INVITATION FOR BIDS
CCK-2302-18
Agricultural Science Building North – Exterior Concrete Repair Project
ADDENDUM # 2
05/10/2018

ATTENTION: This is not an order. Read all instructions, terms and conditions carefully.

IMPORTANT: BID AND ADDENDUM MUST BE RECEIVED BY 06/05/2018 @ 3:00 P.M. LEXINGTON, KY TIME

Bidder must acknowledge receipt of this and any addendum as stated in the Invitation for Bids.

1. The Bid Due date has changed. Bids will now be due June 5, 2018 @ 3:00pm.

2. Pre-Bid Date: There will be a Pre-Bid Meeting on May 17, 2018 @ 2:00pm. The meeting will be held in the North Lobby of the Agricultural Science Building North, located on the campus of the University of Kentucky.

3. Written Question due date has changed. Written questions will be due May 24, 2018 @ 1:00pm.

4. Please refer to and incorporate within the offer the attached documents that shall replace the original documents contained in Invitation for Bid, CCK-2302-18, posted on March 16, 2018.
   -Updated Special Conditions
   -Updated Specification Sections 024119; 033000; 055000; 079200; and 099100
   -Updated Drawings

OFFICIAL APPROVAL
UNIVERSITY OF KENTUCKY

SIGNATURE

Contracting Officer / (859) 323-5405

Typed or Printed Name
# UNIVERSITY OF KENTUCKY
## SPECIAL CONDITIONS OF THE CONTRACT
### FOR CONSTRUCTION BY A PRIME CONTRACTOR
#### UK- Campus Physical Plant Division (CPPD)
## PLANNING, DESIGN AND CONSTRUCTION SERVICES

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_REV Fall 2017_

Special Conditions
Prime Contractor
ARTICLE 01 GENERAL INFORMATION

1.1 These Special Conditions are intended to modify, supplement, or delete from, applicable Articles of the General Conditions.

1.2 Where any Article of the General Conditions is supplemented by these Special Conditions, the Article shall remain in effect and the supplement shall be added thereto.

1.3 Where Special Conditions conflict with General Conditions, provisions of the Special Conditions take precedence.

1.4 Except as otherwise provided, where these Contract Documents obligate the Prime Contractor to certain responsibilities or require the Prime Contractor to perform certain actions, the Prime Contractor may delegate these actions to one or more Sub-Contractors. However, assignment of such responsibilities or actions to other parties shall not be construed as such to relieve the Prime Contractor of its obligation to the University under this contract to fully comply and perform all requirements under said contract.

1.5 **Project Summary:**

This project will include the following general aspects of work:

*Ag Science Building North exterior concrete repair project UK-PDCS # 807001584213*

**SCOPE OF WORK:**

The Scope of Work for this Project is outlined below in summary. The total Scope of Work is outlined in the Contract Documents. **Repair damaged concrete facade at the 4 story portion of the building - all 4 sides - recoat 100% and add metal flashing. Work includes updating the surface under the existing lightning arrestor system on the parapet to be reinstalled under another contract.** The Contractor is responsible for noise control. The Contractor is responsible for relating instructions to all employees, Sub-Contractors and suppliers on site and, if needed, providing a language translation employee as required. No tobacco products, alcohol, drugs, firearms or fraternizing with students are allowed on site. If any the above is conducted, immediate dismissal from the Project will be enforced.

**PROJECT DESCRIPTION:**

Ag Science Building North – exterior concrete repair project. Repair 100% of all damaged concrete and recoat the entire exterior on this four story building as noted on the attached drawings by S&ME consultants.

If there is/are building exit door(s) in the vicinity of the work area, provide scaffolding with protective overhead and side protection to guard pedestrians from water spray and falling debris. Provide shop drawings of the proposed scaffolding assembly for approval by UK’s Project Manager prior to field fabrication. Per the UK Fire Marshal, the scaffolding is
required to be, at a minimum, the same width as the existing exit door(s). **For bidding purposes: the minimum length to be 30’ from the face of the building.**

Other areas of Ag N will remain in operation throughout the construction period. Interruptions to the required building exits must be coordinated with and approved by UK’s Project Manager. Careful scheduling with the User is required.

No noisy/vibration producing work may take place during normal working hours after Aug 22, 2018 – which is the first day of school. Coordinate after-hours work with UK if necessary after that date.

No work required on the south side’s one story connector lobby/auditorium.

Lightning system and floodlight work is by Others (N.I.C.)

**The steps following below will be repeated in each vertical section of the façade to be worked on … each section must be fully completed prior to staging the next section to work on. The size of the vertical sections are to be determined with the General Contractor and the UK-PDCS Project Manager.**

**Step 1:**

Prior to beginning power spray work, cover all yard areas with filter fabric – sidewalks may remain exposed. Tent all trees/bushes with filter fabric. Protect the east side loading dock’s trench drain- and also the four roof drains on the north side’s first floor concrete canopy - with filtration material as approved by UK - to prevent paint particles from entering storm water system, etc.. **Tree Protection is imperative on this project and Awarded contractor must conform to the UK Tree Protection Standards – including root protection.**

Submit product data that the detergent used in the spray cleaning is environmentally friendly – for approval by UK prior to proceeding.

It is acceptable to use the existing duplex receptacles and hose bibs on the perimeter of the Ag Science North Building – they are present on all 4 sides of the building.

Contractor staging area is the south side concrete driveway – access is from the west side circle drive. Lifts may park anywhere on the site as long as the yard is protected from rutting. Contractor to repair all such turf damage at end of the project (soils and sod as required).

At junction of slab overhangs and the curtain wall: grind a 1” width – down through the existing coatings to expose the existing concrete. The intent is to allow a new 1/2”x 1/2” x 1/8” stainless steel angle to be seated securely at this location to act as a screed – caulk in place. This new angle will also act as a guard to minimize power washer water from getting into the building under the window frame. Take care around existing out swinging doors - at building overhangs- to minimize water infiltration.
Remove lightning rods and cables from column tops and lay aside on the roof –
reinstallation work by Others (N.I.C). Repair anchor holes. Note: cables laying on roof to
remain.

Remove security floodlights from column tops and lay aside on the roof – reinstallation
work by Others (N.I.C). Repair anchor holes. Note: electrical wiring/conduit laying on roof
to remain.

Then high power wash (with cutting tip):

a. Defective concrete areas to remove old Neogard coatings. Then remove defective
  concrete, stabilize and bond/repair with patching materials.

b. All floor overhangs (49-1/2” wide) at all locations to remove old Neogard coatings.
The intent is to permit a good bond between the existing newly-exposed overhang
  concrete and the new screed-to-slope cementitious material installed under Step
  2.

Step 2:

Low power wash – with environmentally-friendly detergent-based cleaner - the entire
building – including the windows and plaster/concrete soffits. No squeegee use on glass
required. Include cleaning of the north side first floor ground-level canopy – topside, soffit
and columns. Include the inside face of the first floor columns. If additional defective areas are
found then confirm/summarize all areas and calculate cost per the unit prices submitted by
the contractor in his bid. Then resolve by change order, before proceeding further.

At 1/2” angle installed under Step 1, use the angle as a screed to taper the new
cementitious material on the 49-1/2” wide overhangs for positive drainage, Taper down to
minimum at outside edge.

Step 3:

Replace existing expansion joints with preformed EJ system.

Apply matching sand textured specified coating to all new concrete.

Then apply specified paint to 100% of the building façade concrete – including soffits.
Caulk at junctions of dissimilar materials. Include the north side first floor ground-level
canopy – topside, soffit and columns. Include the inside face of the first floor columns –
protect existing surface mounted lights – at this location - from paint overlap.

Coordinate painting of vertical sections of lighting arrestor cables with the lighting arrestor
consultant. The intent is to have all cables in place prior to starting painting.
Step 4:

Add 4” high aluminum caps - with drip edge - to tops of all columns - at roof line.

Remove existing alum parapet caps. Add aluminum cover - with drip edge - at 22” wide roof overhang – all 4 sides of building typical - and lap up to top of parapet per the drawings. Reinstall existing alum parapet cap.

Reinstallation of column top lighting rods/cables and security floodlights is by others (N.I.C).

Step 5:

Clean up and restore site back to original condition. Roll up and disposed of filter fabric in all locations. Wash down trees and bushes if residue still remains after fabric removed. Sweep sidewalks and pavement clean of debris from the renovation.

Repair any rutting due to contractor’s vehicles or lifts.

Remove and dispose of filtration material at the east side loading dock’s trench drain, and at the four roof drains on the north side’s first floor concrete canopy.

1.6 **Billing:** Unless specified otherwise all billing will be done in the simple invoice format. The UK PDCS PM will advise whether this is a lump sum (for small& short projects) or partial payments (percentages or monthly) based upon the type of project. **AIA format invoices are NOT required for UK PDCS Projects.** All invoices must include the Purchase Order Number, Project Work Order Number and Project Name/Location. **All invoices must be sent to UK PDCS PM for approval and also to Accounts Payable, for payment.** A schedule of values with % complete must be turned in with each invoice.

