMBER TO OWN SEWER LINE REPLACEMENT.				■
ENGAGE PROFESSIONAL DUCTWORK CLEANING COMPANY TO CLEAN WHOLE HOUSE DUCTWORK, INCLUDING GRILLES AND DIUSERS. REPLACE ANY RUSTED GRILLES OR DIUSERS (ALLOWANCE OF 3 GRILLS AND 3 DIFUSERS PER ADDRESS SHOULD BE ADDED). ADDITIONALLY, SEAM SEAL ALL EXPOSED DUCT JOINTS TO LIMIT AIR LEAKAGE. INSULATE AND SEAL ALL DUCTWORK IN UNCONDITIONED SPACES, E.G., GARAGES.		■		
NEW SMOKE/CO DETECTORS PER FLOOR ELECTRICIAN TO REMOVE DRYWALL AS NECESSARY TO ACCESS WIRING FOR NEW SMOKE/CO DETECTORS.			■	
CONTRACTOR TO REPLACE ALL DRYWALL REMOVED BY ELECTRICIAN DURING SMOKE/CO DETECTORM LIGHTING, SWITCHES, AND OUTLET REPLACEMENT. (ALLOWANCE OF 100 SF OF DRYWALL REPLACEMENT SHOULD BE ADDED.)	■			
PAINT ALL WALLS, CEILINGS, PANELING, DOORS AND TRIM/CASING PER PLAND AND SPECIFICATIONS (U.N.O.)	■			
WATERPROOFING OF BASEMENT WALLS AND FLOOR PER SPECIFICATIONS.	■			
REPLACE EXISTING FLOOR DRAINS.				■
NEW FLOOR SLAB AT BASEMENT GARAGE.	■			
TUCKPOINTING AT EXTERIOR MASONRY.	■			
NEW CABINETRY AND APPLIANCE INSTALLATION AT KITCHEN.	■			
KITCHEN SINK INSTALLATION.				■
BATHROOM FIXTURE INSTALLATION AND PROCUREMENT PER HACP SPECIFICATIONS.				■
NEW VANITY AT BATHROOM PROCUREMENT AND INSTALLATION.	■			
NEW TILE AT BATHROOM WALLS.	■			
NEW FLOORING PER FLOOR PLANS AND SPECIFICATIONS.	■			
NEW BATHROOM ACCESSORIES PROCUREMENT AND INSTALLTION INCLUDING MIRROR, TOILET ROLL HOLDER, AND TOWEL BAR.	■			
NEW LIGHT FIXTURE, J-BOX INSTALLATION, SWITCHES, OUTLETS, AND COVER PROCUREMENT AND INSTALLATION PER HACP SPECIFICATIONS. ELECTRITIAN TO REMOVE DRYWALL AS NECESSARY TO ACCESS WIRING FOR NEW FIXTURES.			■	
DOOR, HARDWARE, AND FRAME REPLACEMENT.	■			
DRYWALL REPLACEMENT AND REPAIR.	■			
EXTERIOR VINYL REPLACEMENT.	■			
WALL SHEATHING, INSULATION, AND WEATHERPROOFING REPLACEMENT.	■			
WINDOW PROCUREMENT AND INSTALLATION INCLUDING NEW SHEATHING PER DRAWINGS.	■			
NEW WALL BASE PROCUREMENT AND INSTALLATION PER FINISH SCHEDULE.	■			
REFINISH AND REPAINT EXTERIOR DOOR PER PLANS. REPLACE HARDWARE.	■			
CLEAN AND PREPARE BUILDING FOR RESIDENTS ONCE WORK IS COMPLETE BY ALL PRIMES.	■			
CUT DRYWALL AND INSTALL NEW 2FT X 2FT ATTIC HATCH PER PLANS.	■			
INSTALL NEW EXHUAST FAN WITH LIGHT. PROVIDE EXHAUST UP THROUGH ROOF.		■		
PATCH ANY DRYWALL AND PAINT AROUND NEW EXHAUST FAN.	■			
NEW BOILER PER SPECIFICATIONS. PROCUREMENT, INSTALLATION, AND TESTING. **NOT USED AT THIS LOCATION**				■
NEW WATER HEATER PER SPECIFICATION. PROCUREMENT, INSTALLATION, AND TESTING.				■
NEW MOP SINK PROCUREMENT AND INSTALLATION PER SPECIFICATIONS.				■
OBTAIN HAZARDOUS MATERIAL SURVEY AT LOCATIONS PER PLANS. **NOT USED AT THIS LOCATION**	■			

Fukui Architects Pc
205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

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seal



general notes

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2. Contractor shall verify all dimensions and existing conditions in the field and shall advise **Fukui Architects, Pc** of any discrepancies between, additions to, deletions from, or alterations to any and all conditions prior to proceeding with any phase of work. **Do not scale drawings.**
3. All work shall be installed in accordance with applicable codes and regulations.
4. Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.
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6. All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.

revisions

1 IFB & IFC 07.22.2025
2 IFB & ICF UPDATE 01.09.2026

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh,PA,15219

Project Location:
HACP TO#121, MGMT#7954, BPO#3827
453-455 Sweetbriar St
Pittsburgh, PA 15211

drawing title

447 Demo, 447 New

scale: As Noted
date: 01/09/2026
no. 2 of. 13

Sheet No.
A2
Project ##2363

DEMOLITION PLAN LEGEND

EXISTING WALL TO BE DEMOLISHED

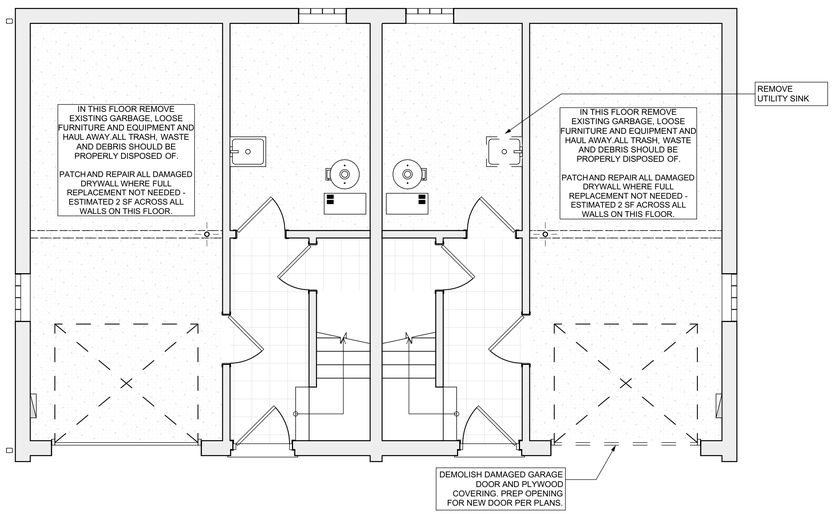
EXISTING ELEMENT TO BE DEMOLISHED

EXISTING WALL TO REMAIN

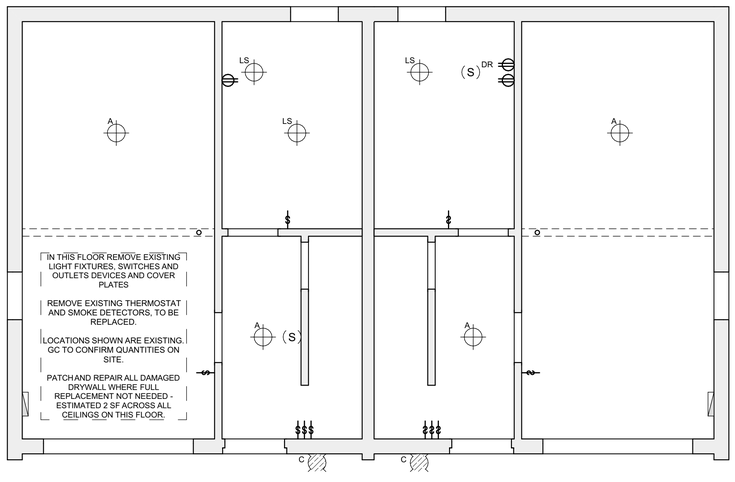
DEMOLISH EXISTING FLOORING FINISH IN HATCHED AREA.

GENERAL DEMOLITION NOTES

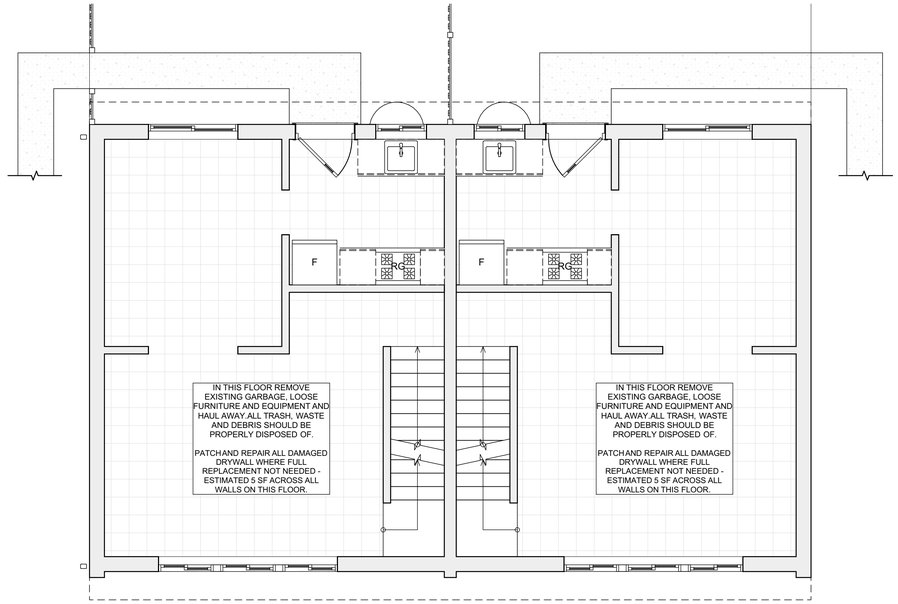
1. CONTRACTORS SHALL MAINTAIN EXISTING BUILDING IN A WEATHERTIGHT CONDITION. FOR ALL AREAS TO REMAIN OUTSIDE OF WORK AREA: TAKE CARE TO PROTECT FROM DUST, DIRT, AND DAMAGE. PROVIDE CARPET COVERINGS AND WALK OFF MATS; DO NOT DISTURB ELECTRICAL, PLUMBING, AND HVAC SERVING THESE AREAS UNLESS REQUIRED TO PERFORM CONTRACTED WORK. THE GC IS TO COORDINATE ANY NECESSARY SHUT DOWNS WITH OWNER.
2. DEMOLITION WASTE TO BE REMOVED FROM SITE BY DEMOLITION CONTRACTOR AND DISPOSED OF PROPERLY.
3. AT INTERSECTION BETWEEN EXISTING WALLS TO REMAIN AND WALLS TO BE REMOVED: TAKE CARE TO CUT CLEAN AND CREATE CLEAN BREAK FOR FUTURE PATCHING
4. REMOVE ALL ELECTRICAL OUTLETS AND LIGHTING CIRCUITS IN WALLS MARKED FOR DEMOLITION BACK TO NEAREST JUNCTION BOX OR MAIN PANEL IF THERE IS NO JUNCTION BOX. AT CONTRACTORS OPTION REUSE CIRCUITS WHERE POSSIBLE.
5. ALL PLUMBING/ MECHANICAL RUNS THAT ARE ABANDONED ARE TO BE CUT BACK AND CAPPED SECURELY BEHIND OR BELOW FINISHED SURFACES.
6. GC TO DOCUMENT, BEFORE THE START OF WORK, ALL DAMAGE IN UNIT NOT DOCUMENTED IN DRAWING SET. GC TO SUBMIT THIS TO HACP. ALL CONTRACTORS TO TAKE CARE NOT TO DAMAGE ANY ELEMENTS DURING CONSTRUCTION. ANY DAMAGE TO UNIT NOT DOCUENTED IN SET OR PART OF THE PRELIMINARY REPORT BY THE GC TO BE REPAIRED BY RELEVANT CONTRACTOR.
7. COORDINATE MEPFP REMOVALS WITH MEPFP DRAWINGS.
8. CONTRACTOR TO SET ASIDE SALVAGED ITEMS FOR REINSTALLATION AND PROTECT FROM DAMAGE. SEE FLOOR PLANS FOR REINSTALLATION LOCATIONS. ANY SALVAGED MATERIALS NOT IDENTIFIED FOR REUSE SHALL BE TURNED OVER TO THE OWNER.
9. ITEMS NOT LABLED OR KEYED FOR REMOVAL / DEMOLITION ARE EXISTING AND INTENDED TO REMAIN. PROTECT THESE ITEMS FROM DAMAGE.
10. PROTECT EXISTING HVAC UNITS AND DUCTWORK FROM DUST DURING CONSTRUCTION.
11. COORDINATE WITH OWNER ON EXACT DEMOLITION INTENT BEFORE DEMOLITION.



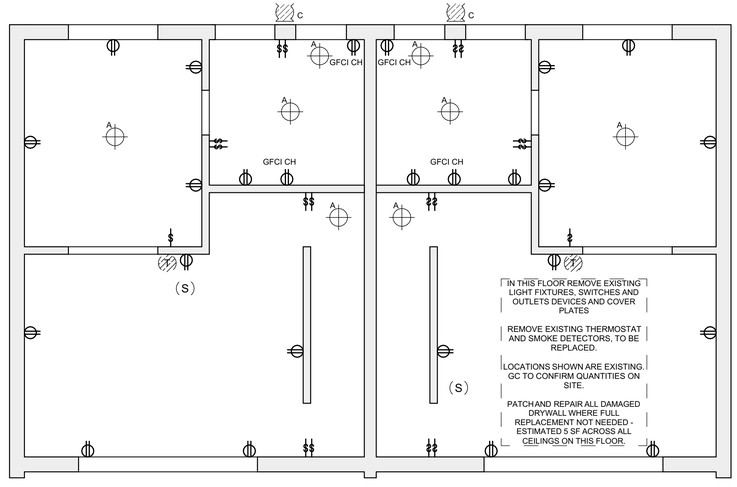
1 Basement Demo Plan
SCALE: 1/4" = 1'-0"



2 Basement RCP Demo
SCALE: 1/4" = 1'-0"



3 First Floor Demo Plan
SCALE: 1/4" = 1'-0"



4 First Floor RCP Demo
SCALE: 1/4" = 1'-0"

PLAN NORTH

Fukui Architects Pc
205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

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seal

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA

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drawing title

Basement RCP Demo, First Floor RCP Demo, Demolition Plan Legend, Basement Demo Plan, First Floor Demo Plan

scale	
As Noted	
date	
01/09/2026	
no. 3	of. 13

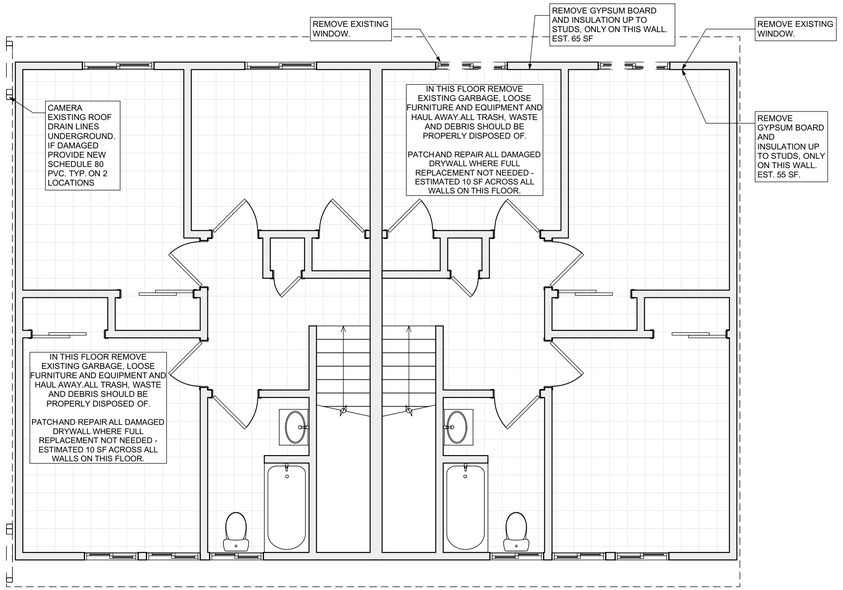
Sheet No.
A3
Project ##2363

DEMOLITION PLAN LEGEND

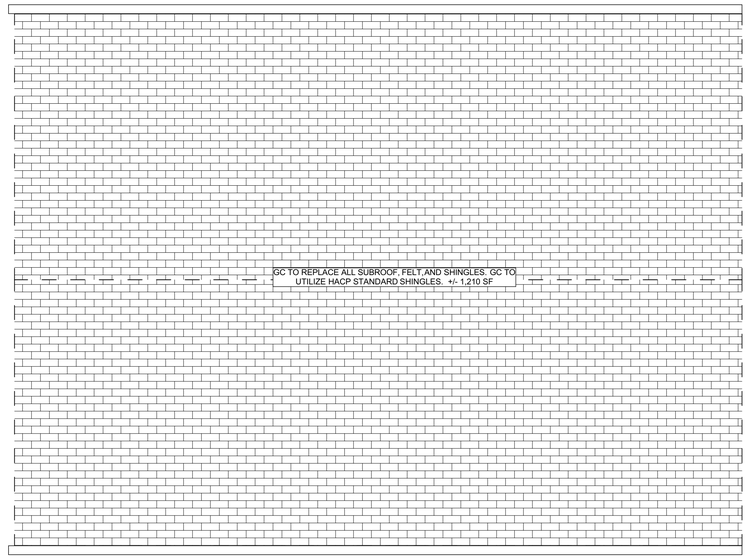
- EXISTING WALL TO BE DEMOLISHED
- EXISTING ELEMENT TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- DEMOLISH EXISTING FLOORING FINISH IN HATCHED AREA.

GENERAL DEMOLITION NOTES

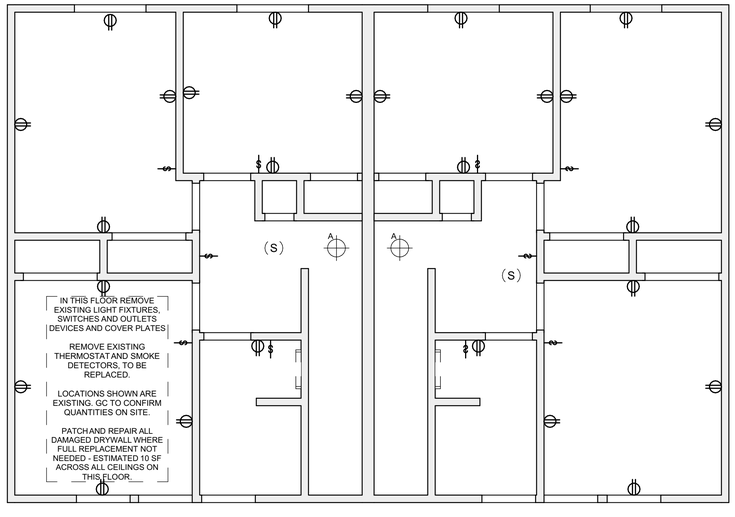
1. CONTRACTORS SHALL MAINTAIN EXISTING BUILDING IN A WEATHERTIGHT CONDITION. FOR ALL AREAS TO REMAIN OUTSIDE OF WORK AREA: TAKE CARE TO PROTECT FROM DUST, DIRT, AND DAMAGE. PROVIDE CARPET COVERINGS AND WALK OFF MATS; DO NOT DISTURB ELECTRICAL, PLUMBING, AND HVAC SERVING THESE AREAS UNLESS REQUIRED TO PERFORM CONTRACTED WORK. THE GC IS TO COORDINATE ANY NECESSARY SHUT DOWNS WITH OWNER.
2. DEMOLITION WASTE TO BE REMOVED FROM SITE BY DEMOLITION CONTRACTOR AND DISPOSED OF PROPERLY.
3. AT INTERSECTION BETWEEN EXISTING WALLS TO REMAIN AND WALLS TO BE REMOVED: TAKE CARE TO CUT CLEAN AND CREATE CLEAN BREAK FOR FUTURE PATCHING
4. REMOVE ALL ELECTRICAL OUTLETS AND LIGHTING CIRCUITS IN WALLS MARKED FOR DEMOLITION BACK TO NEAREST JUNCTION BOX OR MAIN PANEL IF THERE IS NO JUNCTION BOX. AT CONTRACTORS OPTION REUSE CIRCUITS WHERE POSSIBLE.
5. ALL PLUMBING/ MECHANICAL RUNS THAT ARE ABANDONED ARE TO BE CUT BACK AND CAPPED SECURELY BEHIND OR BELOW FINISHED SURFACES.
6. GC TO DOCUMENT, BEFORE THE START OF WORK, ALL DAMAGE IN UNIT NOT DOCUMENTED IN DRAWING SET. GC TO SUBMIT THIS TO HACP. ALL CONTRACTORS TO TAKE CARE NOT TO DAMAGE ANY ELEMENTS DURING CONSTRUCTION. ANY DAMAGE TO UNIT NOT DOCUENTED IN SET OR PART OF THE PRELIMINARY REPORT BY THE GC TO BE REPAIRED BY RELEVANT CONTRACTOR.
7. COORDINATE MEPFP REMOVALS WITH MEPFP DRAWINGS.
8. CONTRACTOR TO SET ASIDE SALVAGED ITEMS FOR REINSTALLATION AND PROTECT FROM DAMAGE. SEE FLOOR PLANS FOR REINSTALLATION LOCATIONS. ANY SALVAGED MATERIALS NOT IDENTIFIED FOR REUSE SHALL BE TURNED OVER TO THE OWNER.
9. ITEMS NOT LABLED OR KEYED FOR REMOVAL / DEMOLITION ARE EXISTING AND INTENDED TO REMAIN. PROTECT THESE ITEMS FROM DAMAGE.
10. PROTECT EXISTING HVAC UNITS AND DUCTWORK FROM DUST DURING CONSTRUCTION.
11. COORDINATE WITH OWNER ON EXACT DEMOLITION INTENT BEFORE DEMOLITION.



1 Second Floor Demo Plan
SCALE: 1/4" = 1'-0"



3 Roof Demo Plan
SCALE: 1/4" = 1'-0"



2 Second Floor RCP Demo
SCALE: 1/4" = 1'-0"

Fukui Architects Pc
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Pittsburgh, Pennsylvania 15219
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general notes

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2. Contractor shall verify all dimensions and existing conditions in the field and shall advise **Fukui Architects, Pc** of any discrepancies between, additions to, deletions from, or alterations to any and all conditions prior to proceeding with any phase of work. **Do not scale drawings.**
3. All work shall be installed in accordance with applicable codes and regulations.
4. Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.
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revisions

1 IFB & IFC 07.22.2025
2 IFB & ICF UPDATE 01.09.2026

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh,PA,15219

Project Location:
HACP TO#121, MGMT#7954, BPO#3827
453-455 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Second Floor Demo Plan, Roof Demo Plan, Second Floor RCP Demo, Demolition Plan Legend

PLAN NORTH

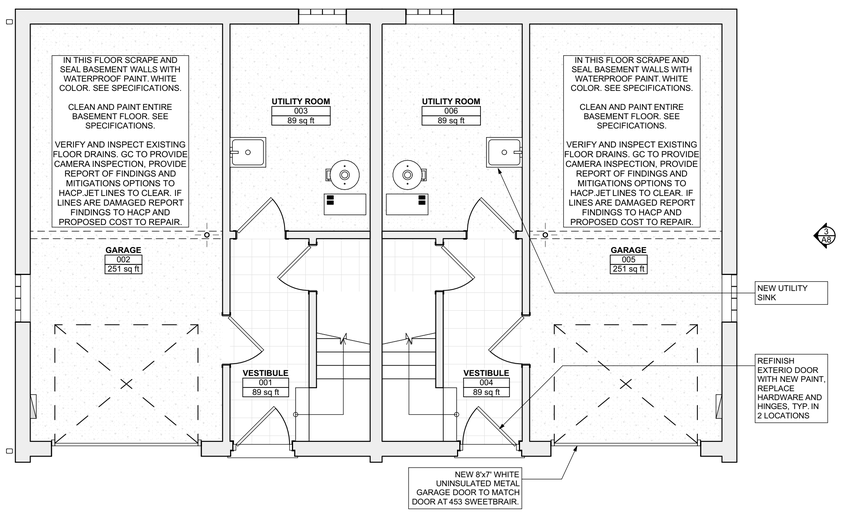
scale	Sheet No.
As Noted	A4
date: 01/09/2026	Project ##2363
no. 4 / of. 13	

FLOOR PLAN LEGEND

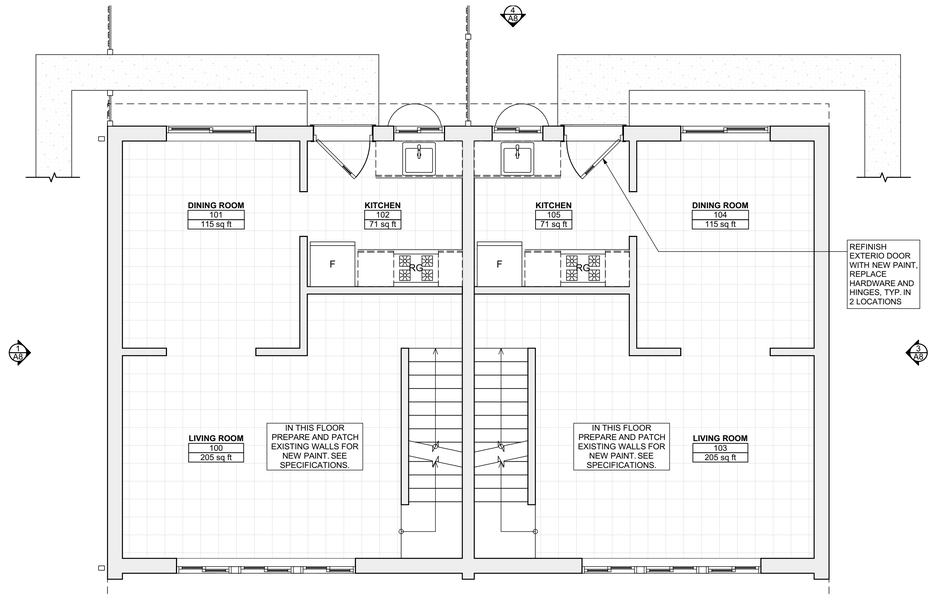
- NEW WALL
- NEW WALL WITH SOUND BATT
- EXISTING WALL TO REMAIN
- XXXXXX 000 — ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER

GENERAL FLOOR PLAN NOTES

1. CONTRACTOR TO FIELD VERIFY ANY AND ALL CONDITIONS & DIMENSIONS OF WORK AREAS BEFORE BEGINNING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT AND OWNER. CONTRACTOR TO ADVISE ARCHITECT AND OWNER ON ANY DISCREPANCIES THROUGH RFI PROCESS.
2. THE FINISH FLOOR OF THIS PROJECT IS IDENTIFIED AT 0'-0" IN THIS SET OF DRAWINGS.
3. ALIGN NEW WALL CONSTRUCTION WITH EXISTING WALL CONSTRUCTION. FINISH NEW PARTITION SMOOTH TO FORM A SEAMLESS JOINT BETWEEN NEW & EXISTING PARTITIONS.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
5. DIMENSIONS SHOWN INDICATE FINISHED FACE TO FINISHED FACE, UNLESS NOTED OTHERWISE.
6. ALL NEW OR RELOCATED DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
7. SAND WALLS SMOOTH, REMOVE ALL ADHESIVE RESIDUE, AND/OR SKIM WITH JOINT COMPOUND AS NECESSARY TO PREP WALLS FOR NEW FINISHES. THE FLOOR SHOULD BE SCRAPED CLEAN OF ANY ADHESIVE RESIDUE, PATCHED AND LEVELED OUT AS NECESSARY TO RECEIVE NEW FLOORING.
8. AT WALLS EXISTING TO REMAIN, PATCH AND PAINT ANY HOLES OR DAMAGE TO APPEAR NEW.
9. PATCH, REPAIR, AND PAINT ALL DOOR FRAMES TO MATCH EXISTING. CLEAN AND REPAIR ALL DOORS AND DOOR HARDWARE.



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



2 First Floor Plan
SCALE: 1/4" = 1'-0"

PLAN NORTH

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REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA

general notes

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revisions

1	IFB & IFC 07.22.2025
2	IFB & ICF UPDATE 01.09.2026

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh,PA,15219

Project Location:
HACP TO#121, MGMT#7954, BPO#3827
453-455 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Basement Plan, First Floor Plan, Floor Plan Legend

scale	As Noted
date	01/09/2026
no.	5
of.	13

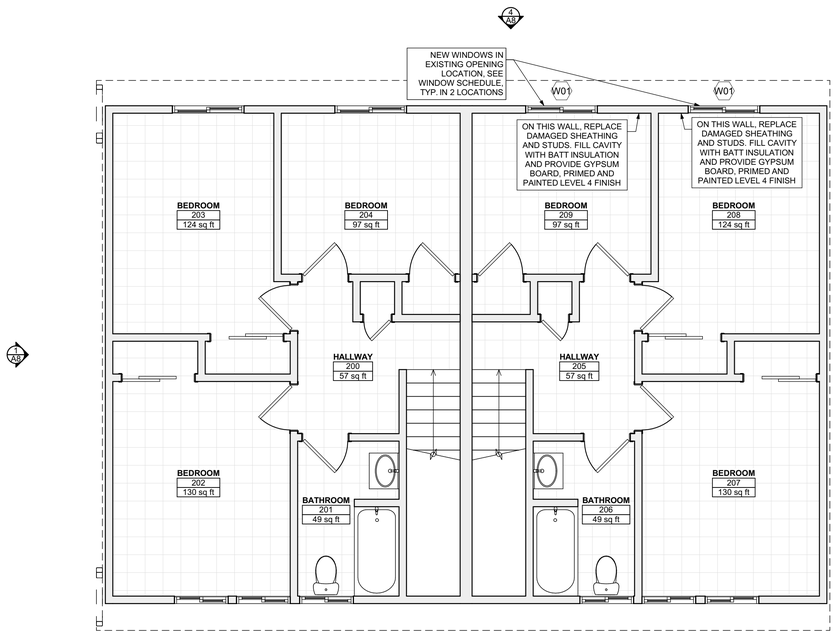
Sheet No.
A5
Project ##2363

FLOOR PLAN LEGEND

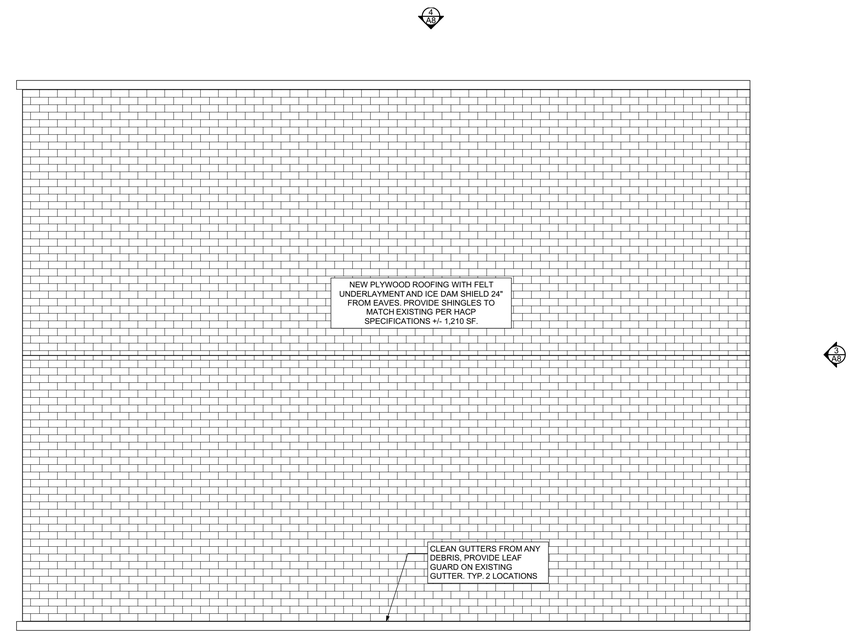
- NEW WALL
- NEW WALL WITH SOUND BATT
- EXISTING WALL TO REMAIN
- XXXXXX / 000 — ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER

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1 Second Floor Plan
SCALE: 1/4" = 1'-0"



2 Roof Plan
SCALE: 1/4" = 1'-0"

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revisions

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2	IFB & ICF UPDATE 01.09.2026

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh,PA,15219

Project Location:
HACP TO#121, MGMT#7954, BPO#3827
453-455 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Second Floor Plan, Roof Plan, Floor Plan Legend

PLAN NORTH

scale	As Noted
date	01/09/2026
no.	6
of.	13

Sheet No.
A6
Project ##2363

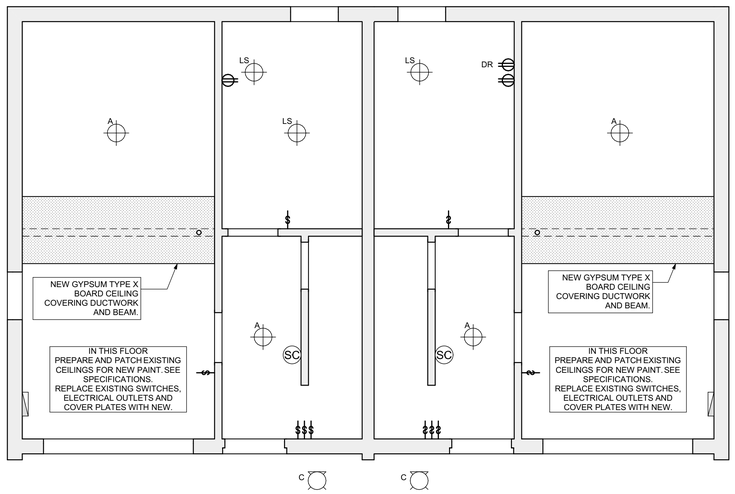
GENERAL RCP NOTES

1. ALL LIGHTING FIXTURES AND POWER DEVICES ARE TO BE REPLACED. LOCATIONS SHOWN ARE INTENDED TO BE EXISTING.
2. NEW WIRING ONLY ON BATHROOM AND KITCHEN AS NEEDED. USE EXISTING CIRCUITS FROM PANELBOARD ON THOSE LOCATIONS.
3. CEILING HEIGHTS ARE NOTED FROM FINISH FLOOR (0'-0").
4. REPAIR EXISTING CEILINGS AS REQUIRED, PROVIDE NEW CELING AS NOTED.
5. OWNER TO FINALIZE & CHOOSE ALL LIGHTING SELECTIONS BEFORE PURCHASE AND INSTALLATION
6. SEE SPECIFICATIONS FOR BASIS OF DESIGN FIXTURES AND DEVICES.

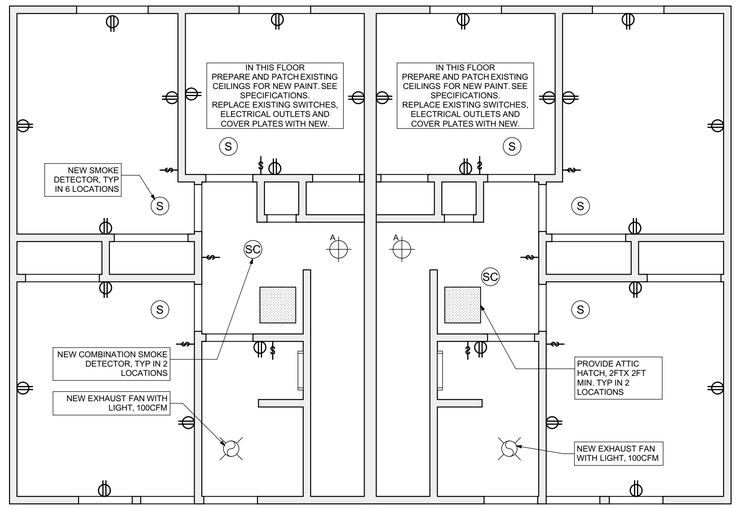
RCP LEGEND

- (S) SMOKE ALARM, PROVIDE NEW WHERE SHOWN
- (SC) SMOKE/ CARBON MONOXIDECOMBO DETECTOR
- ELECTRICAL METER
- THERMOSTAT
- DATA RECEPTICAL, 18" A.F.F. U.O.N.
- ELECTRICAL RECEPTICAL, 18" A.F.F. U.O.N.
- GFCI CH ELECTRICAL RECEPTICAL, 44" A.F.F. U.O.N.
- GFCI GROUND FAULT CIRCUIT INTERRUPTER
- GFCI CH GROUND FAULT CIRCUIT INTERRUPTER
- LIGHT SWITCH
- EXHAUST FAN
- DOORBELL
- A | X'-X" GWB CEILING / CEILING HEIGHT
- GYPSUM BOARD

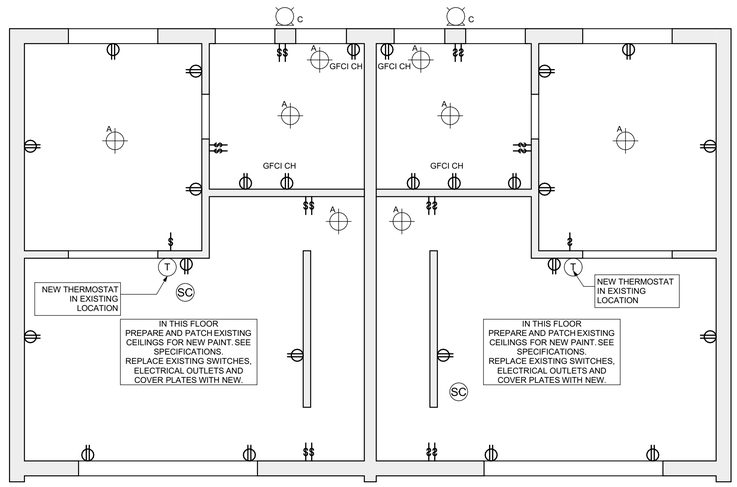
Lighting Schedule							
SYMBOL	ID	Lamp	Mounting	Manufacturer	Model	Quantity	Note/Remarks
C	C	LED	SURFACE	TBD		4	EXTERIOR RATED WALL LIGHT
	D	LED	SURFACE	TBD		2	VANITY LIGHT FIXTURE.



1 Basement RCP Plan
SCALE: 1/4" = 1'-0"



3 Second Floor RCP Plan
SCALE: 1/4" = 1'-0"



2 First Floor RCP Plan
SCALE: 1/4" = 1'-0"

PLAN NORTH

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Pittsburgh, Pennsylvania 15219
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REGISTERED ARCHITECT PENNSYLVANIA STEVEN MARK FUKUI

general notes

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1 IFB & IFC 07.22.2025
2 IFB & ICF UPDATE 01.09.2026

project title

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Project Location:
HACP TO#121, MGMT#7954, BPO#3827
453-455 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Basement RCP Plan, First Floor RCP Plan, Second Floor RCP Plan, Lighting Schedule, Reflected Ceiling Plan Legend

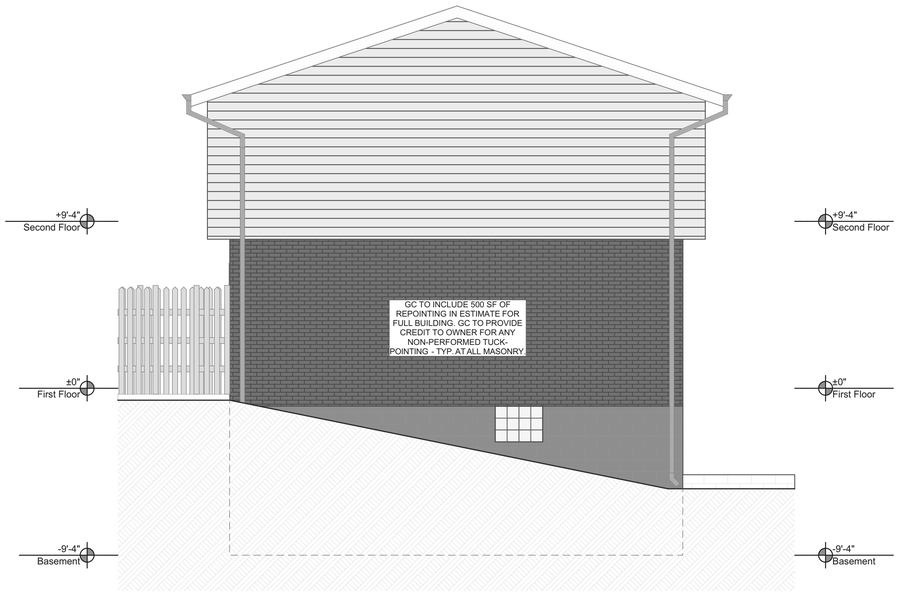
scale	
As Noted	
date	
01/09/2026	
no.	of.
7	13

Sheet No.
A7
Project ##2363

Fukui Architects Pc

205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

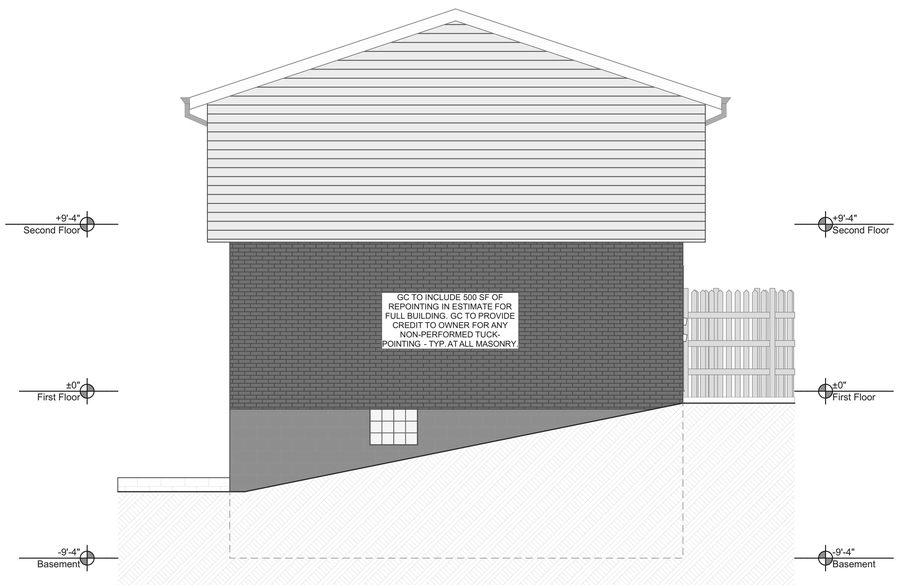
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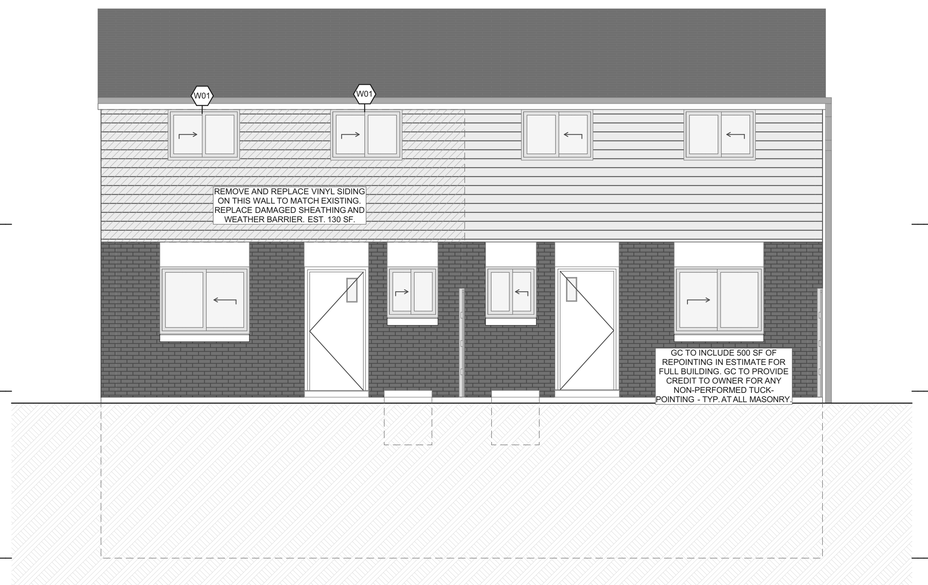
1 North Elevation
SCALE: 1/4" = 1'-0"



2 West Elevation
SCALE: 1/4" = 1'-0"



3 South Elevation
SCALE: 1/4" = 1'-0"



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

seal



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2	IFB & ICF UPDATE 01.09.2026

project title

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453-455 Sweetbriar St
Pittsburgh, PA 15211

drawing title

North Elevation, West Elevation, South Elevation, East Elevation

scale	As Noted
date	01/09/2026
no.	8
of.	13

Sheet No.

