WOODBURY COUNTY COURTHOUSE

ELEVATOR REPLACEMENT

SIOUX CITY, IOWA

CMBA ARCHITECTS

SHEET INDEX

GENERAL

T.01 TITLE

ARCHITECTURAL

A0.01 CODE REVIEW INFORMATION

A2.01 PLANS, ELEVATION AND SECTION

MECHANICAL

M0.01 MECHANICAL SYMBOLS AND ABBREVIATIONS
M0.02 MECHANICAL SPECIFICATIONS
M2.01 MECHANICAL PLANS
M5.01 MECHANICAL SCHEDULES AND DETAILS

ELECTRICAL

E0.01 ELECTRICAL SYMBOLS AND SPECIFICATIONS
E1.01 ELECTRICAL DEMOLITION PLANS
E2.01 ELECTRICAL PLANS
E6.01 ELECTRICAL DETAILS
E7.01 ELECTRICAL SCHEDULES

PROFESSIONAL SEALS

ARCHITECT

TERRY J. GLADE 3749 IOWA LICENSED ARCHITECT

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly Licensed Architect under the laws of the State of **IOWA**

Signature **02-27-2026** Date

Printed or typed name: **TERRY J. GLADE**

License Number: **3749**

My license renewal date is **6/30/26**

Pages or sheets covered by this seal:
T & A SHEETS

ENGINEER

LICENSED PROFESSIONAL ENGINEER ERIC G SHERMAN P17530 IOWA

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of

Signature 02/27/2026 Date

Printed name: **ERIC G. SHERMAN**

License renewal date: 12/31/2026

Pages or sheets covered by this seal:
M SHEETS

Date Issued: **2/27/2026**

ENGINEER

LICENSED PROFESSIONAL ENGINEER TRACY J HAUSER P17527 IOWA

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of

Signature 02/27/2026 Date

Printed name: **TRACY J. HAUSER**

License renewal date: 12/31/2026

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DATE 2/27/2026
PROJECT 25286

TITLE

WOODBURY COUNTY COURTHOUSE
ELEVATOR REPLACEMENT
SIOUX CITY, IOWA

SHEET
T.01

FILE PATH: Autodesk Docs://25286 Woodbury County Courthouse Freight Elevator Replacement/25286 Woodbury Co Elevator Replacement_r25.rvt
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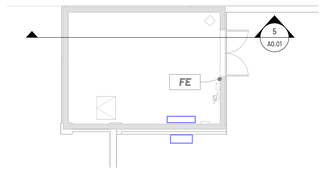
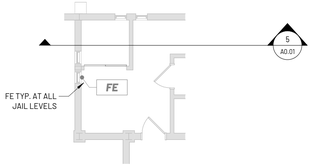
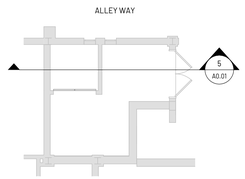


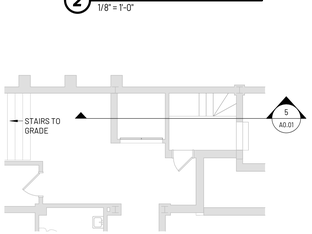
4 PENTHOUSE FLOOR CODE PLAN
1/8" = 1'-0"