Replaces Section 012900 of the specifications.

**ARTICLE 02 PERMITS AND FEES**

All applicable permits and fees shall be paid for by the Prime Contractor or their designee for work performed on the scope of work for this project.

**ARTICLE 03 PROJECT MANAGER**

3.1 Wherever in these Contract Documents reference is made to the Project Manager it shall be in reference to the UK Planning, Design and Construction Services PM as designated for this project. Refer to the Invitation to Bid for the contact information.
ARTICLE 04 CONSULTANT

4.1 Wherever in these Contract Documents reference is made to the Consultant, it shall be understood to mean the UK Planning, Design and Construction Services design team or their duly authorized representatives.

ARTICLE 05 GEOTECHNICAL REPORT

5.1 No subsurface or geotechnical survey information is available and/or required at this time.

ARTICLE 06 TIME FOR COMPLETION

6.1 The time for Substantial Completion as further defined in Article 1 of the General Conditions shall be ninety (90) consecutive calendar days, and final completion shall be fifteen (15) days thereafter.

ARTICLE 07 LIQUIDATED DAMAGES

7.1 Should the Prime Contractor fail to achieve Substantial Completion of the Work under this Contract on or before the date stipulated for Substantial Completion (or such later date as may result from extensions in the Contract Time granted by the Owner), he agrees that the Owner is entitled to, and shall pay the Owner as liquidated damages the sum of NINE Hundred Dollars ($900.00) for each consecutive calendar day that Substantial Completion has not been met. See Article 3 of the Agreement.

7.2 Should the Prime Contractor fail to achieve Final Completion of the Work under this Contract on or before the date stipulated for Final Completion (or such later date as may result from extensions in the Contract Time granted by the Owner), he agrees that the Owner is entitled to, and shall pay the Owner as liquidated damages the sum of FOUR Hundred Dollars ($400.00) for each consecutive calendar day until Final Completion is reached. See Article 3 of the Agreement.

ARTICLE 08 SUBMITTALS AND SHOP DRAWINGS

8.1 SUBMITTALS - GENERAL

8.1.1 The Prime Contractor shall submit each set of Shop Drawings, product data and samples with a separate transmittal form.

8.1.2 All physical sample selections for color/finish shall be submitted for approval at the same time. Color/Finish selections shall not be submitted individually.

8.1.3 Any deviation from the Contract Documents shall be noted on the transmittal form comment section.
8.1.4 All submittals are to be reviewed by the Prime Contractor for compliance with the Contract Documents before submission for approval. All submittals are to be initiated by the Prime Contractor. Submittals made directly to the Consultant by subcontractors, manufacturers or suppliers will not be accepted or reviewed.

8.1.5 Re-submittals shall conspicuously note all changes from earlier submissions. Special notation by the Prime Contractor shall be made to any changes other than those made in response to the Consultant's review.

8.1.6 Manufacturers shall, when requested by the Consultant, submit test reports prepared by reputable firms or laboratories certifying as to performance, operation, construction, wear-ability, etc., to support claims made by the manufacturer of the equipment or materials proposed for inclusion in the Work. Prime Contractor shall also submit a list of three (3) installations where said equipment or materials have been in service for a minimum of five (5) years.

8.2 SUBMISSIONS - REVIEW

8.2.1 Review of submittals is only for compliance with the design concept and the contract documents. THE DESIGN TEAM/CONSULTANT SHALL NOT BE RESPONSIBLE FOR CHECKING DEVIATIONS FROM CONTRACT DOCUMENT REQUIREMENTS OR CHANGES FROM EARLIER SUBMISSIONS NOT SPECIFICALLY NOTED.

8.2.2 The following shall be verified prior to making submittals:

Field Measurements, Field Construction Criteria, Catalog numbers and similar data, Quantities and Capacities, and Compliance with requirements, including verification of all dimensions,

8.2.3 Review Stamp designations shall be as follows:

8.2.3.1 "R = Reviewed", “FS = Furnish as Submitted”, or “NET = No Exceptions Taken”: Proceed with the Work, no corrections needed.

8.2.3.2 "RN = Reviewed as Noted" or “FC= Furnish as Corrected”: Proceed with the Work, noting the corrections/conditions of the approval.

8.2.3.3 "RR = Revise and Resubmit": Do not proceed with the Work, as the submittal does not comply with the Contract Documents. Revisions to the submittal are required for approval.

8.2.3.4 "SC = See Comments": Do not proceed with the Work. Comments have been made to the submittal which may require revisions or deviations from the contract documents.

8.2.3.5 "NA = Not Approved": Do not proceed with the Work, the submittal is rejected.
8.3 SUBMISSIONS - SPECIAL PROVISIONS

8.3.1 In making a submittal, the Prime Contractor shall be deemed to be making the following representations:

8.3.1.1 The Prime Contractor understands and agrees that he shall bear full responsibility for the products furnished. The Prime Contractor expressly warrants that products described in the attached submittal will be usable and that they conform to the Contract requirements unless specifically noted otherwise.

8.3.1.2 The Prime Contractor understands and agrees that, without assuming design responsibility, he expressly warrants that products described in the attached submittal are capable of being used in accordance with the intent of the design documents and that they conform to the Contract requirements unless specifically noted otherwise.

8.3.1.3 The Prime Contractor acknowledges that the Owner will rely on the skill, judgment, and integrity of the Prime Contractor as to conformance requirements and subsequent usability.

8.4.1 SHOP DRAWING AND PROCUREMENT SUBMITTAL LOG

8.4.2 The Prime Contractor, within ten (10) days after the Pre-Construction meeting, shall submit to the Design Team/Consultant, a log fixing the dates for submission of Shop Drawings, special order material items, certifications, guarantees, and any other items required to be submitted to the Design Team/Consultant for review, approval or acceptance.

8.4.3 Upon review and approval of the initial log schedule, the Prime Contractor shall complete the remaining portion as Shop Drawings are submitted for approval. The log shall track all submittals to date. The updated log shall then be reviewed and discussed at each progress meeting to determine items that may impact the construction schedule.

8.5 Shop Drawings

8.5.1 The Prime Contractor shall review, approve, and submit 2 sets of Shop Drawings to the Design Team/Consultant, in accordance with the Shop Drawing & Procurement Submittal Log as herein detailed. By approving and submitting Shop Drawings, the Prime Contractor represents that he has determined and verified all materials, field measurements, and field construction criteria related thereto, or will do so, and that he has checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.

8.5.2 The Prime Contractor shall submit Shop Drawings required for the Work and the Design team/Consultant will review and take appropriate action. The review and approval shall be only for conformance with the design concept of the Project and for compliance with the information given in the Contract Documents. The approval of a separate item will not indicate approval of the assembly in which the item functions.
8.5.3 The Prime Contractor shall make any corrections required by the Design Team/Consultant for compliance to the Contract and shall return the required number of corrected copies of Shop Drawings and resubmit new samples until approved. The Prime Contractor shall direct specific attention, in writing, or on resubmitted Shop Drawings, to revisions other than the corrections called for by the Design Team/Consultant on previous submissions. The Prime Contractor's stamp of approval on any shop drawing or sample shall constitute a representation to Owner and Design Consultant that the Prime Contractor has either determined and verified all quantities, dimensions, field construction criteria, materials, catalog numbers, and similar data, or he assumes full responsibility for doing so, and that he has reviewed or coordinated each shop drawing or sample with the requirements of the Work and the Contract Documents.

8.5.4 Where a shop drawing or sample submission is required by the specifications, no related work shall be commenced until the submittal has been approved by the Design Team/Consultant. A copy of each approved shop drawing and each approved sample shall be kept in good order by the Prime Contractor at the site and shall be available to the Consultant.

8.5.5 The Consultant's approval of Shop Drawings or samples shall not relieve the Prime Contractor from his responsibility for any deviations from the requirements of the Contract Documents unless the Prime Contractor has in writing called the Consultant's attention to such deviation at the time of submission and the Consultant has given written approval to the specific deviation. Any approval by the Consultant shall not relieve the Prime Contractor from responsibility for errors or omissions in the Shop Drawings.

8.5.6 All submittals are to be submitted electronically by the contractor. Submittals must either be accompanied by a Shop Drawing & Procurement Transmittal. A separate transmittal form or message is to be prepared and attached to each package of submittals. Each individual Shop Drawing shall have a copy of the Shop Drawing & Procurement Transmittal or message attached with its respective specification number and description highlighted.

8.5.7 At the completion of the Project, two (2) complete sets of approved Shop Drawings are to be submitted to the Design Team/Consultant.

8.5.8 Where Shop Drawings include fire alarm, communication systems schematics, sprinkler systems, etc., a PDF file of each drawing shall be submitted to the Design Team/Consultant as part of the "Record" set of drawings.

8.5.9 One (1) copy of each approved Shop Drawing shall be maintained at the job site by the Prime Contractor's Superintendent.