A8

Project ##2363

WINDOW SCHEDULE										
ID	Quantity	Nominal W x H Size	SIZE		EGRESS DIMENSIONS		FRAME MATERIAL	VENTING	TEMPERED	NOTES
			WIDTH	HEIGHT	EGRESS WIDTH	EGRESS HEIGHT				
W01	2	4'-0"×2'-10"	4'-0"	2'-10"	1'-9"	3'-8"	ALUMINUM CLAD WOOD	☒	☐	EMERGENCY ESCAPE AND RESCUE OPENING

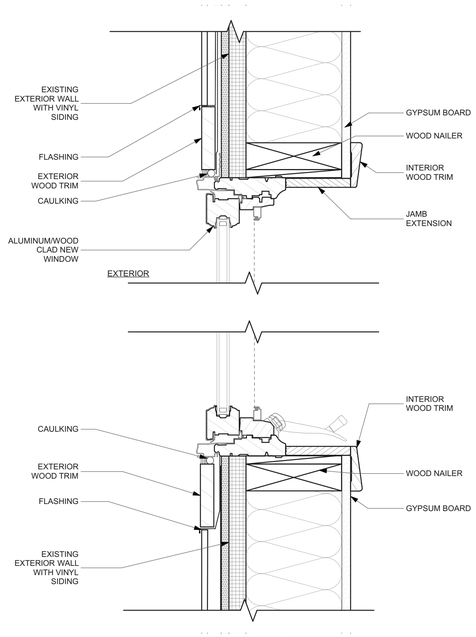
FINISH SCHEDULE									
ROOM		WALLS				FLOOR	BASE	CEILING	REMARKS
NUMBER	NAME	NORTH	EAST	SOUTH	WEST				
001	VESTIBULE	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
002	GARAGE	P-1	P-1	P-1	P-1	Concrete Lightweight	EXIST	EXIST	PAINT CMU WALLS WITH WATERFPROOF PAINT, PAINT GYPSUM WALL AND CEILINGS, ADD ...
003	UTILITY ROOM	P-1	P-1	P-1	P-1	Concrete Lightweight	EXIST	EXIST	PAINT CMU WALLS WITH WATERFPROOF PAINT, PAINT GYPSUM WALL AND CEILINGS.
004	VESTIBULE	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
005	GARAGE	P-1	P-1	P-1	P-1	Concrete Lightweight	EXIST	EXIST	PAINT CMU WALLS WITH WATERFPROOF PAINT, PAINT GYPSUM WALL AND CEILINGS, ADD ...
006	UTILITY ROOM	P-1	P-1	P-1	P-1	Concrete Lightweight	EXIST	EXIST	PAINT CMU WALLS WITH WATERFPROOF PAINT, PAINT GYPSUM WALL AND CEILINGS.
100	LIVING ROOM	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
101	DINING ROOM	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
102	KITCHEN	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
103	LIVING ROOM	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
104	DINING ROOM	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
105	KITCHEN	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
200	HALLWAY	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
201	BATHROOM	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
202	BEDROOM	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
203	BEDROOM	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
204	BEDROOM	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
205	HALLWAY	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
206	BATHROOM	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
207	BEDROOM	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
208	BEDROOM	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED
209	BEDROOM	P-1	P-1	P-1	P-1	09 | VCT	EXIST	EXIST	PAINT WALLS AND CEILINGS, REPAIR DAMAGED VCT WHERE REQUIRED

NOTE:-
1. CONFIRM FINAL FINISH PAINT AND FLOOR FINISH WITH OWNER.

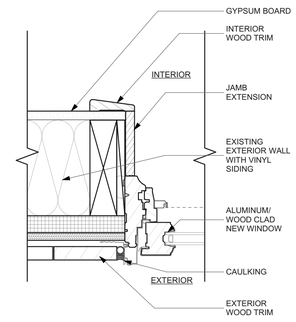
2018 ECC TABLE R402.1.2.
- FENESTRATION U-FACTOR MAX. 0.3
- SKYLIGHT U FACTOR MAX. 0.55
- SHGC NOT REQUIRED

WINDOW NOTES:

1. NEW WINDOWS TO MATCH EXISTING OPENINGS.
2. IF EXISTING OPENING DOES NOT COMPLY WITH CODE, ENLARGE EXISTING OPENING AND PROVIDE NEW WINDOW IN SAME LOCATION.
3. ALL OPERABLE WINDOWS TO HAVE SCREENS.
4. GC TO CONFIRM WINDOW SIZES AND QUANTITIES PRIOR TO ORDERING.



1 Window Head and Sill Replacement Vinyl Wall, Typical
SCALE: 3" = 1'-0"



2 Window Jamb Replacement Vinyl Wall, Typical
SCALE: 3" = 1'-0"

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seal

REGISTERED ARCHITECT PENNSYLVANIA

general notes

1. Any conflicts in the drawings or between new and existing construction shall be referred to the Architect.
2. Contractor shall verify all dimensions and existing conditions in the field and shall advise **Fukui Architects, Pc** of any discrepancies between, additions to, deletions from, or alterations to any and all conditions prior to proceeding with any phase of work. **Do not scale drawings.**
3. All work shall be installed in accordance with applicable codes and regulations.
4. Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.
5. All items shown on drawings are finished construction assemblies. Contractor shall provide and install all material required for finished assemblies.
6. All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.

revisions

1 IFB & IFC 07.22.2025
2 IFB & ICF UPDATE 01.09.2026

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh,PA,15219

Project Location:
HACP TO#121, MGMT#7954,
BPO#3827
453-455 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Window Schedule New, Finish Schedule, Window Head and Sill Replacement Vinyl Wall, Typical, Window Jamb Replacement Vinyl Wall, Typical

scale: As Noted
date: 01/09/2026
no. 9 of. 13

Sheet No.
A9
Project ##2363

GENERAL NOTES

USE OF THE DOCUMENTS
THE USE OF THESE DOCUMENTS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. RE-USE OR REPRODUCTION OF THE DOCUMENTS (IN WHOLE OR IN PART), FOR ANY OTHER PURPOSE IS PROHIBITED. TITLE TO THESE REMAINS WITH FUKUI ARCHITECTS P.C. (FAR). VISUAL CONTACT WITH THE DOCUMENTS IS PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

DIVISION 1 - GENERAL CONDITIONS

APPLICABILITY OF HUD GENERAL CONDITIONS
THE HUD GENERAL CONDITIONS, CURRENT EDITION, SHALL APPLY TO THE PROJECT. A COPY OF THE GENERAL CONDITIONS IS AVAILABLE AT THE OFFICE OF FAR.

MULTIPLE CONTRACT
1. COORDINATION
GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN THE GENERAL CONSTRUCTION CONTRACT, PLUMBING CONTRACT, HVAC CONTRACT, ELECTRICAL CONTRACT, AND ADDITIONAL CONTRACTS APPLICABLE IN THE CONSTRUCTION DOCUMENTS.

2. GENERAL REQUIREMENTS OF CONTRACTS
REFER TO RESPONSIBILITY MATRIX IN CONSTRUCTION DOCUMENTS. UNLESS THE AGREEMENT CONTAINS A MORE SPECIFIC DESCRIPTION OF THE WORK OF EACH CONTRACT, REQUIREMENTS INDICATED ON DRAWINGS AND SPECIFICATION SECTIONS DETERMINE WHICH CONTRACT INCLUDES A SPECIFIC ELEMENT OF PROJECT.

3. SCOPE OF WORK RESPONSIBILITY
A. GENERAL CONSTRUCTION CONTRACT (GC)
WORK OF THE GENERAL CONSTRUCTION CONTRACT INCLUDES BUT IS NOT LIMITED TO, THE REMAINING WORK NOT IDENTIFIED AS WORK UNDER OTHER CONTRACTS.

B. PLUMBING CONTRACT (P)
WORK OF THE PLUMBING CONTRACT INCLUDES, BUT IS NOT LIMITED TO, PLUMBING FIXURES AND APPLIANCES (INCLUDING BUT NOT LIMITED TO; SINKS, TUBS, SHOWER ENCLOSURES, SINK BASES, FAUCETS AND DRAIN ASSEMBLIES, ETC), PLUMBING CONNECTIONS TO EQUIPMENT FURNISHED BY THE PLUMBING CONTRACT AND HVAC CONTRACT. PLUMBING CONNECTIONS TO EXISTING SYSTEMS AND TEMPORARY FACILITIES AND CONTROLS FURNISHED BY THE PLUMBING CONTRACT AND HVAC CONTRACT.

C. HVAC CONTRACT (M)
WORK OF THE HVAC CONTRACT INCLUDES, BUT IS NOT LIMITED TO, SUPPLYING AND INSTALLING ALL MECHANICAL EQUIPMENT AND CONNECTIONS TO EQUIPMENT FURNISHED BY HVAC CONTRACT AND ELECTRICAL CONTRACT. MECHANICAL EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO: FURNACES AND CONDENSERS, KITCHEN AND BATH EXHAUST FANS, THERMOSTATS AND CONTROLS, ETC.

D. ELECTRICAL CONTRACT (E)
WORK OF THE ELECTRICAL CONTRACT INCLUDES, BUT IS NOT LIMITED TO, SUPPLYING AND INSTALLING ELECTRICAL EQUIPMENT AND FIXTURES INCLUDING BUT NOT LIMITED TO: (INTERIOR AND EXTERIOR LIGHT FIXTURES, SMOKE AND CO DETECTORS, COMPLETE CIRCUIT BREAKER PANELS INCLUDING ALL BREAKERS AND LABELING, ELECTRICAL SERVICE ENTRANCE), WIRING, AND ELECTRICAL AND LOW VOLTAGE CONNECTIONS TO EQUIPMENT FURNISHED BY THE GENERAL CONSTRUCTION CONTRACT, PLUMBING CONTRACT, HVAC CONTRACT AND ELECTRICAL CONTRACT. ELECTRICAL CONNECTIONS TO EXISTING SYSTEMS AND TEMPORARY FACILITIES AND CONTROLS FURNISHED BY THE GENERAL CONSTRUCTION CONTRACT, PLUMBING CONTRACT, HVAC CONTRACT AND ELECTRICAL CONTRACT

INSURANCE REQUIREMENTS
PER HACP GENERAL CONDITIONS. EACH PRIME CONTRACTOR SHALL OBTAIN, MAINTAIN DURING THE COURSE OF WORK WORKMAN'S COMPENSATION AND COMPREHENSIVE LIABILITY INSURANCE INCLUDING COVERAGE FOR BODILY INJURY, PROPERTY DAMAGE AND AUTOMOBILE INSURANCE, IN ACCORDANCE WITH HACP, AND STATUTORY REQUIREMENTS. IN ACCORDANCE WITH THE LAWS OF THE STATE AND AS DIRECTED BY THE HACP, PROVIDE EVIDENCE INDICATING INDEMNIFICATION OF THE HACP, ARCHITECT, AND TENANT. THE CONTRACTOR SHALL BEAR THE RISK OF LOSS AND RESPONSIBILITY FOR ALL INJURIES OR DAMAGES TO PERSONS OR PROPERTY THAT MAY ARISE FROM THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEFT OF TOOLS, MATERIALS AND EQUIPMENT STORED ON OR OFF THE SITE. CONTACT HACP REPRESENTATIVE FOR ANY SPECIFIC INSURANCE REQUIREMENTS OR INDEMNIFICATION. ALL SUCH COSTS SHALL BE BORNE BY THE CONTRACTOR.

CODE CONFORMANCE
ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL GOVERNING CODES, ORDINANCES, AND AUTHORITIES HAVING JURISDICTION INCLUDING BUT NOT LIMITED TO UNIVERSAL ACCESSIBILITY.

PERMITS, FEES
THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES AND LICENSES REQUIRED TO PERFORM THE WORK (UNLESS OTHERWISE NOTED). A COPY OF SUCH SHALL BE FURNISHED TO THE HACP. HE/SHE SHALL GIVE NOTICES AS REQUIRED AND PAY FOR ALL INSPECTION TESTS TO ENSURE THEY TAKE PLACE IN A TIMELY MANNER. ANY ADDITIONAL COSTS INCURRED BY THE HACP FOR THE CONTRACTOR'S FAILURE TO ACT IN THIS MANNER SHALL BE BORNE BY THE CONTRACTOR.

SUBMITTALS
PER HACP GENERAL CONDITIONS. CONTRACTOR TO SUBMIT TO ARCHITECT ELECTRONIC SHOP DRAWINGS AND/OR PRODUCT INFORMATION. TWO SAMPLES OF ALL FINISHES ARE TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.

SUBSTITUTIONS
SUBSTITUTIONS FOR PRODUCTS SPECIFIED HEREIN SHALL BE PERMITTED ONLY WITH THE ARCHITECT OR HACP'S APPROVAL. ANY REQUESTS FOR SUBSTITUTION BY THE CONTRACTOR SHALL BE SUBMITTED TO THE ARCHITECT WITH THE APPROPRIATE LITERATURE, SPECIFICATIONS, ETC. THE WARRANTY AND PERFORMANCE OF A SUBSTITUTED PRODUCT OR MATERIAL SHALL EQUAL OR EXCEED THE ORIGINALLY SPECIFIED PRODUCT. IN ADDITION, THE CONTRACTOR SHALL WARRANT THAT SUBSTITUTED MATERIALS SHALL PERFORM AS SPECIFIED.

AS-BUILT DOCUMENTS
ALL CONTRACTORS SHALL MAINTAIN AT THE PROJECT SITE ONE (1) SET OF PRINTS AND SPECIFICATIONS THAT SHALL BE UPDATED AS WORK PROGRESSES TO RECORD AND INDICATE: ALL LOCATIONS OF UTILITIES, SYSTEMS, PIPES, CONDUITS, DUCT WORK, CABLING, ETC.; CHANGES WITHIN THE CONSTRUCTION DOCUMENTS; AND ANY OTHER ITEMS WHICH MAY AFFECT FUTURE CONSTRUCTION, RENOVATIONS OR REPAIRS. THIS INFORMATION SHALL BE SUBMITTED TO THE HACP AND ARCHITECT ON A CLEAN SET OF MARKED-UP PRINTS UPON COMPLETION OF THE PROJECT.

PROJECT SUPERVISION
THE CONTRACTORS SHALL DILIGENTLY PROSECUTE THE WORK TO COMPLETION AND SHALL AT ALL TIMES GIVE HIS/HER PERSONAL SUPERVISION AND ATTENTION THERETO AND MAINTAIN A COMPETENT PROJECT MANAGER, SUPERINTENDENT AND NECESSARY FOREMAN TO ACT FOR HIM/HER. THE CONTRACTOR SHALL PROVIDE SUFFICIENT AND SATISFACTORY FORCES REQUIRED TO ENSURE THE PROSECUTION OF THE WORK TO COMPLETION AND TO MEET AGREED UPON TURNOVER DATE. NEGLECT OR FAILURE TO FURNISH SUCH FORCES OR MEET REQUIRED DATES SHALL BE GROUNDS FOR TERMINATION OF AGREEMENT. THE HACP AT THEIR OPTION MAY FURNISH ADDITIONAL FORCES AT THE CONTRACTOR'S EXPENSE TO MEET THE SCHEDULE AND COMPLETION DATE AND/OR WITH LEGAL NOTICE RECOVER DAMAGES ARISING FROM SUCH DELAYS, INCLUDING BUT NOT LIMITED TO RENT CHARGES.

PROJECT MEETINGS
GENERAL CONTRACTOR SHALL SCHEDULE AND COORDINATE WEEKLY CONSTRUCTION MEETINGS. ALL PRIME AND SUBCONTRACTORS WHOSE WORK IS UNDERWAY OR WHO SHOULD BE PRESENT FOR COORDINATION PURPOSES ARE TO ATTEND. GENERAL CONTRACTOR TO PROVIDE MEETING MINUTES PRIOR TO SUBSEQUENT MEETING.

RESPONSIBILITY FOR JOB CONDITIONS
THE CONTRACTORS ACKNOWLEDGE THAT HE/SHE HAS SATISFIED HIM/HERSELF AS TO THE NATURE, LOCATION, GENERAL CONDITIONS AND LOCAL CONDITIONS, PARTICULARLY THOSE BEARING UPON TRANSPORTATION CODES AND ORDINANCES, DISPOSAL, HANDLING AND STORAGE OF MATERIALS; AVAILABILITY OF LABOR, TYPE OF PAYMENT AND FACILITIES REQUIRED TO DO SO, PROPERLY ESTIMATING THE DIFFICULTY OR COST THEREOF. HACP ASSUMES NO RESPONSIBILITY FOR ANY REPRESENTATIONS MADE BY ANY OF ITS AGENTS OR REPRESENTATIVES TO CONTRACTOR DURING OR PRIOR TO EXECUTION OF AGREEMENT, UNLESS SUCH REPRESENTATION AND HACP'S RESPONSIBILITY IS EXPRESSLY STATED IN THE AGREEMENT. NO ADDITION TO THE CONTRACT BID CAN BE ACCEPTED FOR CONDITIONS INCREASING THE COST IF SUCH CONDITIONS COULD HAVE BEEN OBSERVED THROUGH SITE INSPECTION.

FIELD VERIFICATION OF EXISTING CONDITIONS
VERIFY ALL LINES, LEVELS, INTERFERENCES, FIELD DIMENSIONS AND CONDITIONS AGAINST THE DRAWINGS AND REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK. THE GENERAL CONTRACTOR IS TO REPORT TO THE ARCHITECT ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK. FAILURE TO REPORT TO THE ARCHITECT FOR INTERPRETATION OF SUCH CONDITIONS OR COVERING OVER A CONDITION WHICH SUBSEQUENTLY CAUSES ANY DELAY OR ADDITIONAL COST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL BE HELD FOR ANY DAMAGES RESULTING THERE FROM.

INTERPRETATION OF THE DOCUMENTS
ALL MATERIAL SPECIFIED IS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMENDATIONS AND SPECIFICATIONS. ALL CONTRACTORS ARE TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THESE DOCUMENTS. THE ARCHITECT IS THE SOLE INTERPRETER OR ARBITER OF THE DOCUMENTS. ANY DEVIATION FROM THE INTENT OF THE DOCUMENTS, WITHOUT ARCHITECT'S APPROVAL, IS AT THE CONTRACTOR'S OWN RISK AND MAY RESULT IN A CORRECTION AT THE CONTRACTOR'S EXPENSE (MATERIALS AND LABOR).

LAYOUT, CONFLICTS AND DIMENSIONING
ALL PLAN DIMENSIONS ARE GIVEN FROM FINISHED SURFACES OR CENTERLINES, UNLESS NOTED OTHERWISE. WRITTEN DIMENSIONS ALWAYS SUPERSEDE MEASURED OR SCALED DIMENSIONS; DO NOT SCALE DRAWINGS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL-SCALE DRAWINGS.

ANY CONFLICT BETWEEN DETAIL, DIMENSION, MATERIAL, OR SPECIFICATION IS TO BE ADDRESSED TO THE ARCHITECT FOR INTERPRETATION. ALL CLARIFICATION REQUESTS SHALL BE MADE THROUGH AN OFFICIAL PHASE OF THE ARCHITECT. THE ARCHITECT SHALL HAVE 10 BUSINESS DAYS TO CLARIFY AN RFI. ANY SUCH CONFLICT NOT SO RESOLVED WHEREBY LATER CORRECTION IS REQUIRED, SHALL BE AT THE CONTRACTOR'S EXPENSE. THE WORK SHALL BE LAID OUT FROM DIMENSIONS SHOWN ON THE DRAWINGS ONLY. CONTRACTOR SHALL WORK FROM MOST RECENT DRAWINGS SUPPLIED BY HACP OR ARCHITECT - WORK SHALL BE PERFORMED ONLY AFTER WRITTEN DIRECTION BY HACP OR ARCHITECT.

THE CONTRACTORS SHALL BE RESPONSIBLE FOR THEIR OWN LAYOUT AND FOR COORDINATION WITH OTHER TRADES. ALL DIMENSIONS INDICATED AS HOLD DIMENSIONS SHALL BE MAINTAINED. ANY VARIANCES FROM THESE WILL BE AT THE RISK OF THAT TRADE OR PRIME CONTRACTOR. VERIFY ANY EQUIPMENT CLEARANCES PRIOR TO LAYOUT, THE SPECIFIC PRIME CONTRACTOR SHALL BE HELD FOR ANY DAMAGE TO OR ADDITIONAL COST FOR FAILURE TO DO SUCH LAYOUT. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTORS SHALL VERIFY ALL OVERALL DIMENSIONS, COLUMN LOCATIONS AND REPORT ANY DEVIATIONS FROM THOSE SHOWN TO THE ARCHITECT. THE GENERAL CONTRACTOR AND SEPARATE PRIME CONTRACTOR SHALL COORDINATE THEIR WORK AND SCHEDULING OF HIS/HERFORCES WITH OTER CONTRACTORS AND SUBTRADES (SHOULD THERE BE ANY), AND HACP'S REPRESENTATIVE,. ANY FAILURE TO PROPERLY COORDINATE THE WORK, WHICH RESULTS IN ADDITIONAL COST INCLUDING ANY DEMOLITION OF CONSTRUCTION IN PLACE, SHALL BE BORNE BY THE SEPARATE PRIME CONTRACTOR.

CLEANLINESS OF JOB SITE, PROTECTION OF PREMISES, AFTER HOURS WORK
THE ENTIRE AREA OF WORK IS TO BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES AND POLICED AT INTERVALS TO PREVENT ACCUMULATION OF TRASH AND DERBRIS. ALL MATERIALS SHALL BE STORED IN NORMAL LOCATIONS APPROVED BY THE HACP AND/OR THEGENERAL CONTRACTOR. IF CONTRACTORS DO NOT MAINTAIN PROPER ORDER OR REQUIRE CONTINUED NOTICE TO COMPLY, HEREWITH, HACP MAY AFTER 24 HOURS WRITTEN NOTICE TO THE INDIVIDUAL OFFENDING CONTRACTOR, HIRE THE NECESSARY LABOR TO ADEQUATELY CLEAN. CHARGES FOR SUCH WORK SHALL BE DEDUCTED FROM PAYMENTS DUE THE CONTRACTOR. CONTRACTOR AND HIS/HERSUBCONTRACTORS MUST LEAVE THEIR WORK IN A NEAT AND CLEAN CONDITION READY FOR WORK TO BE PERFORMED BY OTHERS. THE GENERAL CONTRACTOR SHALL PROVIDE DUMPSTERS AS REQUIRED.

TEMPORARY UTILITIES
THE INDIVIDUAL PRIME CONTRACTOR SHALL FURNISH ALL TEMPORARY UTILITIES REQUIRED TO PERFORM HIS/HER WORK INCLUDING, BUT NOT LIMITED TO ELECTRICITY, WATER, HEAT AND TELEPHONE. EACH CONTRACTOR SHALL MAINTAIN AT THIS/HERCOST A JOB PHONE, AND COLLECTIVELY A SITE OFFICE AREA PROPERLY SECURED.

CHANGES IN THE WORK
ANY ADDITIONAL WORK, CHANGES, ADDITIONAL SERVICES OR FEES SHALL NOT OCCUR OR BE PROVIDED WITHOUT WRITTEN CONFIRMATION OF HACP OR ARCHITECT PRIOR TO EXECUTION. FAILURE TO DO SO SHALL RESULT IN NO PAYMENT BY THE HACP OR HIS/HERREPRESENTATIVES FOR SUCH ITEMS.

ACCESSIBILITY GUIDELINES:
ALL EQUIPMENT, ACCESSORIES AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES WITH RESPECT TO HANDICAP ACCESSIBILITY, AND WITH THE AMERICANS WITH DISABILITIES ACT (ADA). THE MORE RESTRICTIVE CODE SHALL APPLY.

DEMOLITION/ALTERATION NOTES

HAZARDOUS MATERIALS REMOVAL (GC)
IF NOT ALREADY IDENTIFIED OR REMOVED, ANY MATERIALS DISCOVERED IN THE COURSE OF CONSTRUCTION THAT ARE DEEMED AS HAZARDOUS, SUCH AS BUT NOT LIMITED TO, ASBESTOS OR LEAD PAINTS, SHALL BE REMOVED, ENCAPSULATED OR LEFT IN ITS PRESENT CONDITION AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES. CONTRACTOR SHALL UTILIZE THE APPROPRIATE TECHNIQUES, PROCEDURES AND DISPOSAL METHODS AS PER STANDARD PRACTICE, FEDERAL, STATE AND LOCAL CODES. REMOVAL OF HAZARDOUS MATERIALS NOT PREVIOUSLY IDENTIFIED SHALL BE AT AN EXTRA COST TO THE CONTRACT, EXCEPT THAT HACP SHALL HAVE THE OPPORTUNITY TO HAVE THE MATERIALS REMEDIATED AT ITS OWN EXPENSE.

ALL HAZARDOUS MATERIALS TO BE DISPOSED OR ENCAPSULATED PER REPORTS AND SPECIFICATIONS PROVIDED BY ARCHITECT AND HACP.

ABANDONED OR REMOVED EQUIPMENT (M, P, E)
ALL PLUMBING, DUCT WORK, ROOF TOP UNITS, SEWER & WATER LINES TO BE REMOVED MUST BE CAPPED AND REMOVED TO THE POINT OF CONNECTION TO MAIN UTILITY RUNS, UNLESS NOTED EXCEPTIONS. GENERAL CONTRACTOR TO VERIFY WITH HACP REPRESENTATIVE AND ARCHITECT PRIOR TO ANY SUCH WORK, INCLUDING ROOF PENETRATIONS. EACH PRIME CONTRACTOR SHALL REMOVE ALL THEIR RESPECTIVE EXISTING MECHANICAL EQUIPMENT, DUCTWORK, PLUMBING FIXTURES, PIPING SYSTEMS, WIRING, ETC., NOT BEING REUSED.... **DO NOT ABANDON IN PLACE.**

EACH PRIME CONTRACTOR IS RESPONSIBLE TO VERIFY VISUALLY ALL CONDITIONS RELATIVE TO SERVICE REQUIREMENTS AND CODE CONFORMANCE FOR THIS SPACE, AND TO COORDINATE ALL WITH HACPS REPRESENTATIVE, REPORT ANY DEVIATION FROM INFORMATION ON DRAWINGS TO ARCHITECT PRIOR TO COMMENCING WORK. FAILURE TO DO SO WILL RESULT IN CONTRACTOR BEING HELD RESPONSIBLE FOR ANY COSTS FOR SUBSEQUENT CHARGES.

SELECTIVE DEMOLITION
DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED ON THE DRAWINGS. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS.

CONDUCT SELECTIVE DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.

PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN PERMITTED BY ARCHITECT, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS AFTER SELECTIVE DEMOLITION OPERATIONS ARE COMPLETE. EACH INDIVDUAL PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIAING ANY DAMAGE CAUSED BY THEIR OWN ACTIVITIES OR REQUIRED DEMOLITION.

CONTRACT CLOSEOUT:

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND HACP'S REPRESENTATIVE TO PERFORM A PRELIMINARY FINAL INSPECTION. A PUNCH LIST OUTLINING WORK TO BE CORRECTED, FINISHED, PERFORMED OR COMPLETED SHALL BE SUBMITTED BY EACH PRIME CONTRACTOR. ALL WORK OUTLINED ON THE INITIAL PUNCH LIST SHALL BE COMPLETED BY THE CONTRACTOR PRIOR TO THE FINAL INSPECTION AND BEFORE THE PROJECT WILL BE ACCEPTED FOR FINAL COMPLETION. AFTER ALL REQUIREMENTS PREPARATORY TO THE FINAL INSPECTION HAVE BEEN COMPLETED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER TO PERFORM A FINAL INSPECTION. IF ALL THE WORK HAS BEEN COMPLETED, INCLUDING PUNCH LIST ITEMS FROM EARLIER INSPECTIONS, AND NO FURTHER CORRECTIONS ARE REQUIRED, THE ARCHITECT SHALL RECOMMEND FINAL ACCEPTANCE OF THE PROJECT.

ALL PUNCH LIST ITEMS TO BE COMPLETED WITHIN THIRTY (30) WORKING DAYS OF RECEIPT, OR FINAL 10% DRAW WILL BE FORFEITED. ALL WORK NOT COMPLETED WITHIN THE ALLOTTED TIME WILL BE COMPLETED BY HACP AT PRIME CONTRACTOR'S EXPENSE. FINAL COMPLETION OCCURS WHEN ALL PUNCH LIST ITEMS HAVE BEEN COMPLETED AND OCCUPANCY PERMIT HAS BEEN ISSUED.

PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR THE START UP OF ALL EQUIPMENT FURNISHED, INSTALLED OR SERVICED UNDER THIS AND THEIR CONTRACT. EACH PRIME CONTRACTOR SHALL VERIFY THAT IT'S EQUIPMENT, ELECTRICAL SYSTEMS AND APPLIANCES ARE FUNCTIONAL AND OPERATIONAL AND THAT ALL PLUMBING AND HVAC EQUIPMENT IS OWN MINIMAL AND WILL RESULT IN A CORRECTION AT THE CONTRACTOR'S EXPENSE (MATERIALS AND LABOR).

ALL ELECTRICAL PANELS AND BREAKERS TO BE PROPERLY MARKED AND A TYPED SCHEDULE TO BE FURNISHED.

FINAL CLEANING: AT THE TIME OF THE PROJECT CLOSE OUT, THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN AND READY THE SPACE FOR OCCUPANCY. THIS SHALL, AT MINIMUM, INCLUDE HARDWARE, LIGHT FIXTURES, REPLACEMENT OF BURNED OUT LAMPS, REMOVAL OF MASTIC AND PROTECTION AND LABELING, TOUCH UP OF ANY MINOR FINISH DAMAGE, AND CLEANING OR REPLACEMENT OF MECHANICAL SYSTEM FILTERS, DAMAGE TO ANY FINISH, SURFACE, EQUIPMENT OR OBJECT CAUSED DURING CLEANING SHALL BE REPAIRED OR REPLACED BY THE GENERAL CONTRACTOR AT HIS/HER OWN COST.

UPON COMPLETION OF THE PROJECT, GENERAL CONTRACTOR SHALL OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT AND PROVIDE A COPY OF THE ORIGINAL TO HACP AND ARCHITECT.

AT EACH PAYMENT REQUEST AND BEFORE PAYMENT IS MADE, EACH CONTRACTOR SHALL DELIVER TO HACP A COMPLETE AND EXECUTED LIEN RELEASE OF ALL SUB CONTRACTOR'S AND SUPPLIER'S LIENS ARISING OUT OF THIS CONTRACT, OR RECEIPTS IN FULL COVERING ALL LABOR AND MATERIALS FOR WHICH A LIEN COULD BE FILED OR A BOND SATISFACTORY TO THE HACP INDEMNIFYING HACP AGAINST ANY LIENS.

CONTRACTOR GUARANTEES
WARRANTIES AND GUARANTEES: IN ADDITION TO OTHER GUARANTEES HERein REQUIRED, PRIME CONTRACTORS HEREBY GUARANTEE THAT WHEN HE/SHE DELIVERS TO THE HACP FOR ACCEPTANCE THE WORK TO BE PERFORMED UNDER THIS CONTRACT, WHICH RESULTS IN ADDITION IN PROPER FUNCTIONAL ORDER WITHOUT FAILURE, AND THERE SHALL BE NO OMISSION OF OR DEFECT IN MATERIAL OR WORKMANSHIP OF ANY WORK, MACHINERY, EQUIPMENT, PARTS, ASSEMBLIES (EXCEPT THOSE FURNISHED BY HACP) AND THAT ALL LABOR, THE AFOREMENTIONED MATERIALS AND ALL OTHER PERFORMED SHALL COMPLY WITH THE AGREEMENT. IF ANY DEFECTIVE OR FAULTY WORKMANSHIP OR MATERIAL IS DISCOVERED WITHIN ONE (1) YEAR COMMENCING FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK, THE SAME SHALL BE PROMPTLY REMEDIED, REPLACED AND RESTORED TO THE HACP'S SATISFACTION BY THE RESPONSIBLE PRIME CONTRACTOR AT THE PRIME CONTRACTOR'S EXPENSE.

DIVISION 2 – SITE WORK – NOT APPLICABLE

DIVISION 3 – CONCRETE (GC)

PLAIN AND REINFORCE CONCRETE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 19 OF THE IBC 2018 AND ACI 318 AS AMMENDED IN SECTION 1905 OF THE IBC 2018.

CONCRETE TO BE INSTALLED AND CURED PER ACI 318 AND BE NORMAL WEIGHT (144PCF) WITH COMPRESSIVE STRENGTH IN 28 DAYS OF 4000 PSI, AIR ENTRAINED. CEMENT SHALL BE PORTLAND, TYPE I(FLY ASH & GROUND GRANULATED BLAST FURNACE SLAG NOT PERMITTED). COARSE AGGREGATE SHALL BE ¾" MAXIMUM. AIR ENTRAINED SHALL BE 7 PERCENT. SLUMP SHALL BE 4" MAXIMUM

REINFORCING BARS SHALL COMPLY WITH A.S.T.M. A615–GRADE 60. WELDED WIRE FABRIC SHALL COMPLY WITH A.S.T.M. A185.

4" MINIMUM COMPACTED GRAVEL BED TO PLACE CONCRETE TO BE #57 HAND OR MACHINE COMPACTED BEFORE CONCRETE PLACEMENT.

PROVIDE COLD-APPLIED JOINT SEALANTS, SINGLE COMPONENT, SILICONE, SELF LEVELING TYPE, BY SIKA OR EQUAL.

ROUND BACKER RODS FOR COLD-APPLIED JOINT SEALANTS: ASTM D5249, TYPE 3, OF DIAMETER AND DENSITY REQUIRED TO CONTROL JOINT-SEALANT DEPTH AND PREVENT BOTTOM-SIDE ADHESION OF SEALANT. BY SIKA OR EQUAL.

DIVISION 4 – MASONRY (GC)

BRICK MASONRY REPOINTING

BRICK MASONRY REPOINTING SPECIALIST QUALIFICATIONS: ENGAGE AN EXPERIENCED BRICK MASONRY REPOINTING FIRM TO PERFORM WORK OF THIS SECTION. FIRM SHALL HAVE COMPLETED WORK SIMILAR IN MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR THIS PROJECT WITH A RECORD OF SUCCESSFUL IN-SERVICE PERFORMANCE. EXPERIENCE IN ONLY INSTALLING MASONRY IS INSUFFICIENT EXPERIENCE FOR MASONRY REPOINTING WORK.

REPOINTING OF AREAS INDICATED IN THE DRAWINGS AND LOCATIONS WITH THE FOLLOWING DEFECTS:
A. HOLES AND MISSING MORTAR
B. CRACKS THAT CAN BE PENETRATED 1/4 INCH OR MORE BY A KNIFE BLADE 0.027 INCH THICK.
C.CRACKS 1/8 INCH OR MORE IN WIDTH AND OF ANY DEPTH.
D HOLLOW-SOUNDING JOINTS WHEN TAPPED BY METAL OBJECT.
E. ERODED SURFACES 1/4 INCH OR MORE DEEP.
F. DETERIORATION TO POINT THAT MORTAR CAN BE EASILY REMOVED BY HAND, WITHOUT TOOLS.
G. JOINTS FILLED WITH SUBSTANCES OTHER THAN MORTAR.

MATERIALS
PORTLAND CEMENT: ASTM C 150/C 150M, TYPE I OR TYPE II, EXCEPT TYPE III MAY BE USED FOR COLD-WEATHER CONSTRUCTION; GRAY, WHERE REQUIRED FOR COLOR MATCHING OF MORTAR.

MASONRY CEMENT: ASTM C 91/C 91M. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- CEMEX S.A.B. DE C.V.
- HOLCIM (US) INC.
- QUIKRETE; THE QUIKRETE COMPANIES, LLC.

REMOVE GUTTERS, DOWNSPOUTS AND ASSOCIATED HARDWARE ADJACENT TO MASONRY REPOINTING. REINSTALL WHEN REPOINTING IS CLOMPLETED.PROVIDE TEMPORARY RAIN DRAINAGE DURING WORK TO DIRECT WATER AWAY FROM THE BUILDING.

SEE LINTEL REPLACEMENT BELOW AND COORDINATE MASONRY REPOINTING AND REPLACEMENT WITH REMEDIAL LINTEL REPAIR OR REPLACEMENT.

RETAINING WALL
WHERE NOTED ON THE DRAWINGS, NEW DRYSTACK RETAINING WALL, BELGARD OR EQUAL, TO MATCH EXISTING COLOR AND TYPE OR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE. REMOVE SUFFICIENT SOIL TO ALLOW ACCESS TO INSTALL A NEW WALL. SET NEW WALL IN COMPACTED GRAVEL BED STRICTLY ACCORDING TO THE MANUFACTURER'S INSTALLATION SPECIFICATIONS. INSTALL NEW WALL WITH ALL NECESSARY PINS, GEOGRID AND CAP PIECES ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

RETAINING WALL ACCESSORIES
WALL CAPS, PINS AND GEOGRID FABRIC.
REPLACEMENT WALL CAPS TO MATCH EXISTING, MATERIAL CONCRETE BY BELGARD OR EQUAL, COLOR AND TYPE TO MATCH EXISTING OR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.

GLASS BLOCK
SOLID GLASS BLOCK COLORLESS, TRANSPARENT, SMOOTH FACES AND MANUFACTURER'S STANDARD EDGE COATING WHITE, BY SEVES, OWINGS CORNING GLASS BLOCK OR EQUAL. SILICONE SEALANT BY SIKA OR EQUAL. PRODUCT INFORMATION AND SAMPLE TO BE PROVIDED TO ARCHITECT AND HACP FOR APPROVAL. SIZE OF GLASS BLOCK TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD SIZES. GLASS BLOCK SHALL BE INSTALLED PER IBC AND IRC BUILDING CODE AND TMS 402/ACI 530/ASCE 5 "BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES"

DIVISION 5 – METALS

STEEL BEAMS, ANGLES AND PLATES
SHOP PRIMED WITH RUST PREVENTATIVE PAINT. DIMENSIONS AND GRADE TO MATCH EXISTING SHOP DRAWINGS TO BE PROVIDED BY GC.

ALL EXTERIOR LINTELS MUST BE HOT-DIP GALVANIZED PER ASTM A123.

LINTEL REPLACEMENT/ INSTALLATION ON BRICK VENEER EXTERIOR WALLS
PROTECT EXISTING OPENING WITH PLYWOOD.TEMPORARILY SHORE AND REMOVE EXISTING BRICK ABOVE THE OPENING AT LEAST 6 INCHES ON EACH SIDE MINIMUM AND VERTICALLY AT AND FREE FROM VIBRATION. CONTRACTOR SHALL PROVIDE A BINDER FOR HACP AND TENANT CONTAINING MAINTENANCE MANUALS, INCLUDING OPERATION INSTRUCTIONS, SPARE PARTS LISTS, MAINTENANCE INSTRUCTION PROCEDURES, AND DATA FOR EACH SYSTEM OR EQUIPMENT ITEM.

FOR LINTEL CLEANING USE METAL CLEANING ON NEXT SECTION.

METAL CLEANING
EXECUTION OF THE WORK: IN CLEANING ITEMS, DISTURB THEM AS MINIMALLY AS POSSIBLE AND AS FOLLOWS:
A. REMOVE DETERIORATED COATINGS AND CORROSION.
B. SEQUENCE WORK TO MINIMIZE TIME BEFORE PROTECTIVE COATINGS ARE REAPPLIED.
C. CLEAN ITEMS IN PLACE UNLESS OTHERWISE INDICATED.

MECHANICAL COATING REMOVAL: USE GENTLE METHODS, SUCH AS SCRAPING AND WIRE BRUSHING, THAT WILL NOT ABRADE METAL SUBSTRATE.

REPAINT: WHERE INDICATED, PREPARE PAINTED DECORATIVE METAL BY CLEANING SURFACE, REMOVING LESS THAN FIRMLY ADHERED EXISTING PAINT, SANDING EDGES SMOOTH, REMOVING EXISTING PAINT AND PRIMING FOR PAINTING AS SPECIFIED.

METAL AWNINGS
BASIS OF DESIGN, MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FASCIA, BRACING AND SUPPORTS TO BE SELECTED BY ARCHITECT FROM MANUFACTURER STANDARD COLOR C

SOLAR HEAT GAIN COEFFICIENT FOR ALL VERTICAL GLAZING: NR
SKYLIGHTS: U 0.55 MAX

DIVISION 9 – FINISHES (GC)

ALL FINISH TRIM TO BE PAINT GRADE POPLAR OR OTHER TIGHT-GRAINED HARDWOOD, SMOOTH SANDED FINISHED WITH SCARFED JOINTS, GLUED AND NAILED. NO BUTT JOINTS.

GYPSUM BOARD TO BE FINISHED AS SPECIFIED ACCORDING TO THE FOLLOWING:

STANDARD FINISH (LEVEL 4 PER GA 216-96): ALL JOINTS AND INTERIOR ANGLES HAVE TAPE EMBEDDED IN JOINT COMPOUND AND TWO SEPARATE COATS OF JOINT COMPOUND APPLIED OVER ALL FLAT JOINTS AND ONE SEPARATE COAT OF JOINT COMPOUND APPLIED OVER INTERIOR ANGLES. FASTENER HEADS AND ACCESSORIES SHALL BE COVERED WITH THREE SEPARATE COATS OF JOINT COMPOUND. ALL JOINT COMPOUND SHALL BE SMOOTH AND FREE FROM TOOL MARKS AND RIDGES. BEFORE FINAL DECORATION PREPARE SURFACE BE COATED WITH A DRYWALL PRIMER PRIOR TO THE APPLICATION OF FINAL FINISHES.

TREAT GYPSUM BOARD JOINTS, INTERIOR ANGLES, EDGE TRIM, CONTROL JOINTS, PENETRATIONS, FASTENER HEADS, SURFACE DEFECTS, AND ELSEWHERE AS REQUIRED TO PREPARE GYPSUM BOARD SURFACES FOR DECORATION. PROMPTLY REMOVE RESIDUAL JOINT COMPOUND FROM ADJACENT SURFACES. PREFILL OPEN JOINTS, ROUNDED OR BEVELED EDGES, AND DAMAGED SURFACE AREAS. APPLY JOINT TAPE OVER GYPSUM BOARD JOINTS, EXCEPT THOSE WITH TRIM HAVING FLANGES NOT INTENDED FOR TAPE.

ALL INTERIOR GYPSUM BOARD WALLS AND CEILINGS TO BE 1/2" THICK BY USG OR EQUAL UNLESS NOTED OTHERWISE. SUPPLY AND INSTALL 1/2" "AQUATOUGH" BY USG OR EQUAL AT ALL LOCATIONS UNLESS THE WET LOCATIONS ON GARAGE CEILINGS UNDER LIVING SPACES SUPPLY AND INSTALL 5/8" TYPE X TO COVER CEILING AND DUCTWORK BY USG OR EQUAL UNLESS NOTED OTHERWISE.

ALL PARTITIONS ARE TO BE SET IN CAULK.

ALL WORK TO BE COMPLETED IN A FIRST CLASS MANNER WITH NO EXPOSED, UNFINISHED EDGES, NAILS, SCREWS, ETC.

PAINTING
ALL EXTERIOR SURFACES IDENTIFIED TO BE PAINTED SHALL RECEIVE 3-COAT SYSTEM, INCLUDING ONE PRIME COAT (WHERE NOT PROVIDED BY FACTORY) AND TWO FINISH COATS EXTERIOR ENAMEL AS APPROPRIATE FOR SUBSTRATE.

ALL INTERIOR DRYWALL AND PLASTER SURFACES SHALL RECEIVE A 3-COAT SYSTEM, INCLUDING ONE COAT PRIMER SEALER OR AS RECOMMENDED BY PAINT MANUFACTURER (COLORED TO MATCH FINISH TOPCOAT), AND TWO FINISH COATS. PAINT SHALL BE INTERIOR GRADE LATEX PAINT BY SHERWIN WILLIAMS, PITTSBURGH PAINTS, OR APPROVED EQUIVALENT. ALL COLORS TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS FULL LINE OF COLORS.

CEILINGS TO RECEIVE FLAT FINISH PAINT- UNLESS NOTED OTHERWISE. WALLS TO RECEIVE EGG-SHELL FINISH – UNLESS NOTED OTHERWISE. TRIM AND DOORS SHALL RECEIVE SEMI-GLOSS FINISH.

CONCRETE AND MASONRY COATINGS
BASIS-OF-DESIGN INTERIOR PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE NEOGARD, A PART OF HEMPEL NEOFLEX NEOCRYLIC HB WAL-GARD HD, SERIES 1 WALL-GARD HD, SERIES 2 WITH REINFORCED FABRIC LAYER BASECOAT AND TOPCOAT SYSTEM OR COMPARABLE PRODUCT BY ONE OF THE FOLLOWING: PPG PAINTS, SHERWIN-WILLIAMS COMPANY OR EQUAL.

CLEAN SUBSTRATES OF SUBSTANCES THAT COULD IMPAIR BOND OF COATINGS, INCLUDING DUST, DIRT, OIL, GREASE, AND INCOMPATIBLE PAINTS AND ENCAPSULANTS.

CONCRETE SUBSTRATES: REMOVE RELEASE AGENTS, CURING COMPOUNDS, EFFLORESCENCE, AND CHALK.

DO NOT COAT SURFACES IF MOISTURE CONTENT OR ALKALINITY OF SURFACES TO BE COATED EXCEEDS THAT PERMITTED IN COATING MANUFACTURER'S WRITTEN INSTRUCTIONS.

TILE & FLOORS
PROPERLY PREPARE SUB FLOOR TO RECEIVE SPECIFIED FINISH FLOORING.

ON VERTICAL SURFACES, TILE MAY BE SET OVER 1/2" MOISTURE RESISTANT DRYWALL ABOVE 6 FEET. FASTEN BACKER USING CORROSION RESISTANT STEEL DRILL SCREWS AS RECOMMENDED BY MANUFACTURER. TAPE ALL JOINTS AS RECOMMENDED BY MANUFACTURER USING POLYMER-COATED, OPEN GLASS-FIBER MESH. TILE SETTING MATERIAL SHALL BE A LATEX-PORTLAND CEMENT MORTAR WITH A DRY POLYMER ADDITIVE. TILE GROUT SHALL BE EPOXY GROUT. VERIFY WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS. PROVIDE EXPANSION JOINTS AT ALL INTERIOR CORNERS BOTH HORIZONTALLY AND VERTICALLY SEAL WITH ONE PART MILDEW RESISTANT SILICONE SEALANT. FOLLOW "TILE COUNCIL OF AMERICA 2003 EDITION HANDBOOK FOR THE CERAMIC TILE INSTALLATION".