3 JAIL 01 CODE REVIEW PLAN
1/8" = 1'-0"

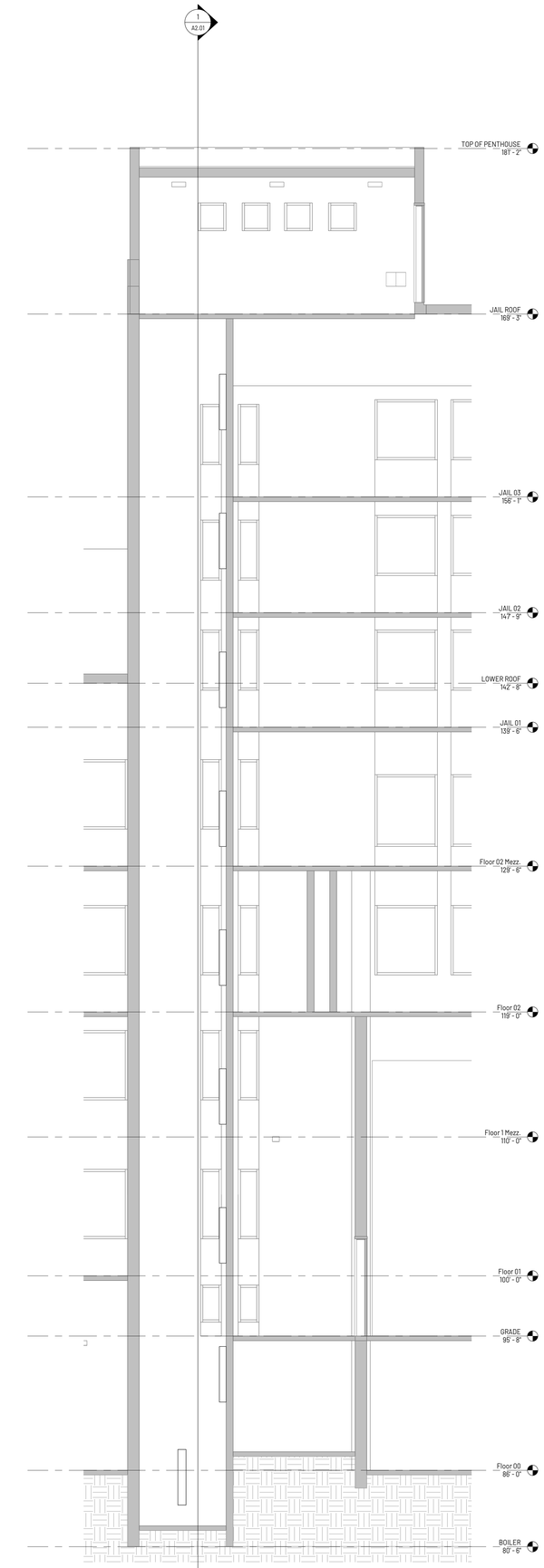


2 GRADE CODE PLAN
1/8" = 1'-0"



KEY PLAN

1 FLOOR 00 CODE REVIEW
1/8" = 1'-0"



5 ELEVATOR SECTION NS
1/4" = 1'-0"

CODE SUMMARY

PROJECT SUMMARY:
RENOVATION OF FREIGHT ELEVATOR MEET CODE COMPLIANCE AT THE WOODBURY COUNT COURTHOUSE IN SIOUX CITY, IOWA. REPLACEMENT OF EQUIPMENT ONLY, NO RECONFIGURATION OF SPACES OR CHANGE OF OCCUPANCY.

CODE INFORMATION
2010 ADAAG
2024 INTERNATIONAL BUILDING CODE
2024 INTERNATIONAL EXISTING BUILDING CODE
2024 INTERNATIONAL ENERGY CONSERVATION CODE
2009 ICC A117.1ACCESSIBLE & USABLE BUILDINGS & FACILITIES

OWNER
WOODBURY COUNTY, IOWA
620 DOUGLAS, SIOUX CITY, IA 51101
OWNERS REP: KENNY SCHMITZ - DIRECTOR OF BULDING SERVICES
PHONE: 712-279-6539 EMAIL: KSCHMITZ@WOODBURYCOUNTYIOWA.GOV

ARCHITECT
CMBA ARCHITECTS
302 JONES ST STE 200
SIOUX CITY, IA 51101
A/E RESPONSIBLE: TERRY GLADE EMAIL: GLADE.T@CMBAARCHITECTS.COM
712.898-9459