8.6 SUBMISSIONS - SAMPLES
8.6.1 Office samples (if required) shall be of sufficient size and quantity to clearly illustrate functional characteristics of the product with integrally related parts and attachment devices, and full range of color, texture, and pattern.

8.6.2 Products shall not be used until the sample has been submitted to and approved by the Consultant.

8.6.3 A minimum of two (2) samples are required to be submitted to the Design Team/Consultant for review and approval and will be distributed as follows:

   a) One to be retained by the University;
   b) One to be retained by the Design Consultant;
   c) An additional sample or samples may be submitted, at the Prime Contractor’s option, for distribution to a third party.

8.6.4 Field samples (block, brick, etc.) of materials to be constructed at the site shall be submitted for review as required by the individual section of the Contract Documents.

8.7 SUBMISSIONS - OPERATION AND MAINTENANCE MANUALS

8.7.1 The University requires a minimum of two (2) bound copies and one (1) digital copy of the final installation, training, operation, maintenance, and repair manuals to be turned over to the Owner's Project Manager and approved for content by the Design Team/Consultant by or before the time construction is 95% complete.

8.7.2 Manuals provided must be of sufficient detail to enable the Owner or others to install, calibrate, train, operate, maintain, service and repair every system, subsystem, and/or piece of equipment installed on or as part of this Contract. Each manual (IF APPLICABLE) must contain:

   8.7.2.1 Project Title, Project number, Location, dates of submittals, names, addresses and phone number for the Consultant, Prime Contractor, and Prime Contractor's Subcontractors;

   8.7.2.2 An Equipment Index that includes vendors’ names, addresses, and telephone numbers for all equipment purchased on the Project;

   8.7.2.3 Emergency instructions with phone numbers and names of contact persons on warranty items shall be included;

   8.7.2.4 Copies of each system's air balancing record and each system's hydronic balancing record;

   8.7.2.5 Copy of valve tag list;

   8.7.2.6 Copy of As-Built temperature control system drawings and components and sequence of operation;
8.7.2.7 Original copies of the following provided by the manufacturer:

- Installation manuals
- Training manuals
- Service Manual
- Parts list
- Reviewed Shop Drawings
- Instruction Manuals
- Calibration manuals
- Operation manuals
- Repair manuals
- Wire list
- Keying Bit List

8.7.2.8 Any Computer, Micro controller, and/or Microprocessor equipped equipment installed shall be provided with source code copies of all software and firmware (prom, eprom, rom, other) supplied on this Contract; and

8.7.2.9 Copies of all inspection and guarantee certificates, manufacturers' warranties with the University of Kentucky listed as the Owner for all equipment provided and/or installed.

8.7.2.10 All manuals shall be as follows: Bound in hard cover three(3) ring (D-type) binder, 1", 1.5" or 2" maximum, indexed and in CSI format, tabbed (4, 5, 8 or 16th cut), no more than 80% binder fill, white vinyl, presentation type with clear vinyl view cover on front, back and spine and with pockets on front and back. Maximum drawing size in binder shall be folded 11"x17" and shall be hole-punched and reinforcements added. Do not put drawings in pockets. Top of all drawings shall be at top or spine side of the manual. Complete drawings must be viewed without opening rings. Provide binders as manufactured by Universal Office Products, Des Plaines, IL. 1"(S# B2-20742), 1.5"(B2-20744), or 2"(B2-20746) or equal.

8.7.2.11 If the binder includes manuals from any one vendor covering several different model numbers, the model used on the Project must be highlighted.

8.7.2.12 Included in the front of the "Operation and Maintenance Manual" shall be a copy of the Interior and Exterior Finish plan and Schedule listing all finish materials (IF APPLICAPABLE), the manufacturer, the finish color, and the manufacturer's paint number.

8.7.2.13 Photograph album containing photos and negatives or digital images on CD (.pdf format) showing buried utilities and concealed items shall be included.

8.8 SUBMISSIONS – RECORD SET OF DRAWINGS

8.8.1 The Prime Contractor shall submit one (1) electronic copy of a Record Set of drawings in PDF format and one (1) hard copy indicating all deviations of construction as originally...
specified in the Contract Documents. These Record Drawings will compile information from the Prime Contractor as well as all Sub-contractors. The Prime Contractor shall provide a qualified representative to update the Record Set of drawings as construction progresses.

8.8.2 The Prime Contractor shall provide and utilize a camera to photograph the installation of buried utilities and concealed items. The Prime Contractor shall provide digital images on CD (.jpeg format), which shall be submitted as part of the Operation and Maintenance Manuals submission.

8.8.3 Approval of the Final Payment request will be contingent upon compliance with these provisions. The Prime Contractor's Record Set of drawings shall be delivered to the Design Team/Consultant at their completion so that changes may be made on the original contract drawings.

ARTICLE 09 PLANS, DRAWINGS, AND SPECIFICATIONS

9.1 The successful Prime Contractor can purchase any number of sets of plans and specifications from Lynn Imaging, Lexington, Kentucky (http://www.ukplanroom.com/ or Phone Lynn Imaging @1.800.888.0693 or 859.255.1021). The Prime Contractor will be required to pay Lynn Imaging for the cost of duplication for all sets required.

9.2 The University will not be providing hard copy sets of the ‘Official Contract Documents’ to the successful Prime Contractor.

9.3 All drawings, specifications and copies, thereof, prepared by the Consultant, are the property of the University of Kentucky. They are not to be used on other Work.

ARTICLE 10 PROGRESS MEETINGS

10.1 In addition to specific coordination and pre-installation meetings for each element of Work, and other regular Project meetings held for other purposes, progress meetings will be held as outlined at the Pre-construction Meeting. Each entity then involved in planning, coordination or performance of Work shall be properly represented at each progress meeting. The following areas will be covered as needed at each progress meeting: current status of work in place, Prime Contractor’s review of upcoming work (2 week look ahead), schedule status, upcoming outages, new outage requests, shop drawings due from Prime Contractor & Sub-Contractors, shop drawings being reviewed, outstanding RFI’s, outstanding RFQ’s, new RFQ’s, change orders pending approval, new business, Record Drawing Set updated, close-out documents status, defective work in place issues, review “pencil copy” of payment application, safety issues and new business or other issues not covered above. With regard to schedule status, discuss whether each element of current work is ahead of schedule, on time, or behind schedule in relation with updated progress schedule; determine how behind-schedule Work will be expedited, and secure commitments from entities involved in doing so; discuss whether schedule revisions are required to ensure that current Work
and subsequent Work will be completed within Contract Time; and review everything of significance which could affect the progress of the Work.

10.2 Prime Contractor shall prepare and submit at each progress meeting an updated schedule indicating Work completed to date and any needed revisions.

10.3 With the express purpose of expediting construction and providing the opportunity for cooperation of affected parties, progress meetings will be held and attended by representatives of:

(1) The Owner's Project Manager
(2) The Design Team/Consultant.
(3) Prime Contractor.
(4) Subcontractors.
(5) Others requested to attend (as deemed necessary by PDCS).
(6) Other Campus Physical Plant Division Representatives (if needed)

10.4 A location at or near the site will be designated where such progress meetings will be held. Participants will be notified of the dates and times of the meetings by the Project Manager.

ARTICLE 11 CONSTRUCTION SCHEDULE – Gantt Chart

11.1 Prime Contractor shall prepare schedules as a Gantt chart with separate divisions for each major portion of the Work or operation. The schedules submitted for this Project shall be prepared using Microsoft Project or similar scheduling software. All schedule submittals shall include both hard copies (maximum sheet size shall be 11” x 17”) as well as a complete copy of the schedule in PDF electronic file format as well as the original format.

11.1.1 The schedule shall include divisions for Work to be accomplished remote from the central construction site, (for example, modular or prefabricated units to be constructed off-site, or utilities [from outside the construction site to the site or as a separate project] such as chill water, steam, electrical, communications, and fire service). Such Work shall be scheduled so that disruption resulting from construction will be minimized. Start dates and completion dates for such Work must be maintained and completed in the shortest reasonable time.

ARTICLE 12 WALK-THROUGH

12.1 After the "Work Order" is issued but before Work by the Prime Contractor is started, a walk-through of the area is required to document the condition of the space, surfaces, or equipment. It is the responsibility of the Prime Contractor to schedule the walk-through with the Owner’s Project Manager, the Design Team/Consultant, and other interested parties.
12.2 During the walk-through, Prime Contractor shall identify all damaged surfaces or other defective items that exist prior to construction.

12.3 The walk-through shall be attended by Owner’s Project Manager, a Representative of the user of the facility, the Prime Contractor and the Design Consultant

12.4 Written & Visual documentation of the walk-through is to be provided by the Design Team/Consultant with copies distributed to all parties. All parties attending the walk-through agree on the list of damages.