FLOORING PREP
GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FLOORS PREPPED AND LEVEL READY TO RECEIVE SCHEDULED FLOOR FINISH. CONCRETE SLAB SURFACES SHALL BE CLEANED AND MADE SMOOTH WITH LEVELING COMPOUND AND SUBSTRATE PRIMER PRIOR TO THE INSTALLATION OF ANY TILE OR CARPET. ALL PREPARATORY WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE FLOORING MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

LVT FLOORING
BASIS OF DESIGN: PROVIDE LUXE PLANK AND TILE WITH FASTAK INSTALLATION LUXURY VINYL TILE BY ARMSTRONG COMMERCIAL FLOORINGS OR EQUAL. APPROVAL BY ARCHITECT AND HACP REQUIRED.

THICKNESS: 12 MIL WEAR LAYER X 4 MM OVERALL THICKNESS, NO WAX. .

SIZE: 7 INCHES BY 48 INCHES AND 18 INCHES BY 18 INCHES .

COLORS AND PATTERNS: ARCHITECT TO SELECT FROM MANUFACTURER'S FULL RANGE OF COLORS AND SIZES AND TO BE APPROVED BY HACP.

FLOOR SURFACE IS TO BE PROPERLY PREPARED WITHOUT HOLES, CRACKS, OR BUMPS. ALL EDGE CONDITIONS TO BE FLOATED UP FOR SMOOTH EVEN FLUSH TRANSITION.

DIVISION 10 – SPECIALTIES (GC)

TOILET DISPENSER
BASIS OF DESIGN SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE OR COMPARABLE PRODUCTS BY MOEN OR EQUAL. FINISH POLISHED CHROME-PLATED BRASS. LOCATION TO BE PROVIDED BY ARCHITECT.

CURTAIN ROD
BASIS OF DESIGN SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE OR COMPARABLE PRODUCTS BY BRADLEY CORPORATION OR EQUAL. 1" OD, STRAIGHT ROD, MOUNTING FLANGES, STAINLESS STEEL SATIN FINISH.

ROBE HOOK
BASIS OF DESIGN SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE OR COMPARABLE PRODUCTS BY MOEN OR EQUAL. FINISH POLISHED CHROME-PLATED BRASS. LOCATION TO BE PROVIDED BY ARCHITECT.

TOWEL BAR
BASIS OF DESIGN SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE OR COMPARABLE PRODUCTS BY MOEN OR EQUAL. FINISH POLISHED CHROME-PLATED BRASS. 3/4" ROUND TUBE WITH CIRCULAR BRACKETS. 18 INCHES OR 24 INCHES TO FIT AVAILABLE SPACE. LOCATION TO BE PROVIDED BY ARCHITECT.

MAILBOX
POST MOUNTED MAILBOX, HEAVY DUTY USPS APPROVED. 1/8 INCH DIE CAST AND EXTRUDED ALUMINUM CONSTRUCTION, FRONT LOADED, POWDER COATED FINISH, MAGNETIC CATCH. BLACK FINISH.

METAL AWNINGS
BASIS OF DESIGN, MATCH EXISTING AWNINGS DIMENSIONS TO BE REPLACED, ALUMINUM CLAMSHELL TYPE, 0.025 GAUGE ROOF AND 0.040 GAUGE UNDERSTRUCTURE. FACTORY APPLIED BACKED ENAMEL FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER STANDARD COLOR CHART. STRUCTURE ABLE TO SUPPORT 30 PSF OF SNOW LOAD AND BASIC DESIGN WIND SPEED OF 3 SECOND GUST WINDS OF 110 MPH. SE ALSO DIVISION 5.

DIVISION 11 - EQUIPMENT

MANUFACTURER TO PROVIDE WARRANTY TO REPAIR AND REPLACE RESIDENTIAL APPLIANCES OR COMPONENTS THAT FAIL IN MATERIALS OR WORKSMANSHIP WITHIN A YEAR FROM SUBSTANTIAL COMPLETION.

COOKING APPLIANCES- BASIS OF DEISGN

- GAS RANGE

FREESTANDING SLIDE IN RANGE WITH ONE OVEN, 4 GAS BURNERS, FINISH STANDARD WHITE, BY GE, DACOR, BOSCH OR EQUAL.TO FIT EXISTING SPACE. GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE. ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.

- KITCHEN EXHAUST VENTILATION

OVERHEAD EXHAUST HOOD, WALL MOUNTED, THREE SPEED FAN BUILT INTO HOOD WITH STANDARD 500CFM, VENTED TO OUTSIDE THROUGH ROOF OR WALL, FINISH STANDARD WHITE, BY GE, DACOR, BOSCH OR EQUAL.TO FIT EXISTING SPACE. GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE. ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.
BAROMETRIC BACKDRAFT VENT DAMPER BY FAMCO OR EQUAL. DAMPER CONSTRUCTION: HIGH-TEMPERATURE-ENAMEL-PAINTED STEEL DAMPER AND HOUSING WITH GALVANIZED-STEEL BREECHING CONNECTION. ADJUSTABLE COUNTERWEIGHT WITH LOCK. INCLUDE KNIFE-EDGE BEARINGS THAT DO NOT REQUIRE LUBRICATION. VENT SIZE TO MATCH HOOD EXHAUST DIAMETER.

- REFRIGERATOR/FREEZER

FREESTANDING TWO DOOR, SIDE BY SIDE REFRIGERATOR/FREEZER, WITH FREEZER ON TOP, 15.6 CU.FT. REFRIGERATOR STORAGE VOLUME AND 5.13 CU.FT. FREEZER STORAGE VOLUME, AUTOMATIC ICE MAKER AND STORAGE BIN, FRONT PANEL STANDARD WHITE, BY GE, DACOR, BOSCH OR EQUAL.TO FIT EXISTING SPACE. GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE. ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.

CLEANING APPLIANCES- BASIS OF DEISGN

- CLOTHES WASHER

FREESTANDING TOP LOADING UNIT, 3.2 CU. FT MAX. CPACITY, CENTER SPINDLE, FINISH STANDARD WHITE, BY GE, MAYTAG, BOSCH OR EQUAL TO FIT EXISTING SPACE. GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE. ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.

- CLOTHES DRYER

FREESTANDING FRONT LOADING UNIT, 5.7 CU. FT MAX. CPACITY, GAS ELECTRIC, VENT KIT BY MANUFACTURER, FINISH STANDARD WHITE, BY GE, MAYTAG, BOSCH OR EQUAL.TO FIT EXISTING SPACE. GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE. ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.

ALL APPLIANCES TO QUALIFY FOR THE EPA/DOE ENERGY STAR PRODUCT LABELING PROGRAM.

DIVISION 12 – FURNISHINGS (GC)

HORIZONTAL LOUVER BLINDS, POLYMER SLATS
SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- HUNTER DOUGLAS ARCHITECTURAL WINDOW COVERINGS.
- LEVOLOR CONTRACT.
- SPRINGS WINDOW FASHIONS; SWFCONTRACT.

MANUAL CORDED OPERATION WITH CHILD SAFETY CORDS.

PLUMBING REQUIREMENTS (P)

CONTRACT DOCUMENTS
ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE SPECIFICATIONS AND DRAWINGS. SHOULD ANY DISCREPANCIES OR OMISSIONS EXIST IN THE DRAWINGS OR SPECIFICATIONS OR SHOULD THERE BE ANY DOUBT AS TO THEIR MEANING, THE MECHANICAL CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO SO NOTIFY THE ARCHITECT BEFORE SUBMITTING HIS BID, HE SHALL ACCEPT THE ARCHITECT'S INTERPRETATION OF THE INTENDED MEANING OF THE DRAWINGS AND SPECIFICATIONS.

MATERIALS, WORKMANSHIP AND METHODS
ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF HIGHEST QUALITY, AND SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. ALL WORK SHALL BE PERFORMED IN KEEPING WITH THE HIGHEST STANDARDS OF WORKMANSHIP AND QUALITY. ALL PLUMBING EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS WHICH SHALL BE AVAILABLE AT THE JOB SITE. ALL MECHANICAL EQUIPMENT SHALL BEAR THE LABEL OF AN APPROVED AGENCY.

THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES WHICH MAY BE REQUIRED TO INSTALL WORK WITHIN THE SCOPE OF THIS CONTRACT. ALL WORK SHALL CONFORM TO ALL STATE AND LOCAL CODES AND ORDINANCES PERTAINING THERETO, AND TO THE REGULATIONS OF ANY OTHER BODIES HAVING JURISDICTION OVER THIS WORK, INCLUDING OSHA. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN AND APPLICABLE CODES AND REGULATIONS, THE CODES AND REGULATIONS TAKE PRECEDENCE AND SHALL BE MET WITH NO ADDITIONAL COST TO THE HACP.

PAYMENT OF FEES, PERMITS AND CODES
THE PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, PERMITS AND FEES WHICH MAY BE REQUIRED TO INSTALL WORK WITHIN THE SCOPE OF THIS CONTRACT. ALL WORK SHALL CONFORM TO ALL STATE AND LOCAL CODES AND ORDINANCES PERTAINING THERETO, AND TO THE REGULATIONS OF ANY OTHER BODIES HAVING JURISDICTION OVER THIS WORK, INCLUDING OSHA. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN AND APPLICABLE CODES AND REGULATIONS, THE CODES AND REGULATIONS TAKE PRECEDENCE AND SHALL BE MET WITH NO ADDITIONAL COST TO THE HACP.

REVIEW OF EQUIPMENT AND MATERIALS
ALL EQUIPMENT AND MATERIAL INSTALLED UNDER THIS CONTRACT SHALL BE SUBJECT TO THE REVIEW OF THE ARCHITECT. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ALL DOCUMENTS IN ELECTRONICALLY IN PDF FORMAT. DATA FURNISHED SHALL INCLUDE SIZE, TYPE, MAKE, CONSTRUCTION AND CAPACITY OF EQUIPMENT.

REVIEW OF SUBMITTALS OF THE FOLLOWING EQUIPMENT IS REQUIRED: PLUMBING FIXTURES AND WATER HEATERS.

NONE OF THIS EQUIPMENT SHALL BE INSTALLED ON THE JOB UNTIL THE ARCHITECT OR HACP HAS REVIEWED THE SUBMITTALS.

VISIT TO THE SITE
THE CONTRACTOR SHALL VISIT THE JOB SITE TO VERIFY THE EXACT LOCATIONS OF ALL EXISTING SERVICES AND SHALL ACQUAINT HIMSELF WITH ALL PERTINENT JOB CONDITIONS. NO CHANGE ORDER WILL BE ALLOWED ON THE BASIS OF THE CONTRACTOR HAVING MISUNDERSTOOD FIELD CONDITIONS.

THE CONTRACTOR SHALL NOTE ALL OPENINGS REQUIRED TO CONVEY EQUIPMENT TO ITS INSTALLED LOCATION. SHOULD OPENINGS BE REQUIRED TO BE MADE, OR ENLARGED, THIS CONTRACTOR SHALL SO ALTER SUCH OPENINGS. OPENINGS SHALL BE RESTORED TO THEIR ORIGINAL SIZE, CONSTRUCTION AND FINISH TO THE SATISFACTION OF THE HACP.

EQUIPMENT
RESIDENTIAL, DIRECT-VENT, GAS-FIRED, STORAGE, DOMESTIC-WATER HEATERS:
MANUFACTURER SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- AO SMITH CORPORATION.
- BRADFORD WHITE CORPORATION.
- LOCHINVAR, LLC.

STANDARD: ANSI Z21.10.1/CSA 4.1.
ENERGY STAR RATING MINIMUM: 0.86 UEF.
SIZE TO MATCH EXISTING WATER HEATER IN BUILDING.

STORAGE-TANK CONSTRUCTION: STEEL.
TAPPINGS: ASME B1.20.1 PIPE THREAD.
PRESSURE RATING: 150 PSIG.
INTERIOR FINISH: COMPLY WITH NSF 61 AND NSF 372 BARRIER MATERIALS FOR POTABLE-WATER TANK LININGS, INCLUDING EXTENDING LINING MATERIAL INTO TAPPINGS.

FACTORY-INSTALLED, STORAGE-TANK APPURTENANCES:
ANODE ROD: REPLACEABLE MAGNESIUM.
DIP TUBE: REQUIRED UNLESS COLD-WATER INLET IS NEAR BOTTOM OF TANK.
DRAIN VALVE: CORROSION-RESISTANT METAL WITH HOSE-END CONNECTION.
INSULATION: COMPLY WITH ASHRAE/IES 90.1 ASHRAE 90.2.
JACKET: STEEL WITH ENAMELED FINISH.
HEAT-TRAP FITTINGS: INLET TYPE IN COLD-WATER INLET AND OUTLET TYPE IN HOT-WATER OUTLET.
BURNER: FOR USE WITH DIRECT-VENT, GAS-FIRED, DOMESTIC-WATER HEATERS AND NATURAL GAS.
IGNITION: STANDING PILOT OR ANSI Z21.20/CSA C22.2 NO. 60730-2-5, ELECTRIC, AUTOMATIC, GAS-IGNITION SYSTEM.
TEMPERATURE CONTROL: ADJUSTMENT, THERMOSTAT.
COMBINATION TEMPERATURE-AND-PRESSURE RELIEF VALVE: ANSI Z21.22/CSA 4.4. INCLUDE RELIEVING CAPACITY AT LEAST AS GREAT AS HEAT-INPUT AND INCLUDE PRESSURE SETTING LESS THAN WORKING-PRESSURE RATING OF DOMESTIC-WATER HEATER. SELECT RELIEF VALVE WITH SENSING ELEMENT THAT EXTENDS INTO STORAGE TANK.

DIRECT-VENT SYSTEM: THROUGH- WALL ROOF, COAXIAL- OR DOUBLE-CHANNEL VENT ASSEMBLY WITH DOMESTIC-WATER HEATER MANUFACTURERS OUTSIDE INTAKE/EXHAUST SCREEN.

PLUMBING FIXTURES (UNLESS NOTED ON DRAWINGS)

BATHTUB
FRP BATHTUB, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- AMERICAN STANDARD.
- KOHLER.
- STERLING.

SLIP RESISTANCE, 60 BY 30 INCHES, WHITE FINISH, DRAIN NPS 1 1/2" CHROME PLATED BRASS, POP UP WASTE AND OVERFLOW. PLUMBING CONTTRACTOR SHALL VERIFY THE EXACT SIZE OF ALL REPLACEMENT TUBS AND SHOWERS TO MAKE CERTAIN THAT NEW TUB/SHOWERS FIT IN EXISTING FRAMING, PRIOR TO ORDERING.

BATHTUB / SHOWER FAUCET
PRESSURE BALANCED FAUCET, SINGLE HANDLE, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- AMERICAN STANDARD.
- MOEN INCORPORATED.
- STERLING.

FINISH POLISHED CHROME, 2.5 GMP FLOW RATE, CONCEALED MOUNTING, SINGLE HANDLE, ANTISCALD DEVICE INTEGRATED WITHIN MIXING VALVE.

SHOWER HEAD, BALL JOINT WITH ARM AND FLANGE, CHROME PLATE FINISH, FIXED SPRAY PATTERN

BATHTUB FILLER SPOUT FINISH CHROME PLATE FINISH.

LAVATORIES
VITREOUS-CHINA LAVATORIES. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- AMERICAN STANDARD.
- DURAVIT USA, INC.
- KOHLER CO.

TYPE: FLAT RIM WITH LEDGE, RECTANGULAR NOMINAL SIZE: 19 BY 16 INCHES FAUCET-HOLE PUNCHING: THREE HOLES, 4-INCH CENTERS. COLOR: WHITE.

LAVATORIES FAUCETS – WATER SENSE CERTIFIED
GENERAL DUTY, SOLID BRASS, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- AMERICAN STANDARD.
- MOEN
- HANSGROHE USA

POLISH CHROME PLATE FINISH, 2.2 GPM FLOW RATE, LEVER HANDLE, RIGID SPOUT, DRAIN POP UP.

KITCHEN SINKS – WATER SENSE CERTIFIED
STAINLESS STEEL, COUNTER MOUNTED, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- AMERICAN STANDARD.
- ELKAY
- AFFINITY SURFACES

0.038 INCH THICKNESS, 3 1/2" DRAIN GRID CENTERED IN BOWL.

SINKS FAUCETS – WATER SENSE CERTIFIED
GENERAL DUTY, SOLID BRASS, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- AMERICAN STANDARD.
- ELKAY
- HANSGROHE

POLISHED CHROME PLATE FINISH. SINGLE HANDLE ON KITCHEN TWO HANDLE ON UTILITY SINKS.

WATER CLOSET – WATER SENSE CERTIFIED
FLOOR MOUNTED, FLOOR OUTLET, CLOSE COUPLED (GRAVITY TANK), VITREOUS CHINE, 1.6 GAL/FLUSH, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- AMERICAN STANDARD.
- KOHLER
- TOTO USA

STANDARD HEIGHT, ELONGATED RIM, WATER SAVING, COLOR WHITE.
TOILET SEAT PLASTIC FOR RESIDENTIAL USE, ELONGATED RIM, SEAT COVER, SELF SUSTAINING HINGE, COLOR WHITE.

UTILITY SINK
FRESTANDING UTILITY SINK, MANUFACTURERS: PROFLO OR EQUAL STANDARD HEIGHT, COLOR WHITE. 20 INCH BY 20 INCH SIZE.

EXTERIOR HOSE BIBB
FREEZELESS WALL FAUCET, WOODFORD OR EQUAL, MODEL 30,3/4 INCH CONNECTION, BRASS FINISH, ASSE 1053 APPROVED, MAX PRESSURE 125 PSI.

SLEEVES
SLEEVES SHALL BE INSTALLED WHEREVER PIPING PASSES THROUGH WALLS, CEILINGS, OR FLOORS. SLEEVES SHALL BE CUT FROM SCHEDULE 40 BLACK IRON PIPE. THE INTERNAL DIAMETER OF THE SLEEVE SHALL EXCEED THE EXTERNAL DIAMETER OF THE PIPE (INCLUDING INSULATION) BY NOT LESS THAN ONE INCH. SLEEVES SHALL BE CUT FLUSH WITH WALLS AND UNDERSIDES OF FLOORS AND SHALL EXTEND ONE INCH ABOVE FLOORS ABOVE GRADE.

PIPE PORTALS
PIPING THROUGH THE ROOF SHALL BE INSTALLED THROUGH A PREFABRICATED PIPING PORTAL. PORTALS SHALL HAVE GALVANIZED STEEL INSULATED CURBS, ABS PLASTIC CURB CAP, NEOPRENE RUBBER NIPPLES, AND STAINLESS-STEEL CLAMPS. CURB HEIGHT AS INDICATED ON DRAWINGS. PORTALS SHALL BE MODEL RC AND N2B AS MADE BY ROOF PRODUCTS AND SYSTEMS CORP. PORTALS SHALL HAVE EXTRA HOLES FOR POWER AND CONTROL CONDUITS.

FIRESTOPS
ALL OPENINGS THROUGH FLOORS AND FIRE-RATED PARTITIONS SHALL BE SEALED. VOID SPACES AROUND DUCTS OR PIPES SHALL BE PACKED WITH A FIREPROOFING CERAMIC FIBER AND SEALED WITH FIRE RETARDANT CAULKING. FIBER SHALL BE KAOWOOL BY BABCOCK AND WILCOX, FIBERFRAX BY CARBORUNDUM, OR CERAFIBER BY MANVILLE CO. CAULKING SHALL BE SE411 F BY UNISEAL, STANDARD DUXSEAL BY MANVILLE, OR MOLDABLE PUTTY BY 3M.

ESCUTCHEONS
ESCUTCHEONS SHALL BE INSTALLED WHEREVER PIPING PASSES THROUGH FLOORS, CEILINGS, OR WALLS OF FINISHED SPACES. ESCUTCHEONS SHALL BE CHROMIUM PLATED STEEL, SNAP ON TYPE WITH SPRING RETAINERS. ESCUTCHEONS SHALL BE THE NO. 40 MADE BY THE BEATON/CORBIN COMPANY OR APPROVED EQUAL, SIZED TO FIT PIPE PLUS INSULATION. WHERE RISER CLAMPS ARE IN FINISHED SPACES, PROVIDE HIGH-SKIRT ESCUTCHEONS TO COVER THE CLAMP.

UNIONS
UNIONS SHALL BE INSTALLED AT ALL POINTS INDICATED ON THE DRAWINGS AND AT ALL OTHER POINTS NECESSARY FOR THE INSTALLATION AND REMOVAL OF EQUIPMENT. CONTROL DEVICES, ETC. UNIONS IN GAS LINES WILL BE PERMITTED ONLY AT THE FINAL CONNECTIONS TO EQUIPMENT.

HANGERS
ALL HORIZONTAL PIPING SHALL BE SUPPORTED WITH PIPEHANGERS TO PREVENT SAGGING AND AVOID CONCENTRATION OF HANGING LOAD. HANGER SPACING SHALL NOT EXCEED 10 FT. FOR STEEL PIPE OR 8 FT. FOR COPPER TUBING. COPPER TUBING 1-1/4" AND SMALLER SHALL BE SUPPORTED AT NO GREATER THAN 6 FT. SPACING.

REPAIR ALL FIREPROOFING WHICH IS DAMAGED BY HANGER INSTALLATION.

SOIL WASTE AND VENT PIPING
SOIL, WASTE AND VENT STACKS AND BRANCHES, AND ROOF CONDUCTORS SHALL BE ABS OR PVC PIPING AND FITTINGS SCHEDULE 40. WASTE LINES SHALL BE MINIMUM 2 INCH.

HOT AND COLD-WATER PIPING
POTABLE-WATER PIPING AND COMPONENTS ARE TO COMPLY WITH NSF 14, NSF 61, AND NSF 372. INCLUDE MARKING "NSF-PW" ON PIPING.

HOT AND COLD WATER PIPING WITHIN THE BUILDING SHALL BE TYPE L, SEAMLESS, HARD TEMPER, COPPER TUBING WHICH CONFORMS TO ASTM SPECIFICATION B-88 WITH WROUGHT COPPER, SOLDER TYPE FITTINGS, OR PEX TUBING PLASTIC IN ACCORDANCE WITH ASTM F876 AND ASTM F877 WITH FITTINGS ASTM F1807, METAL INSERT AND COPPER CRIMP RINGS ASTM F1960, COLD EXPANSION FITTINGS AND REINFORCING RINGS.

INSTALLATION OF PIPING
DRAINAGE PIPING SHALL BE INSTALLED TO ACCURATE LINE AND UNIFORM GRADE, AND AT THE ELEVATIONS INDICATED ON THE DRAWINGS. UNLESS OTHERWISE INDICATED, ALL DRAINAGE LINES SHALL SLOPE NOT LESS THAN 1/4 INCH PER FOOT.
DRAINAGE LINES SHALL BE PROVIDED WITH SUFFICIENT CLEANOUTS TO MAKE ALL PARTS OF THE DRAINAGE SYSTEM ACCESSIBLE. CLEANOUTS SHALL BE PROVIDED ALONG INTERIOR HORIZONTAL RUNS AT NOT MORE THAN 50 FT. ON CENTER. CLEANOUTS SHALL BE PROVIDED AT THE BASE OF EACH ROOF CONDUCTOR AND AT ALL OTHER POINTS INDICATED ON THE DRAWING OR REQUIRED BY LOCAL PLUMBING CODE.

ALL PIPES SHALL BE CUT WITH SQUARE ENDS AND SHALL BE PROPERLY REAMED. THREADS SHALL BE CUT WITH CLEAN, SHARP DIES TO FULL DEPTH. ALL BURRS SHALL BE REMOVED FROM PIPE. JOINT COMPOUND SHALL BE APPLIED TO PIPE THREAD ONLY. USE OF EXCESSIVE JOINT COMPOUND IS PROHIBITED.

SOLDER JOINTS IN ALL WATER LINES SHALL BE MADE WITH 95-5 TIN-ANTIMONY SOLDER. OTHER JOINTS MADE WITH EASYBRITE LEAD FREE SOLDER.

WATER LINES WITHIN THE BUILDING SHALL BE INSTALLED WITH SUFFICIENT PITCH TO PROPERLY DRAIN LINES TO DRAIN VALVES. IN ADDITION TO DRAIN VALVES INDICATED ON THE DRAWINGS, THE CONTRACTOR SHALL INSTALL ANY ADDITIONAL DRAIN VALVES NECESSARY TO PROPERLY DRAIN THE SYSTEM.

GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND NFPA-54. ALL GAS PIPING AND CONNECTIONS TO EQUIPMENT SHALL BE IN ACCORDANCE WITH AGA RECOMMENDATIONS AND ALL APPLICABLE LOCAL GAS COMPANY REGULATIONS.

THE CONTRACTOR SHALL VENTILATE THE WORK AREA TO PROVIDE A SAFE ENVIRONMENT. VENTILATION SHALL NOT DIRECT FUMES TO ADJACENT SPACES OR NEIGHBORING STRUCTURES.

THE CONTRACTOR SHALL PROVIDE ADEQUATE FIRE PROTECTION DURING WELDING, CUTTING AND SOLDERING.

REPAIR ALL FIREPROOFING DAMAGED BY THE WORK UNDER THIS CONTRACT.

VALVES
VALVES IN WATER LINES SHALL BE 125 PSI CLASS, BRONZE BODY, BALL VALVES WITH TEFLON SEATS AND PACKING. NIBCO 580 OR APOLLO.DRAIN VALVES SHALL BE BRONZE BODY SOLDERED ENDS, BALL VALVES WITH 3/4 INCH AMERICAN STANDARD HOSE THREAD OUTLET. NIBCO OR APOLLO.

WALL HYDRANT SHALL BE ALL BRASS, FULLY RECESSED, NON-FREEZE, KEY OPERATED, WITH ADJUSTABLE LOCKNUT, REMOVABLE NYLON SEAT, 3/4 INCH HOSE CONNECTION. FURNISH WITH INTEGRAL VACUUM BREAKER. ZURN Z-1300 OR APPROVED EQUAL.

VALVES IN GAS LINES SHALL BE 125 PSI CLASS, THREADED END, IRON BODY, GAS COCKS WITH BRASS PLUG AND WASHER AND SQUARE HEAD. CRANE NO. 324.

INSULATION
ALL COLD AND HOT WATER PIPING, AND HORIZONTAL PORTIONS OF ROOF CONDUCTORS SHALL BE INSULATED WITH 1/2" THICK ARMAFLEX.

PIPE IDENTIFICATION
ALL PIPING SHALL BE LABELED WITH THE NAME OF THE FLUID IN THE PIPE AND WITH ARROWS INDICATING THE DIRECTION OF THE FLOW.

TESTING

WHITE, SIZE OF GRILLE TO MATCH EXISTING OPENING ON TOE KICK, WALL OR CEILING.

CONTROLS
THE HEATING CONTRACTOR SHALL FURNISH AND INSTALL ALL CONTROL DEVICES NECESSARY TO ACHIEVE THE CONTROL SEQUENCE DESCRIBED HEREIN.

CONTROL SYSTEMS SHALL BE GUARANTEED FOR 2 YEARS FROM DATE OF ACCEPTANCE BY HACP.

CONTROL WIRING SHALL BE CONCEALED AND INSTALLED IN ACCORDANCE WITH SECTION 16.

MOTOR STARTERS - MOTOR STARTERS FOR ALL MECHANICAL ITEMS SHALL BE FURNISHED BY THE HEATING CONTRACTOR. STARTERS SHALL HAVE HAND–OFF–AUTO SWITCHES AND CONTROL TRANSFORMERS.

DAMPERS - DAMPERS SHALL BE OPPOSED MULTI-BLADE. BLADES SHALL BE CONSTRUCTED OF 16 GAGE STEEL WITH NEOPRENE GASKETED EDGES AND SHALL BE MOUNTED IN CORROSION RESISTANT BUSHINGS. DAMPERS SHALL HAVE STOPS ON ALL FOUR SIDES. MOTORS SHALL BE MODULATING WITH OIL-IMMERSED GEAR TRAINS. DAMPERS SHALL BE 2% LOW LEAKAGE TYPE.

FREEZE PROTECTION THERMOSTAT - FREEZE PROTECTION THERMOSTAT SHALL BE MERCURY TUBE, MANUAL RESET TYPE SET AT 45F. INSTALL AN ADJUSTABLE TIME DELAY RELAY TO PERMIT AIR TO ESTABLISH SATISFACTORY TEMPERATURE TO AVOID FALSE TRIPS.

SMOKE ALARMS
BASIS OF DESIGN, KIDDE OR EQUAL, MODEL 20SAR, PHOTOELECTRIC, HARDWIRE 120 V AC WITH 2 AA BATTERY BACKUP, FINISH WHITE.

COMBO SMOKE + CO2 ALARMS
BASIS OF DESIGN, KIDDE OR EQUAL, MODEL 30CUDR, PHOTOELECTRIC, HARDWIRE 120 V AC WITH 2 AA BATTERY BACKUP, FINISH WHITE.

SMOKE DETECTOR'S LOCATIONS:
1 COMBO SMOKE + CO2 ALARM PER FLOOR, NOT TO BE PLACED IN A MECHANICAL ROOM OR KITCHEN.
1 SMOKE DETECTOR INSIDE EACH SLEEPING ROOM.
INTERCONNECT SMOKE DETECTORS INSIDE THE UNIT.

INSULATION
ALL SUPPLY AIR DUCTS SHALL BE INSULATED WITH 2" THICK, 1.00 DENSITY, OWENS-CORNING OR APPROVED EQUAL FLEXIBLE DUCT INSULATION WITH FLAME RETARDANT REINFORCED FRK 25 FOIL COVERING. SEAL ALL JOINTS, BOLTS AND ALL EXPOSED EDGES WITH 4" WIDE STRIPS OF SEALING TAPE USING A SUITABLE ADHESIVE. INSULATION SHALL HAVE A 2" FLAP AT ALL JOINTS AND SEAMS WHICH SHALL BE STAPLED AND SECURED WITH ADHESIVE. APPLY ADHESIVE TO DUCTS IN SIX-INCH-WIDE STRIPS AT ONE FOOT INTERVALS. DUCTOWRK EXPOSED WITHIN SPACE MAY BE LEFT UN-INSULATED.

OPERATING INSTRUCTIONS
THE CONTRACTOR SHALL FURNISH THREE COMPLETE SETS OF OPERATING AND MAINTENANCE INSTRUCTIONS. THIS SHALL INCLUDE FINAL CONTROL DIAGRAMS, CATALOG DATA INCLUDING CONSTRUCTION AND MAINTENANCE INFORMATION ON ALL EQUIPMENT, AND MAINTENANCE INFORMATION ON THE COMPLETE SYSTEM.

ONE COMPLETE CONTROL DIAGRAM SHALL BE INCLUDED IN EACH O&M MANUAL.

THE CONTRACTOR SHALL FORMALLY INSTRUCT THE HACP'S STAFF ON THE OPERATION OF THE SYSTEM. THE INSTRUCTION SHALL CONSIST OF NOT LESS THAN 2 PERIODS, EACH PERIOD OF 4 HOURS' DURATION. THE CONTRACTOR SHALL ARARANGE FOR THIS INSTRUCTION WITH THE HACP.

FUNCTIONS AND ALL ACTUATORS OPERATE IN ACCORDANCE WITH SPECIFICATIONS.
TESTS AND INSPECTION

THE FOLLOWING OPERATIONS SHALL BE PERFORMED IN PREPARATION FOR FINAL INSPECTION BY THE ARCHITECT. THE MECHANICAL CONTRACTOR SHALL DEMONSTRATE TO THE ARCHITECT THAT THE SYSTEM IS OPERATING IN COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS. ALL TESTS AND INSPECTIONS SHALL BE COMPLETED BEFORE FINAL PAYMENT IS MADE TO THE HEATING (MECHANICAL) CONTRACTOR.

CONTROLS - ALL CONTROLS SHALL BE TESTED AND ADJUSTED TO ACHIEVE THE INTENT OF THESE SPECIFICATIONS. CONTROLS SHALL BE ADJUSTED WHILE THE SYSTEM IS OPERATING UNDER FULL-LOAD CONDITIONS, BOTH HEATING AND COOLING. CONTROL SUB-CONTRACTOR SHALL SUBMIT WRITTEN CERTIFICATION THAT ALL ON/OFF AND ALARM.

AIR DISTRIBUTION SYSTEM - AIR BALANCING SHALL BE PERFORMED BY AN INDEPENDENT AIR BALANCE SUBCONTRACTOR. THE COST OF THE SUB-CONTRACTOR SHALL BE INCLUDED IN THE CONTRACTOR'S BID PRICE. THE INDEPENDENT AIR BALANCER SHALL NOT BE AN EMPLOYEE NOR A SUBSIDIARY OF THE CONTRACTOR.

GUARANTEE
THE MECHANICAL CONTRACTOR SHALL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE JOB THAT ALL EQUIPMENT, MATERIAL AND LABOR FURNISHED BY HIM ARE FREE FROM DEFECTS. ANY DEFECTS IN MATERIAL AND WORKMANSHIP SHALL BE CORRECTED BY THE CONTRACTOR WITHOUT FURTHER EXPENSE TO THE HACP. ALL ITEMS SPECIFIED TO HAVE A LONGER WARRANTEE SHALL BE GUARANTEED FOR THAT LONGER PERIOD. CONTROLS SHALL HAVE A 2-YEAR GUARANTEE ON PARTS AND LABOR.

CONTROLS
SOLID-STATE THERMOSTAT: WALL-MOUNTED, PROGRAMMABLE, MICROPROCESSOR-BASED UNIT WITH MANUAL SWITCHING FROM HEATING TO COOLING, PREFERENTIAL RATE CONTROL, SEVEN-DAY PROGRAMMABILITY WITH MINIMUM OF FOUR TEMPERATURE PRESETS PER DAY, VACATION MODE, AND BATTERY BACKUP PROTECTION AGAINST POWER FAILURE FOR PROGRAM SETTINGS.

DIVISION 26 - ELECTRICAL WORK (E)

NOTE: ELECTRICAL WORK ON THIS PROJECT IS TO BE DESIGN BUILD. THE E.C. IS RESPONSIBLE FOR VERIFYING LOCATIONS AND REQUIREMENTS FOR THE ELECTRICAL SYSTEM WITH THE HACP.

CONFORM TO THE REQUIREMENTS OF THE CONTRACT DRAWINGS AND SPECIFICATIONS, THE SPECIFIC BUILDING HACP REQUIREMENTS, THE LATEST RULES OF THE NATIONAL ELECTRICAL CODE AND WITH LOCAL ORDINANCES HAVING JURISDICTION.

DO NOT INTERPRET ANYTHING IN THE DRAWINGS OR SPECIFICATIONS AS AUTHORITY TO VIOLATE APPLICABLE CODES.

BE RESPONSIBLE FOR EXAMINING DRAWINGS AND SPECIFICATIONS FOR COMPLIANCE WITH APPLICABLE CODES; RESOLVE ALL CONFLICTS BEFORE INSTALLATION AT NO EXTRA COST.

PREPARE ANY ADDITIONAL CLARIFYING DETAILS REQUIRED BY THE LOCAL INSPECTION AUTHORITIES AND SECURE APPROVAL OF SAME. PAY ANY CHARGES. OBSERVE ALL UNIFORM CONSTRUCTION CODE REQUIREMENTS.

OBSERVE ALL APPLICABLE SAFETY REGULATIONS REQUIRED BY HACP AND/OR BY OSHA.

BRING ANY DISCREPANCIES BETWEEN DIFFERENT DRAWINGS, BETWEEN THE DRAWINGS AND FIELD CONDITIONS, OR BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, OR ANY APPARENT OMISSIONS, TO THE ARCHITECT'S ATTENTION BEFORE SUBMITTING THE BID. AFTER AWARD OF CONTRACT.

THE INTERPRETATION OF ANY CONFLICT WILL BE MADE BY THE ARCHITECT AND SHALL BE ACCEPTED AS FINAL.

IF MENTION HAS BEEN OMITTED PERTAINING TO DETAILS, ITEMS OR RELATED ACCESSORIES REQUIRED FOR THE COMPLETION OF ANY ELECTRICAL SYSTEM INCLUDE SUCH ITEMS AND ACCESSORIES IN THE ELECTRICAL CONTRACT WITHOUT ADDITIONAL CHARGES.

AFTER THE JOB IS AWARDED, CLAIMS BASED ON INSUFFICIENT DATA OR INCORRECTLY ASSUMED CONDITIONS, OR CLAIMS BASED ON MISUNDERSTANDING THE NATURE OR CHARACTER OF THE WORK OR THE CONDITIONS UNDER WHICH IT MUST BE PERFORMED, WILL NOT BE RECOGNIZED.

OBTAIN AND PAY FOR ALL PERMITS AND LICENSES REQUIRED FOR THE EXECUTION OF THE WORK IN ADVANCE OF CONSTRUCTION.

ARRANGE FOR ALL TESTS AND INSPECTIONS OF THE WORK REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND PAY ALL COSTS.

OBTAIN ALL CERTIFICATES OF INSPECTIONS AND APPROVAL FROM ALL AUTHORITIES HAVING JURISDICTION AND DELIVER THEM TO THE HACP AS A PREREQUISITE FOR ACCEPTANCE OF THE WORK. DELIVER COPIES TO THE HACP.

DO NOT INSTALL WORK FOR WHICH AN EXTRA CHARGE IS TO BE MADE WITHOUT WRITTEN APPROVAL STATE IN A WRITTEN REQUEST FOR EXTRA WORK THE NATURE OF THE WORK, BY WHOM REQUESTED, THE PRICE TO BE CHARGED AND AN ITEMIZED TIME AND MATERIAL BREAKDOWN FOR EACH ITEM.

THE E.C. SHALL BE RESPONSIBLE FOR THE CALCULATION AND BALANCING OF THE ELECTRICAL LOADS, CIRCUITING AND CONFIRMING THE ADEQUACY OF EXISTING SERVICE WITH HACP.

SEE GENERAL SPECIFICATIONS

BASIC ELECTRICAL REQUIREMENTS

A. GENERAL PROVISIONS
THE HACP'S GENERAL CONDITIONS AND SPECIAL CONDITIONS ARE HEREBY MADE A PART OF EACH SECTION IN DIVISION 16 AND SHALL APPLY TO ALL THE FOLLOWING WORK.
ELECTRICAL WORK WILL BE LET BY THE HACP, SUBJECT TO THE INSTRUCTIONS TO BIDDERS AND TO ALL ADDENDA AND BULLETINS HEREAFTER MADE PART OF THESE SPECIFICATIONS. REFER THERETO FOR INSTRUCTIONS REGARDING SPECIFIC JOB CONDITIONS.
OBSERVE ALL SPECIAL INSTRUCTIONS IN REGARD TO WORKING CONDITIONS AND MISCELLANEOUS ITEMS AS DIRECTED BY THE ENGINEER AND HACP.

B. SCOPE OF WORK
FURNISH ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, TOOLS, SUPERVISION AND SERVICES NECESSARY FOR THE INSTALLATION AND PROPER COMPLETION OF ALL ELECTRICAL WORK AS HEREIN SPECIFIED AND/OR AS SHOWN ON THE DRAWINGS.

INSTALL ALL SYSTEMS COMPLETE, UNLESS OTHERWISE NOTED, AND LEAVE IN FIRST CLASS OPERATING CONDITION, SATISFACTORY TO THE ENGINEER AND HACP.
ELECTRICAL WORK SHALL INCLUDE BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:
1.ALL ELECTRICAL DEMOLITION, AS REQUIRED.
2.PROVISION OF TEMPORARY LIGHT AND POWER AS SPECIFIED HEREINAFTER.
4. FURNISH AND INSTALL ALL LIGHTING FIXTURES AND LAMPS.
5. ALL POWER WIRING, 120 VOLTS OR HIGHER, FOR ANY NEW HVAC OR PLUMBING EQUIPMENT.
6. PROVISION AND INSTALLATION OF LIGHTING SWITCHES AND DEVICES, AS SHOWN.
7. NEW PANELBOARDS, SUBFEEDERS, BRANCH CIRCUIT WIRING, AS SHOWN.
8. PROVISION AND INSTALLATION OF NEW CANOPY GOOSENECK LIGHTS.
9. PROVISION AND INSTALLATION OF ALL MISCELLANEOUS ITEMS, AS SHOWN ON THE DRAWINGS OR SPECIFIED HEREINAFTER.
10. SEE THE ARCHITECTURAL DIVISION FOR INSTRUCTIONS AND PRECAUTIONS REGARDING EXISTING ASBESTOS/LEAD PAINT IN THE BUILDING.

C. SPECIFICATIONS
THESE SPECIFICATIONS COMPLEMENT THE ELECTRICAL DRAWINGS. EXECUTE ANY ITEM DRAWN AND NOT SPECIFIED OR SPECIFIED AND NOT DRAWN AS FULLY AS IF BOTH DRAWN AND SPECIFIED IN ORDER TO INSURE A COMPLETE INSTALLATION. IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT WILL BE APPLICABLE. INSTALL ANY ITEM SPECIFIED AND NOT DRAWN, OR VICE VERSA, AS COMPLETELY AS IF BOTH SHOWN AND SPECIFIED.

D. CONTRACT DRAWINGS
DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL CONDUITS, CONNECTORS, FITTINGS, BOXES, SWITCHES, SWITCHES AND OTHER MISCELLANEOUS PARTS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISH CONDITIONS AFFECTING THE WORK AND ARRANGE THE NEW WORK ACCORDINGLY, FURNISHING SUCH PARTS AND EQUIPMENT AS MAY BE NECESSARY FOR THIS INSTALLATION.

THE ELECTRICAL DRAWINGS INDICATE THE REQUIRED CONDUIT SIZES AND POINTS OF TERMINATION AND THE NUMBER AND SIZE OF THE WIRES THEREIN BUT DO NOT SUGGEST THE PROPER ROUTING OF THESE RACEWAYS. THE PREPARATION OF FIELD DRAWINGS, IF REQUIRED, IS THE CONTRACTOR'S RESPONSIBILITY.

E. PERMITS, LICENSES AND INSPECTIONS
OBTAIN AND PAY FOR ALL PERMITS AND LICENSES REQUIRED FOR THE EXECUTION OF THE WORK IN ADVANCE OF CONSTRUCTION.
ARRANGE FOR ALL TESTS AND INSPECTIONS OF THE WORK REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND PAY ALL COSTS.
OBTAIN ALL CERTIFICATES OF INSPECTIONS AND APPROVAL FROM ALL AUTHORITIES HAVING JURISDICTION AND DELIVER THEM TO THE HACP AS A PREREQUISITE FOR ACCEPTANCE OF THE WORK.

F. REGULATIONS AND CODES
CONFORM TO THE REQUIREMENTS OF THE CONTRACT DRAWINGS AND SPECIFICATIONS, THE LATEST RULES OF THE NATIONAL ELECTRICAL CODE AND WITH LOCAL ORDINANCES HAVING JURISDICTION. DO NOT INTERPRET ANYTHING IN THE DRAWINGS OR SPECIFICATIONS AS AUTHORITY TO VIOLATE APPLICABLE CODES.
BE RESPONSIBLE FOR EXAMINING DRAWINGS AND SPECIFICATIONS FOR COMPLIANCE WITH APPLICABLE CODES.
RESOLVE ALL CONFLICTS BEFORE INSTALLATION AT NO EXTRA COST.
PREPARE ANY ADDITIONAL CLARIFYING DETAILS REQUIRED BY THE LOCAL INSPECTION AUTHORITIES AND SECURE APPROVAL OF SAME. PAY ANY CHARGES.
OBSERVE ALL REQUIREMENTS OF NEC-2008 EDITION.
OBSERVE ALL INTERNATIONAL BUILDING CODE REQUIREMENTS.
OBSERVE ALL APPLICABLE SAFETY REGULATIONS REQUIRED BY HACP AND/OR BY OSHA.

G. INTERPRETATIONS AND CONFLICTS
BRING ANY DISCREPANCIES BETWEEN DIFFERENT DRAWINGS, BETWEEN THE DRAWINGS AND FIELD CONDITIONS, OR BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, OR ANY APPARENT OMISSIONS, TO THE ENGINEER'S ATTENTION BEFORE SUBMITTING THE BID. AFTER AWARD OF CONTRACT, THE INTERPRETATION OF ANY CONFLICT WILL BE MADE BY THE ENGINEER AND SHALL BE ACCEPTED AS FINAL.
IF MENTION HAS BEEN OMITTED PERTAINING TO DETAILS, ITEMS OR RELATED ACCESSORIES REQUIRED FOR THE COMPLETION OF ANY ELECTRICAL SYSTEM, INCLUDE SUCH ITEMS AND ACCESSORIES IN THE ELECTRICAL CONTRACT WITHOUT ADDITIONAL CHARGES.
AFTER THE JOB IS AWARDED, CLAIMS BASED ON INSUFFICIENT DATA OR INCORRECTLY ASSUMED CONDITIONS, OR CLAIMS BASED ON MISUNDERSTANDING THE NATURE OR CHARACTER OF THE WORK OR THE CONDITIONS UNDER WHICH IT MUST BE PERFORMED, WILL NOT BE RECOGNIZED.

H. WORK SCHEDULE
SCHEDULE ALL ELECTRICAL WORK TO CONFORM TO THE HACP'S WORK SCHEDULE. INCLUDE ANY APPLICABLE PREMIUM TIME, AS DIRECTED.

I. CHANGES IN THE WORK
DO NOT INSTALL WORK FOR WHICH AN EXTRA CHARGE IS TO BE MADE WITHOUT WRITTEN APPROVAL
STATE IN A WRITTEN REQUEST FOR EXTRA WORK THE NATURE OF THE WORK, BY WHOM REQUESTED, THE PRICE TO BE CHARGED AND AN ITEMIZED BREAKDOWN FOR EACH ITEM.