LOCAL AUTHORITY HAVING JURISDICTION
1. BUILDING OFFICIAL: HENRY HENCHAL
405 6TH ST, CITY HALL, 3RD FLOOR, SIOUX CITY, IA
(712) 279-6210

OCCUPANCY GROUPS: *(IBC 303.3 pg. 3-6)*
1. BUSINESS (B)
2. ASSEMBLY (A-3) COURTROOMS

CONSTRUCTION TYPE: *(IBC 602.5 pg.6-15)*
IBC TYPE IIB - EXISTING

SPRINKLER: *(IBC 903.3.1.1 pg. 9-23)*
1. NONE
2. N/A IN HOISTWAY

BUILDING HEIGHT: *(IBC table 504.3 pg. 5-7, and table 504.4 pg. 5-9)*
EXISTING MAIN ROOF 28', JAIL ROOF (AT ELEVATOR) 69', TOWER 153'
EXISTING 8 Stories Above Grade
NO CHANGE TO HEIGHT OR STORIES

BUILDING AREA: (IBC Table 506.2 pg. 5-15)
1. Existing Building – Business (B) NO CHANGE TO AREA
- Basement = 27,050 sf
- Levels 1-3 = 21,850 sf
- Levels 4-6 = 5,465 sf
- Tower Levels 7-8 = 3,200 sf

Total = 118,595 sf
- Allowable = EXISTING

PROTECTION FROM HAZARDS *(IBC Table 508.4 pg. 5-39)*
1. No Separation

REQUIRED FIRE RESISTANCE RATINGS (in hours) *(IBC Table 601 pg.6-2)*

PRIMARY STRUCTURAL FRAME:	0
BEARING WALLS:	0
FLOOR CONSTRUCTION:	0
ROOF CONSTRUCTION:	0

SHAFTS: (IBC 713)
EXISTING ELEVATOR SHAFT: 7 FLOORS = 1HR RATED
OPENING: 1HR RATED (TABLE 716.5)

TRAVEL DISTANCE TO EXITS (feet) *(Table 1017.2 pg. 10-130)*
NO CHANGE FROM EXISTING

MAX OCCUPANCY: *(IBC Table 1004.1.2 pg 10-12)*
NO CHANGE FROM EXISTING

DEAD END CORRIDOR LIMIT: *(IBC 1020.4 pg. 10-140)*
NO CHANGE FROM EXISTING

ACTIVE FIRE SAFETY FEATURES
1. FIRE ALARM SYSTEM

ELEVATORS & CONVEYING SYSTEMS (IBC 3000)
EMERGENCY SIGNAGE REQUIRED (3002.3)

MACHINE ROOMS (IBC 3005)
INDEPENDENT VENTING REQUIRED (3005.2)
FIRE BARRIERS: 1HR RATED, OPENING: PER TABLE 716.5 - 1HR (3005.4)

CODE LEGEND

	SMOKE PARTITION - NO FIRE RESISTANCE RATING
1S	SMOKE BARRIER - 1 HR FIRE RESISTANCE RATING
	FIRE BARRIER - 1 HR FIRE RESISTANCE RATING
	FIRE BARRIER - 2 HR FIRE RESISTANCE RATING
FE	FIRE EXTINGUISHER WITH BRACKET
FEC	FIRE EXTINGUISHER CABINET
DR ACT.: 34" RED: 4.07" Not-Sprinkled	EXIT
DR ACT.: 34" RED: N.R. Not-Sprinkled	EXIT AT GRADE
120 MIN	DOOR RATING

REVISIONS

NO.	DESCRIPTION	DATE

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DATE 2/27/2026
PROJECT 25286