ARTICLE 13 OWNER’S CONSTRUCTION REPRESENTATIVE – N/A

ARTICLE 14 FIELD OFFICE

14.1 The Prime Contractor is not required to make provisions for a field office for his own personnel or for incidental use by their Subcontractors.

14.2 Prime Contractor is not required to provide a field office for use by the Owner or Consultant.

ARTICLE 15 TELEPHONE SERVICE

15.1 Cell phone service may be utilized.

ARTICLE 16 CONSTRUCTION FENCE

16.1 Construction fencing will be designed and erected around job sites where there is a possibility of injury to employees, students or the public. Special precautions must be taken to protect the visually impaired, disabled, children and others using the University facilities. During active excavation/trenching operations, fencing shall be erected to prevent unauthorized entry into the site. All fencing shall comply with the current requirements of the International Building Code except where the following requirements are more stringent.

16.1.1 All job site perimeter fencing within 5 feet of a walkway, street, plot line, or public right-of-way shall be 8 feet in height. Perimeter fencing that blocks sidewalks must include signs directing pedestrians to a safe walkway or crosswalk. Signage may be attached to the fence, but may also be required to inform pedestrians of sidewalk closures and detours prior to arriving at the closed area.

16.1.2 All job site perimeter fencing more than 5 feet from a walkway, street, plot line, or public right-of-way shall be a minimum of 5 feet in height unless International Building Code requirements are more restrictive due to the height of the structure and setback
16.1.3 All fencing shall be of a woven material such as chain link or a solid type fence.

16.1.4 It shall be the Prime Contractor’s responsibility to determine the proper quality of materials and methods of installation of the fencing, with the understanding that it must be maintained in good condition, good appearance, rigid, plumb, and safe throughout the construction period. The fence does not have to be new material. Penetrations in pavement or landscape walking surfaces may not be made without the approval of the Owner. Any damage caused by the fence installation shall be repaired in a manner satisfactory to the Owner. Fence Panels are approved for use in utility projects etc.

16.1.5 The Prime Contractor shall be responsible for removing and replacing any fence sections and/or posts necessary for access to the site on a daily basis. The Prime Contractor shall police such conditions to assure the fence and posts are reset in a timely manner and are specifically in place at the close of the working day.

16.1.6 If the Prime Contractor fails to comply with the requirements of this Article 16, the Owner may proceed to have the work done and the Prime Contractor shall be charged for the cost of the Work done by unilateral deductive change order.

16.1.7 Plastic construction fencing is not acceptable as a perimeter protection fence.

16.2 Construction Fencing section includes the UK Tree Protection Standards attached in the front end documents (Article 56).

ARTICLE 17 PROJECT SIGN

17.1 There is not a requirement for a Project Sign on UK PDCS projects.

17.2 No signs, except those attached to vehicles or equipment, may be displayed without permission from the Consultant and the Owner's Project Manager. No political signs will be permitted.

ARTICLE 18 PARKING

18.1 The University of Kentucky will make available for purchase by the Prime Contractor of up to four (4) parking permits – Quantity is the decision of UK Project Manager. The category of parking permit and location of parking is determined by the Director, Parking and Transportation Services, or a designee. Parking permits may be purchased by the Prime Contractor to be used by the Prime Contractor and/or the Prime Contractor’s subcontractors and employees during the construction period. The cost of each permit is based on the pro-rata annual cost and may be purchased from Parking Services, 721 Press Avenue, after the Contract is executed. Necessary UK-PDCS documents will be required to purchase the passes.

18.2 The Director, Parking and Transportation Services, or a designee will determine if parking is available for employees of the Prime Contractor and subcontractors in the Service spaces, E lots or elsewhere on Campus. The Prime Contractor will be given notice should conditions change that will affect parking at the designated parking area.
and it is necessary to relocate parking or terminate parking privileges. If parking is available, permits may be purchased from Parking Services, 721 Press Avenue at the appropriate monthly cost.

ARTICLE 19 SANITARY FACILITIES

19.1 At the beginning of the Project, before any Work is started, the Prime Contractor shall furnish, install and maintain ample sanitary facilities for the workforce on an as needed basis. **Permanent toilets in existing buildings shall not be used during construction of the Project (unless approved in advance of project bid).** Drinking water shall be provided from an approved safe source, piped or transported as to be kept clean and fresh and served from single service containers or satisfactory types of sanitary drinking stands or fountains. All such facilities and services shall be furnished in strict accordance with existing governing health regulations.

ARTICLE 20 RULES OF MEASUREMENT

20.1 Rules of Measurement shall be established by the Consultant in the field. Actual measurement shall be taken in the field. These amounts shall become binding upon the Prime Contractor and be adjusted as before mentioned.

20.2 The Prime Contractor shall pay for and coordinate through the Design Team/Consultant and/or the Owner's Project Manager all associated Work by utility companies including relocation of utility poles, installation of new street lights, relocation of overhead or underground lines, and any other Work called for on the Plans and in the Specifications.

ARTICLE 21 ALLOWANCES

21.1 As stated in the General Conditions to the Contract, the Prime Contractor shall have included in the Contract Amount all costs necessary to complete the Work. Costs based on “allowances” shall be permitted only with the prior written approval of the Owner or stated in the Special Conditions and noted on Plans. Any Allowances for this project will be noted below:

N/A

21.2 Costs based on allowances may be included in Subcontract bid packages only with the prior written approval of the Owner or stated in the Special Conditions and noted on Plans.

21.3 Any allowance amounts included in a Subcontract bid package, but not expended for the approved task during the course of the work of that Subcontract, shall be deducted from the Prime Contractor’s contract by Change Order. Any additional amounts necessary to pay for additional cost of an allowance in a Subcontract bid package shall be funded from the Construction Contingency Fund.
21.4 The University of Kentucky has entered into a price contract agreement with SimplexGrinnell for procurement of fire alarm and security systems. SimplexGrinnell (If required by the project and noted as such on the documents) will provide an allowance for this project which may include Fire Alarm Equipment and Security Equipment, including all required cable/wire, labor to install cable and wire and terminations of SimplexGrinnell supplied devices and panels. SimplexGrinnell will be a sub-contractor under a trade contract.

21.4.1 The Prime Contractor shall include an amount to be determined later for the work by SimplexGrinnell in the appropriate trade contractor’s scope of work. The Prime Contractor shall be responsible for all coordination with the Fire Alarm and security trade contractor (if required for this contract).

21.4.2 The electrical contractor is to provide and install conduits and back boxes/junction boxes. All conduits will include a pull string. SimplexGrinnell will furnish and install all fire alarm and security equipment and wiring.

ARTICLE 22 CONSTRUCTION CONTINGENCY FUNDS

22.1 The Owner shall include an amount in the Project construction budget equal to ten percent (10%) of the total cost of the construction as a Construction Contingency Fund. The following are general / typical categories of changes to the Work that may, with the Owner’s prior written specific approval, be funded from this source:

22.1.1 Reasonable errors & omissions in the plans and specifications (excluding above grade improvements);

22.1.2 Reasonable costs associated with schedule recovery that is not a direct result of the Prime Contractor’s or a trade contractor’s failure to perform;

22.1.3 Amounts necessary to fund cost overruns in approved allowance items within the bid documents or a Subcontractor’s scope of work, as described in Article 21.3, above.

ARTICLE 23 SEQUENCE OF CONSTRUCTION

23.1 All materials and equipment are to be brought into the project site from the approved staging locations. Any and all exceptions shall be approved by, and closely coordinated with, the Owner’s Project Manager in advance of scheduling or performing the work.

23.2.1 The Prime Contractor shall coordinate any road and sidewalk closings, utility disruptions, etc. which will affect the use of any existing building(s) with the Owner's Project Manager prior to commencing that Work.
23.2 The adjacent buildings and public areas will remain in use and the Owner shall have access to the existing building(s) throughout the duration of the Project. The Prime Contractor shall coordinate construction activity to assure the safety of those who must travel near or around the site and shall provide and maintain the necessary barriers and accommodations for a completely safe route of accessibility. The Prime Contractor is to insure that all exits provide for free and unobstructed egress. If exits must be blocked, then prior arrangements must be made with the Owner's Project Manager.

23.3 The Prime Contractor shall cooperate with the Owner in minimizing inconvenience to, or interference with normal use of existing buildings and grounds by staff, students, other Contractors, or the public. Prime Contractor shall conduct operations to prevent damage to adjacent building structures and other facilities and in such a manner to protect the safety of building's occupants.

23.4 Special effort shall be made by the Prime Contractor to prevent any employee from entering existing buildings for reasons except construction business. In particular, use of toilets, drinking fountains, vending machines, etc. is strictly prohibited.

ARTICLE 24 CRANE & MATERIAL HOIST OPERATIONS – As Required

24.1 Prime Contractor shall provide appropriate barriers around crane and material hoist to protect pedestrian and vehicular traffic around operating area if needed for construction operations. When crane is operating or moving, flag men provided by Prime Contractor shall be utilized to prevent pedestrian and vehicular traffic from crossing pathway of crane lift. Prime Contractor flag men shall coordinate these activities with the appropriate security personnel.