J. STANDARDS OF WORKMANSHIP
ALL ELECTRICAL WORK SHALL MEET OR EXCEED THE STANDARDS OF INSTALLATION AND GOOD WORKMANSHIP AS SET FORTH IN THE LATEST COPY OF THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION PUBLICATION ENTITLED "NECA STANDARDS OF INSTALLATION", EXCEPT AS OTHERWISE MODIFIED IN THESE SPECIFICATIONS OR SHOWN ON THE DRAWINGS.
THE ENGINEER/HACP RESERVES THE RIGHT TO DIRECT THE REMOVAL OF ANY ITEM WHICH DOES NOT COMPLY WITH THE CONTRACT DRAWINGS OR THESE SPECIFICATIONS, OR DOES NOT PRESENT A NEAT, ORDERLY AND WORKMANLIKE APPEARANCE.

K. JOB RESPONSIBILITY
PROVIDE ADEQUATE STORAGE FACILITIES FOR MATERIALS AND EQUIPMENT DURING THE PROGRESS OF THE WORK.
BE RESPONSIBLE FOR THE CONDITION OF ALL MATERIALS AND EQUIPMENT EMPLOYED IN THE ELECTRICAL INSTALLATION UNTIL FINAL ACCEPTANCE BY THE ENGINEER AND HACP.
MAKE GOOD ANY DAMAGE TO THE WORK CAUSED BY FLOODS, STORMS, ACCIDENTS, ACTS OF VIOLENCE AND THEFT, UP TO THE TIME OF FINAL ACCEPTANCE BY THE ENGINEER AND HACP.
BE RESPONSIBLE FOR THE REPLACEMENT OF ALL DAMAGED OR DEFECTIVE WORK, MATERIALS OR EQUIPMENT.

DO NOT LEAVE ANY ELECTRICAL WORK IN HAZARDOUS CONDITION, EVEN TEMPORARILY.
ERECT, MAINTAIN AND FINALLY REMOVE ALL SCAFFOLDS, STAGING, FORMS, PLATFORMS AND LADDERS REQUIRED FOR THE ELECTRICAL INSTALLATION.

L. GUARANTEE
FULLY GUARANTEE IN WRITING ALL MATERIALS AND WORKMANSHIP INSTALLED UNDER THIS CONTRACT AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE HACP.

BASIC ELECTRICAL METHODS AND PROCEDURES

A. VISITING THE SITE
VISIT THE PRESENT INSTALLATION TO ASCERTAIN THE EXISTING SITE CONDITIONS, TO DETERMINE THE LOCATION OF ANY EXISTING ELECTRICAL EQUIPMENT AND TO NOTE THE ROUTING AND LENGTHS OF THE NEW CONDUIT INSTALLATION. MAKE ALL VISITS TO THE SITE DURING THE NORMAL WORKDAY AND WEEK. SCHEDULE VISITS IN ADVANCE WITH THE HACP'S REPRESENTATIVE.
SECURE AND VERIFY ALL DIMENSIONS AT THE SITE.

B. TEMPORARY LIGHT AND POWER
PROVIDE A TEMPORARY SERVICE FOR CONSTRUCTION USING THE EXISTING SERVICE AND PANELS. THE HACP WILL PAY ALL UTILITY CHARGES FOR ENERGY BILLS.
PROVIDE ALL NECESSARY EQUIPMENT PER N.E.C. AND O.S.H.A. REQUIREMENTS.
EXTEND WIRING FOR LIGHTING, AS REQUIRED FOR THE NEW WORK.
LIGHTING INSTALLATION SHALL MEET O.S.H.A. REGULATIONS FOR INTENSITY OF ILLUMINATION, SPACING OF LUMINAIRES AND SAFETY.
INSTALL 120 VOLT CORD SETS WITH GROUND FAULT PROTECTION AS PER THE N.E.C. LATEST REQUIREMENTS.
MAINTAIN THE ELECTRICAL EQUIPMENT AND LAMPS FOR THE TEMPORARY SERVICE.
REPAIR OR REPLACE ANY DAMAGE TO THE BUILDING RESULTING FROM THE TEMPORARY INSTALLATION. REPAIRS SHALL BE SATISFACTORY TO THE HACP.
THE PRESENT SYSTEM MAY BE USED AS THE SOURCE FOR THE TEMPORARY SERVICE, PROVIDED A SATISFACTORY ARRANGEMENT FOR THIS USE IS MADE WITH THE HACP.

C. DEMOLITION
BE RESPONSIBLE FOR THE REMOVAL OF EXISTING ELECTRICAL EQUIPMENT NO LONGER REQUIRED, SUCH AS WIRE, OUTLETS, PANELS, TRANSFORMERS, BOXES, ETC. SHOULD AN INTERRUPTION OR SHUTDOWN BE REQUIRED, NOTIFY THE HACP SUFFICIENTLY IN ADVANCE OF THE REQUIRED SHUTDOWN SO THAT PROPER ARRANGEMENTS CAN BE MADE.
REWIRE AND RECONNECT ALL EXISTING ELECTRICAL ITEMS WHICH REMAIN IN USE IF THE WIRING TO SAME IS DISCONNECTED, DISTURBED OR REMOVED BY THIS RENOVATION. LEAVE ALL EXISTING EQUIPMENT IN OPERATION AT THE JOB'S CONCLUSION.
REMOVE, CLEAN, AND STORE ANY EXISTING ITEMS INDICATED AS BEING REUSED OR RELOCATED UNTIL THE PROPER TIME TO REINSTALL THE SAME.
PROPERLY PROTECT ALL EXISTING ELECTRICAL ITEMS WHICH REMAIN IN PLACE. ANY ELECTRICAL REPLACEMENT NECESSARY SHALL BE DONE AT THIS ELECTRICAL CONTRACTOR'S DIRECT EXPENSE.
NOTE THAT THE REQUIRED ELECTRICAL DEMOLITION IS NOT SHOWN ON THE DRAWINGS.

VISIT THE SITE PRIOR TO BID TO VERIFY ALL REQUIREMENTS FOR THIS DIVISION.

D. PAINTING
PAINTING IS INCLUDED IN THE ELECTRICAL DIVISION AS PER THE FOLLOWING PARAGRAPHS.
TOUCH UP ANY PANELS, SWITCH BOXES OR APPARATUS SCRATCHED, DAMAGED OR RUSTED DURING CONSTRUCTION.
PAINT ANY BRACKETS OR EQUIPMENT WHICH ARE NOT FACTORY PAINTED OR CONSTRUCTED OF A MATERIAL WHICH REQUIRES PROTECTION. PAINT ALL PLYWOOD BACK BOARDS.

E. DETERMINATION OF LOCATIONS
DRAWINGS INDICATE THE APPROXIMATE LOCATIONS OF OUTLETS, APPARATUS AND EQUIPMENT. THE RUNS OF FEEDERS AND BRANCHES AS SHOWN ARE SCHEMATIC. FINAL ROUTING SHALL BE GOVERNED BY STRUCTURAL CONDITIONS AND OTHER OBSTRUCTIONS. THIS SHALL NOT MEAN THAT THE DESIGN OF A SYSTEM MAY BE CHANGED; IT MERELY REFERS TO THE EXACT ROUTING OF A RACEWAY BETWEEN GIVEN POINTS.
INSTALL RACEWAYS WITH ALL NECESSARY OFFSETS, JUNCTION AND PULL BOXES, IN SUCH A MANNER AS TO CONFORM TO THE STRUCTURE, PRESERVE HEADROOM AND SATISFYING THE REQUIREMENTS OF THE GOVERNING CODES AND STANDARDS OF GOOD PRACTICE.
ALL SURFACE CONDUIT ROUTINGS SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT, PRIOR TO ROUGH-IN OF SAME.

F. GROUNDING AND BONDING

PROVIDE ALL ELECTRICAL SYSTEM GROUNDING AND BONDING AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.
MAKE GOOD CONTACT AT ALL PANELS, BOXES AND WHEREVER A CONDUIT RUN IS BROKEN.
GROUND AND BOND ALL CONDUIT, FIXTURES AND OTHER APPARATUS IN A PERMANENT MANNER.
GROUND ALL LIGHTING FIXTURES AND CONVENIENCE OUTLETS AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.

G. LIST OF MATERIALS
SUBMIT TO THE HACP FOR PRELIMINARY APPROVAL, SIX (6) COPIES OF A COMPLETE LIST OF ALL MATERIALS PROPOSED FOR USE IN THE ELECTRICAL SYSTEMS COVERED BY THESE SPECIFICATIONS WITHIN 15 DAYS AFTER THE AWARD OF CONTRACT.

H. SUBMITTAL OF SHOP DRAWINGS AND BROCHURES
IMMEDIATELY FOLLOWING THE AWARDING OF THE CONTRACT, SUBMIT SHOP DRAWINGS, BROCHURES AND/OR DESCRIPTIVE LITERATURE FOR REVIEW TO THE HACP IN ACCORDANCE WITH THE GENERAL CONTRACT. ITEMIZE THE DRAWINGS SUBMITTED IN THE TRANSMITTAL LETTER.
STAMP THE DRAWINGS WITH THE CONTRACTOR'S SEAL AS EVIDENCE THAT THE DRAWINGS HAVE BEEN THOROUGHLY REVIEWED BY THE CONTRACTOR FOR COMPLIANCE WITH THE CONTRACT DRAWINGS.

I. MARKING AND IDENTIFICATION
CLEARLY MARK ALL PANELS, DISCONNECT SWITCHES, CONTROL DEVICES AND MISCELLANEOUS ELECTRICAL APPARATUS FOR EASY IDENTIFICATION AS REQUIRED.
PROVIDE PLASTIC NAMEPLATES ON ALL PANELBOARDS AND DISCONNECT SWITCHES.
TYPE ALL CIRCUIT DIRECTORIES ON SUITABLE CARDS WHICH SHALL FIT INTO THE HOLDERS IN THE PANELBOARD DOORS.
PROVIDE NEW PLASTIC SLEEVES ATTACHED TO THE INSIDE OF THE PANEL DOORS FOR THE NEW DIRECTORIES.
CARDS SHALL INDICATE THE USE OF EACH CIRCUIT AND IN WHICH SPACE THE CIRCUIT IS UTILIZED.
TAG ALL CIRCUIT LINE CONDUCTORS IN LIGHTING AND POWER PANELS WITH GUMMED NUMBER LABELS TO INDICATE CIRCUIT NUMBERS.
PROVIDE ALL REQUIRED LABELS FOR CONDUCTOR COLOR CODING AND EQUIPMENT INTERRUPTING CAPACITIES, AS REQUIRED BY NEC.
PROVIDE ALL REQUIRED LABELS FOR SAFETY PRECAUTIONS WHEN WORKING ON ELECTRICAL EQUIPMENT.

J. CLEAN UP
PERFORM THE INSTALLATION IN A NEAT AND ORDERLY MANNER.
BE RESPONSIBLE FOR CLEANING UP ELECTRICAL WORK AND HAULING AWAY DEBRIS DAILY. EXERCISE DUE CARE IN THE HANDLING OF WASTE MATERIALS, SCRAP ITEMS AND PAPER; PERIODICALLY REMOVE ELECTRICAL WASTE MATERIALS, PAPER AND RUBBISH. MAINTAIN ORDER, ON COMPLETION OF THE JOB, REMOVE ALL TOOLS, EQUIPMENT, MATERIALS AND LOOSE PARTS.
FINGERPRINTS AND SMEARS ON CEILINGS AND PAINTED WALLS WILL NOT BE TOLERATED. RESTORE ALL AREAS TO THEIR ORIGINAL CLEAN CONDITION, SATISFACTORY TO THE HACP.
LEAVE ALL LIGHTING, PLASTIC PANELS AND GLASSWARE IN A CLEAN CONDITION. WASH WITH A DETERGENT AND AIR DRY. LEAVE THE PREMISES CLEAN, FREE FROM ALL DEBRIS AND UNUSED CONSTRUCTION MATERIALS.
DO A FINAL CLEAN UP AT THE JOB'S CONCLUSION.

K. TESTS
UPON COMPLETION OF THE WORK, AND AS A CONDITION FOR ACCEPTANCE, TEST ALL SYSTEMS IN THE PRESENCE OF THE HACP. RETEST EQUIPMENT REQUIRING CORRECTION.
MAKE ALL TESTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES HAVING JURISDICTION.
TEST SECONDARY WIRING FOR CONTINUITY, SHORT CIRCUIT AND IMPROPER GROUNDS, AND SHOW AN INSULATION RESISTANCE BETWEEN CONDUCTORS AND GROUND NOT LESS THAN THE REQUIREMENTS OF THE N.E.C.

OPERATE EACH LIGHTING CIRCUIT TO TEST EVERY FIXTURE.
CORRECT ALL FAILURES OR IMPROPER OPERATIONS. FURNISH ALL NECESSARY TESTING EQUIPMENT AND PAY ALL COSTS OF TESTING, REPLACING AND REPAIRING.
RETEST ITEMS UNTIL SATISFACTORY PERFORMANCE IS OBTAINED AT NO ADDITIONAL CHARGE.

L. LOAD BALANCE AND PHASING
PROPERLY BALANCE THE BUILDING ELECTRICAL LOADS ACROSS PHASES FOR ALL LIGHTING AND POWER PANELS. TRANSFORMER TERMINALS, AND SERVICE ENTRANCE CONDUCTORS. WHEN ALL LOADS ARE TURNED ON, THE INITIAL UNBALANCE SHALL NOT EXCEED 10%.
PROVIDE FOR THE CORRECT DIRECTION OF ROTATION OF ALL MOTORIZED EQUIPMENT.

M. INSTRUCTIONS TO OPERATING PERSONNEL
FURNISH THE SERVICES OF A PERSON OR PERSONS WHO IS THOROUGHLY FAMILIAR WITH THE COMPLETED INSTALLATION, TO INSTRUCT THE HACP'S OPERATING PERSONNEL IN THE PROPER OPERATION, CARE AND MAINTENANCE OF ALL ELECTRICAL APPARATUS AND SYSTEMS.
FURNISH THESE SERVICES FOR AT LEAST ONE FOUR HOUR PERIOD. DURING THIS TIME DEMONSTRATE TO THE HACP, THE COMPLETE OPERATION OF THE VARIOUS ELECTRICAL SYSTEMS.

BASIC ELECTRICAL MATERIALS AND INSTALLATION

A. MATERIAL IN GENERAL
MATERIALS SHALL BE NEW, TESTED AND LISTED BY UNDERWRITERS LABORATORIES, AND SHALL BEAR THE UNDERWRITERS LABEL WHERE SUCH LABELING SERVICE IS FURNISHED. MATERIALS SHALL MEET WITH THE APPROVAL OF ALL STATE AND LOCAL GOVERNING BODIES HAVING JURISDICTION.
MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, ASTM AND IEEE.
ALL SIMILAR MATERIALS SHALL BE MANUFACTURED BY THE SAME MANUFACTURER.

B. RACEWAYS
1. MATERIALS
RIGID HEAVY WALL STEEL CONDUIT AND ELECTRIC METALLIC TUBING SHALL BE STEEL, HOT DIPPED GALVANIZED AND ZINC COATED, INSIDE AND OUTSIDE. CONDUIT SHALL BEAR THE MANUFACTURER'S AND UNDERWRITERS' LABELS. THIN WALL CONDUIT IS DESIGNATED AS E.M.T. STEEL CONDUIT SHALL BE MANUFACTURED BY WHEATLAND, ALLIED, TRIANGLE, OR EQUAL.
FLEXIBLE CONDUIT (GREENFIELD) SHALL BE U.L. LISTED, 3/4 INCH MINIMUM TRADE SIZE FOR BRANCH WIRING. GREENFIELD OF ½ INCH SIZE WILL BE PERMITTED FOR FINAL CONNECTIONS TO LIGHTING FIXTURES ONLY.

2. INSTALLATION
MINIMUM SIZE CONDUIT IS 3/4 INCHES.
INSTALL CONDUIT AS A COMPLETE SYSTEM, CONTINUOUS FROM OUTLET TO OUTLET, CABINET, BOX OR FITTING, MECHANICALLY AND ELECTRICALLY CONNECTED SO THAT ADEQUATE ELECTRICAL CONTINUITY IS SECURED.
DO NOT ROUTE RACEWAYS THROUGH ANY DUCTWORK.

C. CONDUIT FITTINGS
1. MATERIALS
ALL CONDUIT FITTINGS SHALL BE GALVANIZED MALLEABLE IRON OR STEEL, WHERE APPLICABLE.
CONDUIT FITTINGS SHALL CONFORM IN DESIGN AND QUALITY TO THE TYPE OF CONDUIT ON WHICH THEY ARE BEING INSTALLED.

2. INSTALLATION
USE THREADED CONNECTORS ON GRS CONDUIT.
USE SET-SCREW STYLE CONNECTORS ON E.M.T. WHERE SAME IS RUN EXPOSED OR CONCEALED ABOVE GRADE.
USE BUSHINGS, LOCKNUTS AND EXPANSION FITTINGS OF THE APPROPRIATE TYPE FOR THE RACEWAY SYSTEM BEING INSTALLED.

D. PULL BOXES, OUTLET BOXES AND COVERS
1. GENERAL
FOR EACH OUTLET BOX, USE THE PROPER CODE SIZE FOR THE ENTERING CONDUITS AND THE NUMBER OF WIRES TERMINATING THEREIN.
USE BOXES WITH PLASTER RING EXTENSIONS IN PLASTERED OR DRY WALL PARTITIONS.

2. MATERIALS
FOR LARGE PULL BOXES, USE BOXES OF CODE GAUGE SHEET STEEL WITH STEEL COVERS ATTACHED WITH BRASS SCREWS. BOXES SHALL BE HOT DIPPED, GALVANIZED AFTER FABRICATION - THE MINIMUM SIZE OF EACH BOX SHALL

TIMES THE DIAMETER AT BREAST HEIGHT IN SURFACE AREA GROUND. THE REMAINING STUMP AND/OR CHIPS SHALL BE REMOVED FROM THE SITE WITHIN TWO DAYS (2) AFTER GRINDING. ALL SURFACE ROOTS AND ADJACENT SUBSURFACE ROOTS SHALL BE REMOVED AS MAY BE NECESSARY TO ELIMINATE "HUMPS" OR MOUNDS IN THE TREE EASEMENT AREA ADJACENT TO THE STUMP. ALL TREE EASEMENT AREAS ARE TO BE LEFT FLAT AND MEET ORIGINAL GRADE. THE AREA WILL THEN BE BACKFILLED WITH CLEAN, PULVERIZED TOPSOIL TO THE LEVEL OF THE ADJOINING GRADE AND SEEDED. SEE SEEDING FOR SEED REQUIRED.

THE PARTY AUTHORIZED TO REMOVE THE TREE, AT THEIR EXPENSE, SHALL RESTORE THE LAWN AND ANY EXISTING LANDSCAPING AND APPURTENANCES THAT EXIST BETWEEN THE SIDEWALK AND CURB OR IN OTHER AREAS THAT HAVE BEEN DISTURBED BY THE PARTY AUTHORIZED TO REMOVE THE TREE DURING THE PROSECUTION OF THE WORK IN ACCORDANCE WITH THESE SPECIFICATIONS.

THE PARTY AUTHORIZED TO REMOVE THE TREE SHALL PROTECT ALL CONCRETE SIDEWALK, DRIVEWAY APPROACHES, DRIVEWAYS AND STREET PAVEMENT FROM DAMAGE THROUGH THE USE OF PLYWOOD SHEETING OR MATS WHEN NECESSARY. THE PARTY AUTHORIZED TO REMOVE THE TREE SHALL REPLACE OR RESTORE ALL CONCRETE SIDEWALKS, DRIVEWAY APPROACHES, DRIVEWAYS AND STREET PAVEMENT WHICH MAY HAVE BEEN DAMAGED DURING THE PROSECUTION OF THE WORK.

THE PARTY AUTHORIZED TO REMOVE THE TREE SHALL BE RESPONSIBLE AT ALL TIMES FOR KEEPING THE WORK SITE ADJOINING PREMISES, STREET, WALKS AND DRIVEWAYS CLEAN. ALL TREE BRANCHES, BARK, CHIPS AND OTHER DEBRIS MUST BE CLEARED UP AT THE END OF THE WORKDAY.

SECTION 33- UTILITIES

TRENCH DRAIN SYSTEM
ZURN Z880 2 1/2 [64] WIDE TRENCH DRAIN SYSTEM SHALL BE 48 [1220] LONG AND 2 1/2 [63.5] WIDE. DRAIN SHALL BE 3 [76] DEEP. DRAIN SHALL BE MADE OF (HDPE) HIGH DENSITY POLYETHYLENE AND IS UV-10 STABILIZED. DRAIN SHALL HAVE BEDDING FEET TO BE USED FOR POSITIONING AND ANCHORING PURPOSES. DRAINS SHALL HAVE TONGUE AND GROOVE SNAP FIT CONNECTION. DRAIN SHALL HAVE 24 [610] LONG HIGH-DENSITY POLYETHYLENE DECORATIVE GRATE (-POG) PROVIDED AS STANDARD.

INSTALLATION
TRENCH EXCAVATION MUST BE 4" [102MM] GREATER THAN THE TRENCH DEPTH AND A MINIMUM OF 4" [102MM] GREATER THAN THE EDGE OF THE TRENCH ON EACH SIDE. SOFT AND/OR SHIFTING SOIL SUBSTRATES MAY CAUSE CRACKING OF THE CONCRETE AND CONSEQUENT MOVEMENT OF THE TRENCH. IT IS CRITICAL THAT THE CONCRETE BE POURED ON AN ADEQUATE FOUNDATION

ASSEMBLING PER MANUFACTURER INSTRUCTION. A SILICONE CAULK, OR A CONSTRUCTION ADHESIVE, SUCH AS LIQUID NAILS, IS RECOMMENDED TO BE USED AT EACH JOINT AS A SEALER.

UPON COMPLETION OF THE TRENCH EXCAVATION, THE CHANNELS SHOULD BE PLACED IN ORDER ALONGSIDE THE EXCAVATION AND ACCORDING TO THE JOB LAYOUT.

AFTER ATTACHMENT OF ACESSORIES, ANCHOR AND LEVEL TRENCH IN THE EXCAVATION USING CONCRETE PATTIES AROUND THE FEET. MAKE FINISH POUR OF CONCRETE AND BE CERTAIN TO PROPERLY VIBRATE CONCRETE TO ELIMINATE ANY UNWANTED VOIDS. FINISH TROWELING SHOULD BE DONE TO SET THE TOP EDGE OF THE TRENCH DRAIN 1/16" [1.6MM] BELOW THE FLOOR GRADE. REMEMBER TO COMPENSATE FOR CONCRETE SHRINKAGE THAT MAY OCCUR DURNING CURE SO THAT THE EDGE OF THE TRENCH DRAIN DOES NOT PROTRUDE ABOVE THE FINISHED FLOOR GRADE.

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general notes

1. Any conflicts in the drawings or between new and existing construction shall be referred to the Architect.
2. Contractor shall verify all dimensions and existing conditions in the field and shall advise **Fukui Architects, Pc** of any discrepancies between, additions to, deletions from, or alterations to any and all conditions prior to proceeding with any phase of work. **Do not scale drawings.**
3. All work shall be installed in accordance with applicable codes and regulations.
4. Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.
5. All items shown on drawings are finished construction assemblies. Contractor shall provide and install all material required for finished assemblies.
6. All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.

revisions

1	IFB & IFC 07.22.2025
2	IFB & ICF UPDATE 01.09.2026

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh,PA,15219

Project Location:
HACP TO#121, MGMT#7954, BPO#3827
453-455 Sweetbriar St
Pittsburgh, PA 15211

drawing title

Outline Specifications

scale	As Noted
date	01/09/2026
no.	13
of.	13

Sheet No.
A13
Project ##2363

HACP TO#121, MGMT#7954, BPO#3827

Single Family Residence, Renovation
1233 Hodgkiss St,
Pittsburgh, PA 15212

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Code Conformance Information

Applicable Codes

General:	2018 International Residential Code
Energy:	2018 International Energy Conservation Code
Electrical:	2017 NEC (NFPA 70)
Fire:	2018 International Fire Code
Fuel Gas:	2018 International Fuel Gas Code
Mechanical:	2018 International Mechanical Code
Plumbing:	2017 Allegheny County Health Department Plumbing Code

General Building / Project Information

Stories:	3 Stories.
Building Gross Area:	828 sqft Basement, 726 sqft First Floor, 655 sqft Second Floor, 216 sqft Attic.
Hazardous Materials:	Asbestos Containing Materials were found at the boiler insulatoin (approx 200 All painted surfaces (with exception to the stair railing) contain lead per the HAZMAT report dated March 1st, 2024

Contact Schedule

Note: Any questions concerning the Construction Documents shall first be directed to the Architect. The Architect will forward questions as appropriate to the consulting engineers.

Building Owner:

Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Sixth Floor
Pittsburgh,PA,15219
Contact: Darnell Walker
ph:412.643.2806
darnell.walker@hacp.org

Architect:

Fukui Architects, PC
205 Ross Street
Pittsburgh, PA 15219
ph: 412.281.6001
fx: 412.281.6002
fgf@farpc.com
contact: Felix Fukui, AIA

Plan Review & Inspection:

City of Pittsburgh Department of Permits, Licenses, and Inspections
412 Boulevard of the Allies
Sixth Floor
Pittsburgh, PA 15219

Abbreviations

A.F.F.	Above Finish Floor	EQUIP.	Equipment	MISC.	Miscellaneous
A.P.	Access Panel	E.F.	Exhaust Fan		
ACOUST.	Acoustical	EXIST.	Existing	N.I.C.	Not In Contract
A.C.T.	Acoustical Ceiling Tile	EXP.	Expansion	N.T.S.	Not To Scale
ADH.	Adhesive	E.J.	Expansion Joint		
ADJUST.	Adjustable	ESH	Exterior Sheathing	O.C.	On Center
A/C	Air Conditioning	EXIST.	Existing	OPP.	Opposite
ALT.	Alteration	EXP.	Exposed	O.H.	Overhead
ALTN.	Alternate	EXT.	Exterior		
ALUM.	Aluminum	E.I.F.S.	Exterior Insulation & Finish System	PR.	Pair
A.O.R.	Area of Refuge			PLAS.	Plaster
APPROX.	Approximate	F.R.P.	Fiberglass Reinforced Polyester	PLAS.LAM.	Plastic Laminate
ARCH.	Architectural	F.F.	Finish Floor	P.C.	Plumbing Contractor
ASB.	Asbestos	FIN.FLR.	Finish Floor	PLYWD.	Plywood
ASPH.	Asphalt	F.A.C.P.	Fire Alarm Control Panel	POLY.	Polyethylene
AUTO.	Automatic	F.E.	Fire Extinguisher	P.V.C.	Polyvinyl Chloride
AVG.	Average	FLR.	Floor	PRE-FAB.	Prefabricated
		F.D.	Floor Drain		
BLK.	Block	FTG.	Footing	RE.	Refer To
BD.	Board			REF.	Refrigerator
BOT	Bottom	GA.	Gauge	R.C.P.	Reinforced Concrete Pipe
BLDG	Building	G.C.	General Contractor	REINF.	Reinforcement
		G.F.I.	Ground Fault Interrupter	RD.	Roof Drain
C.I.P.	Cast In Place	GYP.	Gypsum	RM.	Room
C.B.	Catch Basin	G.W.B.	Gypsum Wall Board		
CEM.	Cement	GSH	Gypsum Sheathing	S.A.T.	Suspended Acoustical Tile
CER.	Ceramic			SCHED.	Schedule
CG	Corner Guard	H/C	Handicap	SHT.	Sheet
C.M.T.	Ceramic Mosaic Tile	H.V.A.C.	Heating, Ventilation &	SIM.	Similar
C.W.T.	Ceramic Wall Tile	HT	Height	S.C.	Solid Core
C.O.	Cleanout	HC	Hollow Core	SPECS.	Specifications
℄	Center Line	H.M.	Hollow Metal	SQ.	Square
CLO.	Closet	HORIZ.	Horizontal	S.F.	Square Foot
C.W.	Cold Water	HR.	Hour	S.S.	Stainless Steel
CLG.	Ceiling	H.W.	Hot Water	STL.	Steel
COL.	Column			STOR.	Storage
CONC.	Concrete	IN.	Inch	STRUCT.	Structural
C.M.U.	Concrete Masonry Unit	I.M.	Insulated Metal		
CONT.	Continuous	INSUL.	Insulation or Insulated	TEL.	Telephone
CORR.	Corridor	INT.	Interior	THK.	Thick
C.M.P.	Corrigated Metal Pipe	INV.	Invert	T.B.D.	To Be Determined
CRS.	Courses	ISO.	Isolation	T&G	Tongue & Groove
				T.O.	Top Of
DIA.	Diameter	JAN.	Janitor's Closet	T.G.	Top Of Grade
DET	Detail	J.T.	Joint	T.O.S.	Top Of Steel
DGL	Dens Glass Gold			TYP.	Typical
DR.	Door	LAM.	Laminate		
DN.	Down	LAV.	Lavatory	UNFIN.	Unfinished
D.S.	Downspout	LG.	Long	U.N.O.	Unless Noted Otherwise
DWG.	Drawing				
D.F.	Drinking Fountain	M.D.F.	Medium Density Fiberboard	V.B.	Vapor Barrier
D.I.P.	Ductile Iron Pipe	M.D.H.	Magnetic Door Holder	VERT.	Vertical
		M.H.	Manhole	VEST.	Vestibule
EA.	Each	MFGR.	Manufacturer	V.C.T.	Vinyl Composition Tile
E.W.	Each Way	MAX.	Maximum		
ELEC.	Electrical	MECH.	Mechanical	W.H.	Water Heater
E.C.	Electrical Contractor	MET.	Metal	W.W.F.	Welded Wire Fabric
EL.	Elevation	MIN.	Minimum	WIN.	Window
ELEV.	Elevation			W/	With
				W/O	Without
				WD.	Wood

Symbols

NOT ALL SYMBOLS USED

T.O. FINISH FLOOR
ELEV: 0'-0"
— ELEVATION HEIGHT

PLAN NORTH
— NORTH ARROW

0 4' 8' 16'
— GRAPHIC SCALE

1 / A-000
— BUILDING/ WALL SECTION MARKER

1 / A1
— ELEVATION MARKER

4 A-000 2 / 3
— INTERIOR ELEVATION MARKER

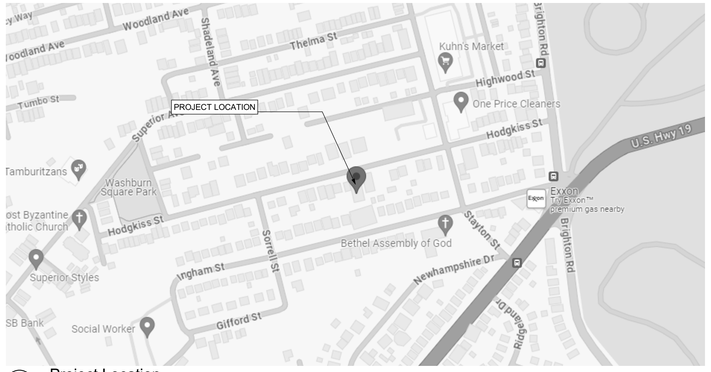
1 / A1
— DETAIL REFERENCE

XXX-X
— FINISH MATERIAL DESIGNATOR

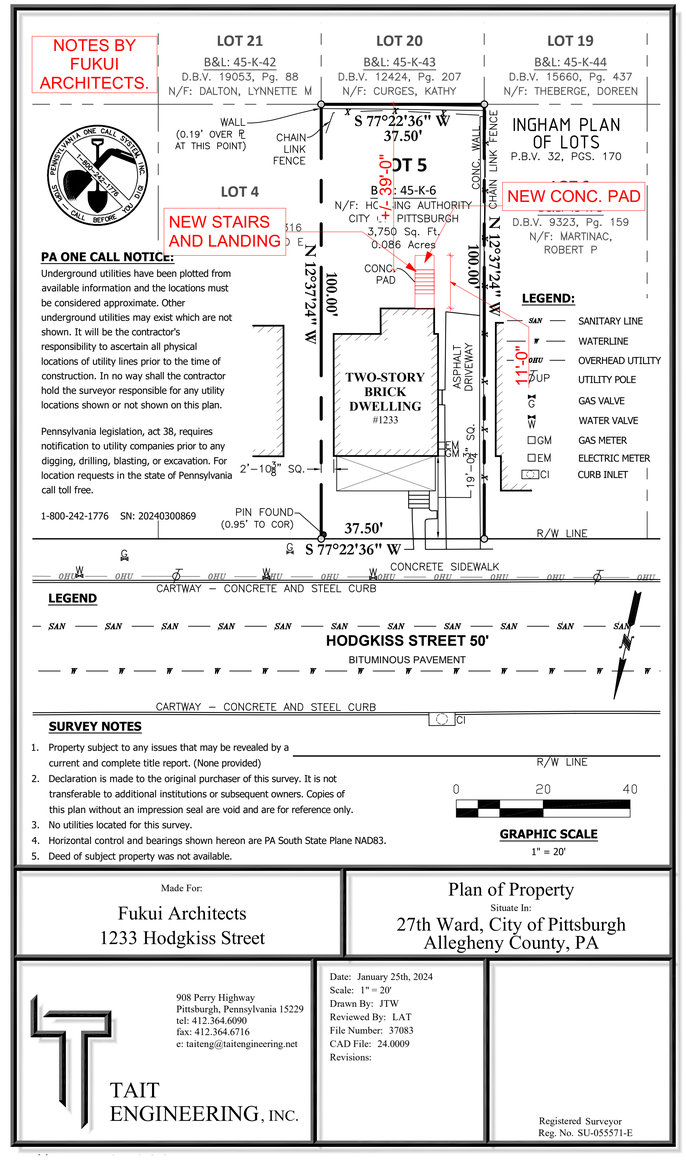
Materials Legend

NOT ALL MATERIALS USED

- EARTH
- COMPACTED STONE FILL
- CONCRETE
- STEEL
- RIGID INSULATION
- BLOCKING
- BATT INSULATION
- GYPSUM WALL BOARD
- WOOD
- PLYWOOD SHEATHING
- SPRAY FOAM INSULATION



1 Project Location
NOT TO SCALE



2 Survey
SCALE: 1" = 30'

Made For:
Fukui Architects
1233 Hodgkiss Street

Plan of Property
Situate In:
27th Ward, City of Pittsburgh
Allegheny County, PA

TAIT ENGINEERING, INC.
908 Perry Highway
Pittsburgh, Pennsylvania 15229
tel: 412.364.6090
fax: 412.364.6716
e: taiteng@taitengineering.net

Date: January 25th, 2024
Scale: 1" = 20'
Drawn By: JTW
Reviewed By: LAT
File Number: 37083
CAD File: 24.0009
Revisions:

Registered Surveyor
Reg. No. SU-055571-E

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REGISTERED ARCHITECT PENNSYLVANIA FELIX WAYNE FUKUI

general notes

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revisions

1 IFB & IFC 07.22.2025
3 IFB & ICF UPDATE 01.09.2026

project title

Owner:
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Project Location:
HACP TO#121, MGMT#7954, BPO#3827
1233 Hodgkiss St
Pittsburgh, PA 15212

drawing title

Project Contact Schedule, Drawing Index, Code Conformance Information, Survey, Abbreviations and Materials, Project Location

scale: As Noted
date: 01/09/2026
no.: 1 of.: 17

Sheet No.
A1
Project ##2363

SCOPE DESCRIPTION (NOTE: NOT ALL NOTES ARE APPLICABLE TO EACH INDIVIDUAL BUILDING)	GENERAL CONTRACTOR	MECHANICAL CONTRACTOR	ELECTRICAL CONTRACTOR	PLUMBING CONTRACTOR
MISCELLANEOUS: REMOVE ALL EXISTING DRAPERY AND RODS, CURTAINS, AND BLINDS.	■			
WALLS BASE: REMOVE ALL WALL BASE AND PREPARE AREA FOR NEW WALL BASE PER SPECIFICATIONS. ALL TILE, VINYL, OR WOOD WALL BASE SHOULD BE REMOVED AND WALL BEHIND SANDED.	■			
WATE REMOVED FROM SITE AND DISPOSED OF PROPERLY.	■	■	■	■
FLOORING REMOVAL, INCLUDING ALL CONCRETE SLABS, WALL REPAIRS, AND CEILING REMOVAL.	■			
FLOOR DRAIN REMOVAL AND REPAIR.	■			
LOOSE FURNITURE AND EQUIPMENT TO BE HAULED AWAY. TRASH, WASTE, DEBRIS TO BE PROPERLY DISPOSED OF.	■			
FIXED CABINETRY AND EQUIPMENT REMOVAL INCLUDING STOVES, HOODS, REFIGERATORS, RANGES AND VANITY CABIETS IN BATHROOMS.	■			
FIXED PLUMBING FIXTURE REMOVAL INCLUDING KITCHEN SINKS, VANITY SINKS, TOILETS, BATHS, AND ASSOCIATED FAUCETS AND OPERATING ELEMENTS.				■
DOOR HARDDWARE AND DOOR FRAME REMOVAL.	■			
VINYL SIDING REMOVAL.	■			
WALL SHEATHING, INSULATION, AND WEATHERBARRIER REMOVAL.	■			
LIGHT FIXTURE, J-BOX, OUTLET, SWITCHES, AND ALL ASSOCIATED COVER REMOVAL. INTERIOR AND EXTERIOR.			■	
EXISTING ROOF DRAIN LINE CAMERA AND PIPE REPLACEMENT.				■
ANY UN-USED MECHANICAL RUNS THAT ARE ABANDONED SHOULD BE CUT BACK AND CAPPED.		■		
ANY UN-USED PLUMBING RUNS THAT ARE ABANDONED SHOULD BE CUT BACK AND CAPPED.				■
WINDOW REMOVAL AND PREPARATION FOR NEW WINDOW.	■			
BOILER REMOVAL AND ASBESTOS ABATEMENT WHERE APPLICABLE ON PLANS.		■		
MOP SINK REMOVAL.				■
WATER HEATER REMOVAL.				■

SCOPE DESCRIPTION (NOTE: NOT ALL NOTES ARE APPLICABLE TO EACH INDIVIDUAL BUILDING)	GENERAL CONTRACTOR	MECHANICAL CONTRACTOR	ELECTRICAL CONTRACTOR	PLUMBING CONTRACTOR
CAMERA AND CLEAR SANITARY SEWER LINE FROM LOWEST LEVEL TO MAIN, INCLUDING ALL ROOF DRAINS. PLUMBER TO OWN SEWER LINE REPLACEMENT.				■
ENGAGE PROFESSIONAL DUCTWORK CLEANING COMPANY TO CLEAN WHOLE HOUSE DUCTWORK, INCLUDING GRILLES AND DIUSERS. REPLACE ANY RUSTED GRILLES OR DIUSERS (ALLOWANCE OF 3 GRILLS AND 3 DIFUSERS PER ADDRESS SHOULD BE ADDED). ADDITIONALLY, SEAM SEAL ALL EXPOSED DUCT JOINTS TO LIMIT AIR LEAKAGE. INSULATE AND SEAL ALL DUCTWORK IN UNCONDITIONED SPACES, E.G., GARAGES		■		
NEW SMOKE/CO DETECTORS PER FLOOR ELECTRICIAN TO REMOVE DRYWALL AS NECESSARY TO ACCESS WIRING FOR NEW SMOKE/CO DETECTORS.			■	
CONTRACTOR TO REPLACE ALL DRYWALL REMOVED BY ELECTRICIAN DURING SMOKE/CO DETECTORM LIGHTING, SWITCHES, AND OUTLET REPLACEMENT. (ALLOWANCE OF 100 SF OF DRYWALL REPLACEMENT SHOULD BE ADDED.)	■			
PAINT ALL WALLS, CEILINGS, PANELING, DOORS AND TRIM/CASING PER PLAND AND SPECIFICATIONS (U.N.O.)	■			
WATERPROOFING OF BASEMENT WALLS AND FLOOR PER SPECIFICATIONS.	■			
REPLACE EXISTING FLOOR DRAINS.				■
NEW FLOOR SLAB AT BASEMENT GARAGE.	■			
TUCKPOINTING AT EXTERIOR MASONRY.	■			
NEW CABINETRY AND APPLIANCE INSTALLATION AT KITCHEN.	■			
KITCHEN SINK INSTALLATION.				■
BATHROOM FIXTURE INSTALLATION AND PROCUREMENT PER HACP SPECIFICATIONS.				■
NEW VANITY AT BATHROOM PROCUREMENT AND INSTALLATION.	■			
NEW TILE AT BATHROOM WALLS.	■			
NEW FLOORING PER FLOOR PLANS AND SPECIFICATIONS.	■			
NEW BATHROOM ACCESSORIES PROCUREMENT AND INSTALLTION INCLUDING MIRROR, TOILET ROLL HOLDER, AND TOWEL BAR.	■			
NEW LIGHT FIXTURE, J-BOX INSTALLATION, SWITCHES, OUTLETS, AND COVER PROCUREMENT AND INSTALLATION PER HACP SPECIFICATIONS. ELECTRITIAN TO REMOVE DRYWALL AS NECESSARY TO ACCESS WIRING FOR NEW FIXTURES.			■	
DOOR, HARDWARE, AND FRAME REPLACEMENT.	■			
DRYWALL REPLACEMENT AND REPAIR.	■			
EXTERIOR VINYL REPLACEMENT.	■			
WALL SHEATHING, INSULATION, AND WEATHERPROOFING REPLACEMENT.	■			
WINDOW PROCUREMENT AND INSTALLATION INCLUDING NEW SHEATHING PER DRAWINGS.	■			
NEW WALL BASE PROCUREMENT AND INSTALLATION PER FINISH SCHEDULE.	■			
REFINISH AND REPAINT EXTERIOR DOOR PER PLANS. REPLACE HARDWARE.	■			
CLEAN AND PREPARE BUILDING FOR RESIDENTS ONCE WORK IS COMPLETE BY ALL PRIMES.	■			
CUT DRYWALL AND INSTALL NEW 2FT X 2FT ATTIC HATCH PER PLANS.	■			
INSTALL NEW EXHUAST FAN WITH LIGHT. PROVIDE EXHAUST UP THROUGH ROOF.		■		
PATCH ANY DRYWALL AND PAINT AROUND NEW EXHAUST FAN.	■			
NEW BOILER PER SPECIFICATIONS. PROCUREMENT, INSTALLATION, AND TESTING.		■		
NEW WATER HEATER PER SPECIFICATION. PROCUREMENT, INSTALLATION, AND TESTING.				■
NEW MOP SINK PROCUREMENT AND INSTALLATION PER SPECIFICATIONS.				■
OBTAIN HAZARDOUS MATERIAL SURVEY AT LOCATIONS PER PLANS.	■			

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revisions

1 IFB & IFC 07.22.2025
3 IFB & ICF UPDATE 01.09.2026

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh,PA,15219

Project Location:
HACP TO#121, MGMT#7954, BPO#3827
1233 Hodgkiss St
Pittsburgh, PA 15212

drawing title

447 Demo, 447 New

scale: As Noted
date: 01/09/2026
no. 2 of. 17

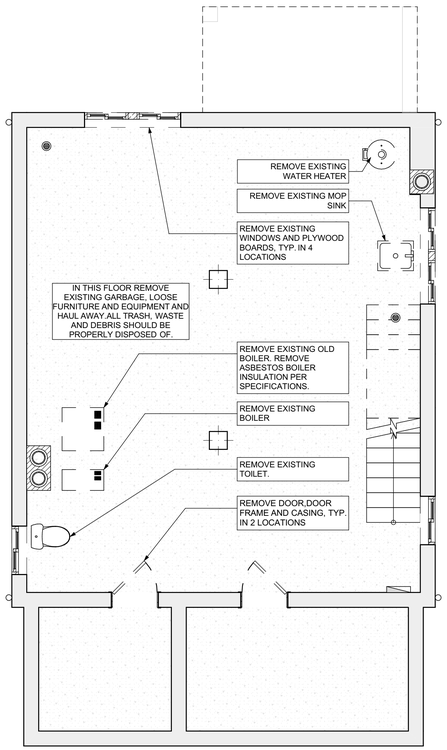
Sheet No.
A2
Project ##2363

DEMOLITION PLAN LEGEND

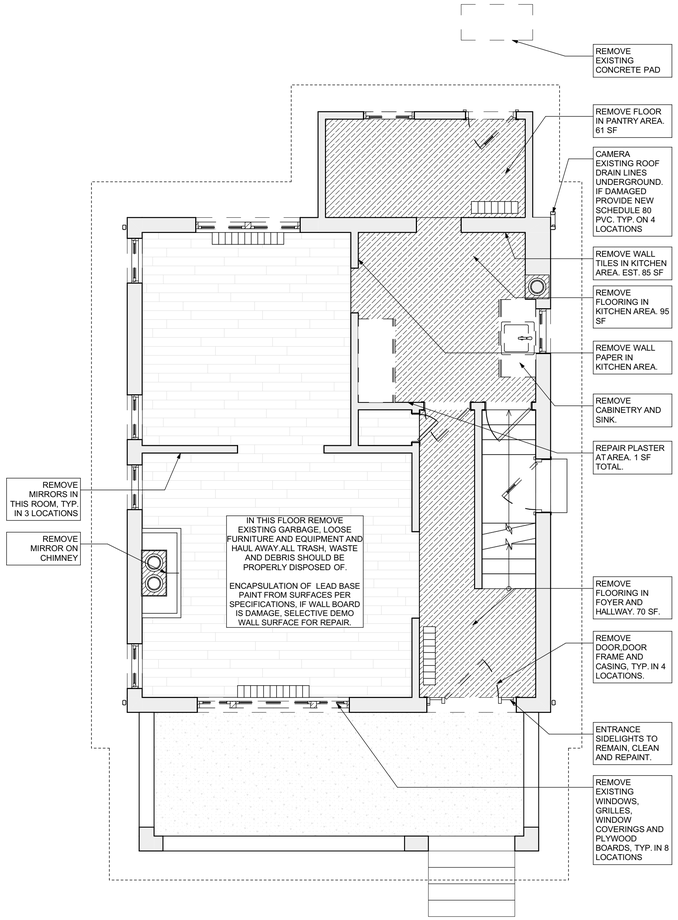
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- EXISTING ELEMENT TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- DEMOLISH EXISTING FLOORING FINISH IN HATCHED AREA.