CODE REVIEW INFORMATION

WOODBURY COUNTY COURTHOUSE
ELEVATOR REPLACEMENT
SIOUX CITY, IOWA

SHEET **A0.01**

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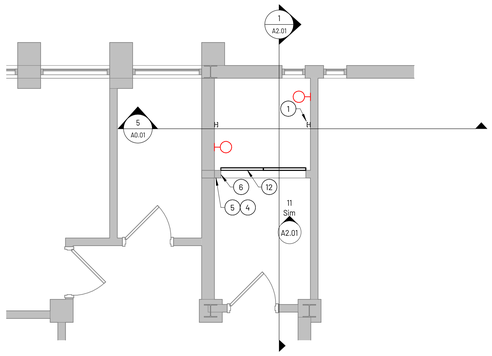
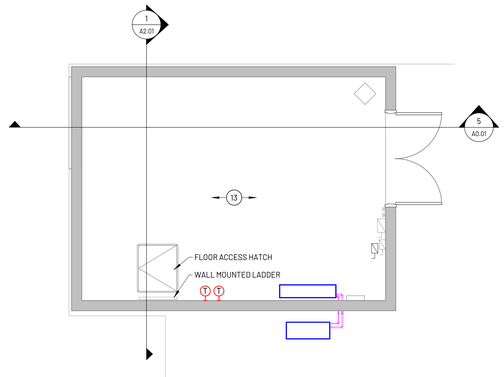


5 Floor 02 Mezz.
1/4" = 1'-0"



9 PENTHOUSE FLOOR
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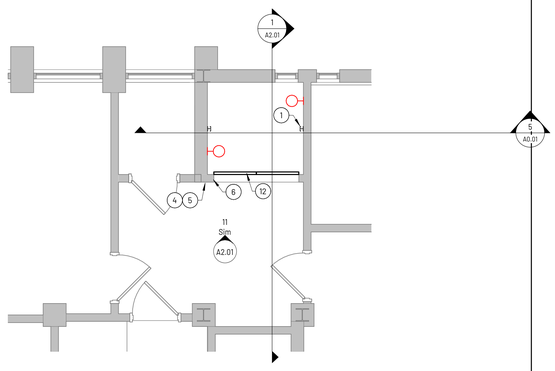
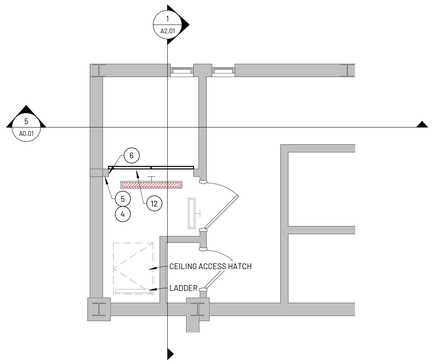
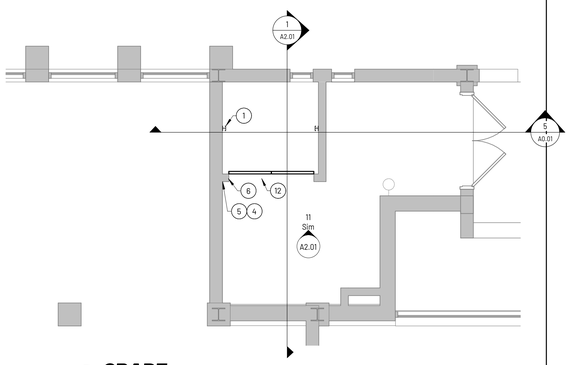


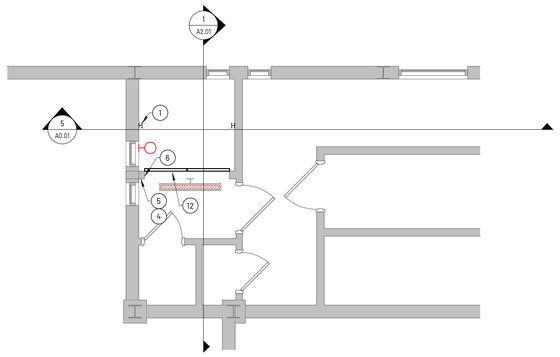
4 Floor 02
1/4" = 1'-0"