24.2 If used, Crane and material hoist shall be safely secured and inaccessible during non-operating hours. Prime Contractor shall coordinate operation or erection of a crane or material hoist in the vicinity of the Medical Center with Medical Center Aeromedical Operations (Med-Evac helicopter).

24.3 Any damage to trees, shrubs or plant material at the placement of crane or material hoist shall be repaired by tree surgery or replaced as directed by Design Team/Consultant and UK Project Manager.

ARTICLE 25 UTILITIES

25.1 UTILITY OUTAGES

25.1.1 Interruption of Utilities and Services: No utilities or services may be interrupted without full consent and prior scheduling of the Owner. Owner approval is required in writing for each disruption.

25.1.1.1 ENTIRE BUILDING OUTAGE. The Owner's Project Manager is the
Prime Contractor’s contact with the University for requesting Utility Outages. The Owner's Project Manager will contact the proper departments and divisions within the University and receive approval from those units prior to allowing a planned outage to occur. The established standard within the University Departments and Divisions of an entire building or group of buildings shall be **(4) FOUR weeks written notice**. The written notice shall include the type of utility to be interrupted, reason for outage, length of outage, what will be affected by the outage, and a statement of whether or not the materials are on hand to complete the Work. If a specific time is desired for the outage it should be included. The Owner's Project Manager will insure that all parties affected are contacted and that a time which is least disruptive to all parties is selected. At the appointed outage time, Work shall begin and proceed continuously with all required manpower until Work is complete at no added cost to the University. The Owner's Project Manager will then notify all affected departments or divisions.

25.1.1.2 SECTION OF A BUILDING OUTAGE. The Owner's Project Manager is the Prime Contractor’s contact with the University for requesting Utility Outages. The Owner's Project Manager will contact the proper departments and divisions within the University and receive approval from those units prior to allowing a planned outage to occur. The established standard within the University Departments and Divisions of a section of a building shall be a written request **(2) two weeks prior to outage**. The written request shall include the type of utility to be interrupted, when the outage is desired, reason for outage, length of outage, and what will be affected by the outage. The Owner's Project Manager will insure that all parties affected are contacted and that a time which is least disruptive to all parties is selected. At the appointed outage time Work shall begin and proceed continuously with all required manpower until Work is complete at no added cost to the University. The Owner's Project Manager will then notify all affected departments or divisions.

**ARTICLE 26 CLEANING AND TRASH REMOVAL**

26.1 The Prime Contractor shall keep clean the entire area of new construction and shall keep streets used as access to and from the site free of mud and debris.

26.2 All exit ways, walks, drives, grass areas, and landscaping must be kept free from debris, materials, tools and vehicles at all times. Trim weeds and grass within the site area.

26.3 Upon completion of the Work, Prime Contractor shall thoroughly clean and re-sod grass areas damaged to match existing areas. New sod to be installed over raked soil free of rocks and debris. The sod shall be alive and not “burnt”, dying from disease or lack of watering. Watering/Maintenance shall begin upon the first sod placed and shall continue for a period of seven (7) calendar days past the placement of the last piece of sod used for repair. The Prime Contractor maintenance shall include a minimum of 45 minutes of watering per day to allow for wetting of the sod and ground beneath allowing for root establishment. After the maintenance requirement is fulfilled, UK PPD Grounds shall assume responsibility of maintaining and care for the new sod installed.
26.4 The Prime Contractor shall be responsible for removal from the site of all liquid waste or other waste (i.e., hazardous, toxic, etc.) that requires special handling on a daily basis.

26.5 Dumpsters will be provided and maintained by the Prime Contractor.

26.6 During Work at the Project site, the Prime Contractor shall clean and protect Work in progress and adjoining Work on a continuing basis. Prime Contractor shall apply suitable protective covering on newly installed Work where needed to prevent damage or deterioration until the time of Substantial Completion. Prime Contractor shall clean and perform maintenance on newly installed Work as frequently as necessary through remainder of construction period.

26.7 The Prime Contractor shall be responsible for daily cleaning of spillage's and debris resulting from his and his Subcontractor's operations, (includes removal of dust and debris from wall cavities and/or debris from open trenches), and for providing closed, tight fitting (dustproof if required), waste receptacles to transport construction debris from the work area to the dumpster. If work is interior, broom clean all floors no less than once a week. The Prime Contractor shall empty such receptacles into the trash container when full or when directed to be emptied by the Design Team/Consultant and/or Owner's Project Manager, but not less than weekly. The use of the Owner’s waste and trash receptacles is strictly prohibited, except as otherwise provided by the Project specifications.

26.8 Failure to comply with the above requirements shall be cause for stopping work until the condition is corrected.

ARTICLE 27 BLASTING

27.1 There shall be no blasting under any conditions on University of Kentucky property unless specified in these Special Conditions.

ARTICLE 28 CUTTING AND PATCHING - NEW AND EXISTING WORK

28.1 New Work - Cutting and patching shall be done by craftsmen skilled and experienced in the trade or craft that installed or furnished the original Work. Repairs shall be equal in quality and appearance to similar adjacent Work and shall not be obviously apparent as a patch or repair. Work that cannot be satisfactorily repaired shall be removed and replaced.

28.2 Existing Construction - Refer to Architectural, Mechanical, and Electrical drawings as required for cutting and patching. All new Work shall be connected to the existing construction in a neat and workmanlike manner, presenting a minimum of contrast between old and new Work. Do all patching of the existing construction as may be required for the new construction to be completed. Necessary patching, closing of existing openings, repairing and touching up shall be included as required
for a proper, neat and workmanlike finished appearance. Any existing item that is to remain and is damaged during construction shall be replaced at the Prime Contractor’s expense.

**ARTICLE 29 UNRELATED PROJECTS**

29.1 Unrelated construction projects may be under way in the vicinity of this Project or the site utility work during the course of the Work related to this Project. The Prime Contractor for this Project must coordinate with any other contractors regarding overlapping areas. See Article 42 - Separate Contracts of the General Conditions.

**ARTICLE 30 OWNER SUPPLIED MATERIALS**

30.1 Owner, in an effort to expedite this Project, has pre-ordered certain long lead time items. The following is the list of material that has been pre-ordered:

    N/A

**ARTICLE 31 REMOVED ITEMS**

31.1 The following is a list of items to be turned over to the Owner by the Prime Contractor after removal. If there are additional items listed in the drawings to be turned over to the Owner, but not listed here, it shall be construed as being listed here.

1. **No items at this time.**

31.2 All items which are identified to be turned over to the Owner must be treated with the utmost of care and protected from damage during removal and transport.

31.3 Materials to be turned over to the Owner by the Prime Contractor shall be delivered to a warehouse within a five (5) mile radius of the Project site.

**ARTICLE 32 INTERIOR ENCLOSURE AND DUST ENCAPSULATION – Interior Projects Only**

32.1 Areas under construction or renovation shall be separated from occupied areas by suitable temporary enclosures furnished, erected and maintained by the Prime Contractor. Temporary enclosures shall be dust and smoke tight and constructed of non-combustible materials to prohibit dirt and airborne dust from entering occupied spaces. Prime Contractor to review with Consultant ways to provide ventilation for dust generated by demolition and fumes/vapors produced during installation of new materials.

32.2 Prime Contractor is responsible for coordinating with the Owner’s Project Manager any equipment to be turned off prior to erecting temporary enclosures.

32.3 Prime Contractor shall protect all exhaust diffusers, equipment and electrical devices from the collection of dust. All areas shall be checked and cleaned prior to final acceptance of Work.
32.4 Dust and debris from Work operations shall be held to a minimum.

32.5 Prime Contractor shall construct temporary dust partitions at locations and as detailed on drawings. Closures used for dust barricades shall be constructed of non-combustible materials, (metal studs and gypsum board or fire retardant plywood).

32.6 Prime Contractor shall provide additional devices and materials as required to contain dust within Work area and protect personnel during course of Work.

32.7 Areas of minor renovation, consisting of the removal of doors and frames, blocking of openings, and other limited Work shall be separated by a dust partition of fire retarded polyethylene on studs.

32.8 Existing corridor doors may serve as dust barriers, except if removed for refinishing. In such cases, temporary wood doors must be substituted until original doors are replaced.

32.9 The Prime Contractor may assume existing walls which extend full height of floor shall be deemed appropriate to contain air borne dust. Cover any voids or penetrations.

32.10 Doors or windows in the perimeter walls surrounding the project work area shall be sealed off with protective materials in a manner to prohibit dust from escaping the work area. These shall be left in place until all work creating dust is completed. Protective materials shall consist of fire retardant wood, metal studs, gypsum board or flame resistant plastic.

32.11 Entry passage to Work area shall be sealed off with zippered plastic opening, or other acceptable means which allows periodic entry and closure of barricade closure.

32.12 Install and maintain a “sticky mat” on the floor in locations where construction crews leave the construction area and prior to entering ANY existing space in the building.