GENERAL DEMOLITION NOTES

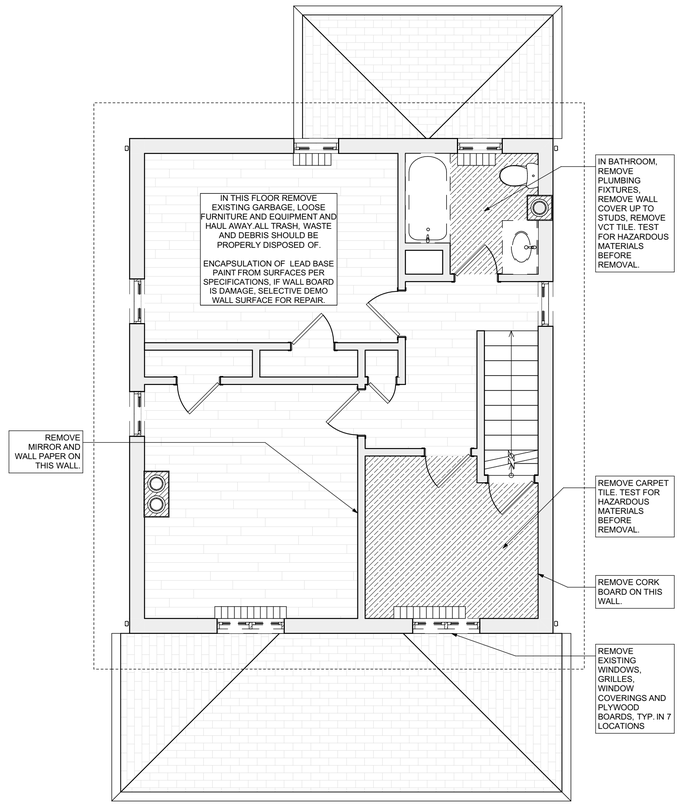
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1 Basement Demo Plan
SCALE: 1/4" = 1'-0"



2 First Floor Demo Plan
SCALE: 1/4" = 1'-0"



3 Second Floor Demo Plan
SCALE: 1/4" = 1'-0"

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drawing title

Demolition Plan Legend, Basement Demo Plan, First Floor Demo Plan, Second Floor Demo Plan

scale: As Noted
date: 01/09/2026
no. 3 of. 17

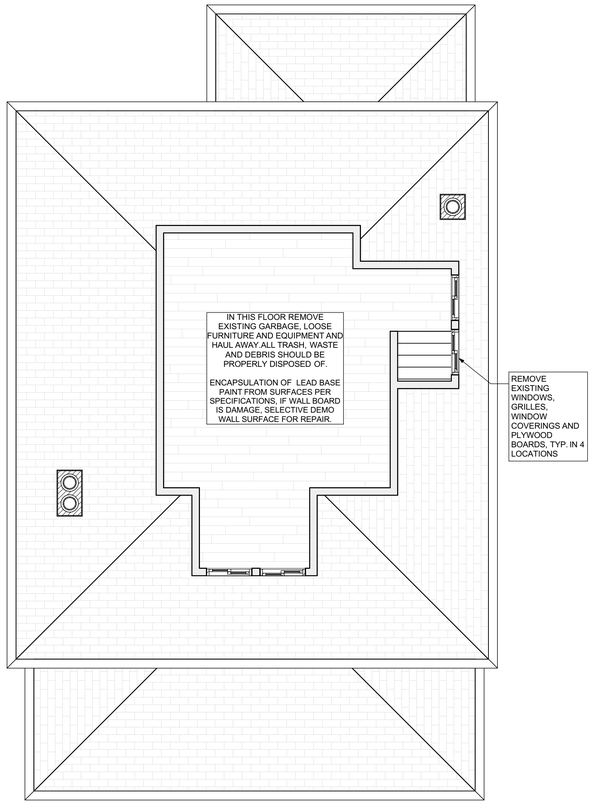
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Project ##2363

DEMOLITION PLAN LEGEND

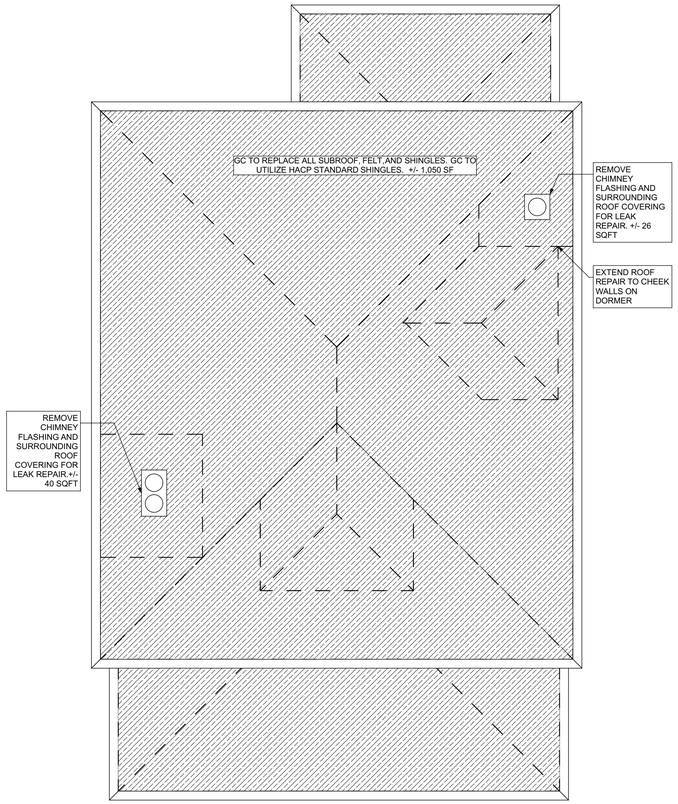
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1 Attic Demo Plan
SCALE: 1/4" = 1'-0"



2 Roof Demo Plan
SCALE: 1/4" = 1'-0"

PLAN NORTH

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scale	As Noted
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of.	17

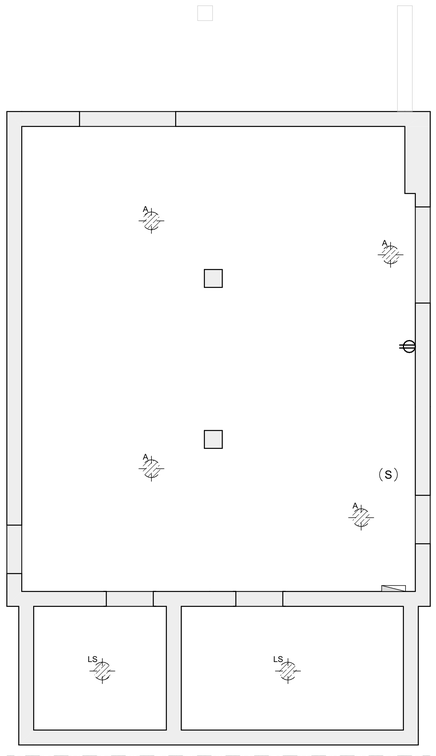
Sheet No.
A4
Project ##2363

DEMOLITION PLAN LEGEND

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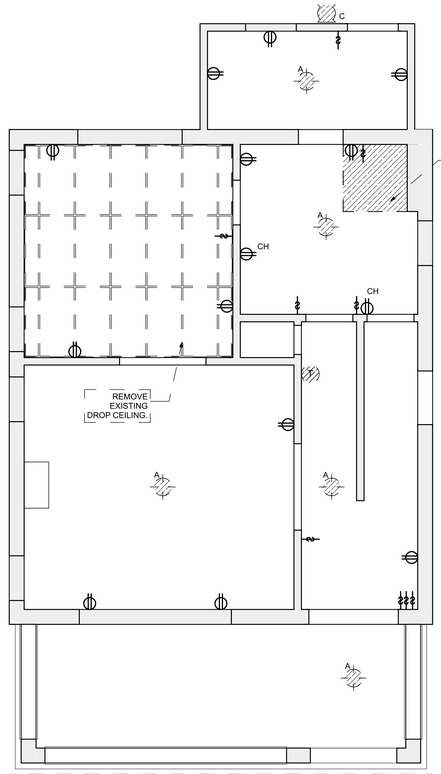
IN THIS FLOOR REMOVE EXISTING LIGHT FIXTURES, SWITCHES AND OUTLETS DEVICES AND COVER PLATES

REMOVE EXISTING THERMOSTAT AND SMOKE DETECTORS, TO BE REPLACED.

LOCATIONS SHOWN ARE EXISTING. GC TO CONFIRM QUANTITIES ON SITE.

REMOVE LEAD BASE PAINT FROM SURFACES PER SPECIFICATIONS, IF CEILING BOARD IS DAMAGE, SELECTIVE DEMO WALL SURFACE FOR REPAIR.

1 Demo RCP Basement
SCALE: 1/4" = 1'-0"



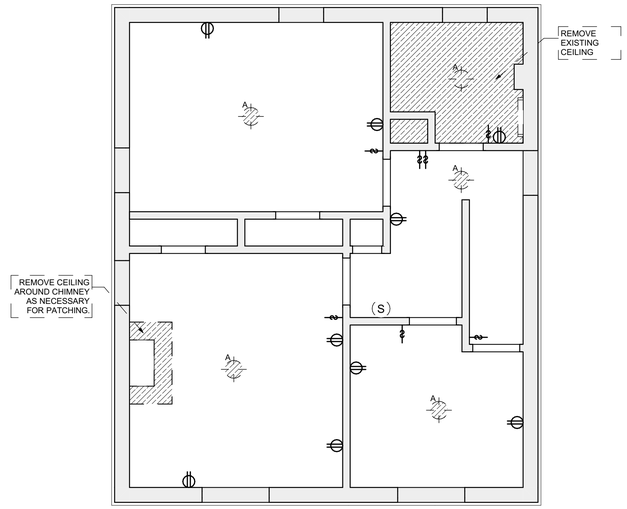
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2 Demo RCP First Floor
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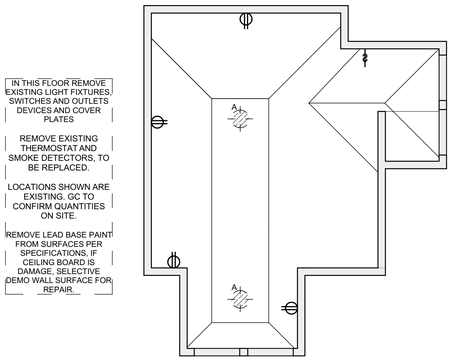
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3 Demo RCP Second Floor
SCALE: 1/4" = 1'-0"



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4 Demo RCP Attic
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drawing title

Demolition Plan Legend, Demo RCP Basement, Demo RCP First Floor, Demo RCP Second Floor, Demo RCP Attic

scale	As Noted
date	01/09/2026
no.	5
of.	17

Sheet No.
A5
Project ##2363

FLOOR PLAN LEGEND

- NEW WALL
- NEW WALL WITH SOUND BATT
- EXISTING WALL TO REMAIN
- XXXXXX 000 — ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER

GENERAL FLOOR PLAN NOTES

1. CONTRACTOR TO FIELD VERIFY ANY AND ALL CONDITIONS & DIMENSIONS OF WORK AREAS BEFORE BEGINNING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. THE FINISH FLOOR OF THIS PROJECT IS IDENTIFIED AT 0'-0" IN THIS SET OF DRAWINGS.
3. ALIGN NEW WALL CONSTRUCTION WITH EXISTING WALL CONSTRUCTION. FINISH NEW PARTITION SMOOTH TO FORM A SEAMLESS JOINT BETWEEN NEW & EXISTING PARTITIONS.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
5. DIMENSIONS SHOWN INDICATE FINISHED FACE TO FINISHED FACE, UNLESS NOTED OTHERWISE.
6. ALL NEW OR RELOCATED DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
7. SAND WALLS SMOOTH, REMOVE ALL ADHESIVE RESIDUE, AND/OR SKIM WITH JOINT COMPOUND AS NECESSARY TO PREP WALLS FOR NEW FINISHES. THE FLOOR SHOULD BE SCRAPED CLEAN OF ANY ADHESIVE RESIDUE, PATCHED AND LEVELED OUT AS NECESSARY TO RECEIVE NEW FLOORING.
8. AT WALLS EXISTING TO REMAIN. PATCH AND PAINT ANY HOLES OR DAMAGE TO APPEAR NEW.
9. REPAIR ALL EXISTING DOORS, FRAMES AND HARDWARE TO NEW.

STRUCTURAL PLAN NOTES

CONTRACTOR TO FIELD VERIFY ANY AND ALL CONDITIONS & DIMENSIONS OF WORK AREAS BEFORE BEGINNING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT.

FOUNDATION DIMENSIONS ARE BASED ON NOTED 1ST FLOOR FRAMING PLAN DIMENSIONAL ALIGNMENTS.

DIMENSIONS SHOWN INDICATE FACE OF STUD TO FACE OF STUD, UNLESS NOTED OTHERWISE.

STRUCTURAL CALCULATIONS

RESIDENTIAL STAIR: 44 PSF x 32 SF = 1408 LBS / 3 BEARING LINES = 470 LBS @. EA. BEARING LINE

REQ'D. BEARING STRENGTH AT STAIR SONOTUBES = 470 LBS. / 2 @ EA. BEARING LINE = 235 LBS PER SONOTUBE.

1,500 LBS/SF * 8" DIA. (.35 SF) = 525 LBS. MAX. BEARING CAPACITY AT EA. SONOTUBE

235 LBS CAPACITY REQUIRED
525 LBS CAPACITY PROVIDED

DESIGN LOADS (2018 IBC)

1. GRAVITY - SUPERIMPOSED DEAD LOADS
   a. DECKING 2 PSF
   JOIST 2 PSF

2. GRAVITY- ROOF LIVE LOADS
   a. OCCUPIABLE DECK LIVE LOAD 40 PSF
   b. GROUND SNOW LOAD 30 PSF

4. THE STRUCTURE HAS BEEN DESIGNED FOR THE DEAD, LIVE AND LATERAL LOADS INDICATED ABOVE. ANY INCREASE OF LOADS DUE TO CHANGE IN USAGE OR CONSTRUCTION MATERIALS, ETC. SHALL HAVE THE WRITTEN APPROVAL OF THE ENGINEER. THE CONTRACTOR IS CAUTIONED AS TO NOT STORE ANY CONSTRUCTION MATERIALS OR UNDERTAKE ANY CONSTRUCTION OPERATIONS WHICH WILL EXCEED THE DESIGN LIVE LOAD CAPACITIES NOTED.

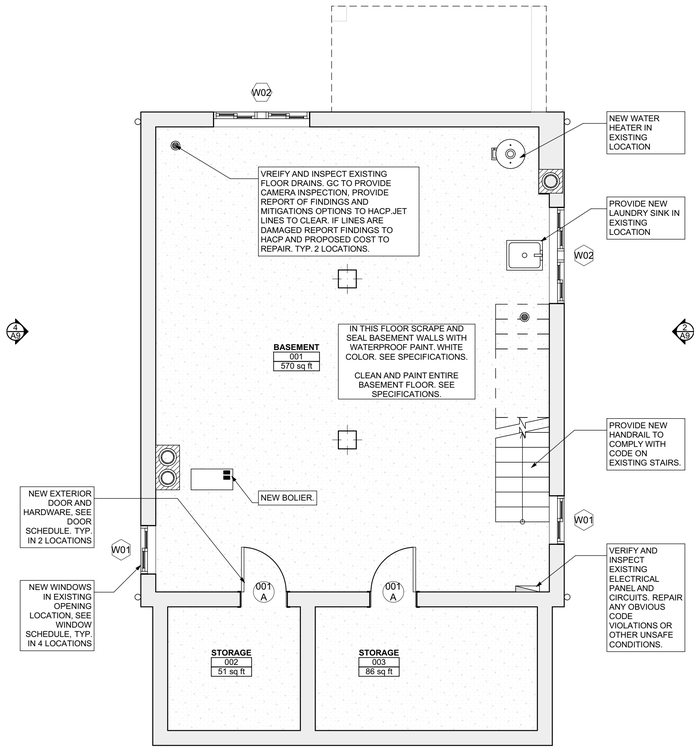
5. WEIGHT OF EQUIPMENT SHOWN ON THE DRAWINGS HAS BEEN CONSIDERED IN THE FRAMING DESIGN. ANY ADDITIONAL EQUIPMENT NOT SHOWN ON THE DRAWINGS AND EXCEEDING 300 POUNDS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR APPROVAL PRIOR TO INSTALLATION. COORDINATE ALL WORK WITH MEP DRAWINGS.

6. ROOF DEFLECTION LIMIT: L/360.

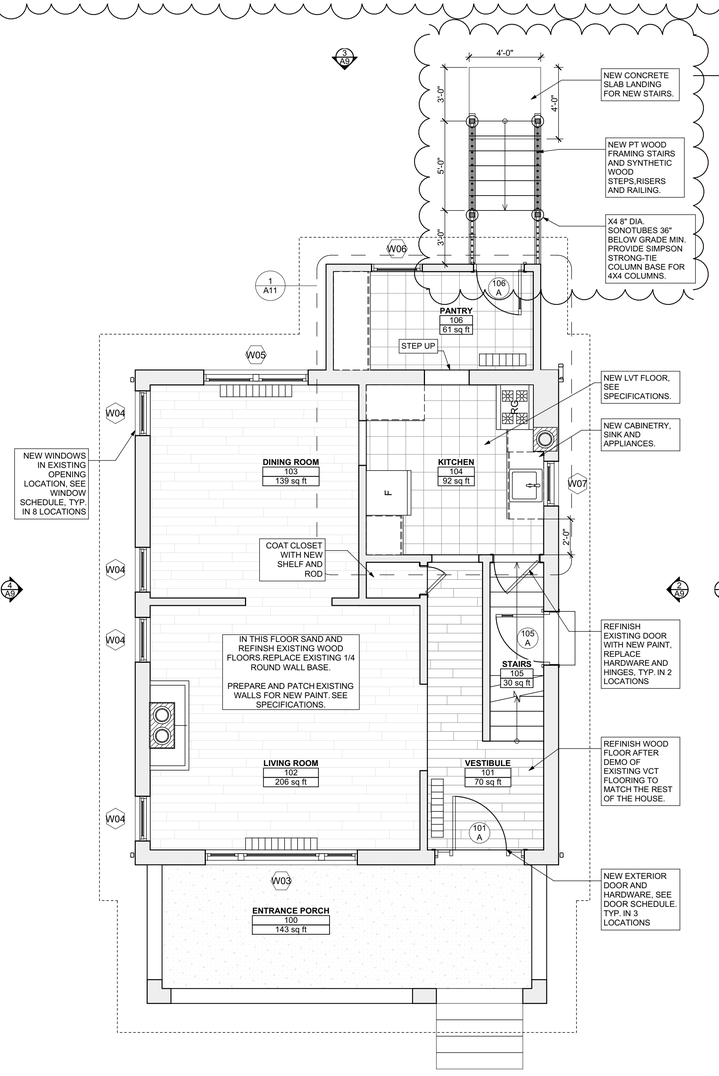
7. ALL WOOD FRAMING AND BLOCKING SHALL BE S.P.F.#1 OR BETTER.

8. FOR BEARING LENGTHS, TAPERED END CUTS, AND BEAMS/ HEADERS/COLUMNS CONNECTION DETAILS FOR ENGINEERED LUMBER REFER TO MANUFACTURER'S SPECIFICATIONS. BASIS-OF-DESIGN: WEYERHAEUSER.

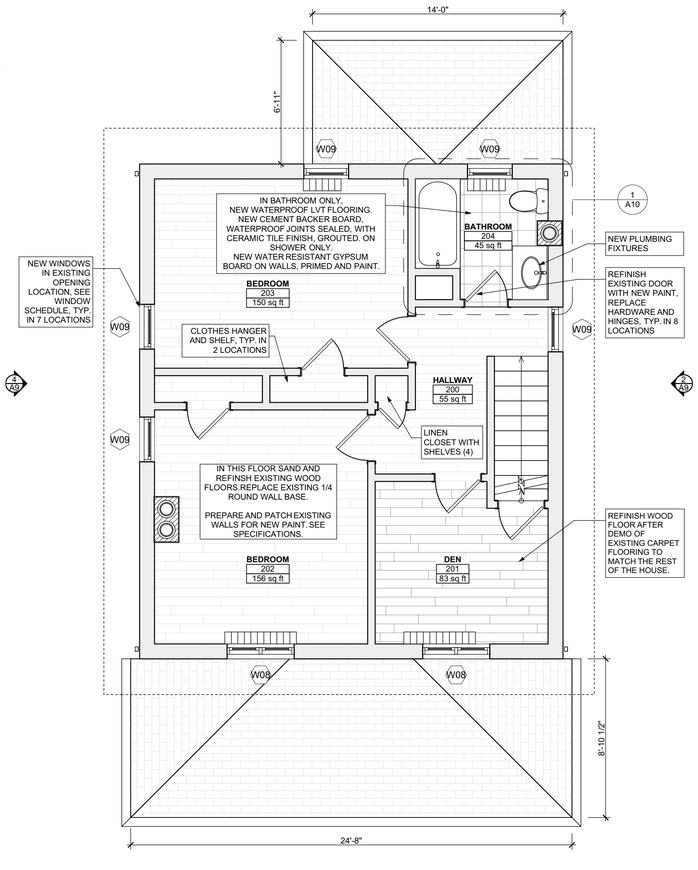
9. ASSUME EXISTING SOIL BEARING CAPACITY: 1,500 LBS/SF



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



2 First Floor Plan
SCALE: 1/4" = 1'-0"



3 Second Floor Plan
SCALE: 1/4" = 1'-0"

PLAN NORTH

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Pittsburgh, Pennsylvania 15219
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REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA

general notes

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revisions

1	IFB & IFC 07.22.2025
2	ISSUE FOR REVISIONS 09.18.25
3	IFB & ICF UPDATE 01.09.2026

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh,PA,15219

Project Location:
HACP TO#121, MGMT#7954,
BPO#3827
1233 Hodgkiss St
Pittsburgh, PA 15212

drawing title

Floor Plan Legend, Basement Plan, First Floor Plan, Second Floor Plan, STRUCTURAL CALCS STAIRS (1)

scale	
As Noted	
date	
01/09/2026	
no.	of.
6	17

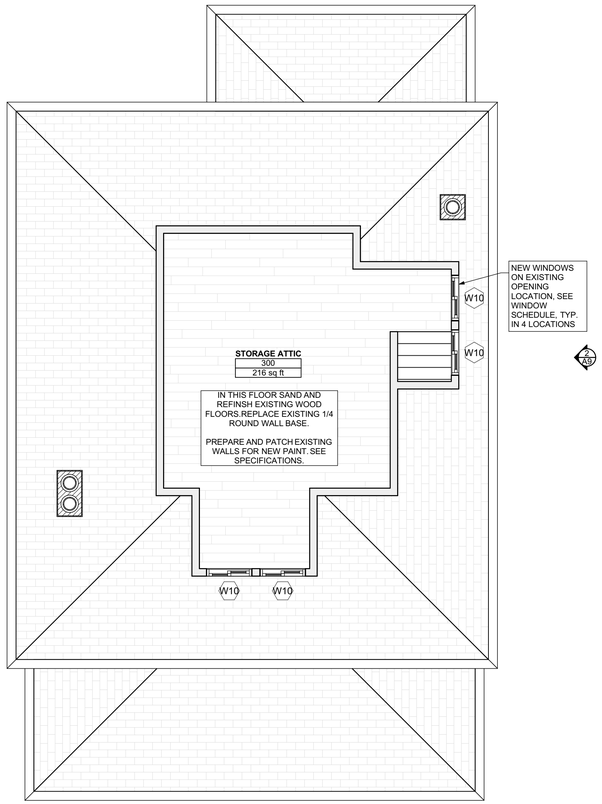
Sheet No.
A6
Project ##2363

FLOOR PLAN LEGEND

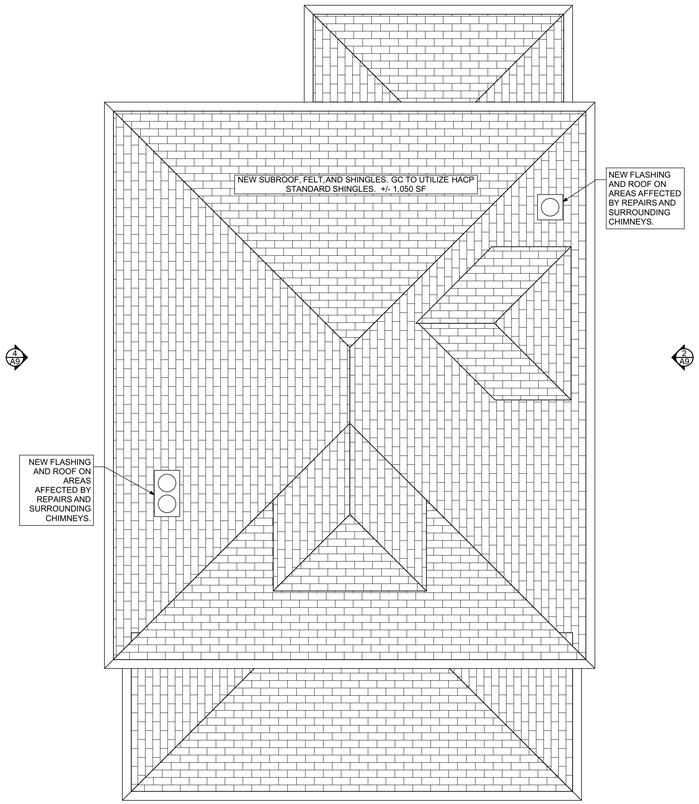
- NEW WALL
- NEW WALL WITH SOUND BATT
- EXISTING WALL TO REMAIN
- XXXXXX / 000 — ROOM NAME AND NUMBER
- DOOR AND DOOR NUMBER

GENERAL FLOOR PLAN NOTES

1. CONTRACTOR TO FIELD VERIFY ANY AND ALL CONDITIONS & DIMENSIONS OF WORK AREAS BEFORE BEGINNING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. THE FINISH FLOOR OF THIS PROJECT IS IDENTIFIED AT 0'-0" IN THIS SET OF DRAWINGS.
3. ALIGN NEW WALL CONSTRUCTION WITH EXISTING WALL CONSTRUCTION. FINISH NEW PARTITION SMOOTH TO FORM A SEAMLESS JOINT BETWEEN NEW & EXISTING PARTITIONS.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS. NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENT OR MISSING DIMENSIONS.
5. DIMENSIONS SHOWN INDICATE FINISHED FACE TO FINISHED FACE, UNLESS NOTED OTHERWISE.
6. ALL NEW OR RELOCATED DOOR FRAMES TO BE LOCATED 4" FROM PERPENDICULAR WALLS, UNLESS NOTED OTHERWISE.
7. SAND WALLS SMOOTH, REMOVE ALL ADHESIVE RESIDUE, AND/OR SKIM WITH JOINT COMPOUND AS NECESSARY TO PREP WALLS FOR NEW FINISHES. THE FLOOR SHOULD BE SCRAPED CLEAN OF ANY ADHESIVE RESIDUE, PATCHED AND LEVELED OUT AS NECESSARY TO RECEIVE NEW FLOORING.
8. AT WALLS EXISTING TO REMAIN, PATCH AND PAINT ANY HOLES OR DAMAGE TO APPEAR NEW.
9. REPAIR ALL EXISTING DOORS, FRAMES AND HARDWARE TO NEW.



1 Storage Attic Plan
SCALE: 1/4" = 1'-0"



2 Roof Plan
SCALE: 1/4" = 1'-0"

PLAN NORTH

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REGISTERED ARCHITECT PENNSYLVANIA

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revisions

1	IFB & IFC 07.22.2025
3	IFB & ICF UPDATE 01.09.2026

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh,PA,15219

Project Location:
HACP TO#121, MGMT#7954, BPO#3827
1233 Hodgkiss St
Pittsburgh, PA 15212

drawing title

Storage Attic Plan, Roof Plan, Floor Plan Legend

scale: As Noted
date: 01/09/2026
no. 7 of. 17

Sheet No.
A7
Project ##2363

GENERAL RCP NOTES

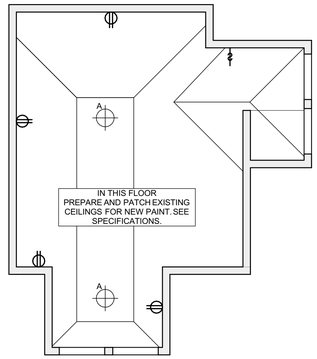
1. ALL LIGHTING FIXTURES AND POWER DEVICES ARE TO BE REPLACED. LOCATIONS SHOWN ARE INTENDED TO BE EXISTING.
2. NEW WIRING ONLY ON BATHROOM AND KITCHEN AS NEEDED. USE EXISTING CIRCUITS FROM PANELBOARD ON THOSE LOCATIONS.
3. CEILING HEIGHTS ARE NOTED FROM FINISH FLOOR (0'-0").
4. REPAIR EXISTING CEILINGS AS REQUIRED, PROVIDE NEW CELING AS NOTED.
5. OWNER TO FINALIZE & CHOOSE ALL LIGHTING SELECTIONS BEFORE PURCHASE AND INSTALLATION
6. SEE SPECIFICATIONS FOR BASIS OF DESIGN FIXTURES AND DEVICES.

RCP LEGEND

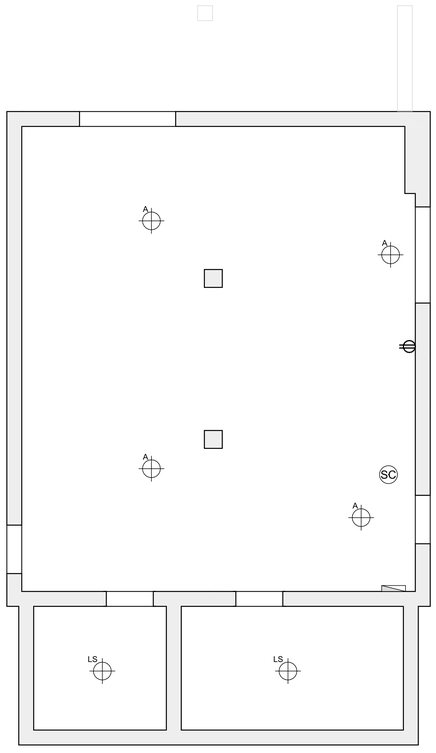
- (S) SMOKE ALARM, PROVIDE NEW WHERE SHOWN
- (SC) SMOKE/ CARBON MONOXIDECOMBO DETECTOR
- ELECTRICAL METER
- THERMOSTAT
- DATA RECEPTICAL, 18" A.F.F. U.O.N.
- ELECTRICAL RECEPTICAL, 18" A.F.F. U.O.N.
- CH ELECTRICAL RECEPTICAL, 44" A.F.F. U.O.N.
- GFCI GROUND FAULT CIRCUIT INTERRUPTER
- GFCI GROUND FAULT CIRCUIT INTERRUPTER
- CH LIGHT SWITCH
- EXHAUST FAN
- DOORBELL
- A | X'-X" GWB CEILING / CEILING HEIGHT
- GYPSUM BOARD

Lighting Schedule

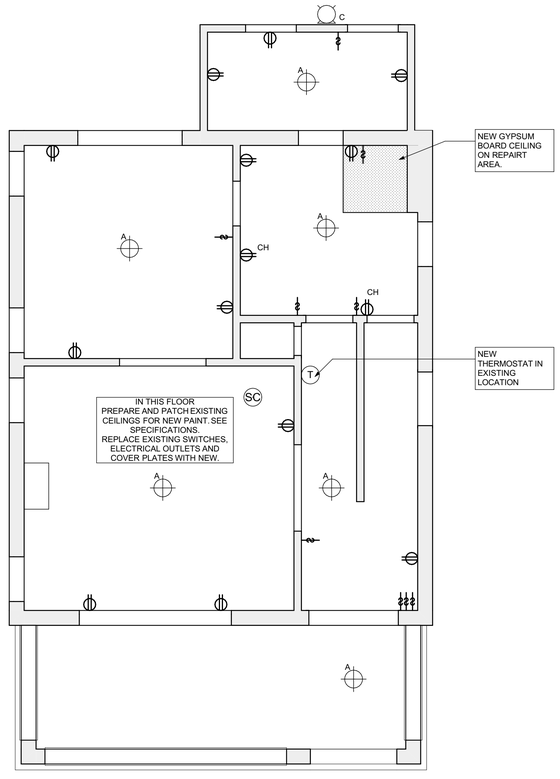
SYMBOL	ID	Lamp	Mounting	Manufacturer	Model	Quantity	Note/Remarks
A	A	LED	SURFACE	TBD		17	CEILING MOUNTED LIGHT FIXTURE
C	C	LED	SURFACE	TBD		1	EXTERIOR RATED WALL LIGHT
	D	LED	SURFACE	TBD		1	VANITY LIGHT FIXTURE.
LS	LS	LED	SURFACE	TBD		2	LIGHT SOCKET IN EXISTING LOCATION



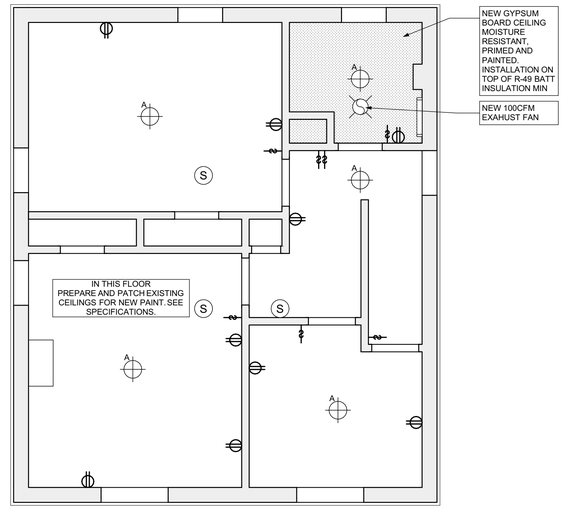
5 Storage Attic RCP Plan
SCALE: 1/4" = 1'-0"



2 Basement RCP Plan
SCALE: 1/4" = 1'-0"



3 First Floor RCP Plan
SCALE: 1/4" = 1'-0"



4 Second Floor RCP Plan
SCALE: 1/4" = 1'-0"

PLAN NORTH

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REGISTERED ARCHITECT
COMMONWEALTH OF PENNSYLVANIA
STEVEN FUKUI
RA012345
ARCHITECT

general notes

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revisions

1 IFB & IFC 07.22.2025
3 IFB & ICF UPDATE 01.09.2026

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh,PA,15219

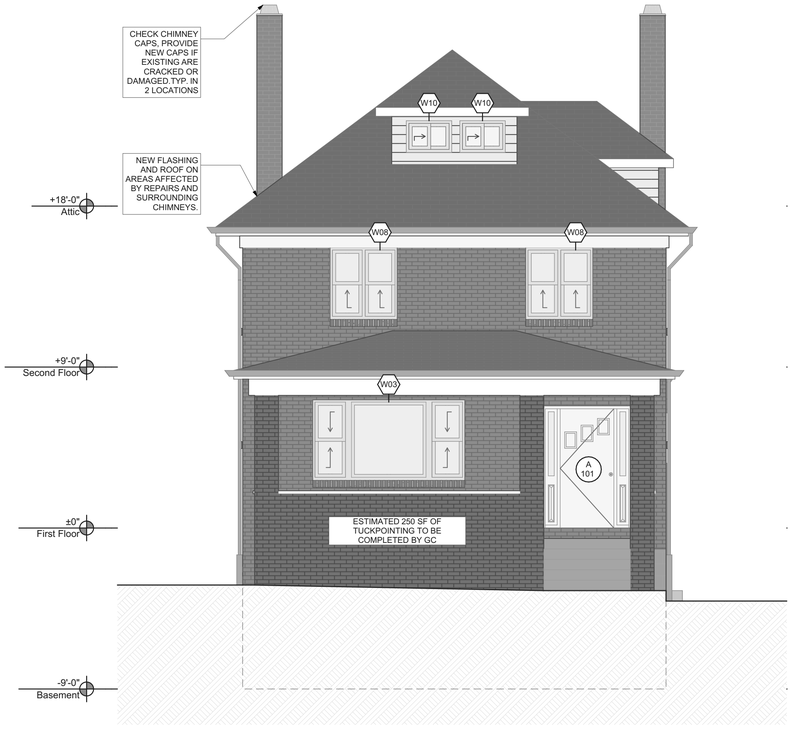
Project Location:
HACP TO#121, MGMT#7954, BPO#3827
1233 Hodgkiss St
Pittsburgh, PA 15212

drawing title

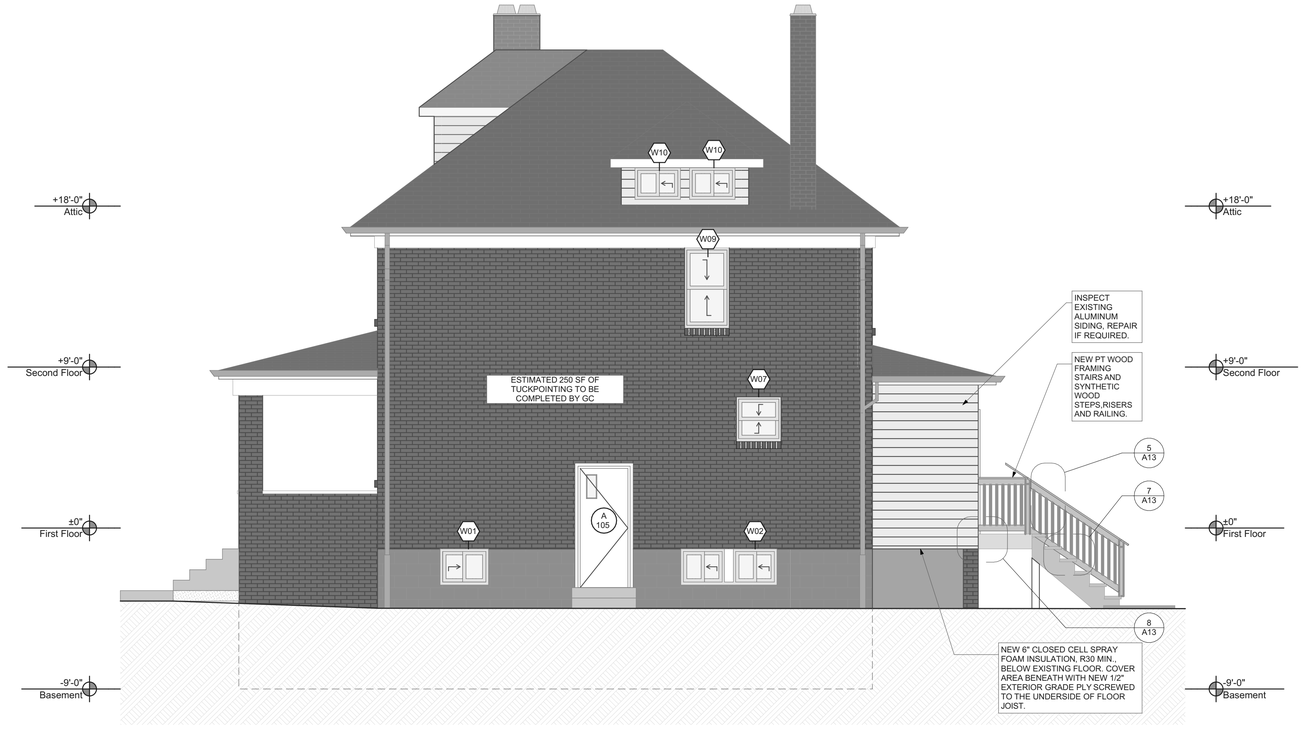
Lighting Schedule, Basement RCP Plan, First Floor RCP Plan, Second Floor RCP Plan, Storage Attic RCP Plan, Reflected Ceiling Plan Legend

scale: As Noted
date: 01/09/2026
no. 8 of. 17

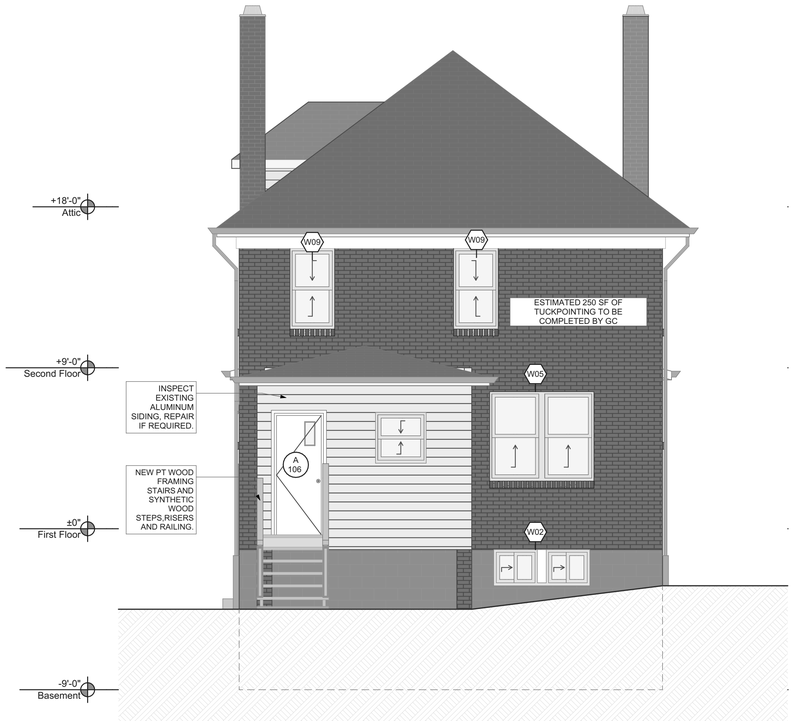
Sheet No.
A8
Project ##2363



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



2 West Elevation
SCALE: 1/4" = 1'-0"



3 South Elevation
SCALE: 1/4" = 1'-0"



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

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revisions

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3	IFB & ICF UPDATE 01.09.2026

project title

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Housing Authority of the City of Pittsburgh
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Pittsburgh,PA,15219

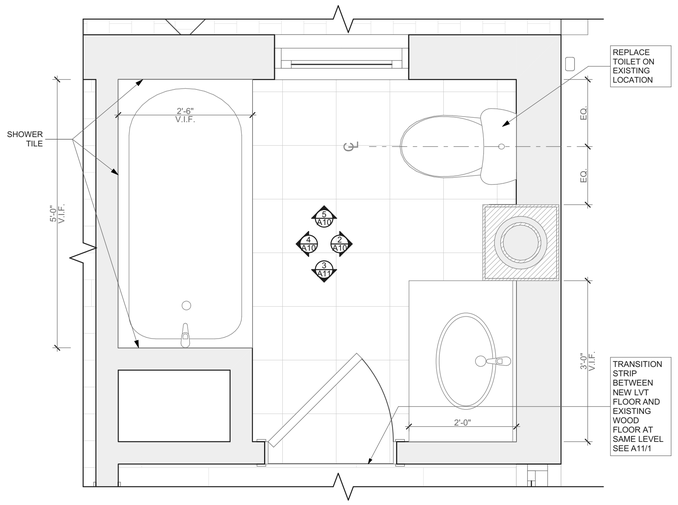
Project Location:
HACP TO#121, MGMT#7954, BPO#3827
1233 Hodgkiss St
Pittsburgh, PA 15212

drawing title

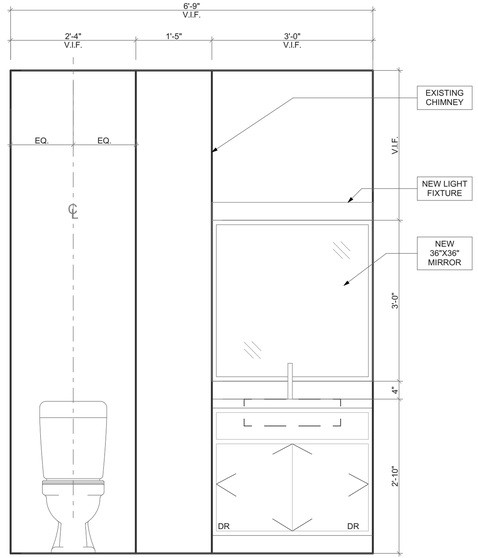
North Elevation, West Elevation, South Elevation, East Elevation

scale	As Noted
date	01/09/2026
no.	9
of.	17

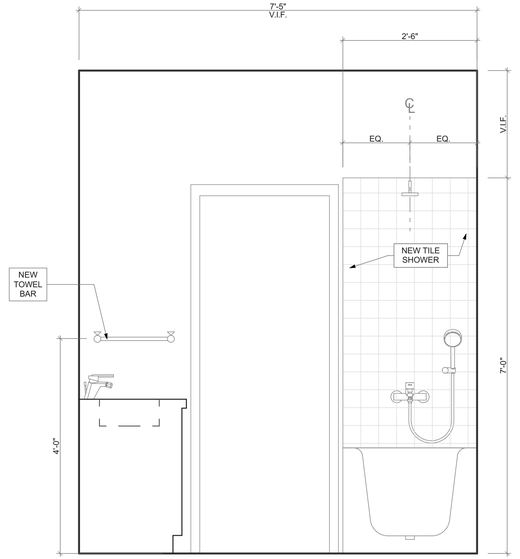
Sheet No.
A9
Project ##2363



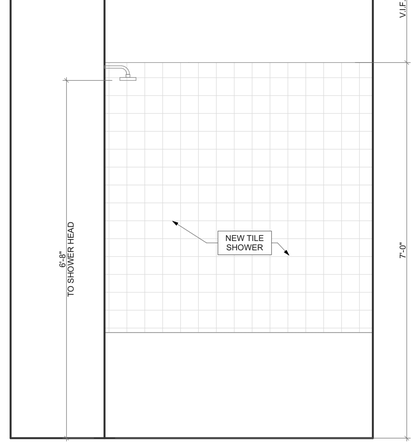
1 Enlarged Bathroom Detail
SCALE: 3/4" = 1'-0"