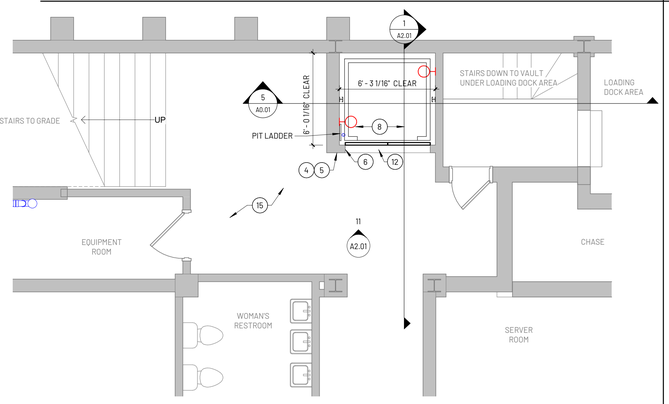
8 JAIL 03
1/4" = 1'-0"



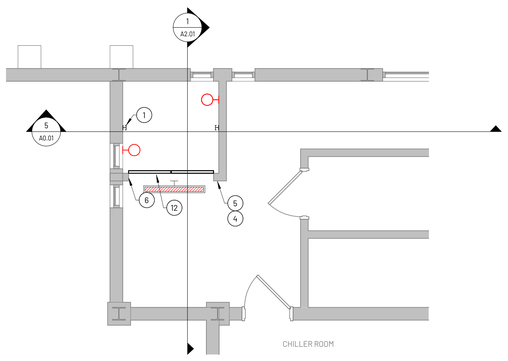
3 GRADE
1/4" = 1'-0"



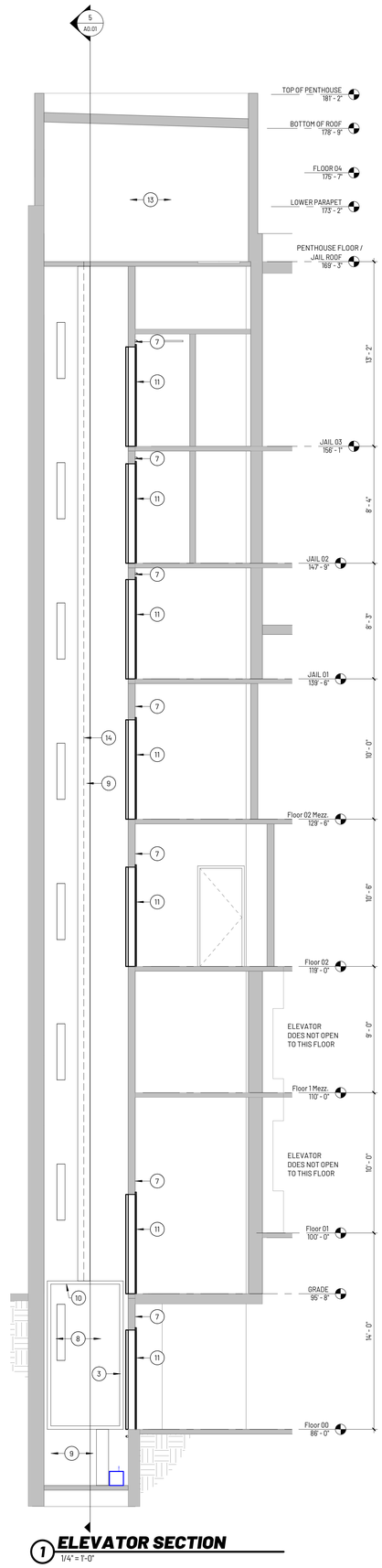
7 JAIL 02
1/4" = 1'-0"