32.13 Install and maintain a temporary floor covering in any and all elevators being utilized for this project.

**ARTICLE 33 UKIT COMMUNICATIONS AND NETWORK SYSTEMS – Interior Projects Only**

33.1 The communications wiring is to be provided, installed and terminated by the UKIT. All work shall be done in compliance with the latest UKIT-Communications and Network Systems’ Standards, and closely coordinated with UKIT-Communications and Network Systems.

**ARTICLE 34 EMERGENCY VEHICLE ACCESS**

34.1 Emergency Vehicle Access must be maintained during construction.
ARTICLE 35 SMOKE DETECTORS / FIRE ALARM SYSTEMS- EXISTING BUILDINGS – Interior Work Only

35.1 Prime Contractor shall protect all smoke detectors in Work areas to prevent false alarms. The Prime Contractor will be responsible for any false alarm caused by dust created in their Work areas or dust traveling to areas beyond the Work, past inadequate protection barriers. If there is a need for an existing or newly installed fire alarm system or parts of that system to be serviced, turned off, or disconnected, prior approval must be obtained from the Owner's Project Manager and notification given to the Campus Dispatch Office (UK DELTA ROOM 859-257-2830). The Prime Contractor must follow the procedure outlined for Utility Outages and any documented costs charged by the responding fire department due to a false alarm shall be paid by the Prime Contractor. As soon as all Work is completed notification must be given to the Owner's Project Manager and to the Campus Dispatch Office (UK DELTA ROOM 859-257-2830) prior to reactivation of the system. Prior to Final Payment to the Prime Contractor, all protected smoke detectors will be uncovered and tested.

35.2.1 When any fire alarm, detection or suppression system is impaired, a temporary system shall be provided. Prime Contractor shall provide daily reports indicating the Superintendent has walked through the project at the end of each work period, to satisfy himself there are no present conditions that may result in an accidental fire. Portable fire extinguishers shall be on site during this time. The Prime Contractor is responsible for inspecting and testing any temporary systems on a monthly basis – depending upon contract duration.

ARTICLE 36 SURVEYS, RECORDS, and REPORTS

36.1 General: Working from lines and levels established by property survey, and as shown in relation to the Work, the Prime Contractor will establish and maintain bench marks and other dependable markers to set lines and levels for Work at each area of construction and elsewhere on site as needed to properly locate each element of the entire Project. The Prime Contractor shall calculate and measure from the bench marks and dependable markers required dimensions as shown (within recognized tolerances if not otherwise indicated), and shall not scale drawings to determine dimensions. Prime Contractor shall advise Sub-contractors performing Work of marked lines and levels provided for their use in layout of Work.

36.2 Survey Procedures: The Prime Contractor shall verify layout information shown on drawings, as required for his own Work. As Work proceeds, surveyor shall check every major element for line, level, and plumb (as applicable), and maintain an accurate Surveyor's log or Record Book of such checks available for Prime Contractor or Design Consultant's reference at reasonable times. Surveyor shall record deviations from required lines and levels, and advise Design Consultant or Prime Contractor promptly upon detection of deviations exceeding indicated or recognized tolerances. The Prime Contractor shall record deviations which are accepted (not corrected) on Record Drawings.
ARTICLE 37 SMOKING IS PROHIBITED

37.1 For areas located within Fayette County, Kentucky, the use of all tobacco products is prohibited on all property that is owned, operated, leased, occupied, or controlled by the University. “Property” for purposes of this paragraph includes buildings and structures, grounds, parking structures, enclosed bridges and walkways, sidewalks, parking lots, and vehicles, as well as personal vehicles in these areas. To view the Lexington campus boundaries: http://www.uky.edu/TobaccoFree/files/map.pdf.

37.2 For areas not located within Fayette County, Kentucky, smoking is prohibited in all owned, operated, leased, or controlled University buildings and structures, parking structures, enclosed bridges and walkways, and vehicles. Smoking is also prohibited outside buildings and structures within 20 feet of entrances, exits, air intakes, and windows, unless further restricted by division policy.

37.3 Prime Contractor’s employees and subcontractor’s employees violating this prohibition will be subject to dismissal from the Project.


ARTICLE 38 ALTERNATES

38.1 Alternate(s) will be accepted in the sequence of the Alternates listed on the Bid Form, and the lowest Bid Sum will be computed on the basis of the sum of the base Bid and any alternates accepted, within the budgeted amount.

38.2 Schedule of Alternates:

No alternates have been determined at this time.

ARTICLE 39 FIELD CONSTRUCTED MOCK UPS – If Required per Plans and Specifications

39.1 Exterior Finishes

39.1.1 After sample selection but prior to ordering exterior finish materials, Prime Contractor shall accumulate enough material samples to erect sample wall panels to further verify selection made for color and textural characteristics, and to represent completed Work for qualities of appearance, materials and construction including sample masonry units (face and back-up wythes, plus accessories), window units, roofing finish, etc. to provide a complete representation of the exterior facade for approval by the Consultant; build mock-ups to comply with the following requirements:

39.1.2 Build mock-ups well in advance of the time the finish materials will be needed for inclusion in the Work.
39.2 Interior Finishes

39.2.1 After sample selection but prior to ordering interior finish materials, Prime Contractor shall accumulate enough material samples to erect sample to further verify selection made for color and textural characteristics, and to represent completed Work for qualities of appearance, materials and construction; include samples of interior finishes, including paint, wood stain, vinyl wallcovering, flooring and ceiling materials to provide a complete representation for approval by the Consultant; build mock-ups to comply with the following requirements:

39.2.2 Build mock-ups well in advance of the time the finish materials will be needed for inclusion in the Work. Mock-ups may be on newly installed wall surfaces.

39.2.3 Locate mock-ups with adequate illumination for observation under intended light levels.

39.2.4 Retain mock-ups during construction as a standard for judging completed Work. When directed by the University’s Project Manager or by the Consultant, remove mock-ups from site or incorporate into the completed work.

ARTICLE 40 PROJECT COORDINATION VIA COMPUTER

40.1 The Prime Contractor is required to have an active email account to facilitate coordination of the project during construction and warranty. Participation of Prime Contractor is mandatory; others as determined by Owner.

40.1.1 All participants are required to have access to the internet.

40.1.2 Messaging between team members, emails to contacts outside of the team, Meetings (agendas, minutes, scheduling, item tracking), Discussions, Document Management (Daily Reports, Drawing Log, File Director, Punch Lists, RFIs, Submittals, Transmittals, Change Items, RFQs, and Site Inspections), and Cost Management (Contracts, Budgets, Purchase Orders, Pay Apps (pencil review), Prime Contractor Change Requests and Change Orders) shall be done via computer and followed up by hardcopy only if required by the UK Project Manager.
ARTICLE 41 INSURANCE

41.1 Employers' Liability Insurance. The General Contractor shall acquire and maintain Employers’ Liability insurance with at least $500,000/$500,000/$500,000 of liability for all employees who will be working at the Project site.

41.2.1 Commercial General Liability Insurance. If the work involved requires the use of helicopters, a separate aviation liability policy with limits of liability of $30,000,000 will be required. If cranes and rigging are involved, a separate inland marine policy with liability limits of $10,000,000 will be required.

41.2.1.1 The limits of liability shall not be less than $5,000,000 each occurrence combined single limits for bodily injury and property damage. If split limits are used, they shall not be less that $2,000,000 for each person and each occurrence and $1,000,000 for property damage.

41.2.2 Comprehensive Automobile Liability Insurance. Policy limits shall not be less than $1,000,000 for combined single limits for bodily injury and property damage for each occurrence.

41.2.3 Excess or Umbrella Liability Insurance. This policy shall have a minimum of $5,000,000 combined single limits for bodily injury and property damage for each occurrence in excess of the applicable limits in the primary policies.

41.2.4 Workers’ Compensation - Statutory Requirements (Kentucky)

Requirements for this project per UK Risk Management 3.15.2018.

ARTICLE 42 HOT WORK PERMITS

42.1 All work involving open flames or producing heat and or sparks in occupied buildings on the University of Kentucky campus will require the Prime Contractor to obtain approval to perform “Hot Work” on site. This includes, but is not limited to: Brazing, Cutting, Grinding, Soldering, Thawing Pipe, Torch Applied Roofing, and Cad welding. A copy of the Hot Work Permit and the Hot Work Permit Procedure will be passed out at the Preconstruction Conference for the Prime Contractor’s use.

ARTICLE 43 KEY ACCESS – Interior Projects Only

43.1 If Construction Cores are NOT utilized, then one set of keys for access to the renovation project area will be provided to the Prime Contractor’s/Vendor’s Project Manager/Superintendent by the University’s Project Manager. The Prime Contractor/Vendor’s holder of the key(s) assumes responsibility for the safekeeping of the key(s) and its use. When leaving the renovation area all doors must be secured.