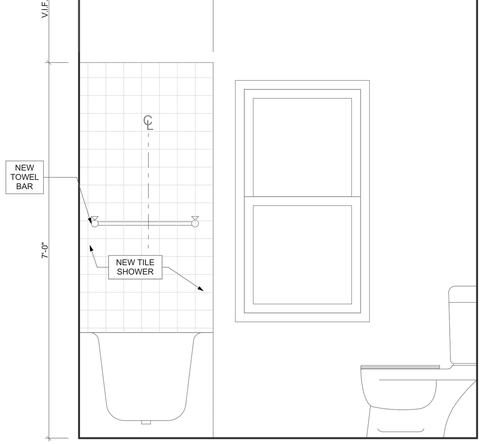
2 Bathroom Elevation Detail
SCALE: 3/4" = 1'-0"



3 Bathroom Elevation Detail
SCALE: 3/4" = 1'-0"



4 Bathroom Elevation Detail
SCALE: 3/4" = 1'-0"



5 Bathroom Elevation Detail
SCALE: 3/4" = 1'-0"

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3	IFB & ICF UPDATE 01.09.2026

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Pittsburgh,PA,15219

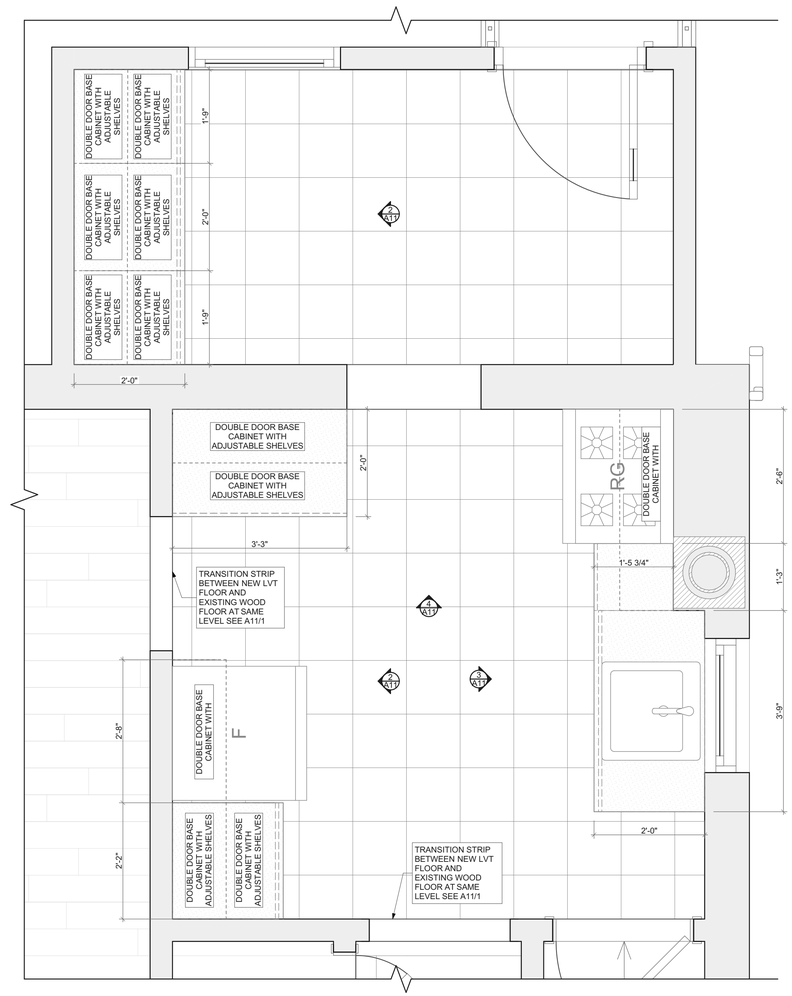
Project Location:
HACP TO#121, MGMT#7954, BPO#3827
1233 Hodgkiss St
Pittsburgh, PA 15212

drawing title

Enlarged Bathroom Detail, Bathroom Elevation Detail

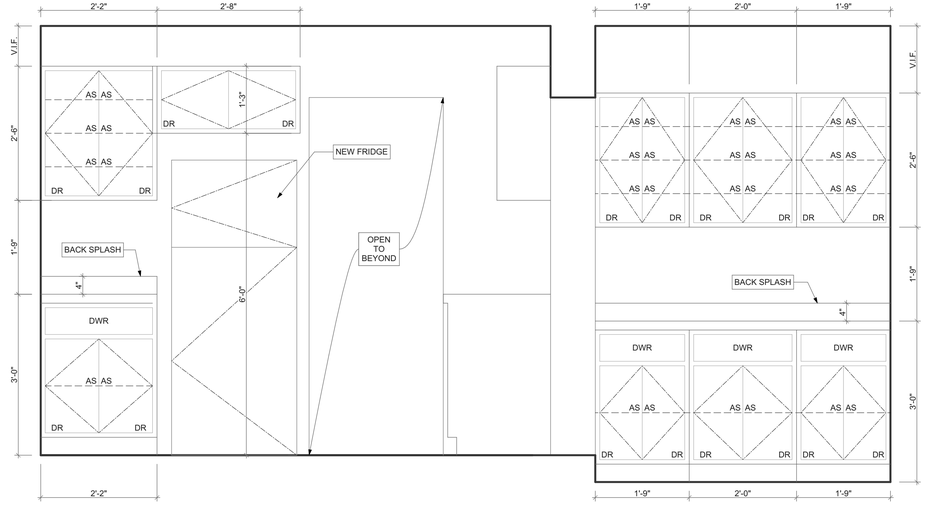
scale	As Noted
date	01/09/2026
no.	10
of.	17

Sheet No.
A10
Project ##2363



1 Enlarged Kitchen Detail
SCALE: 3/4" = 1'-0"

VERIFY ALL DIMENSIONS IN FIELD



2 Kitchen Elevation Detail
SCALE: 3/4" = 1'-0"

VERIFY ALL DIMENSIONS IN FIELD

3 Kitchen Elevation Detail
SCALE: 3/4" = 1'-0"

VERIFY ALL DIMENSIONS IN FIELD

4 Kitchen Elevation Detail
SCALE: 3/4" = 1'-0"

5 Kitchen Sink Cabinet Section, Typ.
SCALE: 3/4" = 1'-0"

6 Kitchen Cabinet Lower Section, Typ.
SCALE: 3/4" = 1'-0"

7 Kitchen Cabinet Upper Section, Typ.
SCALE: 3/4" = 1'-0"

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ph 412.281.6001 fx 412.281.6002

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seal



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revisions

1	IFB & IFC 07.22.2025
3	IFB & ICF UPDATE 01.09.2026

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh,PA,15219

Project Location:
HACP TO#121, MGMT#7954, BPO#3827
1233 Hodgkiss St
Pittsburgh, PA 15212

drawing title

Enlarged Kitchen Detail, Kitchen Elevation Detail, Kitchen Sink Cabinet Section, Typ., Kitchen Cabinet Lower Section, Typ., Kitchen Cabinet Upper Section, Typ.

scale	As Noted
date	01/09/2026
no.	11
of.	17

Sheet No.
A11
Project ##2363

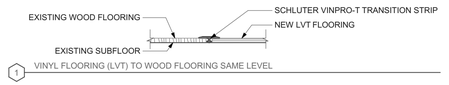
DOOR SCHEDULE														
DOOR NUMBER	ROOM	SIZE	DOOR TYPE	LABEL	LEAF			FRAME		HARDWARE			STATUS	NOTES
					MATERIAL	COLOR	THICKNESS	MATERIAL	COLOR	LOCKSET	ACCESSORIES	HINGE		
001 A	BASEMENT	2'-6"×6'-8"		NONE	HCW	P-1	1 3/8"	WOOD	P1	CYLINDRICAL/ BORED; PASSAGE	STOP	1 1/2 PAIR	New	NEW DOOR IN EXISTING FRAMES, WITH NEW HARDWARE SETS, PAINT LEAF, FRAME AND CASING TO MATCH WALL PAINT COLOR.
001 A	BASEMENT	2'-6"×6'-8"		NONE	HCW	P-1	1 3/8"	WOOD	P1	CYLINDRICAL/ BORED; PASSAGE	STOP	1 1/2 PAIR	New	NEW DOOR IN EXISTING FRAMES, WITH NEW HARDWARE SETS, PAINT LEAF, FRAME AND CASING TO MATCH WALL PAINT COLOR. FALCON 6 TUMBLER CORE LOCK.
101 A	VESTIBULE	3'-0"×6'-8"		NONE	IM	P-1	1 3/4"	WOOD	P1	CYLINDRICAL/ BORED; ENTRANCE	STOP	1 1/2 PAIR	New	NEW DOOR IN EXISTING FRAMES, WITH NEW HARDWARE SETS, PAINT LEAF, FRAME AND CASING TO MATCH WALL PAINT COLOR. FALCON 6 TUMBLER CORE LOCK.
105 A	STAIRS	2'-8"×6'-8"		NONE	IM	P-1	1 3/4"	WOOD	P1	CYLINDRICAL/ BORED; ENTRANCE	STOP	1 1/2 PAIR	New	NEW DOOR IN EXISTING FRAMES, WITH NEW HARDWARE SETS, PAINT LEAF, FRAME AND CASING TO MATCH WALL PAINT COLOR. FALCON 6 TUMBLER CORE LOCK.
106 A	PANTRY	2'-6"×6'-8"		NONE	IM	P-1	1 3/4"	WOOD	P1	CYLINDRICAL/ BORED; ENTRANCE	STOP	1 1/2 PAIR	New	NEW DOOR IN EXISTING FRAMES, WITH NEW HARDWARE SETS, PAINT LEAF, FRAME AND CASING TO MATCH WALL PAINT COLOR. FALCON 6 TUMBLER CORE LOCK.

ANSI MORTISE	ANSI BORED	COMMON NAME(S)	OPERATING OUTSIDE TRIM	TURNING OUTSIDE KEY	TURNING INSIDE KEY	TURNING INSIDE THUMBTURN / PUSH BUTTON
F09	F88	EXIT	OPENS IF UNLOCKED	UNLOCKS	LOCKS	N/A
F22	F76	PRIVACY LOCK	OPENS IF UNLOCKED	N/A	N/A	LOCKS
F05	F84	CLASSROOM	OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	N/A
F13	F90	DORMITORY	OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	LOCKS
F08/F10	F81	ENTRANCE	OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	UNLOCKS / LOCKS
F15	F93	HOTEL	NO EFFECT	UNLOCKS IF THUMBTURN NOT SET	N/A	UNLOCKS / LOCKS DEADBOLT
F04	F82	OFFICE	OPENS IF UNLOCKED	UNLOCKS / LOCKS	N/A	UNLOCKS / LOCKS
F01	F75	PASSAGE	OPENS AT ALL TIMES	N/A	N/A	N/A
F14	F91	UTILITY ROOM	OPENS IF UNLOCKED	UNLOCKS / LOCKS	UNLOCKS / LOCKS	N/A
F07	F86	STOREROOM	NO EFFECT	OPENS	N/A	N/A
		DOUBLE CYLINDER DEADBOLT	N/A	UNLOCKS / LOCKS	UNLOCKS / LOCKS	N/A
		SINGLE CYLINDER DEADBOLT	N/A	UNLOCKS / LOCKS	N/A	UNLOCKS / LOCKS

ABBREVIATIONS:
CW: ALUMINUM CLAD WOOD
HM: HOLLOW METAL
SCW-SG: SOLID CORE STAIN GRADE WOOD VENEER
SCW-PG: SOLID CORE WOOD - PAINT GRADE
GL: GLASS
IM: INSULATED METAL
AL/GC: ALUMINUM & GLASS
PLAM: PLASTIC LAMINATE

DOOR NOTES

1. LOCKSET SHALL BE OPERATED FROM THE INTERIOR SIDE WITHOUT ANY SPECIAL KNOWLEDGE EFFORT OR KEY
2. GC SHALL BE RESPONSIBLE FOR PREPPING FRAMES TO RECEIVE NEW DOORS, HINGES, STRIKES AND SEALS/THRESHOLDS IF EXTERIOR.
3. GENERALLY USE WALL STOPS WHERE DOOR STOPS ARE SPECIFIED. SUBMIT TO ARCHITECT FOR APPROVAL
4. USE FLOOR STOPS WHERE WALL STOPS ARE NOT PRACTICAL.
5. HINGES SHALL BE MCKINNEY OR EQUAL.
6. ANY ALUMINUM ACCESSORIES SHALL BE CLEAR ANODIZED. UNLESS OTHERWISE NOTED.
7. HARDWARE SHALL BE KWIKSET OR EQUAL, SUBMIT TO ARCHITECT FOR APPROVAL.
8. EXTERIOR DOOR HARDWARE AND MAINTENANCE ROOMS TO BE FALCON 6 TUMBLER CORE LOCKS.



1 Transition Strips
NOT TO SCALE

2018 ECC TABLE R402.1.2.
- FENESTRATION U-FACTOR MAX. 0.3
- SKYLIGHT U FACTOR MAX. 0.55
- SHGC NOT REQUIRED

WINDOW SCHEDULE									
ID	Quantity	Nominal W x H Size	SIZE		EGRESS DIMENSIONS		FRAME MATERIAL	VENTING	TEMPERED	NOTES
			WIDTH	HEIGHT	EGRESS WIDTH	EGRESS HEIGHT				
W01	2	2'-8"×2'-0"	2'-8"	2'-0"	NA	NA	ALUMINUM CLAD WOOD	☒	☐	
W02	2	5'-4"×2'-0"	5'-4"	2'-0"	NA	NA	ALUMINUM CLAD WOOD	☒	☐	
W03	1	8'-6"×4'-6"	8'-6"	4'-6"	NA	NA	ALUMINUM CLAD WOOD	☒	☐	
W04	4	2'-6"×2'-6"	2'-6"	2'-6"	NA	NA	ALUMINUM CLAD WOOD	☐	☐	
W05	1	5'-10"×5'-0"	5'-10"	5'-0"	NA	NA	ALUMINUM CLAD WOOD	☒	☐	
W06	1	2'-10"×2'-10"	2'-10"	2'-10"	NA	NA	ALUMINUM CLAD WOOD	☒	☐	
W07	1	2'-6"×2'-6"	2'-6"	2'-6"	NA	NA	ALUMINUM CLAD WOOD	☒	☐	
W08	2	3'-9"×4'-0"	3'-9"	4'-0"	NA	NA	ALUMINUM CLAD WOOD	☒	☐	
W09	5	2'-6"×4'-6"	2'-6"	4'-6"	24"	24"	ALUMINUM CLAD WOOD	☒	☐	EMERGENCY ESCAPE AND RESCUE OPENINGS WHERE APPLICABLE
W10	4	2'-6"×1'-9"	2'-6"	1'-9"	NA	NA	ALUMINUM CLAD WOOD	☒	☐	IN STORAGE ATTIC AREA

WINDOW NOTES:

1. NEW WINDOWS TO MATCH EXISTING OPENINGS AND OPERATION.
2. IF EXISTING OPENING DOES NOT COMPLY WITH CODE, ENLARGE EXISTING OPENING AND PROVIDE NEW WINDOW IN SAME LOCATION.
3. ALL OPERABLE WINDOWS TO HAVE SCREENS.
4. GC TO CONFIRM WINDOW SIZES AND QUANTITIES PRIOR TO ORDERING.

FINISH SCHEDULE									
ROOM		WALLS				FLOOR	BASE	CEILING	REMARKS
NUMBER	NAME	NORTH	EAST	SOUTH	WEST				
001	BASEMENT	P-1	P-1	P-1	P-1	EXIST	NA	EXIST	PAINT BASEMENT FLOOR AND WALL WITH WATERPROOF PAINT
002	STORAGE	P-1	P-1	P-1	P-1	EXIST	NA	EXIST	PAINT BASEMENT FLOOR AND WALL WITH WATERPROOF PAINT
003	STORAGE	P-1	P-1	P-1	P-1	EXIST	NA	EXIST	PAINT BASEMENT FLOOR AND WALL WITH WATERPROOF PAINT
100	ENTRANCE PO...	NA	NA	NA	NA	EXIST	NA	EXIST	
101	VESTIBULE	P-1	P-1	P-1	P-1	EXIST. WOOD	EXIST	EXIST	REFINISH EXISTING WOOD FLOOR AND PAINT WALLS AND CEILINGS
102	LIVING ROOM	P-1	P-1	P-1	P-1	EXIST. WOOD	EXIST	EXIST	REFINISH EXISTING WOOD FLOOR AND PAINT WALLS AND CEILINGS
103	DINING ROOM	P-1	P-1	P-1	P-1	EXIST. WOOD	EXIST	EXIST	REFINISH EXISTING WOOD FLOOR AND PAINT WALLS AND CEILINGS
104	KITCHEN	P-1	P-1	P-1	P-1	NEW VCT	NEW	EXIST	NEW GYPSUM BOARD CEILING AREA. NEW VCT FLOORING. PAINT NEW WALLS AND CEILI...
105	STAIRS	P-1	P-1	P-1	P-1	EXIST. WOOD	EXIST	EXIST	REFINISH EXISTING WOOD FLOOR AND PAINT WALLS AND CEILINGS
106	PANTRY	P-1	P-1	P-1	P-1	NEW VCT	NEW	EXIST	REFINISH EXISTING WOOD FLOOR AND PAINT WALLS AND CEILINGS
200	HALLWAY	P-1	P-1	P-1	P-1	EXIST. WOOD	EXIST	EXIST	REFINISH EXISTING WOOD FLOOR AND PAINT WALLS AND CEILINGS
201	DEN	P-1	P-1	P-1	P-1	EXIST. WOOD	EXIST	EXIST	REFINISH EXISTING WOOD FLOOR AND PAINT WALLS AND CEILINGS
202	BEDROOM	P-1	P-1	P-1	P-1	EXIST. WOOD	EXIST	EXIST	REFINISH EXISTING WOOD FLOOR AND PAINT WALLS AND CEILINGS
203	BEDROOM	P-1	P-1	P-1	P-1	EXIST. WOOD	EXIST	EXIST	REFINISH EXISTING WOOD FLOOR AND PAINT WALLS AND CEILINGS
204	BATHROOM	P-1	P-1	P-1	P-1	NEW VCT	NEW	EXIST	NEW GYPSUM BOARD CEILING AND WALL, FILL WALL CAVITY WITH INSULATION, CEILING T...
300	STORAGE ATTIC	P-1	P-1	P-1	P-1	EXIST. WOOD	EXIST	EXIST	REFINISH EXISTING WOOD FLOOR AND PAINT WALLS AND CEILINGS

NOTE:
1. CONFIRM FINAL FINISH PAINT AND FLOOR FINISH WITH OWNER.
2. SEE ABATEMENT SPECIFICATION FOR LEAD PAINT BEFORE APPLYING FINISH ON EXISTING WALLS.

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general notes

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5. All items shown on drawings are finished construction assemblies. Contractor shall provide and install all material required for finished assemblies.
6. All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.

revisions

1 IFB & IFC 07.22.2025
3 IFB & ICF UPDATE 01.09.2026

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh,PA,15219

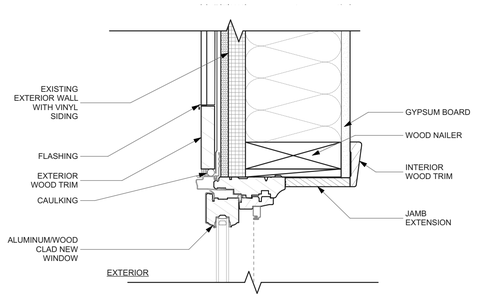
Project Location:
HACP TO#121, MGMT#7954, BPO#3827
1233 Hodgkiss St
Pittsburgh, PA 15212

drawing title

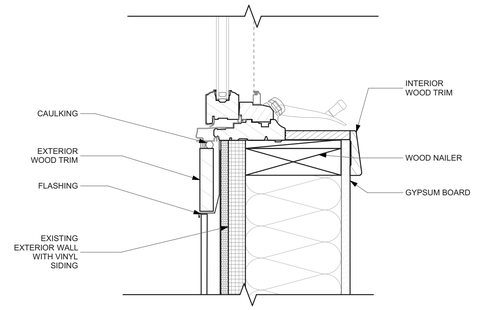
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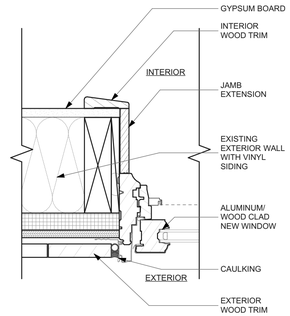
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date: 01/09/2026
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Project ##2363

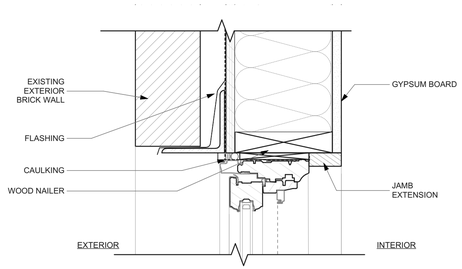


1 Window Head and Sill Replacement Vinyl Wall, Typical
SCALE: 3" = 1'-0"

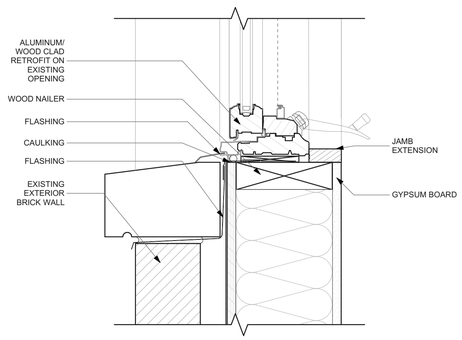


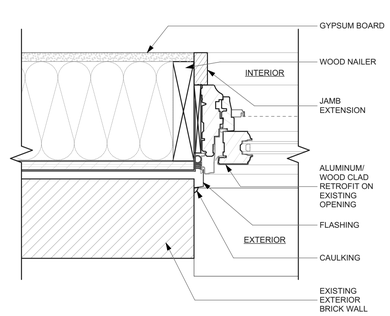


2 Window Jamb Replacement Vinyl Wall, Typical
SCALE: 3" = 1'-0"

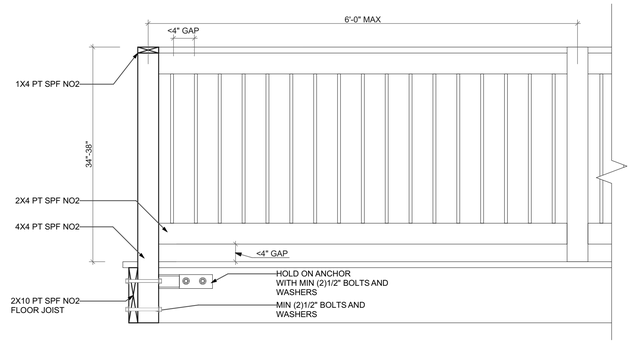


3 Window Head and Sill Replacement Brick Veneer Wall, Typical
SCALE: 3" = 1'-0"

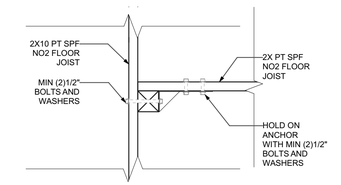




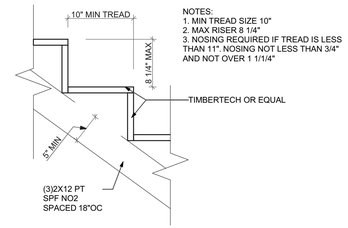
4 Window Jamb Replacement Brick Veneer Wall, Typical
SCALE: 3" = 1'-0"



5 Railing Detail, Typical.
SCALE: 1" = 1'-0"

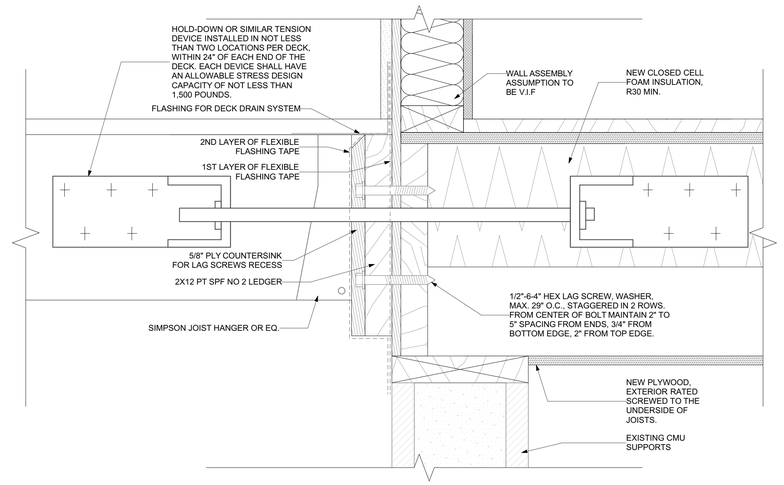


6 Railing Post Detail, Typical.
SCALE: 1" = 1'-0"



NOTES:
1. MIN TREAD SIZE 10"
2. MAX RISER 8 1/4"
3. NOSING REQUIRED IF TREAD IS LESS THAN 11". NOSING NOT LESS THAN 3/4" AND NOT OVER 1 1/1/4"

7 Tread and Riser Detail, Typical.
SCALE: 1" = 1'-0"



8 Ledger Detail, Typical.
SCALE: 3" = 1'-0"

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drawing title

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scale: As noted
date: 01/09/2026
no. 13 of. 17

Sheet No.
A13
Project ##2363

GENERAL NOTES

USE OF THE DOCUMENTS
THE USE OF THESE DOCUMENTS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. RE-USE OR REPRODUCTION OF THE DOCUMENTS (IN WHOLE OR IN PART), FOR ANY OTHER PURPOSE IS PROHIBITED. TITLE TO THESE REMAINS WITH FUKUI ARCHITECTS P.C. (FAR). VISUAL CONTACT WITH THE DOCUMENTS IS PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

DIVISION 1 - GENERAL CONDITIONS

APPLICABILITY OF HUD GENERAL CONDITIONS
THE HUD GENERAL CONDITIONS, CURRENT EDITION, SHALL APPLY TO THE PROJECT. A COPY OF THE GENERAL CONDITIONS IS AVAILABLE AT THE OFFICE OF FAR.

MULTIPLE CONTRACT
1. COORDINATION
GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN THE GENERAL CONSTRUCTION CONTRACT, PLUMBING CONTRACT, HVAC CONTRACT, ELECTRICAL CONTRACT, AND ADDITIONAL CONTRACTS APPLICABLE IN THE CONSTRUCTION DOCUMENTS.

2. GENERAL REQUIREMENTS OF CONTRACTS
REFER TO RESPONSIBILITY MATRIX IN CONSTRUCTION DOCUMENTS. UNLESS THE AGREEMENT CONTAINS A MORE SPECIFIC DESCRIPTION OF THE WORK OF EACH CONTRACT, REQUIREMENTS INDICATED ON DRAWINGS AND SPECIFICATION SECTIONS DETERMINE WHICH CONTRACT INCLUDES A SPECIFIC ELEMENT OF PROJECT.

3. SCOPE OF WORK RESPONSIBILITY
A. GENERAL CONSTRUCTION CONTRACT (GC)
WORK OF THE GENERAL CONSTRUCTION CONTRACT INCLUDES BUT IS NOT LIMITED TO, THE REMAINING WORK NOT IDENTIFIED AS WORK UNDER OTHER CONTRACTS.

B. PLUMBING CONTRACT (P)
WORK OF THE PLUMBING CONTRACT INCLUDES, BUT IS NOT LIMITED TO, PLUMBING FIXURES AND APPLIANCES (INCLUDING BUT NOT LIMITED TO; SINKS, TUBS, SHOWER ENCLOSURES, SINK BASES, FAUCETS AND DRAIN ASSEMBLIES, ETC), PLUMBING CONNECTIONS TO EQUIPMENT FURNISHED BY THE PLUMBING CONTRACT AND HVAC CONTRACT. PLUMBING CONNECTIONS TO EXISTING SYSTEMS AND TEMPORARY FACILITIES AND CONTROLS FURNISHED BY THE PLUMBING CONTRACT AND HVAC CONTRACT.

C. HVAC CONTRACT (M)
WORK OF THE HVAC CONTRACT INCLUDES, BUT IS NOT LIMITED TO, SUPPLYING AND INSTALLING ALL MECHANICAL EQUIPMENT AND CONNECTIONS TO EQUIPMENT FURNISHED BY HVAC CONTRACT AND ELECTRICAL CONTRACT. MECHANICAL EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO: FURNACES AND CONDENSERS, KITCHEN AND BATH EXHAUST FANS, THERMOSTATS AND CONTROLS, ETC.

D. ELECTRICAL CONTRACT (E)
WORK OF THE ELECTRICAL CONTRACT INCLUDES, BUT IS NOT LIMITED TO, SUPPLYING AND INSTALLING ELECTRICAL EQUIPMENT AND FIXTURES INCLUDING BUT NOT LIMITED TO: (INTERIOR AND EXTERIOR LIGHT FIXTURES, SMOKE AND CO DETECTORS, COMPLETE CIRCUIT BREAKER PANELS INCLUDING ALL BREAKERS AND LABELING, ELECTRICAL SERVICE ENTRANCE), WIRING, AND ELECTRICAL AND LOW VOLTAGE CONNECTIONS TO EQUIPMENT FURNISHED BY THE GENERAL CONSTRUCTION CONTRACT, PLUMBING CONTRACT, HVAC CONTRACT AND ELECTRICAL CONTRACT. ELECTRICAL CONNECTIONS TO EXISTING SYSTEMS AND TEMPORARY FACILITIES AND CONTROLS FURNISHED BY THE GENERAL CONSTRUCTION CONTRACT, PLUMBING CONTRACT, HVAC CONTRACT AND ELECTRICAL CONTRACT

INSURANCE REQUIREMENTS
PER HACP GENERAL CONDITIONS. EACH PRIME CONTRACTOR SHALL OBTAIN, MAINTAIN DURING THE COURSE OF WORK WORKMAN'S COMPENSATION AND COMPREHENSIVE LIABILITY INSURANCE INCLUDING COVERAGE FOR BODILY INJURY, PROPERTY DAMAGE AND AUTOMOBILE INSURANCE, IN ACCORDANCE WITH HACP, AND STATUTORY REQUIREMENTS. IN ACCORDANCE WITH THE LAWS OF THE STATE AND AS DIRECTED BY THE HACP, PROVIDE EVIDENCE INDICATING INDEMNIFICATION OF THE HACP, ARCHITECT, AND TENANT. THE CONTRACTOR SHALL BEAR THE RISK OF LOSS AND RESPONSIBILITY FOR ALL INJURIES OR DAMAGES TO PERSONS OR PROPERTY THAT MAY ARISE FROM THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEFT OF TOOLS, MATERIALS AND EQUIPMENT STORED ON OR OFF THE SITE. CONTACT HACP REPRESENTATIVE FOR ANY SPECIFIC INSURANCE REQUIREMENTS OR INDEMNIFICATION. ALL SUCH COSTS SHALL BE BORNE BY THE CONTRACTOR.

CODE CONFORMANCE
ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL GOVERNING CODES, ORDINANCES, AND AUTHORITIES HAVING JURISDICTION INCLUDING BUT NOT LIMITED TO UNIVERSAL ACCESSIBILITY.

PERMITS, FEES
THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES AND LICENSES REQUIRED TO PERFORM THE WORK (UNLESS OTHERWISE NOTED). A COPY OF SUCH SHALL BE FURNISHED TO THE HACP. HE/SHE SHALL GIVE NOTICES AS REQUIRED AND PAY FOR ALL INSPECTION TESTS TO ENSURE THEY TAKE PLACE IN A TIMELY MANNER. ANY ADDITIONAL COSTS INCURRED BY THE HACP FOR THE CONTRACTOR'S FAILURE TO ACT IN THIS MANNER SHALL BE BORNE BY THE CONTRACTOR.

SUBMITTALS
PER HACP GENERAL CONDITIONS. CONTRACTOR TO SUBMIT TO ARCHITECT ELECTRONIC SHOP DRAWINGS AND/OR PRODUCT INFORMATION. TWO SAMPLES OF ALL FINISHES ARE TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.

SUBSTITUTIONS
SUBSTITUTIONS FOR PRODUCTS SPECIFIED HEREIN SHALL BE PERMITTED ONLY WITH THE ARCHITECT OR HACP'S APPROVAL. ANY REQUESTS FOR SUBSTITUTION BY THE CONTRACTOR SHALL BE SUBMITTED TO THE ARCHITECT WITH THE APPROPRIATE LITERATURE, SPECIFICATIONS, ETC. THE WARRANTY AND PERFORMANCE OF A SUBSTITUTED PRODUCT OR MATERIAL SHALL EQUAL OR EXCEED THE ORIGINALLY SPECIFIED PRODUCT. IN ADDITION, THE CONTRACTOR SHALL WARRANT THAT SUBSTITUTED MATERIALS SHALL PERFORM AS SPECIFIED.

AS-BUILT DOCUMENTS
ALL CONTRACTORS SHALL MAINTAIN AT THE PROJECT SITE ONE (1) SET OF PRINTS AND SPECIFICATIONS THAT SHALL BE UPDATED AS WORK PROGRESSES TO RECORD AND INDICATE: ALL LOCATIONS OF UTILITIES, SYSTEMS, PIPES, CONDUITS, DUCT WORK, CABLING, ETC.; CHANGES WITHIN THE CONSTRUCTION DOCUMENTS; AND ANY OTHER ITEMS WHICH MAY AFFECT FUTURE CONSTRUCTION, RENOVATIONS OR REPAIRS. THIS INFORMATION SHALL BE SUBMITTED TO THE HACP AND ARCHITECT ON A CLEAN SET OF MARKED-UP PRINTS UPON COMPLETION OF THE PROJECT.

PROJECT SUPERVISION
THE CONTRACTORS SHALL DILIGENTLY PROSECUTE THE WORK TO COMPLETION AND SHALL AT ALL TIMES GIVE HIS/HER PERSONAL SUPERVISION AND ATTENTION THERETO AND MAINTAIN A COMPETENT PROJECT MANAGER, SUPERINTENDENT AND NECESSARY FOREMAN TO ACT FOR HIM/HER. THE CONTRACTOR SHALL PROVIDE SUFFICIENT AND SATISFACTORY FORCES REQUIRED TO ENSURE THE PROSECUTION OF THE WORK TO COMPLETION AND TO MEET AGREED UPON TURNOVER DATE. NEGLECT OR FAILURE TO FURNISH SUCH FORCES OR MEET REQUIRED DATES SHALL BE GROUNDS FOR TERMINATION OF AGREEMENT. THE HACP AT THEIR OPTION MAY FURNISH ADDITIONAL FORCES AT THE CONTRACTOR'S EXPENSE TO MEET THE SCHEDULE AND COMPLETION DATE AND/OR WITH LEGAL NOTICE RECOVER DAMAGES ARISING FROM SUCH DELAYS, INCLUDING BUT NOT LIMITED TO RENT CHARGES.

PROJECT MEETINGS
GENERAL CONTRACTOR SHALL SCHEDULE AND COORDINATE WEEKLY CONSTRUCTION MEETINGS. ALL PRIME AND SUBCONTRACTORS WHOSE WORK IS UNDERWAY OR WHO SHOULD BE PRESENT FOR COORDINATION PURPOSES ARE TO ATTEND. GENERAL CONTRACTOR TO PROVIDE MEETING MINUTES PRIOR TO SUBSEQUENT MEETING.

RESPONSIBILITY FOR JOB CONDITIONS
THE CONTRACTORS ACKNOWLEDGE THAT HE/SHE HAS SATISFIED HIM/HERSELF AS TO THE NATURE, LOCATION, GENERAL CONDITIONS AND LOCAL CONDITIONS, PARTICULARLY THOSE BEARING UPON TRANSPORTATION CODES AND ORDINANCES, DISPOSAL, HANDLING AND STORAGE OF MATERIALS; AVAILABILITY OF LABOR, TYPE OF PAYMENT AND FACILITIES REQUIRED TO DO SO, PROPERLY ESTIMATING THE DIFFICULTY OR COST THEREOF. HACP ASSUMES NO RESPONSIBILITY FOR ANY REPRESENTATIONS MADE BY ANY OF ITS AGENTS OR REPRESENTATIVES TO CONTRACTOR DURING OR PRIOR TO EXECUTION OF AGREEMENT, UNLESS SUCH REPRESENTATION AND HACP'S RESPONSIBILITY IS EXPRESSLY STATED IN THE AGREEMENT. NO ADDITION TO THE CONTRACT BID CAN BE ACCEPTED FOR CONDITIONS INCREASING THE COST IF SUCH CONDITIONS COULD HAVE BEEN OBSERVED THROUGH SITE INSPECTION.

FIELD VERIFICATION OF EXISTING CONDITIONS
VERIFY ALL LINES, LEVELS, INTERFERENCES, FIELD DIMENSIONS AND CONDITIONS AGAINST THE DRAWINGS AND REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK. THE GENERAL CONTRACTOR IS TO REPORT TO THE ARCHITECT ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK. FAILURE TO REPORT TO THE ARCHITECT FOR INTERPRETATION OF SUCH CONDITIONS OR COVERING OVER A CONDITION WHICH SUBSEQUENTLY CAUSES ANY DELAY OR ADDITIONAL COST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL BE HELD FOR ANY DAMAGES RESULTING THERE FROM.

INTERPRETATION OF THE DOCUMENTS
ALL MATERIAL SPECIFIED IS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMENDATIONS AND SPECIFICATIONS. ALL CONTRACTORS ARE TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THESE DOCUMENTS. THE ARCHITECT IS THE SOLE INTERPRETER OR ARBITER OF THE DOCUMENTS. ANY DEVIATION FROM THE INTENT OF THE DOCUMENTS, WITHOUT ARCHITECT'S APPROVAL, IS AT THE CONTRACTOR'S OWN RISK AND MAY RESULT IN A CORRECTION AT THE CONTRACTOR'S EXPENSE (MATERIALS AND LABOR).

LAYOUT, CONFLICTS AND DIMENSIONING
ALL PLAN DIMENSIONS ARE GIVEN FROM FINISHED SURFACES OR CENTERLINES, UNLESS NOTED OTHERWISE. WRITTEN DIMENSIONS ALWAYS SUPERSEDE MEASURED OR SCALED DIMENSIONS; DO NOT SCALE DRAWINGS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL-SCALE DRAWINGS.

ANY CONFLICT BETWEEN DETAIL, DIMENSION, MATERIAL, OR SPECIFICATION IS TO BE ADDRESSED TO THE ARCHITECT FOR INTERPRETATION. ALL CLARIFICATION REQUESTS SHALL BE MADE THROUGH AN OFFICIAL PRIME CONTRACTOR. THE ARCHITECT SHALL HAVE 10 BUSINESS DAYS TO CLARIFY AN RFI. ANY SUCH CONFLICT NOT SO RESOLVED WHEREBY LATER CORRECTION IS REQUIRED, SHALL BE AT THE CONTRACTOR'S EXPENSE. THE WORK SHALL BE LAID OUT FROM DIMENSIONS SHOWN ON THE DRAWINGS ONLY. CONTRACTOR SHALL WORK FROM MOST RECENT DRAWINGS SUPPLIED BY HACP OR ARCHITECT - WORK SHALL BE PERFORMED ONLY AFTER WRITTEN DIRECTION BY HACP OR ARCHITECT.

THE CONTRACTORS SHALL BE RESPONSIBLE FOR THEIR OWN LAYOUT AND FOR COORDINATION WITH OTHER TRADES. ALL DIMENSIONS INDICATED AS HOLD DIMENSIONS SHALL BE MAINTAINED. ANY VARIANCES FROM THESE WILL BE AT THE RISK OF THAT TRADE OR PRIME CONTRACTOR. VERIFY ANY EQUIPMENT CLEARANCES PRIOR TO LAYOUT, THE SPECIFIC PRIME CONTRACTOR SHALL BE HELD FOR ANY DAMAGE TO OR ADDITIONAL COST FOR FAILURE TO DO SUCH LAYOUT. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTORS SHALL VERIFY ALL OVERALL DIMENSIONS, COLUMN LOCATIONS AND REPORT ANY DEVIATIONS FROM THOSE SHOWN TO THE ARCHITECT. THE GENERAL CONTRACTOR AND SEPARATE PRIME CONTRACTOR SHALL COORDINATE THEIR WORK AND SCHEDULING OF HIS/HERFORCES WITH OTER CONTRACTORS AND SUBTRADES (SHOULD THERE BE ANY), AND HACP'S REPRESENTATIVE,. ANY FAILURE TO PROPERLY COORDINATE THE WORK, WHICH RESULTS IN ADDITIONAL COST INCLUDING ANY DEMOLITION OF CONSTRUCTION IN PLACE, SHALL BE BORNE BY THE SEPARATE PRIME CONTRACTOR.

CLEANLINESS OF JOB SITE, PROTECTION OF PREMISES, AFTER HOURS WORK
THE ENTIRE AREA OF WORK IS TO BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES AND POLICED AT INTERVALS TO PREVENT ACCUMULATION OF TRASH AND DERBRIS. ALL MATERIALS SHALL BE STORED IN NORMAL LOCATIONS APPROVED BY THE HACP AND/OR THEGENERAL CONTRACTOR. IF CONTRACTORS DO NOT MAINTAIN PROPER ORDER OR REQUIRE CONTINUED NOTICE TO COMPLY, HEREWITH, HACP MAY AFTER 24 HOURS WRITTEN NOTICE TO THE INDIVIDUAL OFFENDING CONTRACTOR, HIRE THE NECESSARY LABOR TO ADEQUATELY CLEAN. CHARGES FOR SUCH WORK SHALL BE DEDUCTED FROM PAYMENTS DUE THE CONTRACTOR. CONTRACTOR AND HIS/HERSUBCONTRACTORS MUST LEAVE THEIR WORK IN A NEAT AND CLEAN CONDITION READY FOR WORK TO BE PERFORMED BY OTHERS. THE GENERAL CONTRACTOR SHALL PROVIDE DUMPSTERS AS REQUIRED.

TEMPORARY UTILITIES
THE INDIVIDUAL PRIME CONTRACTOR SHALL FURNISH ALL TEMPORARY UTILITIES REQUIRED TO PERFORM HIS/HER WORK INCLUDING, BUT NOT LIMITED TO ELECTRICITY, WATER, HEAT AND TELEPHONE. EACH CONTRACTOR SHALL MAINTAIN AT THIS/HERCOST A JOB PHONE, AND COLLECTIVELY A SITE OFFICE AREA PROPERLY SECURED.

CHANGES IN THE WORK
ANY ADDITIONAL WORK, CHANGES, ADDITIONAL SERVICES OR FEES SHALL NOT OCCUR OR BE PROVIDED WITHOUT WRITTEN CONFIRMATION OF HACP OR ARCHITECT PRIOR TO EXECUTION. FAILURE TO DO SO SHALL RESULT IN NO PAYMENT BY THE HACP OR HIS/HERREPRESENTATIVES FOR SUCH ITEMS.

ACCESSIBILITY GUIDELINES:
ALL EQUIPMENT, ACCESSORIES AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES WITH RESPECT TO HANDICAP ACCESSIBILITY, AND WITH THE AMERICANS WITH DISABILITIES ACT (ADA). THE MORE RESTRICTIVE CODE SHALL APPLY.

DEMOLITION/ALTERATION NOTES

HAZARDOUS MATERIALS REMOVAL (GC)
IF NOT ALREADY IDENTIFIED OR REMOVED, ANY MATERIALS DISCOVERED IN THE COURSE OF CONSTRUCTION THAT ARE DEEMED AS HAZARDOUS, SUCH AS BUT NOT LIMITED TO, ASBESTOS OR LEAD PAINTS, SHALL BE REMOVED, ENCAPSULATED OR LEFT IN ITS PRESENT CONDITION AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES. CONTRACTOR SHALL UTILIZE THE APPROPRIATE TECHNIQUES, PROCEDURES AND DISPOSAL METHODS AS PER STANDARD PRACTICE, FEDERAL, STATE AND LOCAL CODES. REMOVAL OF HAZARDOUS MATERIALS NOT PREVIOUSLY IDENTIFIED SHALL BE AT AN EXTRA COST TO THE CONTRACT, EXCEPT THAT HACP SHALL HAVE THE OPPORTUNITY TO HAVE THE MATERIALS REMEDIATED AT ITS OWN EXPENSE.

ALL HAZARDOUS MATERIALS TO BE DISPOSED OR ENCAPSULATED PER REPORTS AND SPECIFICATIONS PROVIDED BY ARCHITECT AND HACP.