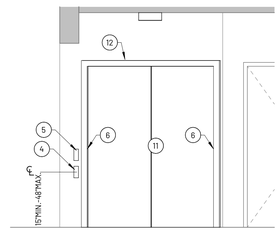
2 Floor 00
1/4" = 1'-0"



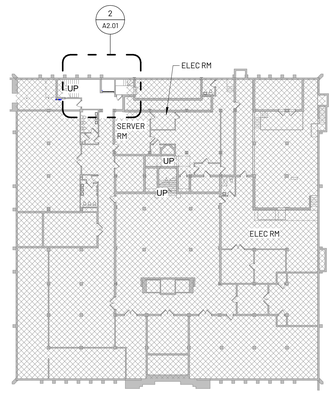
6 JAIL 01
1/4" = 1'-0"



1 ELEVATOR SECTION
1/4" = 1'-0"



11 TYP. LANDING ELEVATION
3/8" = 1'-0"



N KEY PLAN
1" = 30'-0"
(FLOOR 00 SHOWN)

GENERAL NOTES

A	DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE.
B	CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING THE AFFECTED WORK.
C	DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS.
D	MECHANICAL AND ELECTRICAL EQUIPMENT / FIXTURES SHOWN FOR REFERENCE. SEE MECHANICAL AND ELECTRICAL CONSTRUCTION DOCUMENTS FOR INFORMATION.
E	ALL PENETRATIONS THROUGH FIRE-RESISTANCE/SMOKE/ SOUND RATED CONSTRUCTION SHALL BE SEALED WITH APPROVED FIRE-STOPPING OR SEALANT TO MAINTAIN REQUIRED RATINGS.
F	PATCH AND REPAIR EXISTING WALLS, FLOORS, CEILINGS, ETC., THAT ARE SHOWN TO REMAIN BUT ARE DAMAGED DUE TO CONSTRUCTION WORK. THIS SHALL INCLUDE REPAIRING FINISHES DAMAGED BY THE REMOVAL OR INSTALLATION OF NEW MECHANICAL, ELECTRICAL, OR FIRE PROTECTION WORK OR DEVICES.
G	COORDINATE WITH ELEVATOR MANUFACTURER

KEYNOTES

1	REMOVE AND REPLACE EXISTING TRACKS
2	REMOVE AND REPLACE EXISTING ELEVATOR CONTROLLER, SEE MEP
3	REMOVE AND REPLACE EXISTING CAR CONTROLS
4	INSTALL CARD READER ACCESS. SURFACE MOUNT - ALL LEVELS
5	REMOVE AND REPLACE LANDING BUTTONS - ALL LEVELS
6	REMOVE AND REPLACE LANDING POSITION INDICATORS, TO BE IN COMPLIANCE WITH ADA 407.2.3..1 - ALL LEVELS
7	REMOVE AND REPLACE CAR DIRECTION INDICATORS - ALL LEVELS
8	REMOVE AND REPLACE EXISTING CAB
9	REPLACE PIT EQUIPMENT AS REQUIRED
10	REMOVE AND REPLACE CAR LIGHTING
11	REMOVE AND REPLACE CAB DOORS - ALL LEVELS INSTALL DOOR SAFETY DEVICES - ALL LEVELS
12	REMOVE AND REPLACE EXISTING HOISTWAY FRAMES, AND ALL ASSOCIATED TRIM MATERIALS - ALL LEVELS. PAINT COLOR TO BE SELECTED BY OWNER.
13	REMOVE AND REPLACE POWER UNIT - MOTOR, PUMP, VALVE, OIL, GASKETS, ETC....
14	REMOVE AND REPLACE TRAVELING CABLE
15	PATCH EXISTING WALL AND CEILING FINISHES AS NEEDED FOR PLUMBING WORK