43.2 All keys must be returned to the University’s Project Manager upon completion of project work as one of the requirements for Final Payment. Failure to return the keys will result in the withholding of five thousand dollars ($5,000.00) from the contractor’s final payment. If master keys are issued and not returned, re-keying of all doors in the work area up to and including the entire building may be required and will incur additional fees. The additional cost of re-keying of the door(s) accessed by the key(s) will be subtracted from the remaining contract dollars including contract retainage.
43.3  All lost or stolen keys must be reported immediately to the University’s Project Manager.

ARTICLE 44 EQUIPMENT INVENTORY

44.1  For all items listed below an equipment inventory must be filled out and submitted to UK project manager prior to issuance of final payment, equipment inventory form.

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<th>OBJECT TYPE</th>
<th>DESCRIPTION</th>
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# EQUIPMENT CHARACTERISTICS

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Default Task List? Yes [ ] No [ ]

If no, please attach appropriate task list on a separate sheet of paper and attach to this form.

Date of 1st work order

Building Equipment [ ] or Departmental Equipment [ ]
ARTICLE 56 Tree Protection Standards

See the attached Tree Protection Standard specifications
SECTION 024119 - SELECTIVE STRUCTURE DEMOLITION

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

A. Items indicated to be removed and salvaged remain Owner's property. Carefully detach from existing construction, in a manner to prevent damage, and deliver to Owner ready to reuse. Include existing brackets needed for reattachment elsewhere.

B. Comply with EPA regulations and hauling and disposal regulations of authorities having jurisdiction. Comply with ANSI A10.6 and NFPA 241.

C. Owner is occupying portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.

D. It is not expected that hazardous materials will be encountered in the Work. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 DEMOLITION

A. Requirements for Building Reuse:

1. Maintain existing building structure (including structural floor and roof decking) and envelope (exterior skin and framing, excluding window assemblies and nonstructural roofing material) not indicated to be demolished; do not demolish such existing construction beyond indicated limits.

2. Maintain existing interior nonstructural elements (interior walls, doors, floor coverings, and ceiling systems) not indicated to be demolished; do not demolish such existing construction beyond indicated limits.

B. Maintain services/systems indicated to remain and protect them against damage during selective demolition operations. Before proceeding with demolition, provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of the building.

C. Locate, identify, shut off, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.
D. Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.

E. Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

F. Provide temporary weather protection to prevent water leakage and damage to structure and interior areas.

G. Protect walls, ceilings, floors, and other existing finish work that are to remain. Erect and maintain dustproof partitions/covers to prevent duct from entering the building.

H. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction.

I. Promptly remove demolition waste materials from Project site and legally dispose of them.

J. Clean adjacent structures and improvements of dust, dirt, and debris caused by demolition operations. Return adjacent areas to condition existing before demolition operations began.

END OF SECTION 024119
SECTION 033000 - CONCRETE RESURFACING

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS
   A. Submittals: Product data.

PART 2 - PRODUCTS

2.1 MATERIALS
   A. Concrete patching: MasterEmaco S 488CI high strength repair mortar manufactured by BASF – basis of design, to match product already used on Ag N’s existing concrete repairs. 488CI is a one-component fiber-reinforced structural repair mortar that can be applied by hand troweling, or low pressure spraying.

PART 3 - EXECUTION

3.1 PREPARATION
   A. Prepare per manufacturer’s instructions. Surfaces should be clean, sound and free of duct or loose particles. Remove oils and curing compounds, if any, by high pressure waterjetting, among other manufacturer’s recommended methods. Sawcut edges of excavated recesses or cracks, to a depth of at least ¼”. MasterEmaco needs a rough surface to achieve maximum grip. At all patches if any rebar is exposed, wirebrush to remove all oxidation and scale, and paint with rust-inhibitive primer. UK must inspect and approve are to be patched prior to applying the first coat of mortar.
   B. Concrete Patch Finishes: Provide the following finishes:
      1. Float or trowel finish – to match existing adjacent finish, for surfaces to receive paint coating or other direct-applied material.
   C. Cure formed surfaces by covering with plastic sheet for 24 hours, or apply BASF MasterKure 402 per manufacturer’s instructions.
   D. Protect concrete from damage. Repair surface defects in formed concrete and slabs.

3.2 APPLICATION
   A. Apply per manufacturer’s instructions. Apply material in lifts of ¼” to 2”. For proper mechanical bonding between lifts, score each lift prior to placing the next lift. If repair mortar overlays are greater than 1” to 1-1/2”, install stainless steel pins (as noted on the drawings) or
4”x4” low-gage stainless steel mesh firmly tied into properly prepared substrate. For patch depths over 2”, contact manufacturer.

B. After placing repair mortar, level the surface immediately using a wooded float. Start final finishing when the repair mortar has begun to set using a wooden or sponge float.

C. Wet cure for a minimum of seven days, or cover with plastic sheet for 24 hours, or cure with an approved curing compound compliant with ASTM C 309 or ASTM C 1315.

END OF SECTION 033000
SECTION 055000 - METAL FABRICATIONS

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

A. Submittals: Shop Drawings showing details of fabrication and installation of aluminum sheet column caps and roof edge flashing.

PART 2 - PRODUCTS

2.1 METALS

A. Aluminum sheet, complying with ASTM B 209, alloy and temper recommended by aluminum producer and finisher for type of use indicated, and with not less than the strength and durability properties of alloy 5005-H15. Size and shape per drawings.

B. Galvanized steel cleats, size and shape per drawings.

2.2 FABRICATION

A. General: Shear and punch metals cleanly and accurately. Remove burrs and ease exposed edges. Form bent-metal corners to smallest radius possible without impairing work. Comply with SMACNA standards.

2.3 ALUMINUM FINISHES

A. Mill finish at exterior locations.

2.4 TAPERED INSULATION

A. Tapered polyiso rigid insulation board. Mechanically fastened per manufacturer’s instructions. Refer to drawings for location.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Perform cutting, drilling, and fitting required for installing miscellaneous metal fabrications. Set metal fabrication accurately in location, alignment, and elevation; with edges and surfaces level, plumb, true, and free of rack.
B. Fit exposed connections accurately together to form hairline joints. Use concealed fasteners wherever possible.

END OF SECTION 055000
SECTION 079200 - JOINT SEALANTS

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

A. Submittals: Product Data and color Samples.

B. Environmental Limitations: Do not proceed with installation of joint sealants when ambient and substrate temperature conditions are outside limits permitted by joint-sealant manufacturer or are below 40 deg F (4.4 deg C).

PART 2 - PRODUCTS

2.1 JOINT SEALANTS

A. Compatibility: Provide joint sealants, joint fillers, and other related materials that are compatible with one another and with joint substrates under service and application conditions.

B. Sealant for Use in Standard Non-Structural Joints:

1. Single-component, neutral-curing elastomeric sealant (ASTM C 920, Type NS, Grade NS, Class 50).

2. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but at not limited to, the following:

   - Sherwin-Williams Lexon H1
   - TREMCO Dymonic 100

C. Sealant for Use in Building Structural Joints:

1. Single-component, neutral-curing silicone sealant (ASTM C 920, Type S, Grade NS, Class 50).

2. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but at not limited to, the following:

   - Sherwin-Williams White Lightening Silicone All-purpose
   - TREMCO Tremsil 600 Silicone

D. Backer Material for Use in Building Structural Joints:

1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but at not limited to, the following:

   - Emseal DSM System (Basis of Design) with traffic grade silicone bellows facing with cellular foam base material, or approved equal.
2.2 MISCELLANEOUS MATERIALS

A. Provide sealant backings of material that are nonstaining; are compatible with joint substrates, sealants, primers, and other joint fillers; and are approved for applications indicated by sealant manufacturer based on field experience and laboratory testing.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Comply with ASTM C 1193.

B. Install backer material for building structural joints with epoxy adhesive supplied by Emseal (Basis of Design), and per manufacturer’s instructions.

END OF SECTION 079200
SECTION 099100 - PAINTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SECTION REQUIREMENTS

A. Submittals:

   1. Product Data: For each type of product. Include preparation requirements and application instructions.

B. Mockups: Full-coat finish sample of each type of coating, color, and substrate, applied where directed to a 4’x4’ area.

C. Product List: Cross-reference to paint system and locations of application areas. Use same designations indicated on Drawings and in schedules. Include color designations.

D. Extra Materials: Deliver to Owner 1 gal. of each color and type of finish coat paint used on Project, in containers, properly labeled and sealed.

PART 2 - PRODUCTS

2.1 PAINT

A. Subject to compliance with requirements, provide products by one of the following:

   1. EXTERIOR NEW CONCRETE FIRST COAT: Neogard Neoflex 7100 series acrylic, Basis of Design. With sand finish to match existing.
   2. EXTERIOR NEW CONCRETE SECOND COAT: Neogard Neoflex 7100 series acrylic, Basis of Design.
   3. EXTERIOR NEW/EXISTING CONCRETE FINAL COAT: Porter Paint Co Acri-Pro 100 acrylic, Basis of Design.
   4. RUSTY METAL PRIMER for rebar where exposed: Rust-oleum Rusty Metal Primer – alkyd, Basis of Design. Prepare rebar to receive primer per primer manufacturer’s instructions.
B. For each coat in a paint system, provide products recommended in writing by manufacturers of
topcoat for use in paint system and on substrate indicated. Provide materials that are compatible
with one another and with substrates.