ABANDONED OR REMOVED EQUIPMENT (M, P, E)
ALL PLUMBING, DUCT WORK, ROOF TOP UNITS, SEWER & WATER LINES TO BE REMOVED MUST BE CAPPED AND REMOVED TO THE POINT OF CONNECTION TO BUILDING MAIN UTILITY SYSTEM, WITH EXCEPTIONS. GENERAL CONTRACTOR TO VERIFY WITH HACP REPRESENTATIVE AND ARCHITECT PRIOR TO ANY SUCH WORK, INCLUDING ROOF PENETRATIONS. EACH PRIME CONTRACTOR SHALL REMOVE ALL THEIR RESPECTIVE EXISTING MECHANICAL EQUIPMENT, DUCTWORK, PLUMBING FIXTURES, PIPING SYSTEMS, WIRING, ETC., NOT BEING REUSED.... **DO NOT ABANDON IN PLACE.**

EACH PRIME CONTRACTOR IS RESPONSIBLE TO VERIFY VISUALLY ALL CONDITIONS RELATIVE TO SERVICE REQUIREMENTS AND CODE CONFORMANCE FOR THIS SPACE, AND TO COORDINATE ALL WITH HACPS REPRESENTATIVE, REPORT ANY DEVIATION FROM INFORMATION ON DRAWINGS TO ARCHITECT PRIOR TO COMMENCING WORK. FAILURE TO DO SO WILL RESULT IN CONTRACTOR BEING HELD RESPONSIBLE FOR ANY COSTS FOR SUBSEQUENT CHARGES.

SELECTIVE DEMOLITION
DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED ON THE DRAWINGS. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS.

CONDUCT SELECTIVE DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.

PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN PERMITTED BY ARCHITECT, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS AFTER SELECTIVE DEMOLITION OPERATIONS ARE COMPLETE. EACH INDIVDUAL PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIAING ANY DAMAGE CAUSED BY THEIR OWN ACTIVITIES OR REQUIRED DEMOLITION.

CONTRACT CLOSEOUT:

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND HACP'S REPRESENTATIVE TO PERFORM A PRELIMINARY FINAL INSPECTION. A PUNCH LIST OUTLINING WORK TO BE CORRECTED, FINISHED, PERFORMED OR COMPLETED SHALL BE SUBMITTED BY EACH PRIME CONTRACTOR. ALL WORK OUTLINED ON THE INITIAL PUNCH LIST SHALL BE COMPLETED BY THE CONTRACTOR PRIOR TO THE FINAL INSPECTION AND BEFORE THE PROJECT WILL BE ACCEPTED FOR FINAL COMPLETION. AFTER ALL REQUIREMENTS PREPARATORY TO THE FINAL INSPECTION HAVE BEEN COMPLETED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER TO PERFORM A FINAL INSPECTION. IF ALL THE WORK HAS BEEN COMPLETED, INCLUDING PUNCH LIST ITEMS FROM EARLIER INSPECTIONS, AND NO FURTHER CORRECTIONS ARE REQUIRED, THE ARCHITECT SHALL RECOMMEND FINAL ACCEPTANCE OF THE PROJECT.

ALL PUNCH LIST ITEMS TO BE COMPLETED WITHIN THIRTY (30) WORKING DAYS OF RECEIPT, OR FINAL 10% DRAW WILL BE FORFEITED. ALL WORK NOT COMPLETED WITHIN THE ALLOTTED TIME WILL BE COMPLETED BY HACP AT PRIME CONTRACTOR'S EXPENSE. FINAL COMPLETION OCCURS WHEN ALL PUNCH LIST ITEMS HAVE BEEN COMPLETED AND OCCUPANCY PERMIT HAS BEEN ISSUED.

PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR THE START UP OF ALL EQUIPMENT FURNISHED, INSTALLED OR SERVICED UNDER THIS AND THEIR CONTRACT. EACH PRIME CONTRACTOR SHALL VERIFY THAT IT'S EQUIPMENT, ELECTRICAL SYSTEMS AND APPLIANCES ARE FUNCTIONAL AND OPERATIONAL AND THAT ALL PLUMBING AND HVAC EQUIPMENT IS OWN MINIMAL AND WILL RESULT IN A CORRECTION AT THE CONTRACTOR'S EXPENSE (MATERIALS AND LABOR).

ALL ELECTRICAL PANELS AND BREAKERS TO BE PROPERLY MARKED AND A TYPED SCHEDULE TO BE FURNISHED.

FINAL CLEANING: AT THE TIME OF THE PROJECT CLOSE OUT, THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN AND READY THE SPACE FOR OCCUPANCY. THIS SHALL, AT MINIMUM, INCLUDE HARDWARE, LIGHT FIXTURES, REPLACEMENT OF BURNED OUT LAMPS, REMOVAL OF MASK OR PAINT PROTECTION AND LABELS, TOUCH UP OF ANY MINOR FINISH DAMAGE, AND CLEANING OR REPLACEMENT OF MECHANICAL SYSTEM FILTERS, DAMAGE TO ANY FINISH, SURFACE, EQUIPMENT OR OBJECT CAUSED DURING CLEANING SHALL BE REPAIRED OR REPLACED BY THE GENERAL CONTRACTOR AT HIS/HER OWN COST.

UPON COMPLETION OF THE PROJECT, GENERAL CONTRACTOR SHALL OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT AND PROVIDE A COPY OF THE ORIGINAL TO HACP AND ARCHITECT.

AT EACH PAYMENT REQUEST AND BEFORE PAYMENT IS MADE, EACH CONTRACTOR SHALL DELIVER TO HACP A COMPLETE AND EXACT LIST OF ALL SUB CONTRACTOR'S AND SUPPLIER'S LIENS ARISING OUT OF THIS CONTRACT, OR RECEIPTS IN FULL COVERING ALL LABOR AND MATERIALS FOR WHICH A LIEN COULD BE FILED OR A BOND SATISFACTORY TO THE HACP INDEMNIFYING HACP AGAINST ANY LIENS.

CONTRACTOR GUARANTEES
WARRANTIES AND GUARANTEES: IN ADDITION TO OTHER GUARANTEES HEREIN REQUIRED, PRIME CONTRACTORS HEREBY GUARANTEE THAT WHEN HE/SHE DELIVERS TO THE HACP FOR ACCEPTANCE THE WORK TO BE PERFORMED UNDER THIS CONTRACT, WHICH RESULTS IN ADDITION IN PROPER FUNCTIONAL ORDER WITHOUT FAILURE, AND THERE SHALL BE NO OMISSION OF OR DEFECT IN MATERIAL OR WORKMANSHIP OF ANY WORK, MACHINERY, EQUIPMENT, PARTS, ASSEMBLIES (EXCEPT THOSE FURNISHED BY HACP) AND THAT ALL LABOR, THE AFOREMENTIONED MATERIALS AND ALL OTHER PERFORMED SHALL COMPLY WITH THE AGREEMENT. IF ANY DEFECTIVE OR FAULTY WORKMANSHIP OR MATERIAL IS DISCOVERED WITHIN ONE (1) YEAR COMMENCING FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK, THE SAME SHALL BE PROMPTLY REMEDIED, REPLACED AND RESTORED TO THE HACP'S SATISFACTION BY THE RESPONSIBLE PRIME CONTRACTOR AT THE PRIME CONTRACTOR'S EXPENSE.

DIVISION 2 – SITE WORK – NOT APPLICABLE

DIVISION 3 – CONCRETE (GC)

PLAIN AND REINFORCE CONCRETE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 19 OF THE IBC 2018 AND ACI 318 AS AMMENDED IN SECTION 1905 OF THE IBC 2018.

CONCRETE TO BE INSTALLED AND CURED PER ACI 318 AND BE NORMAL WEIGHT (144PCF) WITH COMPRESSIVE STRENGTH IN 28 DAYS OF 4000 PSI, AIR ENTRAINED. CEMENT SHALL BE PORTLAND, TYPE I(FLY ASH & GROUND GRANULATED BLAST FURNACE SLAG NOT PERMITTED). COARSE AGGREGATE SHALL BE ¾" MAXIMUM. AIR ENTRAINED SHALL BE 7 PERCENT. SLUMP SHALL BE 4" MAXIMUM

REINFORCING BARS SHALL COMPLY WITH A.S.T.M. A615–GRADE 60. WELDED WIRE FABRIC SHALL COMPLY WITH A.S.T.M. A185.

4" MINIMUM COMPACTED GRAVEL BED TO PLACE CONCRETE TO BE #57 HAND OR MACHINE COMPACTED BEFORE CONCRETE PLACEMENT.

PROVIDE COLD-APPLIED JOINT SEALANTS, SINGLE COMPONENT, SILICONE, SELF LEVELING TYPE, BY SIKA OR EQUAL.

ROUND BACKER RODS FOR COLD-APPLIED JOINT SEALANTS: ASTM D5249, TYPE 3, OF DIAMETER AND DENSITY REQUIRED TO CONTROL JOINT-SEALANT DEPTH AND PREVENT BOTTOM-SIDE ADHESION OF SEALANT. BY SIKA OR EQUAL.

DIVISION 4 – MASONRY (GC)

BRICK MASONRY REPOINTING

BRICK MASONRY REPOINTING SPECIALIST QUALIFICATIONS: ENGAGE AN EXPERIENCED BRICK MASONRY REPOINTING FIRM TO PERFORM WORK OF THIS SECTION. FIRM SHALL HAVE COMPLETED WORK SIMILAR IN MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR THIS PROJECT WITH A RECORD OF SUCCESSFUL IN-SERVICE PERFORMANCE. EXPERIENCE IN ONLY INSTALLING MASONRY IS INSUFFICIENT EXPERIENCE FOR MASONRY REPOINTING WORK.

REPOINTING OF AREAS INDICATED IN THE DRAWINGS AND LOCATIONS WITH THE FOLLOWING DEFECTS:
A. HOLES AND MISSING MORTAR
B. CRACKS THAT CAN BE PENETRATED 1/4 INCH OR MORE BY A KNIFE BLADE 0.027 INCH THICK.
C.CRACKS 1/8 INCH OR MORE IN WIDTH AND OF ANY DEPTH.
D HOLLOW-SOUNDING AREAS WHEN TAPPED BY METAL OBJECT.
E. ERODED SURFACES 1/4 INCH OR MORE DEEP.
F. DETERIORATION TO POINT THAT MORTAR CAN BE EASILY REMOVED BY HAND, WITHOUT TOOLS.
G. JOINTS FILLED WITH SUBSTANCES OTHER THAN MORTAR.

MATERIALS
PORTLAND CEMENT: ASTM C 150/C 150M, TYPE I OR TYPE II, EXCEPT TYPE III MAY BE USED FOR COLD-WEATHER CONSTRUCTION; GRAY, WHERE REQUIRED FOR COLOR MATCHING OF MORTAR.

MASONRY CEMENT: ASTM C 91/C 91M. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- CEMEX S.A.B. DE C.V.
- HOLCIM (US) INC.
- QUIKRETE; THE QUIKRETE COMPANIES, LLC.

REMOVE GUTTERS, DOWNSPOUTS AND ASSOCIATED HARDWARE ADJACENT TO MASONRY REPOINTING. REINSTALL WHEN REPOINTING IS CLOMPLETED.PROVIDE TEMPORARY RAIN DRAINAGE DURING WORK TO DIRECT WATER AWAY FROM THE BUILDING.

SEE LINTEL REPLACEMENT BELOW AND COORDINATE MASONRY REPOINTING AND REPLACEMENT WITH REMEDIAL LINTEL REPAIR OR REPLACEMENT.

RETAINING WALL
WHERE NOTED ON THE DRAWINGS, NEW DRYSTACK RETAINING WALL, BELGARD OR EQUAL, TO MATCH EXISTING COLOR AND TYPE OR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE. REMOVE SUFFICIENT SOIL TO ALLOW ACCESS TO INSTALL A NEW WALL. SET NEW WALL IN COMPACTED GRAVEL BED STRICTLY ACCORDING TO THE MANUFACTURER'S INSTALLATION SPECIFICATIONS. INSTALL NEW WALL WITH ALL NECESSARY PINS, GEOGRID AND CAP PIECES ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

RETAINING WALL ACCESSORIES
WALL CAPS, PINS AND GEOGRID FABRIC.
REPLACEMENT WALL CAPS TO MATCH EXISTING, MATERIAL CONCRETE BY BELGARD OR EQUAL, COLOR AND TYPE TO MATCH EXISTING OR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.

GLASS BLOCK
SOLID GLASS BLOCK COLORLESS, TRANSPARENT, SMOOTH FACES AND MANUFACTURER'S STANDARD EDGE COATING WHITE, BY SEVES, OWINGS CORNING GLASS BLOCK OR EQUAL. SILICONE SEALANT BY SIKA OR EQUAL. PRODUCT INFORMATION AND SAMPLE TO BE PROVIDED TO ARCHITECT AND HACP FOR APPROVAL. SIZE OF GLASS BLOCK TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD SIZES. GLASS BLOCK SHALL BE INSTALLED PER IBC AND IRC BUILDING CODE AND TMS 402/ACI 530/ASCE 5 "BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES"

DIVISION 5 – METALS

STEEL BEAMS, ANGLES AND PLATES
SHOP PRIMED WITH RUST PREVENTATIVE PAINT. DIMENSIONS AND GRADE TO MATCH EXISTING SHOP DRAWINGS TO BE PROVIDED BY GC.

ALL EXTERIOR LINTELS MUST BE HOT-DIP GALVANIZED PER ASTM A123.

LINTEL REPLACEMENT/ INSTALLATION ON BRICK VENEER EXTERIOR WALLS
PROTECT EXISTING OPENING WITH PLYWOOD.TEMPORARILY SHORE AND REMOVE EXISTING BRICK ABOVE THE OPENING AT LEAST 6 INCHES ON EACH SIDE MINIMUM AND VERTICALLY AT AND FREE FROM VIBRATION. CONTRACTOR SHALL PROVIDE A BINDER FOR HACP AND TENANT CONTAINING MAINTENANCE MANUALS, INCLUDING OPERATION INSTRUCTIONS, SPARE PARTS LISTS, MAINTENANCE INSTRUCTION PROCEDURES, AND DATA FOR EACH SYSTEM OR EQUIPMENT ITEM.

FOR LINTEL CLEANING USE METAL CLEANING ON NEXT SECTION.

METAL CLEANING
EXECUTION OF THE WORK: IN CLEANING ITEMS, DISTURB THEM AS MINIMALLY AS POSSIBLE AND AS FOLLOWS:
A. REMOVE DETERIORATED COATINGS AND CORROSION.
B. SEQUENCE WORK TO MINIMIZE TIME BEFORE PROTECTIVE COATINGS ARE REAPPLIED.
C. CLEAN ITEMS IN PLACE UNLESS OTHERWISE INDICATED.

MECHANICAL COATING REMOVAL: USE GENTLE METHODS, SUCH AS SCRAPING AND WIRE BRUSHING, THAT WILL NOT ABRADE METAL SUBSTRATE.

REPAINT WHERE INDICATED. PREPARE PAINTED DECORATIVE METAL BY CLEANING SURFACE, REMOVING LESS THAN FIRMLY ADHERED EXISTING PAINT, SANDING EDGES SMOOTH, REMOVING EXISTING PAINT AND PRIMING FOR PAINTING AS SPECIFIED.

METAL AWNINGS
BASIS OF DESIGN, MATCH EXISTING AWNINGS DIMENSIONS, PERIMETER FASCIA, BRACING AND SUPPORTS TO BE SELECTED BY ARCHITECT FROM MANUFACTURER STANDARD COLOR CHART. INSTALL

SOLAR HEAT GAIN COEFFICIENT FOR ALL VERTICAL GLAZING: NR
SKYLIGHTS: U 0.55 MAX

DIVISION 9 – FINISHES (GC)

ALL FINISH TRIM TO BE PAINT GRADE POPLAR OR OTHER TIGHT-GRAINED HARDWOOD, SMOOTH SANDED FINISHED WITH SCARFED JOINTS, GLUED AND NAILED. NO BUTT JOINTS.

GYPSUM BOARD TO BE FINISHED AS SPECIFIED ACCORDING TO THE FOLLOWING:

STANDARD FINISH (LEVEL 4 PER GA 216-96): ALL JOINTS AND INTERIOR ANGLES HAVE TAPE EMBEDDED IN JOINT COMPOUND AND TWO SEPARATE COATS OF JOINT COMPOUND APPLIED OVER ALL FLAT JOINTS AND ONE SEPARATE COAT OF JOINT COMPOUND APPLIED OVER INTERIOR ANGLES. FASTENER HEADS AND ACCESSORIES SHALL BE COVERED WITH THREE SEPARATE COATS OF JOINT COMPOUND. ALL JOINT COMPOUND SHALL BE SMOOTH AND FREE FROM TOOL MARKS AND RIDGES. BEFORE FINAL DECORATION PREPARE SURFACE BE COATED WITH A DRYWALL PRIMER PRIOR TO THE APPLICATION OF FINAL FINISHES.

TREAT GYPSUM BOARD JOINTS, INTERIOR ANGLES, EDGE TRIM, CONTROL JOINTS, PENETRATIONS, FASTENER HEADS, SURFACE DEFECTS, AND ELSEWHERE AS REQUIRED TO PREPARE GYPSUM BOARD SURFACES FOR DECORATION. PROMPTLY REMOVE RESIDUAL JOINT COMPOUND FROM ADJACENT SURFACES. PREFILL OPEN JOINTS, ROUNDED OR BEVELED EDGES, AND DAMAGED SURFACE AREAS. APPLY JOINT TAPE OVER GYPSUM BOARD JOINTS, EXCEPT THOSE WITH TRIM HAVING FLANGES NOT INTENDED FOR TAPE.

ALL INTERIOR GYPSUM BOARD WALLS AND CEILINGS TO BE 1/2" THICK BY USG OR EQUAL UNLESS NOTED OTHERWISE. SUPPLY AND INSTALL 1/2" "AQUATOUGH" BY USG OR EQUAL AT ALL LOCATIONS UNLESS THE WET LOCATIONS ON GARAGE CEILINGS UNDER LIVING SPACES SUPPLY AND INSTALL 5/8" TYPE X TO COVER CEILING AND DUCTWORK BY USG OR EQUAL UNLESS NOTED OTHERWISE.

ALL PARTITIONS ARE TO BE SET IN CAULK.

ALL WORK TO BE COMPLETED IN A FIRST CLASS MANNER WITH NO EXPOSED, UNFINISHED EDGES, NAILS, SCREWS, ETC.

PAINTING
ALL EXTERIOR SURFACES IDENTIFIED TO BE PAINTED SHALL RECEIVE 3-COAT SYSTEM, INCLUDING ONE PRIME COAT (WHERE NOT PROVIDED BY FACTORY) AND TWO FINISH COATS EXTERIOR ENAMEL AS APPROPRIATE FOR SUBSTRATE.

ALL INTERIOR DRYWALL AND PLASTER SURFACES SHALL RECEIVE A 3-COAT SYSTEM, INCLUDING ONE COAT PRIMER SEALER OR AS RECOMMENDED BY PAINT MANUFACTURER (COLORED TO MATCH FINISH TOPCOAT), AND TWO FINISH COATS. PAINT SHALL BE INTERIOR GRADE LATEX PAINT BY SHERWIN WILLIAMS, PITTSBURGH PAINTS, OR APPROVED EQUIVALENT. ALL COLORS TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS FULL LINE OF COLORS.

CEILINGS TO RECEIVE FLAT FINISH PAINT- UNLESS NOTED OTHERWISE. WALLS TO RECEIVE EGG-SHELL FINISH – UNLESS NOTED OTHERWISE. TRIM AND DOORS SHALL RECEIVE SEMI-GLOSS FINISH.

CONCRETE AND MASONRY COATINGS
BASIS-OF-DESIGN INTERIOR PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE NEOGARD, A PART OF HEMPEL NEOFLEX NEOCRYLIC HB WALL-GARD HD, SERIES 1 WALL-GARD HD, SERIES 2 WITH REINFORCED FABRIC LAYER BASECOAT AND TOPCOAT SYSTEM OR COMPARABLE PRODUCT BY ONE OF THE FOLLOWING: PPG PAINTS, SHERWIN-WILLIAMS COMPANY OR EQUAL.

CLEAN SUBSTRATES OF SUBSTANCES THAT COULD IMPAIR BOND OF COATINGS, INCLUDING DUST, DIRT, OIL, GREASE, AND INCOMPATIBLE PAINTS AND ENCAPSULANTS.

CONCRETE SUBSTRATES: REMOVE RELEASE AGENTS, CURING COMPOUNDS, EFFLORESCENCE, AND CHALK.

DO NOT COAT SURFACES IF MOISTURE CONTENT OR ALKALINITY OF SURFACES TO BE COATED EXCEEDS THAT PERMITTED IN COATING MANUFACTURER'S WRITTEN INSTRUCTIONS.

TILE & FLOORS
PROPERLY PREPARE SUB FLOOR TO RECEIVE SPECIFIED FINISH FLOORING.

ON VERTICAL SURFACES, TILE MAY BE SET OVER 1/2" MOISTURE RESISTANT DRYWALL ABOVE 6 FEET. FASTEN BACKER USING CORROSION RESISTANT STEEL DRILL SCREWS AS RECOMMENDED BY MANUFACTURER. TAPE ALL JOINTS AS RECOMMENDED BY MANUFACTURER USING POLYMER-COATED, OPEN GLASS-FIBER MESH. TILE SETTING MATERIAL SHALL BE A LATEX-PORTLAND CEMENT MORTAR WITH A DRY POLYMER ADDITIVE. TILE GROUT SHALL BE EPOXY GROUT. VERIFY WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS. PROVIDE EXPANSION JOINTS AT ALL INTERIOR CORNERS BOTH HORIZONTALLY AND VERTICALLY SEAL WITH ONE PART MILDEW RESISTANT SILICONE SEALANT. FOLLOW "TILE COUNCIL OF AMERICA 2003 EDITION HANDBOOK FOR THE CERAMIC TILE INSTALLATION".

FLOORING PREP
GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FLOORS PREPPED AND LEVEL READY TO RECEIVE SCHEDULED FLOOR FINISH. CONCRETE SLAB SURFACES SHALL BE CLEANED AND MADE SMOOTH WITH LEVELING COMPOUND AND SUBSTRATE PRIMER PRIOR TO THE INSTALLATION OF ANY TILE OR CARPET. ALL PREPARATORY WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE FLOORING MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

LVT FLOORING
BASIS OF DESIGN: PROVIDE LUXE PLANK AND TILE WITH FASTAK INSTALLATION LUXURY VINYL TILE BY ARMSTRONG COMMERCIAL FLOORINGS OR EQUAL. APPROVAL BY ARCHITECT AND HACP REQUIRED.

THICKNESS: 12 MIL WEAR LAYER X 4 MM OVERALL THICKNESS, NO WAX. .

SIZE: 7 INCHES BY 48 INCHES AND 18 INCHES BY 18 INCHES .

COLORS AND PATTERNS: ARCHITECT TO SELECT FROM MANUFACTURER'S FULL RANGE OF COLORS AND SIZES AND TO BE APPROVED BY HACP.

FLOOR SURFACE IS TO BE PROPERLY PREPARED WITHOUT HOLES, CRACKS, OR BUMPS. ALL EDGE CONDITIONS TO BE FLOATED UP FOR SMOOTH EVEN FLUSH TRANSITION.

DIVISION 10 – SPECIALTIES (GC)

TOILET DISPENSER
BASIS OF DESIGN SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE OR COMPARABLE PRODUCTS BY MOEN OR EQUAL. FINISH POLISHED CHROME-PLATED BRASS. LOCATION TO BE PROVIDED BY ARCHITECT.

CURTAIN ROD
BASIS OF DESIGN SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE OR COMPARABLE PRODUCTS BY BRADLEY CORPORATION OR EQUAL. 1" OD, STRAIGHT ROD, MOUNTING FLANGES, STAINLESS STEEL SATIN FINISH.

ROBE HOOK
BASIS OF DESIGN SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE OR COMPARABLE PRODUCTS BY MOEN OR EQUAL. FINISH POLISHED CHROME-PLATED BRASS. LOCATION TO BE PROVIDED BY ARCHITECT.

TOWEL BAR
BASIS OF DESIGN SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE OR COMPARABLE PRODUCTS BY MOEN OR EQUAL. FINISH POLISHED CHROME-PLATED BRASS. 3/4" ROUND TUBE WITH CIRCULAR BRACKETS. 18 INCHES OR 24 INCHES TO FIT AVAILABLE SPACE. LOCATION TO BE PROVIDED BY ARCHITECT.

MAILBOX
POST MOUNTED MAILBOX, HEAVY DUTY USPS APPROVED. 1/8 INCH DIE CAST AND EXTRUDED ALUMINUM CONSTRUCTION, FRONT LOADED, POWDER COATED FINISH, MAGNETIC CATCH. BLACK FINISH.

METAL AWNINGS
BASIS OF DESIGN, MATCH EXISTING AWNINGS DIMENSIONS TO BE REPLACED, ALUMINUM CLAMSHELL TYPE, 0.025 GAUGE ROOF AND 0.040 GAUGE UNDERSTRUCTURE. FACTORY APPLIED BACKED ENAMEL FINISH TO BE SELECTED BY ARCHITECT FROM MANUFACTURER STANDARD COLOR CHART. STRUCTURE ABLE TO SUPPORT 30 PSF OF SNOW LOAD AND BASIC DESIGN WIND SPEED OF 3 SECOND GUST WINDS OF 110 MPH. SE ALSO DIVISION 5.

DIVISION 11 - EQUIPMENT

MANUFACTURER TO PROVIDE WARRANTY TO REPAIR AND REPLACE RESIDENTIAL APPLIANCES OR COMPONENTS THAT FAIL IN MATERIALS OR WORKSMANSHIP WITHIN A YEAR FROM SUBSTANTIAL COMPLETION.

COOKING APPLIANCES- BASIS OF DEISGN

- GAS RANGE

FREESTANDING SLIDE IN RANGE WITH ONE OVEN, 4 GAS BURNERS, FINISH STANDARD WHITE, BY GE, DACOR, BOSCH OR EQUAL.TO FIT EXISTING SPACE. GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE. ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.

- KITCHEN EXHAUST VENTILATION

OVERHEAD EXHAUST HOOD, WALL MOUNTED, THREE SPEED FAN BUILT INTO HOOD WITH STANDARD 500CFM, VENTED TO OUTSIDE THROUGH ROOF OR WALL, FINISH STANDARD WHITE, BY GE, DACOR, BOSCH OR EQUAL.TO FIT EXISTING SPACE. GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE. ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.
BAROMETRIC BACKDRAFT VENT DAMPER BY FAMCO OR EQUAL. DAMPER CONSTRUCTION: HIGH-TEMPERATURE-ENAMEL-PAINTED STEEL DAMPER AND HOUSING WITH GALVANIZED-STEEL BREECHING CONNECTION. ADJUSTABLE COUNTERWEIGHT WITH LOCK. INCLUDE KNIFE-EDGE BEARINGS THAT DO NOT REQUIRE LUBRICATION. VENT SIZE TO MATCH HOOD EXHAUST DIAMETER.

- REFRIGERATOR/FREEZER

FREESTANDING TWO DOOR, SIDE BY SIDE REFRIGERATOR/FREEZER, WITH FREEZER ON TOP, 15.6 CU.FT. REFRIGERATOR STORAGE VOLUME AND 5.13 CU.FT. FREEZER STORAGE VOLUME, AUTOMATIC ICE MAKER AND STORAGE BIN, FRONT PANEL STANDARD WHITE, BY GE, DACOR, BOSCH OR EQUAL.TO FIT EXISTING SPACE. GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE. ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.

CLEANING APPLIANCES- BASIS OF DEISGN

- CLOTHES WASHER

FREESTANDING TOP LOADING UNIT, 3.2 CU. FT MAX. CPACITY, CENTER SPINDLE, FINISH STANDARD WHITE, BY GE, MAYTAG, BOSCH OR EQUAL TO FIT EXISTING SPACE. GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE. ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.

- CLOTHES DRYER

FREESTANDING FRONT LOADING UNIT, 5.7 CU. FT MAX. CPACITY, GAS ELECTRIC, VENT KIT BY MANUFACTURER, FINISH STANDARD WHITE, BY GE, MAYTAG, BOSCH OR EQUAL TO FIT EXISTING SPACE. GC TO PROVIDE UNIT DIMENSIONS AND VERIFY THAT FITS IN THE EXISTING SPACE. ANTI TIP DEVICE TO BE MANUFACTURER STANDARD.

ALL APPLIANCES TO QUALIFY FOR THE EPA/DOE ENERGY STAR PRODUCT LABELING PROGRAM.

DIVISION 12 – FURNISHINGS (GC)

HORIZONTAL LOUVER BLINDS, POLYMER SLATS
SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- HUNTER DOUGLAS ARCHITECTURAL WINDOW COVERINGS.
- LEVOLOR CONTRACT.
- SPRINGS WINDOW FASHIONS; SWFCONTRACT.

MANUAL CORDED OPERATION WITH CHILD SAFETY CORDS.

PLUMBING REQUIREMENTS (P)

CONTRACT DOCUMENTS
ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE SPECIFICATIONS AND DRAWINGS. SHOULD ANY DISCREPANCIES OR OMISSIONS EXIST IN THE DRAWINGS OR SPECIFICATIONS OR SHOULD THERE BE ANY DOUBT AS TO THEIR MEANING, THE MECHANICAL CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO SO NOTIFY THE ARCHITECT BEFORE SUBMITTING HIS BID, HE SHALL ACCEPT THE ARCHITECT'S INTERPRETATION OF THE INTENDED MEANING OF THE DRAWINGS AND SPECIFICATIONS.

MATERIALS, WORKMANSHIP AND METHODS
ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF HIGHEST QUALITY, AND SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. ALL WORK SHALL BE PERFORMED IN KEEPING WITH THE HIGHEST STANDARDS OF WORKMANSHIP AND QUALITY. ALL PLUMBING EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS WHICH SHALL BE AVAILABLE AT THE JOB SITE. ALL MECHANICAL EQUIPMENT SHALL BEAR THE LABEL OF AN APPROVED AGENCY.

THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES WHICH MAY BE REQUIRED TO INSTALL WORK WITHIN THE SCOPE OF THIS CONTRACT. ALL WORK SHALL CONFORM TO ALL STATE AND LOCAL CODES AND ORDINANCES PERTAINING THERETO, AND TO THE REGULATIONS OF ANY OTHER BODIES HAVING JURISDICTION OVER THIS WORK, INCLUDING OSHA. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN AND APPLICABLE CODES AND REGULATIONS, THE CODES AND REGULATIONS TAKE PRECEDENCE AND SHALL BE MET WITH NO ADDITIONAL COST TO THE HACP.

PAYMENT OF FEES, PERMITS AND CODES
THE PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, PERMITS AND FEES WHICH MAY BE REQUIRED TO INSTALL WORK WITHIN THE SCOPE OF THIS CONTRACT. ALL WORK SHALL CONFORM TO ALL STATE AND LOCAL CODES AND ORDINANCES PERTAINING THERETO, AND TO THE REGULATIONS OF ANY OTHER BODIES HAVING JURISDICTION OVER THIS WORK, INCLUDING OSHA. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN AND APPLICABLE CODES AND REGULATIONS, THE CODES AND REGULATIONS TAKE PRECEDENCE AND SHALL BE MET WITH NO ADDITIONAL COST TO THE HACP.

REVIEW OF EQUIPMENT AND MATERIALS
ALL EQUIPMENT AND MATERIAL INSTALLED UNDER THIS CONTRACT SHALL BE SUBJECT TO THE REVIEW OF THE ARCHITECT. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ALL DOCUMENTS IN ELECTRONICALLY IN PDF FORMAT. DATA FURNISHED SHALL INCLUDE SIZE, TYPE, MAKE, CONSTRUCTION AND CAPACITY OF EQUIPMENT.

REVIEW OF SUBMITTALS OF THE FOLLOWING EQUIPMENT IS REQUIRED: PLUMBING FIXTURES AND WATER HEATERS.

NONE OF THIS EQUIPMENT SHALL BE INSTALLED ON THE JOB UNTIL THE ARCHITECT OR HACP HAS REVIEWED THE SUBMITTALS.

VISIT TO THE SITE
THE CONTRACTOR SHALL VISIT THE JOB SITE TO VERIFY THE EXACT LOCATIONS OF ALL EXISTING SERVICES AND SHALL ACQUAINT HIMSELF WITH ALL PERTINENT JOB CONDITIONS. NO CHANGE ORDER WILL BE ALLOWED ON THE BASIS OF THE CONTRACTOR HAVING MISUNDERSTOOD FIELD CONDITIONS.

THE CONTRACTOR SHALL NOTE ALL OPENINGS REQUIRED TO CONVEY EQUIPMENT TO ITS INSTALLED LOCATION. SHOULD OPENINGS BE REQUIRED TO BE MADE, OR ENLARGED, THIS CONTRACTOR SHALL SO ALTER SUCH OPENINGS. OPENINGS SHALL BE RESTORED TO THEIR ORIGINAL SIZE, CONSTRUCTION AND FINISH TO THE SATISFACTION OF THE HACP.

EQUIPMENT
RESIDENTIAL, DIRECT-VENT, GAS-FIRED, STORAGE, DOMESTIC-WATER HEATERS:
MANUFACTURER SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- AO SMITH CORPORATION.
- BRADFORD WHITE CORPORATION.
- LOCHINVAR, LLC.

STANDARD; ANSI Z21.10.1/CSA 4.1.
ENERGY STAR RATING MINIMUM: 0.86 UEF.
SIZE TO MATCH EXISTING WATER HEATER IN BUILDING.

STORAGE-TANK CONSTRUCTION: STEEL.
TAPPINGS: ASME B1.20.1 PIPE THREAD.
PRESSURE RATING: 150 PSIG.
INTERIOR FINISH: COMPLY WITH NSF 61 AND NSF 372 BARRIER MATERIALS FOR POTABLE-WATER TANK LININGS, INCLUDING EXTENDING LINING MATERIAL INTO TAPPINGS.

FACTORY-INSTALLED, STORAGE-TANK APPURTENANCES:
ANODE ROD: REPLACEABLE MAGNESIUM.
DIP TUBE: REQUIRED UNLESS COLD-WATER INLET IS NEAR BOTTOM OF TANK.
DRAIN VALVE: CORROSION-RESISTANT METAL WITH HOSE-END CONNECTION.
INSULATION: COMPLY WITH ASHRAE/IES 90.1 ASHRAE 90.2.
JACKET: STEEL WITH ENAMELED FINISH.
HEAT-TRAP FITTINGS: INLET TYPE IN COLD-WATER INLET AND OUTLET TYPE IN HOT-WATER OUTLET.
BURNER: FOR USE WITH DIRECT-VENT, GAS-FIRED, DOMESTIC-WATER HEATERS AND NATURAL GAS.
IGNITION: STANDING PILOT OR ANSI Z21.20/CSA C22.2 NO. 60730-2-5, ELECTRIC; AUTOMATIC, GAS-IGNITION SYSTEM.
TEMPERATURE CONTROL: ADJUSTABLE THERMOSTAT.
COMBINATION TEMPERATURE-AND-PRESSURE RELIEF VALVE: ANSI Z21.22/CSA 4.4. INCLUDE RELIEVING CAPACITY AT LEAST AS GREAT AS HEAT-INPUT AND INCLUDE PRESSURE SETTING LESS THAN WORKING-PRESSURE RATING OF DOMESTIC-WATER HEATER. SELECT RELIEF VALVE WITH SENSING ELEMENT THAT EXTENDS INTO STORAGE TANK.

DIRECT-VENT SYSTEM: THROUGH- WALL ROOF, COAXIAL- OR DOUBLE-CHANNEL VENT ASSEMBLY WITH DOMESTIC-WATER HEATER MANUFACTURERS OUTSIDE INTAKE/EXHAUST SCREEN.

PLUMBING FIXTURES (UNLESS NOTED ON DRAWINGS)

BATHTUB
FRP BATHTUB, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- AMERICAN STANDARD.
- KOHLER.
- STERLING.

SLIP RESISTANCE, 60 BY 30 INCHES, WHITE FINISH, DRAIN NPS 1 1/2" CHROME PLATED BRASS, POP UP WASTE AND OVERFLOW. PLUMBING CONTTRACTOR SHALL VERIFY THE EXACT SIZE OF ALL REPLACEMENT TUBS AND SHOWERS TO MAKE CERTAIN THAT NEW TUB/SHOWERS FIT IN EXISTING FRAMING, PRIOR TO ORDERING.

BATHTUB / SHOWER FAUCET
PRESSURE BALANCED FAUCET, SINGLE HANDLE, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- AMERICAN STANDARD.
- MOEN INCORPORATED.
- STERLING.

FINISH POLISHED CHROME, 2.5 GMP FLOW RATE, CONCEALED MOUNTING, SINGLE HANDLE, ANTISCALD DEVICE INTEGRATED WITHIN MIXING VALVE.

SHOWER HEAD, BALL JOINT WITH ARM AND FLANGE, CHROME PLATE FINISH, FIXED SPRAY PATTERN

BATHTUB FILLER SPOUT FINISH CHROME PLATE FINISH.

LAVATORIES
VITREOUS-CHINA LAVATORIES. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- AMERICAN STANDARD.
- DURAVIT USA, INC.
- KOHLER CO.

TYPE: FLAT RIM WITH LEDGE, RECTANGULAR NOMINAL SIZE: 19 BY 16 INCHES FAUCET-HOLE PUNCHING: THREE HOLES, 4-INCH CENTERS. COLOR: WHITE.

LAVATORIES FAUCETS – WATER SENSE CERTIFIED
GENERAL DUTY, SOLID BRASS, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- AMERICAN STANDARD.
- MOEN
- HANSGROHE USA

POLISH CHROME PLATE FINISH, 2.2 GPM FLOW RATE, LEVER HANDLE, RIGID SPOUT, DRAIN POP UP.

KITCHEN SINKS – WATER SENSE CERTIFIED
STAINLESS STEEL, COUNTER MOUNTED, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- AMERICAN STANDARD.
- ELKAY
- AFFINITY SURFACES

0.038 INCH THICKNESS, 3 1/2" DRAIN GRID CENTERED IN BOWL.

SINKS FAUCETS – WATER SENSE CERTIFIED
GENERAL DUTY, SOLID BRASS, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- AMERICAN STANDARD.
- ELKAY
- HANSGROHE

POLISHED CHROME PLATE FINISH. SINGLE HANDLE ON KITCHEN TWO HANDLE ON UTILITY SINKS.

WATER CLOSET – WATER SENSE CERTIFIED
FLOOR MOUNTED, FLOOR OUTLET, CLOSE COUPLED (GRAVITY TANK), VITREOUS CHINE, 1.6 GAL/FLUSH, MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- AMERICAN STANDARD.
- KOHLER
- TOTO USA

STANDARD HEIGHT, ELONGATED RIM, WATER SAVING, COLOR WHITE. TOILET SEAT PLASTIC FOR RESIDENTIAL USE, ELONGATED RIM, SEAT COVER, SELF SUSTAINING HINGE, COLOR WHITE.

UTILITY SINK
FRESTANDING UTILITY SINK, MANUFACTURERS: PROFLO OR EQUAL STANDARD HEIGHT, COLOR WHITE. 20 INCH BY 20 INCH SIZE.

EXTERIOR HOSE BIBB
FREEZELESS WALL FAUCET, WOODFORD OR EQUAL, MODEL 30,3/4 INCH CONNECTION, BRASS FINISH, ASSE 1053 APPROVED, MAX PRESSURE 125 PSI.

SLEEVES
SLEEVES SHALL BE INSTALLED WHEREVER PIPING PASSES THROUGH WALLS, CEILINGS, OR FLOORS. SLEEVES SHALL BE CUT FROM SCHEDULE 40 BLACK IRON PIPE. THE INTERNAL DIAMETER OF THE SLEEVE SHALL EXCEED THE EXTERNAL DIAMETER OF THE PIPE (INCLUDING INSULATION) BY NOT LESS THAN ONE INCH. SLEEVES SHALL BE CUT FLUSH WITH WALLS AND UNDERSIDES OF FLOORS AND SHALL EXTEND ONE INCH ABOVE FLOORS ABOVE GRADE.

PIPE PORTALS
PIPING THROUGH THE ROOF SHALL BE INSTALLED THROUGH A PREFABRICATED PIPING PORTAL. PORTALS SHALL HAVE GALVANIZED STEEL INSULATED CURBS, ABS PLASTIC CURB CAP, NEOPRENE RUBBER NIPPLES, AND STAINLESS-STEEL CLAMPS. CURB HEIGHT AS INDICATED ON DRAWINGS. PORTALS SHALL BE MODEL RC AND N2B AS MADE BY ROOF PRODUCTS AND SYSTEMS CORP. PORTALS SHALL HAVE EXTRA HOLES FOR POWER AND CONTROL CONDUITS.

FIRESTOPS
ALL OPENINGS THROUGH FLOORS AND FIRE-RATED PARTITIONS SHALL BE SEALED. VOID SPACES AROUND DUCTS OR PIPES SHALL BE PACKED WITH A FIREPROOFING CERAMIC FIBER AND SEALED WITH FIRE RETARDANT CAULKING. FIBER SHALL BE KAOWOOL BY BABCOCK AND WILCOX, FIBERFRAX BY CARBORUNDUM, OR CERAFIBER BY MANVILLE CO. CAULKING SHALL BE SE411 F BY UNISEAL, STANDARD DUXSEAL BY MANVILLE, OR MOLDABLE PUTTY BY 3M.

ESCUTCHEONS
ESCUTCHEONS SHALL BE INSTALLED WHEREVER PIPING PASSES THROUGH FLOORS, CEILINGS, OR WALLS OF FINISHED SPACES. ESCUTCHEONS SHALL BE CHROMIUM PLATED STEEL, SNAP ON TYPE WITH SPRING RETAINERS. ESCUTCHEONS SHALL BE THE NO. 40 MADE BY THE BEATON/CORBIN COMPANY OR APPROVED EQUAL, SIZED TO FIT PIPE PLUS INSULATION. WHERE RISER CLAMPS ARE IN FINISHED SPACES, PROVIDE HIGH-SKIRT ESCUTCHEONS TO COVER THE CLAMP.

UNIONS
UNIONS SHALL BE INSTALLED AT ALL POINTS INDICATED ON THE DRAWINGS AND AT ALL OTHER POINTS NECESSARY FOR THE INSTALLATION AND REMOVAL OF EQUIPMENT. CONTROL DEVICES, ETC. UNIONS IN GAS LINES WILL BE PERMITTED ONLY AT THE FINAL CONNECTIONS TO EQUIPMENT.

HANGERS
ALL HORIZONTAL PIPING SHALL BE SUPPORTED WITH PIPEHANGERS TO PREVENT SAGGING AND AVOID CONCENTRATION OF HANGING LOAD. HANGER SPACING SHALL NOT EXCEED 10 FT. FOR STEEL PIPE OR 8 FT. FOR COPPER TUBING. COPPER TUBING 1-1/4" AND SMALLER SHALL BE SUPPORTED AT NO GREATER THAN 6 FT. SPACING.

REPAIR ALL FIREPROOFING WHICH IS DAMAGED BY HANGER INSTALLATION.

SOIL WASTE AND VENT PIPING
SOIL, WASTE AND VENT STACKS AND BRANCHES, AND ROOF CONDUCTORS SHALL BE ABS OR PVC PIPING AND FITTINGS SCHEDULE 40. WASTE LINES SHALL BE MINIMUM 2 INCH.

HOT AND COLD-WATER PIPING
POTABLE-WATER PIPING AND COMPONENTS ARE TO COMPLY WITH NSF 14, NSF 61, AND NSF 372. INCLUDE MARKING "NSF-PW" ON PIPING.

HOT AND COLD WATER PIPING WITHIN THE BUILDING SHALL BE TYPE L, SEAMLESS, HARD TEMPER, COPPER TUBING WHICH CONFORMS TO ASTM SPECIFICATION B-88 WITH WROUGHT COPPER, SOLDER TYPE FITTINGS, OR PEX TUBING PLASTIC IN ACCORDANCE WITH ASTM F876 AND ASTM F877 WITH FITTINGS ASTM F1807, METAL INSERT AND COPPER CRIMP RINGS ASTM F1960, COLD EXPANSION FITTINGS AND REINFORCING RINGS.

INSTALLATION OF PIPING
DRAINAGE PIPING SHALL BE INSTALLED TO ACCURATE LINE AND UNIFORM GRADE, AND AT THE ELEVATIONS INDICATED ON THE DRAWINGS. UNLESS OTHERWISE INDICATED, ALL DRAINAGE LINES SHALL SLOPE NOT LESS THAN 1/4 INCH PER FOOT.
DRAINAGE LINES SHALL BE PROVIDED WITH SUFFICIENT CLEANOUTS TO MAKE ALL PARTS OF THE DRAINAGE SYSTEM ACCESSIBLE. CLEANOUTS SHALL BE PROVIDED ALONG INTERIOR HORIZONTAL RUNS AT NOT MORE THAN 50 FT. ON CENTER. CLEANOUTS SHALL BE PROVIDED AT THE BASE OF EACH ROOF CONDUCTOR AND AT ALL OTHER POINTS INDICATED ON THE DRAWING OR REQUIRED BY LOCAL PLUMBING CODE.

ALL PIPES SHALL BE CUT WITH SQUARE ENDS AND SHALL BE PROPERLY REAMED. THREADS SHALL BE CUT WITH CLEAN, SHARP DIES TO FULL DEPTH. ALL BURRS SHALL BE REMOVED FROM PIPE. JOINT COMPOUND SHALL BE APPLIED TO PIPE THREAD ONLY. USE OF EXCESSIVE JOINT COMPOUND IS PROHIBITED.