REVISIONS

NO.	DESCRIPTION	DATE

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WOODBURY COUNTY COURTHOUSE
ELEVATOR REPLACEMENT
SIOUX CITY, IOWA

PLANS, ELEVATION AND SECTION

SHEET A2.01

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GENERAL MECHANICAL SYMBOLS

SYMBOL	DESCRIPTION	ADDITIONAL REMARKS
(E)	SHEET NOTE	DENOTES SPECIFIC REQUIREMENT FOR THE SHEET ON WHICH THE NOTE APPEARS AND IS USED TO DESCRIBE WORK THAT IS TOO LENGTHY TO PLACE ON PLAN.
—— – –	PIPING - SOLID LINE INDICATES SYSTEM SUPPLY -- DASHED LINE INDICATES SYSTEM RETURN	NUMBER INDICATES NOMINAL DIAMETER IN INCHES, LETTER(S) INDICATES SYSTEM. REFER TO ABBREVIATIONS FOR SYSTEM TYPE.
Ø	DIAMETER	
	DENOTES CONNECTION OF NEW WORK TO EXISTING SYSTEM	PROTECT EXISTING SYSTEM FROM ENTRANCE OF FOREIGN DEBRIS DURING WORK.
	ARROW INDICATES DIRECTION OF FLOW IN PIPING	
	ARROW INDICATES DOWNWARD PIPE SLOPE ## INDICATES SLOPE IN INCHES PER FOOT	WHERE PIPING IS NOT MARKED, REFER TO SPECIFICATIONS FOR REQUIREMENTS
	ISOLATION VALVE	REFER TO SPECIFICATIONS FOR TYPE BASED ON SIZE AND SYSTEM
	CHECK VALVE OR BACKWATER VALVE ARROW INDICATES DIRECTION OF NORMAL FLOW	REFER TO SPECIFICATIONS FOR TYPE BASED ON SIZE AND SYSTEM
	PIPE IN SLEEVE	REFER TO SPECIFICATIONS FOR TYPE BASED ON SIZE AND SYSTEM
	AUTOMATIC FLOW CONTROL VALVE # INDICATES FLOW TO BE BALANCED IN GPM	CIRCUIT SETTER, AUTOFLOW, ETC. REFER TO SPECIFICATIONS FOR TYPE BASED ON SIZE AND SYSTEM
	ELBOW UP ELBOW DOWN	
	TEE UP TEE DOWN TEE HORIZONTAL	
	PIPE REDUCER	INDICATES POINT WHERE PIPING CHANGES FROM ONE SIZE TO ANOTHER. SMALL POINT OF ARROW INDICATES SMALLER SIZE SIDE OF TRANSITION.
	UNION	
	Y STRAINER WITH BLOWDOWN	REFER TO SPECIFICATIONS FOR TYPE AND ACCESSORIES
	Y STRAINER	
	PRESSURE GAUGE	REFER TO SPECIFICATIONS FOR TYPE AND ACCESSORIES
	THERMOMETER - HORIZONTAL PIPE	REFER TO SPECIFICATIONS FOR TYPE AND ACCESSORIES
	THERMOMETER - VERTICAL PIPE	REFER TO SPECIFICATIONS FOR TYPE AND ACCESSORIES
	REQUIRED SERVICE CLEARANCE FOR EQUIPMENT	
	DUCT CONTINUATION	
	AIR VENT	
	BACKFLOW PREVENTER	
	CALIBRATED BALANCING VALVE	
	VALVE - THROTTLING SERVICE	
	VALVE - SHUTOFF SERVICE	
	P/T PORT	
	PIPE CAP	
	PIPE CONTINUATION	
	PUMP	
	RELIEF VALVE	
S	SENSOR	