C. Exterior Concrete Color: To match existing on building.

PART 3 - EXECUTION

3.1 PREPARATION

A. Comply with recommendations in MPI's "MPI Architectural Painting Specification Manual"
applicable to substrates indicated.

B. Remove hardware, lighting fixtures, and similar items that are not to be painted. Mask items that
cannot be removed. Reinstall items in each area after painting is complete.

C. Clean and prepare surfaces in an area before beginning painting in that area. At all new concrete,
UK must inspect and approve prior to applying the first coat of paint. Schedule painting so
cleaning operations will not damage newly painted surfaces.

3.2 APPLICATION

A. Comply with recommendations in MPI's "MPI Architectural Painting Specification Manual"
applicable to substrates indicated.

B. Paint all exposed surfaces, new and existing, unless otherwise indicated.

C. Apply paints according to manufacturer's written instructions.

D. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks,
roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color
breaks.

1. If undercoats or other conditions show through topcoat, apply additional coats until cured
film has a uniform paint finish, color, and appearance.

3.3 EXTERIOR PAINT APPLICATION SCHEDULE

A. Concrete – NEW:

1. EXTERIOR NEW CONCRETE FIRST COAT: Neogard Neoflex 7100 series acrylic,
   Basis of Design. With sand finish to match existing. Thickness per
   manufacturer’s instructions.

2. EXTERIOR NEW CONCRETE SECOND COAT: Neogard Neoflex 7100 series acrylic,
   Basis of Design. Thickness per manufacturer’s instructions.
3. EXTERIOR NEW CONCRETE FINAL COAT: Porter Paint Co Acri-Shield 100% acrylic, Basis of Design.

B. Concrete – EXISTING:
   1. EXTERIOR EXISTING CONCRETE FINAL COAT: Porter Paint Co Acri-Shield 100% acrylic, Basis of Design.
NORTH ELEVATION

Photograph 1: Water Ponding on 2nd Floor Northwest Corner

Photograph 2: Location No. 30, North Column Cap

Photograph 3: Location No. 25, Roof Line - North Elevation

DRAWING INDEX
1. NORTH ELEVATION AND PHOTOS
2. SOUTH ELEVATION AND PHOTOS
3. EAST AND WEST ELEVATIONS AND PHOTOS
4. BUILDING EDGE/ROOF EDGE - EXISTING CONDITIONS
5. BUILDING EDGE - NEW WORK SECTIONS
6. ROOF EDGE - NEW WORK SECTIONS
7. ROOF EDGE - NEW WORK PLANS
8. CONCRETE REPAIR DETAILS
9. EXPANSION JOINT DETAIL
**Demolition at Roof Edge**

- Some columns have spotlights. Removal under this contract, reinstall by others (N.C.C.).
- Lightning rod, cups, and lead (typ.) at each column. Removal under this contract, reinstall by others (N.C.C.).

**New Work at Roof Edge**

- Existing 1" column chamfer.
- Flashing must be cut accordingly.
- Column caps to be set first and then curb flashing installed.
- 4 1/2" aluminum cap at each column.
- Flashing to top of curb. Anchor at 8" O.C. Replace cap over flashing.
- Continuous edge cleat 22 ga. Galv. Steel. Anchor at 8" O.C.

**Additional Notes:**
- Remove all metal clips from old solar screen at roof perimeter.
- Continuous edge cleat and hook (typ.) cleat is 22 ga. Steel. Anchor at 8" O.C.
- Note: Existing coatings on horizontal sections of concrete. Roof edge may remain.
NOTE: DIMENSIONS ON COLUMNS VARY, FIELD VERIFY. EXISTING 1" COLUMN CHAMBERS DO ALL THE WAY TO THE DECK AT THE ROOF, FLASHING MUST BE CUT ACCORDINGLY.

NOTE: COLUMN CAPS TO BE SET FIRST AND THEN CURB FLASHING INSTALLED.

DECK

OVERLAP & SEAL 2" (TYP) AT FLASHING EDGES

CURB

SEALANT

FLASHING MUST BE TRIMMED TO ALL EDGES WITHIN 1/8" MAXIMUM.

HEMDED OVERLAP & SEAL 2" (TYP) AT FLASHING EDGES. SEE DETAIL 37 THIS SHEET.

COLUMN DIMS. VARY AT CERTAIN LOCATIONS ON BUILDING, FIELD VERIFY.

SEALANT (TYP)

FLASHING MUST BE TRIMMED TO ALL EDGES WITHIN 1/8" MAXIMUM.

DECK

CURB

OVERLAP & SEAL 2" (TYP) AT FLASHING EDGES

SEALANT

FLASHING MUST BE TRIMMED TO ALL EDGES WITHIN 1/8" MAXIMUM.

DECK

CURB

OVERLAP & SEAL 2" (TYP) AT FLASHING EDGES

SEALANT

FLASHING MUST BE TRIMMED TO ALL EDGES WITHIN 1/8" MAXIMUM.

DECK

CURB

OVERLAP & SEAL 2" (TYP) AT FLASHING EDGES

SEALANT

FLASHING MUST BE TRIMMED TO ALL EDGES WITHIN 1/8" MAXIMUM.

DECK

CURB

OVERLAP & SEAL 2" (TYP) AT FLASHING EDGES

SEALANT

FLASHING MUST BE TRIMMED TO ALL EDGES WITHIN 1/8" MAXIMUM.

DECK

CURB

OVERLAP & SEAL 2" (TYP) AT FLASHING EDGES

SEALANT

FLASHING MUST BE TRIMMED TO ALL EDGES WITHIN 1/8" MAXIMUM.

DECK

CURB

OVERLAP & SEAL 2" (TYP) AT FLASHING EDGES

SEALANT

FLASHING MUST BE TRIMMED TO ALL EDGES WITHIN 1/8" MAXIMUM.

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NOTES:
1. CONTRACTOR SHALL LOCATE DAMAGE, SOUNDO AND MARK WITH CHALK EXACT EXTENT OF PATCH AREA HAVE INSPECTED BEFORE PROCEEDING UPON APPROVAL, PROCEED WITH REPAIR.
2. SANDBLAST CLEAN ALL EXPOSED STEEL REINFORCING.
3. SET SPECIFICATIONS FOR STRUCTURAL REPAIR WORKER AND REQUIRED SURFACE PREPARATION. PRIOR TO PLACING REPAIR MATERIAL, CHECK EXISTING CONCRETE SURFACE TO RECEIVE REPAIR WORKER WITH ONE (1) COAT OF CORROSION INHIBITOR/BRIDGING AGENT. APPLY A (2) COATS TO EXISTING REINFORCING STEEL. PLACE AND STRIKE PATCH TO PROVIDE SMOOTH EVEN APPEARANCE.

SECTION
N.T.S.

NOTES:
1. EXTENT OF DELAMINATION IS TO BE DETERMINED IN THE FIELD BY SOUNDO THE SURFACE ADJACENT TO THE OBSERVED DAMAGE.
2. CONTRACTOR SHALL LOCATE DAMAGE, SOUNDO AND MARK WITH CHALK EXACT EXTENT OF PATCH AREA. HAVE INSPECTED BEFORE PROCEEDING UPON APPROVAL, PROCEED WITH REPAIR.
3. SANDBLAST EXPOSED STEEL REINFORCING.
4. SET SPECIFICATIONS FOR STRUCTURAL REPAIR WORKER AND REQUIRED SURFACE PREPARATION. PRIOR TO PLACING REPAIR MATERIAL, CHECK EXISTING CONCRETE SURFACE TO RECEIVE REPAIR WORKER WITH ONE (1) COAT OF CORROSION INHIBITOR/BRIDGING AGENT.
5. APPLY A (2) COATS TO EXISTING REINFORCING STEEL. PLACE AND STRIKE PATCH TO PROVIDE SMOOTH EVEN APPEARANCE. RESTORE EXISTING CONTROL JOINTS IN REPAIR AREAS AND CHALK AS APPLICABLE.
6. CEILING SLAB REPAIR SIMILAR.
FIELD APPLIED CORNER BEAD BOTH SIDES

MICROSPHERE-MODIFIED, 100% ACRYLIC-IMPREGNATED PRE COMPRESSED FOAM.
(CONTAINS NO WAX OR WAX COMPOUNDS)

VARIRES

WATERTIGHT FACTORY APPLIED SILICONE BELLOWS
(NUMBER OF BELLOWS VARIRES WITH NOMINAL MATERIAL SIZE)

DEPTHE VARIRES WITH NOMINAL MATERIAL SIZE

1/4 IN [6.4MM]