SOLDER JOINTS IN ALL WATER LINES SHALL BE MADE WITH 95-5 TIN-ANTIMONY SOLDER. OTHER JOINTS MADE WITH EASYBRITE LEAD FREE SOLDER.

WATER LINES WITHIN THE BUILDING SHALL BE INSTALLED WITH SUFFICIENT PITCH TO PROPERLY DRAIN LINES TO DRAIN VALVES. IN ADDITION TO DRAIN VALVES INDICATED ON THE DRAWINGS, THE CONTRACTOR SHALL INSTALL ANY ADDITIONAL DRAIN VALVES NECESSARY TO PROPERLY DRAIN THE SYSTEM.

GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND NFPA-54. ALL GAS PIPING AND CONNECTIONS TO EQUIPMENT SHALL BE IN ACCORDANCE WITH AGA RECOMMENDATIONS AND ALL APPLICABLE LOCAL GAS COMPANY REGULATIONS.

THE CONTRACTOR SHALL VENTILATE THE WORK AREA TO PROVIDE A SAFE ENVIRONMENT. VENTILATION SHALL NOT DIRECT FUMES TO ADJACENT SPACES OR NEIGHBORING STRUCTURES.

THE CONTRACTOR SHALL PROVIDE ADEQUATE FIRE PROTECTION DURING WELDING, CUTTING AND SOLDERING.

REPAIR ALL FIREPROOFING DAMAGED BY THE WORK UNDER THIS CONTRACT.

VALVES
VALVES IN WATER LINES SHALL BE 125 PSI CLASS, BRONZE BODY, BALL VALVES WITH TEFLON SEATS AND PACKING. NIBCO 580 OR APOLLO.DRAIN VALVES SHALL BE BRONZE BODY SOLDERED ENDS, BALL VALVES WITH 3/4 INCH AMERICAN STANDARD HOSE THREAD OUTLET. NIBCO OR APOLLO.

WALL HYDRANT SHALL BE ALL BRASS, FULLY RECESSED, NON-FREEZE, KEY OPERATED, WITH ADJUSTABLE LOCKNUT, REMOVABLE NYLON SEAT, 3/4 INCH HOSE CONNECTION. FURNISH WITH INTEGRAL VACUUM BREAKER. ZURN Z-1300 OR APPROVED EQUAL.

VALVES IN GAS LINES SHALL BE 125 PSI CLASS, THREADED END, IRON BODY, GAS COCKS WITH BRASS PLUG AND WASHER AND SQUARE HEAD. CRANE NO. 324.

INSULATION
ALL COLD AND HOT WATER PIPING, AND HORIZONTAL PORTIONS OF ROOF CONDUCTORS SHALL BE INSULATED WITH 1/2" THICK ARMAFLEX.

PIPE IDENTIFICATION
ALL PIPING SHALL BE LABELED WITH THE NAME OF THE FLUID IN THE PIPE AND WITH ARROWS INDICATING THE DIRECTION OF THE FLOW.

TESTING

**D

WHITE. SIZE OF GRILLE TO MATCH EXISTING OPENING ON TOE KICK, WALL OR CEILING.

CONTROLS
THE HEATING CONTRACTOR SHALL FURNISH AND INSTALL ALL CONTROL DEVICES NECESSARY TO ACHIEVE THE CONTROL SEQUENCE DESCRIBED HEREIN.

CONTROL SYSTEMS SHALL BE GUARANTEED FOR 2 YEARS FROM DATE OF ACCEPTANCE BY HACP.

CONTROL WIRING SHALL BE CONCEALED AND INSTALLED IN ACCORDANCE WITH SECTION 16.

MOTOR STARTERS - MOTOR STARTERS FOR ALL MECHANICAL ITEMS SHALL BE FURNISHED BY THE HEATING CONTRACTOR. STARTERS SHALL HAVE HAND–OFF–AUTO SWITCHES AND CONTROL TRANSFORMERS.

DAMPERS - DAMPERS SHALL BE OPPOSED MULTI-BLADE. BLADES SHALL BE CONSTRUCTED OF 16 GAGE STEEL WITH NEOPRENE GASKETED EDGES AND SHALL BE MOUNTED IN CORROSION RESISTANT BUSHINGS. DAMPERS SHALL HAVE STOPS ON ALL FOUR SIDES. MOTORS SHALL BE MODULATING WITH OIL-IMMERSED GEAR TRAINS. DAMPERS SHALL BE 2% LOW LEAKAGE TYPE.

FREEZE PROTECTION THERMOSTAT - FREEZE PROTECTION THERMOSTAT SHALL BE MERCURY TUBE, MANUAL RESET TYPE SET AT 45F. INSTALL AN ADJUSTABLE TIME DELAY RELAY TO PERMIT AIR TO ESTABLISH SATISFACTORY TEMPERATURE TO AVOID FALSE TRIPS.

SMOKE ALARMS
BASIS OF DESIGN, KIDDE OR EQUAL, MODEL 20SAR, PHOTOELECTRIC, HARDWIRE 120 V AC WITH 2 AA BATTERY BACKUP, FINISH WHITE.

COMBO SMOKE + CO2 ALARMS
BASIS OF DESIGN, KIDDE OR EQUAL, MODEL 30CUDR, PHOTOELECTRIC, HARDWIRE 120 V AC WITH 2 AA BATTERY BACKUP, FINISH WHITE.

SMOKE DETECTOR'S LOCATIONS:
1 COMBO SMOKE + CO2 ALARM PER FLOOR, NOT TO BE PLACED IN A MECHANICAL ROOM OR KITCHEN.
1 SMOKE DETECTOR INSIDE EACH SLEEPING ROOM.
INTERCONNECT SMOKE DETECTORS INSIDE THE UNIT.

INSULATION
ALL SUPPLY AIR DUCTS SHALL BE INSULATED WITH 2" THICK, 1.00 DENSITY, OWENS-CORNING OR APPROVED EQUAL FLEXIBLE DUCT INSULATION WITH FLAME RETARDANT REINFORCED FRK 25 FOIL COVERING. SEAL ALL JOINTS, BOLTS AND ALL EXPOSED EDGES WITH 4" WIDE STRIPS OF SEALING TAPE USING A SUITABLE ADHESIVE. INSULATION SHALL HAVE A 2" FLAP AT ALL JOINTS AND SEAMS WHICH SHALL BE STAPLED AND SECURED WITH ADHESIVE. APPLY ADHESIVE TO DUCTS IN SIX-INCH-WIDE STRIPS AT ONE FOOT INTERVALS. DUCTOWRK EXPOSED WITHIN SPACE MAY BE LEFT UN-INSULATED.

OPERATING INSTRUCTIONS
THE CONTRACTOR SHALL FURNISH THREE COMPLETE SETS OF OPERATING AND MAINTENANCE INSTRUCTIONS. THIS SHALL INCLUDE FINAL CONTROL DIAGRAMS, CATALOG DATA INCLUDING CONSTRUCTION AND MAINTENANCE INFORMATION ON ALL EQUIPMENT, AND MAINTENANCE INFORMATION ON THE COMPLETE SYSTEM.

ONE COMPLETE CONTROL DIAGRAM SHALL BE INCLUDED IN EACH O&M MANUAL.

THE CONTRACTOR SHALL FORMALLY INSTRUCT THE HACP'S STAFF ON THE OPERATION OF THE SYSTEM. THE INSTRUCTION SHALL CONSIST OF NOT LESS THAN 2 PERIODS, EACH PERIOD OF 4 HOURS' DURATION. THE CONTRACTOR SHALL ARARANGE FOR THIS INSTRUCTION WITH THE HACP.

FUNCTIONS AND ALL ACTUATORS OPERATE IN ACCORDANCE WITH SPECIFICATIONS.
TESTS AND INSPECTION

THE FOLLOWING OPERATIONS SHALL BE PERFORMED IN PREPARATION FOR FINAL INSPECTION BY THE ARCHITECT. THE MECHANICAL CONTRACTOR SHALL DEMONSTRATE TO THE ARCHITECT THAT THE SYSTEM IS OPERATING IN COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS. ALL TESTS AND INSPECTIONS SHALL BE COMPLETED BEFORE FINAL PAYMENT IS MADE TO THE HEATING (MECHANICAL) CONTRACTOR.

CONTROLS - ALL CONTROLS SHALL BE TESTED AND ADJUSTED TO ACHIEVE THE INTENT OF THESE SPECIFICATIONS. CONTROLS SHALL BE ADJUSTED WHILE THE SYSTEM IS OPERATING UNDER FULL-LOAD CONDITIONS, BOTH HEATING AND COOLING. CONTROL SUB-CONTRACTOR SHALL SUBMIT WRITTEN CERTIFICATION THAT ALL ON/OFF AND ALARM.

AIR DISTRIBUTION SYSTEM - AIR BALANCING SHALL BE PERFORMED BY AN INDEPENDENT AIR BALANCE SUBCONTRACTOR. THE COST OF THE SUB-CONTRACTOR SHALL BE INCLUDED IN THE CONTRACTOR'S BID PRICE. THE INDEPENDENT AIR BALANCER SHALL NOT BE AN EMPLOYEE NOR A SUBSIDIARY OF THE CONTRACTOR.

GUARANTEE
THE MECHANICAL CONTRACTOR SHALL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE JOB THAT ALL EQUIPMENT, MATERIAL AND LABOR FURNISHED BY HIM ARE FREE FROM DEFECTS. ANY DEFECTS IN MATERIAL AND WORKMANSHIP SHALL BE CORRECTED BY THE CONTRACTOR WITHOUT FURTHER EXPENSE TO THE HACP. ALL ITEMS SPECIFIED TO HAVE A LONGER WARRANTEE SHALL BE GUARANTEED FOR THAT LONGER PERIOD. CONTROLS SHALL HAVE A 2-YEAR GUARANTEE ON PARTS AND LABOR.

CONTROLS
SOLID-STATE THERMOSTAT: WALL-MOUNTED, PROGRAMMABLE, MICROPROCESSOR-BASED UNIT WITH MANUAL SWITCHING FROM HEATING TO COOLING, PREFERENTIAL RATE CONTROL, SEVEN-DAY PROGRAMMABILITY WITH MINIMUM OF FOUR TEMPERATURE PRESETS PER DAY, VACATION MODE, AND BATTERY BACKUP PROTECTION AGAINST POWER FAILURE FOR PROGRAM SETTINGS.

DIVISION 26 - ELECTRICAL WORK (E)

NOTE: ELECTRICAL WORK ON THIS PROJECT IS TO BE DESIGN BUILD. THE E.C. IS RESPONSIBLE FOR VERIFYING LOCATIONS AND REQUIREMENTS FOR THE ELECTRICAL SYSTEM WITH THE HACP.

CONFORM TO THE REQUIREMENTS OF THE CONTRACT DRAWINGS AND SPECIFICATIONS, THE SPECIFIC BUILDING HACP REQUIREMENTS, THE LATEST RULES OF THE NATIONAL ELECTRICAL CODE AND WITH LOCAL ORDINANCES HAVING JURISDICTION.

DO NOT INTERPRET ANYTHING IN THE DRAWINGS OR SPECIFICATIONS AS AUTHORITY TO VIOLATE APPLICABLE CODES.

BE RESPONSIBLE FOR EXAMINING DRAWINGS AND SPECIFICATIONS FOR COMPLIANCE WITH APPLICABLE CODES; RESOLVE ALL CONFLICTS BEFORE INSTALLATION AT NO EXTRA COST.

PREPARE ANY ADDITIONAL CLARIFYING DETAILS REQUIRED BY THE LOCAL INSPECTION AUTHORITIES AND SECURE APPROVAL OF SAME. PAY ANY CHARGES. OBSERVE ALL UNIFORM CONSTRUCTION CODE REQUIREMENTS.

OBSERVE ALL APPLICABLE SAFETY REGULATIONS REQUIRED BY HACP AND/OR BY OSHA.

BRING ANY DISCREPANCIES BETWEEN DIFFERENT DRAWINGS, BETWEEN THE DRAWINGS AND FIELD CONDITIONS, OR BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, OR ANY APPARENT OMISSIONS, TO THE ARCHITECT'S ATTENTION BEFORE SUBMITTING THE BID. AFTER AWARD OF CONTRACT.

THE INTERPRETATION OF ANY CONFLICT WILL BE MADE BY THE ARCHITECT AND SHALL BE ACCEPTED AS FINAL.

IF MENTION HAS BEEN OMITTED PERTAINING TO DETAILS, ITEMS OR RELATED ACCESSORIES REQUIRED FOR THE COMPLETION OF ANY ELECTRICAL SYSTEM INCLUDE SUCH ITEMS AND ACCESSORIES IN THE ELECTRICAL CONTRACT WITHOUT ADDITIONAL CHARGES.

AFTER THE JOB IS AWARDED, CLAIMS BASED ON INSUFFICIENT DATA OR INCORRECTLY ASSUMED CONDITIONS, OR CLAIMS BASED ON MISUNDERSTANDING THE NATURE OR CHARACTER OF THE WORK OR THE CONDITIONS UNDER WHICH IT MUST BE PERFORMED, WILL NOT BE RECOGNIZED.

OBTAIN AND PAY FOR ALL PERMITS AND LICENSES REQUIRED FOR THE EXECUTION OF THE WORK IN ADVANCE OF CONSTRUCTION.

ARRANGE FOR ALL TESTS AND INSPECTIONS OF THE WORK REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND PAY ALL COSTS.

OBTAIN ALL CERTIFICATES OF INSPECTIONS AND APPROVAL FROM ALL AUTHORITIES HAVING JURISDICTION AND DELIVER THEM TO THE HACP AS A PREREQUISITE FOR ACCEPTANCE OF THE WORK. DELIVER COPIES TO THE HACP.

DO NOT INSTALL WORK FOR WHICH AN EXTRA CHARGE IS TO BE MADE WITHOUT WRITTEN APPROVAL STATE IN A WRITTEN REQUEST FOR EXTRA WORK THE NATURE OF THE WORK, BY WHOM REQUESTED, THE PRICE TO BE CHARGED AND AN ITEMIZED TIME AND MATERIAL BREAKDOWN FOR EACH ITEM.

THE E.C. SHALL BE RESPONSIBLE FOR THE CALCULATION AND BALANCING OF THE ELECTRICAL LOADS, CIRCUITING AND CONFIRMING THE ADEQUACY OF EXISTING SERVICE WITH HACP.

SEE GENERAL SPECIFICATIONS

BASIC ELECTRICAL REQUIREMENTS

A. GENERAL PROVISIONS
THE HACP'S GENERAL CONDITIONS AND SPECIAL CONDITIONS ARE HEREBY MADE A PART OF EACH SECTION IN DIVISION 16 AND SHALL APPLY TO ALL THE FOLLOWING WORK.
ELECTRICAL WORK WILL BE LET BY THE HACP, SUBJECT TO THE INSTRUCTIONS TO BIDDERS AND TO ALL ADDENDA AND BULLETINS HEREAFTER MADE PART OF THESE SPECIFICATIONS. REFER THERETO FOR INSTRUCTIONS REGARDING SPECIFIC JOB CONDITIONS.
OBSERVE ALL SPECIAL INSTRUCTIONS IN REGARD TO WORKING CONDITIONS AND MISCELLANEOUS ITEMS AS DIRECTED BY THE ENGINEER AND HACP.

B. SCOPE OF WORK
FURNISH ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, TOOLS, SUPERVISION AND SERVICES NECESSARY FOR THE INSTALLATION AND PROPER COMPLETION OF ALL ELECTRICAL WORK AS HEREIN SPECIFIED AND/OR AS SHOWN ON THE DRAWINGS.

INSTALL ALL SYSTEMS COMPLETE, UNLESS OTHERWISE NOTED, AND LEAVE IN FIRST CLASS OPERATING CONDITION, SATISFACTORY TO THE ENGINEER AND HACP.
ELECTRICAL WORK SHALL INCLUDE BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:
1.ALL ELECTRICAL DEMOLITION, AS REQUIRED.
2.PROVISION OF TEMPORARY LIGHT AND POWER AS SPECIFIED HEREINAFTER.
4. FURNISH AND INSTALL ALL LIGHTING FIXTURES AND LAMPS.
5. ALL POWER WIRING, 120 VOLTS OR HIGHER, FOR ANY NEW HVAC OR PLUMBING EQUIPMENT.
6. PROVISION AND INSTALLATION OF LIGHTING SWITCHES AND DEVICES, AS SHOWN.
7. NEW PANELBOARDS, SUBFEEDERS, BRANCH CIRCUIT WIRING, AS SHOWN.
8. PROVISION AND INSTALLATION OF NEW CANOPY GOOSENECK LIGHTS.
9. PROVISION AND INSTALLATION OF ALL MISCELLANEOUS ITEMS, AS SHOWN ON THE DRAWINGS OR SPECIFIED HEREINAFTER.
10. SEE THE ARCHITECTURAL DIVISION FOR INSTRUCTIONS AND PRECAUTIONS REGARDING EXISTING ASBESTOS/LEAD PAINT IN THE BUILDING.

C. SPECIFICATIONS
THESE SPECIFICATIONS COMPLEMENT THE ELECTRICAL DRAWINGS. EXECUTE ANY ITEM DRAWN AND NOT SPECIFIED OR SPECIFIED AND NOT DRAWN AS FULLY AS IF BOTH DRAWN AND SPECIFIED IN ORDER TO INSURE A COMPLETE INSTALLATION. IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT WILL BE APPLICABLE. INSTALL ANY ITEM SPECIFIED AND NOT DRAWN, OR VICE VERSA, AS COMPLETELY AS IF BOTH SHOWN AND SPECIFIED.

D. CONTRACT DRAWINGS
DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL CONDUITS, CONNECTORS, FITTINGS, BOXES, SWITCHES, SWITCHES AND OTHER MISCELLANEOUS PARTS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISH CONDITIONS AFFECTING THE WORK AND ARRANGE THE NEW WORK ACCORDINGLY, FURNISHING SUCH PARTS AND EQUIPMENT AS MAY BE NECESSARY FOR THIS INSTALLATION.

THE ELECTRICAL DRAWINGS INDICATE THE REQUIRED CONDUIT SIZES AND POINTS OF TERMINATION AND THE NUMBER AND SIZE OF THE WIRES THEREIN BUT DO NOT SUGGEST THE PROPER ROUTING OF THESE RACEWAYS. THE PREPARATION OF FIELD DRAWINGS, IF REQUIRED, IS THE CONTRACTOR'S RESPONSIBILITY.

E. PERMITS, LICENSES AND INSPECTIONS
OBTAIN AND PAY FOR ALL PERMITS AND LICENSES REQUIRED FOR THE EXECUTION OF THE WORK IN ADVANCE OF CONSTRUCTION.
ARRANGE FOR ALL TESTS AND INSPECTIONS OF THE WORK REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND PAY ALL COSTS.
OBTAIN ALL CERTIFICATES OF INSPECTIONS AND APPROVAL FROM ALL AUTHORITIES HAVING JURISDICTION AND DELIVER THEM TO THE HACP AS A PREREQUISITE FOR ACCEPTANCE OF THE WORK.

F. REGULATIONS AND CODES
CONFORM TO THE REQUIREMENTS OF THE CONTRACT DRAWINGS AND SPECIFICATIONS, THE LATEST RULES OF THE NATIONAL ELECTRICAL CODE AND WITH LOCAL ORDINANCES HAVING JURISDICTION. DO NOT INTERPRET ANYTHING IN THE DRAWINGS OR SPECIFICATIONS AS AUTHORITY TO VIOLATE APPLICABLE CODES.
BE RESPONSIBLE FOR EXAMINING DRAWINGS AND SPECIFICATIONS FOR COMPLIANCE WITH APPLICABLE CODES.
RESOLVE ALL CONFLICTS BEFORE INSTALLATION AT NO EXTRA COST.
PREPARE ANY ADDITIONAL CLARIFYING DETAILS REQUIRED BY THE LOCAL INSPECTION AUTHORITIES AND SECURE APPROVAL OF SAME. PAY ANY CHARGES.
OBSERVE ALL REQUIREMENTS OF NEC-2008 EDITION.
OBSERVE ALL INTERNATIONAL BUILDING CODE REQUIREMENTS.
OBSERVE ALL APPLICABLE SAFETY REGULATIONS REQUIRED BY HACP AND/OR BY OSHA.

G. INTERPRETATIONS AND CONFLICTS
BRING ANY DISCREPANCIES BETWEEN DIFFERENT DRAWINGS, BETWEEN THE DRAWINGS AND FIELD CONDITIONS, OR BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, OR ANY APPARENT OMISSIONS, TO THE ENGINEER'S ATTENTION BEFORE SUBMITTING THE BID. AFTER AWARD OF CONTRACT, THE INTERPRETATION OF ANY CONFLICT WILL BE MADE BY THE ENGINEER AND SHALL BE ACCEPTED AS FINAL.
IF MENTION HAS BEEN OMITTED PERTAINING TO DETAILS, ITEMS OR RELATED ACCESSORIES REQUIRED FOR THE COMPLETION OF ANY ELECTRICAL SYSTEM, INCLUDE SUCH ITEMS AND ACCESSORIES IN THE ELECTRICAL CONTRACT WITHOUT ADDITIONAL CHARGES.
AFTER THE JOB IS AWARDED, CLAIMS BASED ON INSUFFICIENT DATA OR INCORRECTLY ASSUMED CONDITIONS, OR CLAIMS BASED ON MISUNDERSTANDING THE NATURE OR CHARACTER OF THE WORK OR THE CONDITIONS UNDER WHICH IT MUST BE PERFORMED, WILL NOT BE RECOGNIZED.

H. WORK SCHEDULE
SCHEDULE ALL ELECTRICAL WORK TO CONFORM TO THE HACP'S WORK SCHEDULE. INCLUDE ANY APPLICABLE PREMIUM TIME, AS DIRECTED.

I. CHANGES IN THE WORK
DO NOT INSTALL WORK FOR WHICH AN EXTRA CHARGE IS TO BE MADE WITHOUT WRITTEN APPROVAL
STATE IN A WRITTEN REQUEST FOR EXTRA WORK THE NATURE OF THE WORK, BY WHOM REQUESTED, THE PRICE TO BE CHARGED AND AN ITEMIZED BREAKDOWN FOR EACH ITEM.

J. STANDARDS OF WORKMANSHIP
ALL ELECTRICAL WORK SHALL MEET OR EXCEED THE STANDARDS OF INSTALLATION AND GOOD WORKMANSHIP AS SET FORTH IN THE LATEST COPY OF THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION PUBLICATION ENTITLED "NECA STANDARDS OF INSTALLATION", EXCEPT AS OTHERWISE MODIFIED IN THESE SPECIFICATIONS OR SHOWN ON THE DRAWINGS.
THE ENGINEER/HACP RESERVES THE RIGHT TO DIRECT THE REMOVAL OF ANY ITEM WHICH DOES NOT COMPLY WITH THE CONTRACT DRAWINGS OR THESE SPECIFICATIONS, OR DOES NOT PRESENT A NEAT, ORDERLY AND WORKMANLIKE APPEARANCE.

K. JOB RESPONSIBILITY
PROVIDE ADEQUATE STORAGE FACILITIES FOR MATERIALS AND EQUIPMENT DURING THE PROGRESS OF THE WORK.
BE RESPONSIBLE FOR THE CONDITION OF ALL MATERIALS AND EQUIPMENT EMPLOYED IN THE ELECTRICAL INSTALLATION UNTIL FINAL ACCEPTANCE BY THE ENGINEER AND HACP.
MAKE GOOD ANY DAMAGE TO THE WORK CAUSED BY FLOODS, STORMS, ACCIDENTS, ACTS OF VIOLENCE AND THEFT, UP TO THE TIME OF FINAL ACCEPTANCE BY THE ENGINEER AND HACP.
BE RESPONSIBLE FOR THE REPLACEMENT OF ALL DAMAGED OR DEFECTIVE WORK, MATERIALS OR EQUIPMENT.

DO NOT LEAVE ANY ELECTRICAL WORK IN HAZARDOUS CONDITION, EVEN TEMPORARILY.
ERECT, MAINTAIN AND FINALLY REMOVE ALL SCAFFOLDS, STAGING, FORMS, PLATFORMS AND LADDERS REQUIRED FOR THE ELECTRICAL INSTALLATION.

L. GUARANTEE
FULLY GUARANTEE IN WRITING ALL MATERIALS AND WORKMANSHIP INSTALLED UNDER THIS CONTRACT AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE HACP.

BASIC ELECTRICAL METHODS AND PROCEDURES

A. VISITING THE SITE
VISIT THE PRESENT INSTALLATION TO ASCERTAIN THE EXISTING SITE CONDITIONS, TO DETERMINE THE LOCATION OF ANY EXISTING ELECTRICAL EQUIPMENT AND TO NOTE THE ROUTING AND LENGTHS OF THE NEW CONDUIT INSTALLATION. MAKE ALL VISITS TO THE SITE DURING THE NORMAL WORKDAY AND WEEK. SCHEDULE VISITS IN ADVANCE WITH THE HACP'S REPRESENTATIVE.
SECURE AND VERIFY ALL DIMENSIONS AT THE SITE.

B. TEMPORARY LIGHT AND POWER
PROVIDE A TEMPORARY SERVICE FOR CONSTRUCTION USING THE EXISTING SERVICE AND PANELS. THE HACP WILL PAY ALL UTILITY CHARGES FOR ENERGY BILLS.
PROVIDE ALL NECESSARY EQUIPMENT PER N.E.C. AND O.S.H.A. REQUIREMENTS.
EXTEND WIRING FOR LIGHTING, AS REQUIRED FOR THE NEW WORK.
LIGHTING INSTALLATION SHALL MEET O.S.H.A. REGULATIONS FOR INTENSITY OF ILLUMINATION, SPACING OF LUMINAIRES AND SAFETY.
INSTALL 120 VOLT CORD SETS WITH GROUND FAULT PROTECTION AS PER THE N.E.C. LATEST REQUIREMENTS.
MAINTAIN THE ELECTRICAL EQUIPMENT AND LAMPS FOR THE TEMPORARY SERVICE.
REPAIR OR REPLACE ANY DAMAGE TO THE BUILDING RESULTING FROM THE TEMPORARY INSTALLATION. REPAIRS SHALL BE SATISFACTORY TO THE HACP.
THE PRESENT SYSTEM MAY BE USED AS THE SOURCE FOR THE TEMPORARY SERVICE, PROVIDED A SATISFACTORY ARRANGEMENT FOR THIS USE IS MADE WITH THE HACP.

C. DEMOLITION
BE RESPONSIBLE FOR THE REMOVAL OF EXISTING ELECTRICAL EQUIPMENT NO LONGER REQUIRED, SUCH AS WIRE, OUTLETS, PANELS, TRANSFORMERS, BOXES, ETC. SHOULD AN INTERRUPTION OR SHUTDOWN BE REQUIRED, NOTIFY THE HACP SUFFICIENTLY IN ADVANCE OF THE REQUIRED SHUTDOWN SO THAT PROPER ARRANGEMENTS CAN BE MADE.
REWIRE AND RECONNECT ALL EXISTING ELECTRICAL ITEMS WHICH REMAIN IN USE IF THE WIRING TO SAME IS DISCONNECTED, DISTURBED OR REMOVED BY THIS RENOVATION. LEAVE ALL EXISTING EQUIPMENT IN OPERATION AT THE JOB'S CONCLUSION.
REMOVE, CLEAN, AND STORE ANY EXISTING ITEMS INDICATED AS BEING REUSED OR RELOCATED UNTIL THE PROPER TIME TO REINSTALL THE SAME.
PROPERLY PROTECT ALL EXISTING ELECTRICAL ITEMS WHICH REMAIN IN PLACE. ANY ELECTRICAL REPLACEMENT NECESSARY SHALL BE DONE AT THIS ELECTRICAL CONTRACTOR'S DIRECT EXPENSE.
NOTE THAT THE REQUIRED ELECTRICAL DEMOLITION IS NOT SHOWN ON THE DRAWINGS.

VISIT THE SITE PRIOR TO BID TO VERIFY ALL REQUIREMENTS FOR THIS DIVISION.

D. PAINTING
PAINTING IS INCLUDED IN THE ELECTRICAL DIVISION AS PER THE FOLLOWING PARAGRAPHS.
TOUCH UP ANY PANELS, SWITCH BOXES OR APPARATUS SCRATCHED, DAMAGED OR RUSTED DURING CONSTRUCTION.
PAINT ANY BRACKETS OR EQUIPMENT WHICH ARE NOT FACTORY PAINTED OR CONSTRUCTED OF A MATERIAL WHICH REQUIRES PROTECTION. PAINT ALL PLYWOOD BACK BOARDS.

E. DETERMINATION OF LOCATIONS
DRAWINGS INDICATE THE APPROXIMATE LOCATIONS OF OUTLETS, APPARATUS AND EQUIPMENT. THE RUNS OF FEEDERS AND BRANCHES AS SHOWN ARE SCHEMATIC. FINAL ROUTING SHALL BE GOVERNED BY STRUCTURAL CONDITIONS AND OTHER OBSTRUCTIONS. THIS SHALL NOT MEAN THAT THE DESIGN OF A SYSTEM MAY BE CHANGED; IT MERELY REFERS TO THE EXACT ROUTING OF A RACEWAY BETWEEN GIVEN POINTS.
INSTALL RACEWAYS WITH ALL NECESSARY OFFSETS, JUNCTION AND PULL BOXES, IN SUCH A MANNER AS TO CONFORM TO THE STRUCTURE, PRESERVE HEADROOM AND SATISFYING THE REQUIREMENTS OF THE GOVERNING CODES AND STANDARDS OF GOOD PRACTICE.
ALL SURFACE CONDUIT ROUTINGS SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT, PRIOR TO ROUGH-IN OF SAME.

F. GROUNDING AND BONDING

PROVIDE ALL ELECTRICAL SYSTEM GROUNDING AND BONDING AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.
MAKE GOOD CONTACT AT ALL PANELS, BOXES AND WHEREVER A CONDUIT RUN IS BROKEN.
GROUND AND BOND ALL CONDUIT, FIXTURES AND OTHER APPARATUS IN A PERMANENT MANNER.
GROUND ALL LIGHTING FIXTURES AND CONVENIENCE OUTLETS AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.

G. LIST OF MATERIALS
SUBMIT TO THE HACP FOR PRELIMINARY APPROVAL, SIX (6) COPIES OF A COMPLETE LIST OF ALL MATERIALS PROPOSED FOR USE IN THE ELECTRICAL SYSTEMS COVERED BY THESE SPECIFICATIONS WITHIN 15 DAYS AFTER THE AWARD OF CONTRACT.

H. SUBMITTAL OF SHOP DRAWINGS AND BROCHURES
IMMEDIATELY FOLLOWING THE AWARDING OF THE CONTRACT, SUBMIT SHOP DRAWINGS, BROCHURES AND/OR DESCRIPTIVE LITERATURE FOR REVIEW TO THE HACP IN ACCORDANCE WITH THE GENERAL CONTRACT.
ITEMIZE THE DRAWINGS SUBMITTED IN THE TRANSMITTAL LETTER.
STAMP THE DRAWINGS WITH THE CONTRACTOR'S SEAL AS EVIDENCE THAT THE DRAWINGS HAVE BEEN THOROUGHLY REVIEWED BY THE CONTRACTOR FOR COMPLIANCE WITH THE CONTRACT DRAWINGS.

I. MARKING AND IDENTIFICATION
CLEARLY MARK ALL PANELS, DISCONNECT SWITCHES, CONTROL DEVICES AND MISCELLANEOUS ELECTRICAL APPARATUS FOR EASY IDENTIFICATION AS REQUIRED.
PROVIDE PLASTIC NAMEPLATES ON ALL PANELBOARDS AND DISCONNECT SWITCHES.
TYPE ALL CIRCUIT DIRECTORIES ON SUITABLE CARDS WHICH SHALL FIT INTO THE HOLDERS IN THE PANELBOARD DOORS.
PROVIDE NEW PLASTIC SLEEVES ATTACHED TO THE INSIDE OF THE PANEL DOORS FOR THE NEW DIRECTORIES.
CARDS SHALL INDICATE THE USE OF EACH CIRCUIT AND IN WHICH SPACE THE CIRCUIT IS UTILIZED.
TAG ALL CIRCUIT LINE CONDUCTORS IN LIGHTING AND POWER PANELS WITH GUMMED NUMBER LABELS TO INDICATE CIRCUIT NUMBERS.
PROVIDE ALL REQUIRED LABELS FOR CONDUCTOR COLOR CODING AND EQUIPMENT INTERRUPTING CAPACITIES, AS REQUIRED BY NEC.
PROVIDE ALL REQUIRED LABELS FOR SAFETY PRECAUTIONS WHEN WORKING ON ELECTRICAL EQUIPMENT.

J. CLEAN UP
PERFORM THE INSTALLATION IN A NEAT AND ORDERLY MANNER.
BE RESPONSIBLE FOR CLEANING UP ELECTRICAL WORK AND HAULING AWAY DEBRIS DAILY. EXERCISE DUE CARE IN THE HANDLING OF WASTE MATERIALS, SCRAP ITEMS AND PAPER; PERIODICALLY REMOVE ELECTRICAL WASTE MATERIALS, PAPER AND RUBBISH. MAINTAIN ORDER, ON COMPLETION OF THE JOB, REMOVE ALL TOOLS, EQUIPMENT, MATERIALS AND LOOSE PARTS.
FINGERPRINTS AND SMEARS ON CEILINGS AND PAINTED WALLS WILL NOT BE TOLERATED. RESTORE ALL AREAS TO THEIR ORIGINAL CLEAN CONDITION, SATISFACTORY TO THE HACP.
LEAVE ALL LIGHTING, PLASTIC PANELS AND GLASSWARE IN A CLEAN CONDITION. WASH WITH A DETERGENT AND AIR DRY. LEAVE THE PREMISES CLEAN, FREE FROM ALL DEBRIS AND UNUSED CONSTRUCTION MATERIALS.
DO A FINAL CLEAN UP AT THE JOB'S CONCLUSION.

K. TESTS
UPON COMPLETION OF THE WORK, AND AS A CONDITION FOR ACCEPTANCE, TEST ALL SYSTEMS IN THE PRESENCE OF THE HACP. RETEST EQUIPMENT REQUIRING CORRECTION.
MAKE ALL TESTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES HAVING JURISDICTION.
TEST SECONDARY WIRING FOR CONTINUITY, SHORT CIRCUIT AND IMPROPER GROUNDS, AND SHOW AN INSULATION RESISTANCE BETWEEN CONDUCTORS AND GROUND NOT LESS THAN THE REQUIREMENTS OF THE N.E.C.

OPERATE EACH LIGHTING CIRCUIT TO TEST EVERY FIXTURE.
CORRECT ALL FAILURES OR IMPROPER OPERATIONS. FURNISH ALL NECESSARY TESTING EQUIPMENT AND PAY ALL COSTS OF TESTING, REPLACING AND REPAIRING.
RETEST ITEMS UNTIL SATISFACTORY PERFORMANCE IS OBTAINED AT NO ADDITIONAL CHARGE.

L. LOAD BALANCE AND PHASING
PROPERLY BALANCE THE BUILDING ELECTRICAL LOADS ACROSS PHASES FOR ALL LIGHTING AND POWER PANELS. TRANSFORMER TERMINALS, AND SERVICE ENTRANCE CONDUCTORS. WHEN ALL LOADS ARE TURNED ON, THE INITIAL UNBALANCE SHALL NOT EXCEED 10%.
PROVIDE FOR THE CORRECT DIRECTION OF ROTATION OF ALL MOTORIZED EQUIPMENT.

M. INSTRUCTIONS TO OPERATING PERSONNEL
FURNISH THE SERVICES OF A PERSON OR PERSONS WHO IS THOROUGHLY FAMILIAR WITH THE COMPLETED INSTALLATION, TO INSTRUCT THE HACP'S OPERATING PERSONNEL IN THE PROPER OPERATION, CARE AND MAINTENANCE OF ALL ELECTRICAL APPARATUS AND SYSTEMS.
FURNISH THESE SERVICES FOR AT LEAST ONE FOUR HOUR PERIOD. DURING THIS TIME DEMONSTRATE TO THE HACP, THE COMPLETE OPERATION OF THE VARIOUS ELECTRICAL SYSTEMS.

BASIC ELECTRICAL MATERIALS AND INSTALLATION

A. MATERIAL IN GENERAL
MATERIALS SHALL BE NEW, TESTED AND LISTED BY UNDERWRITERS LABORATORIES, AND SHALL BEAR THE UNDERWRITERS LABEL WHERE SUCH LABELING SERVICE IS FURNISHED. MATERIALS SHALL MEET WITH THE APPROVAL OF ALL STATE AND LOCAL GOVERNING BODIES HAVING JURISDICTION.
MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, ASTM AND IEEE.
ALL SIMILAR MATERIALS SHALL BE MANUFACTURED BY THE SAME MANUFACTURER.

B. RACEWAYS
1. MATERIALS
RIGID HEAVY WALL STEEL CONDUIT AND ELECTRIC METALLIC TUBING SHALL BE STEEL, HOT DIPPED GALVANIZED AND ZINC COATED, INSIDE AND OUTSIDE. CONDUIT SHALL BEAR THE MANUFACTURER'S AND UNDERWRITERS' LABELS. THIN WALL CONDUIT IS DESIGNATED AS E.M.T. STEEL CONDUIT SHALL BE MANUFACTURED BY WHEATLAND, ALLIED, TRIANGLE, OR EQUAL.
FLEXIBLE CONDUIT (GREENFIELD) SHALL BE U.L. LISTED, 3/4 INCH MINIMUM TRADE SIZE FOR BRANCH WIRING. GREENFIELD OF ½ INCH SIZE WILL BE PERMITTED FOR FINAL CONNECTIONS TO LIGHTING FIXTURES ONLY.

2. INSTALLATION
MINIMUM SIZE CONDUIT IS 3/4 INCHES.
INSTALL CONDUIT AS A COMPLETE SYSTEM, CONTINUOUS FROM OUTLET TO OUTLET, CABINET, BOX OR FITTING, MECHANICALLY AND ELECTRICALLY CONNECTED SO THAT ADEQUATE ELECTRICAL CONTINUITY IS SECURED.
DO NOT ROUTE RACEWAYS THROUGH ANY DUCTWORK.

C. CONDUIT FITTINGS
1. MATERIALS
ALL CONDUIT FITTINGS SHALL BE GALVANIZED MALLEABLE IRON OR STEEL, WHERE APPLICABLE.
CONDUIT FITTINGS SHALL CONFORM IN DESIGN AND QUALITY TO THE TYPE OF CONDUIT ON WHICH THEY ARE BEING INSTALLED.

2. INSTALLATION
USE THREADED CONNECTORS ON GRS CONDUIT.
USE SET-SCREW STYLE CONNECTORS ON E.M.T. WHERE SAME IS RUN EXPOSED OR CONCEALED ABOVE GRADE.
USE BUSHINGS, LOCKNUTS AND EXPANSION FITTINGS OF THE APPROPRIATE TYPE FOR THE RACEWAY SYSTEM BEING INSTALLED.

D. PULL BOXES, OUTLET BOXES AND COVERS
1. GENERAL
FOR EACH OUTLET BOX, USE THE PROPER CODE SIZE FOR THE ENTERING CONDUITS AND THE NUMBER OF WIRES TERMINATING THEREIN.
USE BOXES WITH PLASTER RING EXTENSIONS IN PLASTERED OR DRY WALL PARTITIONS.

2. MATERIALS
FOR LARGE PULL BOXES, USE BOXES OF CODE GAUGE SHEET STEEL WITH STEEL COVERS ATTACHED WITH BRASS SCREWS. BOXES SHALL BE HOT DIPPED, GALVANNEALED AFTER FABRICATION - THE MINIMUM SIZE OF EACH BOX SH

TIMES THE DIAMETER AT BREAST HEIGHT IN SURFACE AREA GROUND. THE REMAINING STUMP AND/OR CHIPS SHALL BE REMOVED FROM THE SITE WITHIN TWO DAYS (2) AFTER GRINDING. ALL SURFACE ROOTS AND ADJACENT SUBSURFACE ROOTS SHALL BE REMOVED AS MAY BE NECESSARY TO ELIMINATE "HUMPS" OR MOUNDS IN THE TREE EASEMENT AREA ADJACENT TO THE STUMP. ALL TREE EASEMENT AREAS ARE TO BE LEFT FLAT AND MEET ORIGINAL GRADE. THE AREA WILL THEN BE BACKFILLED WITH CLEAN, PULVERIZED TOPSOIL TO THE LEVEL OF THE ADJOINING GRADE AND SEEDED. SEE SEEDING FOR SEED REQUIRED.

THE PARTY AUTHORIZED TO REMOVE THE TREE, AT THEIR EXPENSE, SHALL RESTORE THE LAWN AND ANY EXISTING LANDSCAPING AND APPURTENANCES THAT EXIST BETWEEN THE SIDEWALK AND CURB OR IN OTHER AREAS THAT HAVE BEEN DISTURBED BY THE PARTY AUTHORIZED TO REMOVE THE TREE DURING THE PROSECUTION OF THE WORK IN ACCORDANCE WITH THESE SPECIFICATIONS.

THE PARTY AUTHORIZED TO REMOVE THE TREE SHALL PROTECT ALL CONCRETE SIDEWALK, DRIVEWAY APPROACHES, DRIVEWAYS AND STREET PAVEMENT FROM DAMAGE THROUGH THE USE OF PLYWOOD SHEETING OR MATS WHEN NECESSARY. THE PARTY AUTHORIZED TO REMOVE THE TREE SHALL REPLACE OR RESTORE ALL CONCRETE SIDEWALKS, DRIVEWAY APPROACHES, DRIVEWAYS AND STREET PAVEMENT WHICH MAY HAVE BEEN DAMAGED DURING THE PROSECUTION OF THE WORK.

THE PARTY AUTHORIZED TO REMOVE THE TREE SHALL BE RESPONSIBLE AT ALL TIMES FOR KEEPING THE WORK SITE ADJOINING PREMISES, STREET, WALKS AND DRIVEWAYS CLEAN. ALL TREE BRANCHES, BARK, CHIPS AND OTHER DEBRIS MUST BE CLEARED UP AT THE END OF THE WORKDAY.

SECTION 33- UTILITIES

TRENCH DRAIN SYSTEM
ZURN Z880 2 1/2 [64] WIDE TRENCH DRAIN SYSTEM SHALL BE 48 [1220] LONG AND 2 1/2 [63.5] WIDE. DRAIN SHALL BE 3 [76] DEEP. DRAIN SHALL BE MADE OF (HDPE) HIGH DENSITY POLYETHYLENE AND IS UV-10 STABILIZED. DRAIN SHALL HAVE BEDDING FEET TO BE USED FOR POSITIONING AND ANCHORING PURPOSES. DRAINS SHALL HAVE TONGUE AND GROOVE SNAP FIT CONNECTION. DRAIN SHALL HAVE 24 [610] LONG HIGH-DENSITY POLYETHYLENE DECORATIVE GRATE (-POG) PROVIDED AS STANDARD.

INSTALLATION
TRENCH EXCAVATION MUST BE 4" [102MM] GREATER THAN THE TRENCH DEPTH AND A MINIMUM OF 4" [102MM] GREATER THAN THE EDGE OF THE TRENCH ON EACH SIDE. SOFT AND/OR SHIFTING SOIL SUBSTRATES MAY CAUSE CRACKING OF THE CONCRETE AND CONSEQUENT MOVEMENT OF THE TRENCH. IT IS CRITICAL THAT THE CONCRETE BE POURED ON AN ADEQUATE FOUNDATION

ASSEMBLING PER MANUFACTURER INSTRUCTION. A SILICONE CAULK, OR A CONSTRUCTION ADHESIVE, SUCH AS LIQUID NAILS, IS RECOMMENDED TO BE USED AT EACH JOINT AS A SEALER.

UPON COMPLETION OF THE TRENCH EXCAVATION, THE CHANNELS SHOULD BE PLACED IN ORDER ALONGSIDE THE EXCAVATION AND ACCORDING TO THE JOB LAYOUT.

AFTER ATTACHMENT OF ACESSORIES, ANCHOR AND LEVEL TRENCH IN THE EXCAVATION USING CONCRETE PATTIES AROUND THE FEET. MAKE FINISH POUR OF CONCRETE AND BE CERTAIN TO PROPERLY VIBRATE CONCRETE TO ELIMINATE ANY UNWANTED VOIDS. FINISH TROWELING SHOULD BE DONE TO SET THE TOP EDGE OF THE TRENCH DRAIN 1/16" [1.6MM] BELOW THE FLOOR GRADE. REMEMBER TO COMPENSATE FOR CONCRETE SHRINKAGE THAT MAY OCCUR DURNING CURE SO THAT THE EDGE OF THE TRENCH DRAIN DOES NOT PROTRUDE ABOVE THE FINISHED FLOOR GRADE.

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seal



general notes

1. Any conflicts in the drawings or between new and existing construction shall be referred to the Architect.
2. Contractor shall verify all dimensions and existing conditions in the field and shall advise **Fukui Architects, Pc** of any discrepancies between, additions to, deletions from, or alterations to any and all conditions prior to proceeding with any phase of work. **Do not scale drawings.**
3. All work shall be installed in accordance with applicable codes and regulations.
4. Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.
5. All items shown on drawings are finished construction assemblies. Contractor shall provide and install all material required for finished assemblies.
6. All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.

revisions

1	IFB & IFC 07.22.2025
3	IFB & ICF UPDATE 01.09.2026

project title

Owner:
Housing Authority of the City of Pittsburgh
412 Boulevard of the Allies
Pittsburgh,PA,15219

Project Location:
HACP TO#121, MGMT#7954, BPO#3827
1233 Hodgkiss St
Pittsburgh, PA 15212

drawing title

Outline Specifications

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no.	17
of.	17

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