HVAC ABBREVIATIONS

NOT ALL ABBREVIATIONS APPLY TO THIS SET OF DOCUMENTS

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
AC	AIR CONDITIONING UNIT (SPLIT SYSTEM INDOOR UNIT)	P	PUMP
CC	COOLING COIL	PC	PUMPED CONDENSATE
CD	CONDENSATE DRAIN	PRV	PRESSURE REDUCING VALVE
CFM	CUBIC FEET PER MINUTE	RA	RETURN AIR
CP	CONDENSATE PUMP	REFL	REFRIGERANT DX LIQUID
CU	CONDENSING UNIT	REFS	REFRIGERANT DX SUCTION GAS
DX	DIRECT EXPANSION	RH	RELATIVE HUMIDITY
EAT	ENTERING AIR TEMPERATURE	SA	SUPPLY AIR
EFF	EFFICIENCY	SF	SUPPLY FAN
FRD	FIRE DAMPER	SP	STATIC PRESSURE
HP	HORSEPOWER	TEMP	TEMPERATURE
LV	LOUVER	UH	UNIT HEATER
MBH	BTU (1000'S)	WB	WET BULB TEMPERATURE
NC	NORMALLY CLOSED, NOISE CRITERIA	WC	WATER COLUMN
NO	NORMALLY OPEN, NUMBER	WPD	WATER PRESSURE DROP

GENERAL ABBREVIATIONS

NOT ALL ABBREVIATIONS APPLY TO THIS SET OF DOCUMENTS

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
AD	ACCESS DOOR/PANEL	LF	LINEAR FEET
AFF	ABOVE FINISHED FLOOR	MAX	MAXIMUM
AMB	AMBIENT	MC	MECHANICAL CONTRACTOR
BOB	BOTTOM OF BEAM	MFR	MANUFACTURER
CC	CONTROLS CONTRACTOR	MIN	MINIMUM
DIA	DIAMETER	NIC	NOT IN CONTRACT
DN	DOWN	NTS	NOT TO SCALE
E	EXISTING	PC	PLUMBING CONTRACTOR
EC	ELECTRICAL CONTRACTOR	PSIG	POUNDS PER SQUARE INCH GAUGE
EFF	EFFICIENCY	RPM	REVOLUTIONS PER MINUTE
FPM	FEET PER MINUTE	SHT	SHEET
FPS	FEET PER SECOND	TOB	TOP OF BEAM
GC	GENERAL CONTRACTOR	TOS	TOP OF STEEL
GPM	GALLONS PER MINUTE	VEL	VELOCITY
L	LENGTH	VFD	VARIABLE FREQUENCY DRIVE

TEMPERATURE CONTROL SYMBOLS

SYMBOL	DESCRIPTION	ADDITIONAL REMARKS
T-#	WALL MOUNTED CONTROL DEVICE # INDICATES TYPE	REFER TO MOUNTING HEIGHTS DETAIL FOR MOUNTING ELEVATION. T = THERMOSTAT H = HUMIDISTAT S = SENSOR (CARBON MONOXIDE, ETC.)

PLUMBING AND MECHANICAL GENERAL NOTES:

A. THESE NOTES APPLY TO ALL SHEETS CONTAINING HVAC, PIPING, PLUMBING, MEDICAL GAS, TEMPERATURE CONTROLS, AND FIRE PROTECTION WORK. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. WHERE A DISCREPANCY EXISTS BETWEEN THESE PLANS AND THE PROJECT SPECIFICATIONS, THE SPECIFICATION REQUIREMENTS SHALL TAKE PRECEDENCE OVER THE DRAWINGS.

B. VERIFY THE EXISTING CONDITIONS AT THE PROJECT SITE BEFORE SUBMITTING COST PROPOSAL. BE ADVISED THAT LOCATIONS SHOWN ARE APPROXIMATE. AN ATTEMPT HAS BEEN MADE TO SHOW ALL PIPING, FIXTURES, DUCTWORK, AND OUTLETS. CONTRACTOR SHALL VISIT THE SITE TO VERIFY COMPONENTS, LOCATIONS AND SIZES SHOWN OR NOT SHOWN. ALL COMPONENTS NEED TO BE REMOVED IN THE DEMOLITION AREA UNLESS NOTED ON THE DRAWINGS. IF DEVIATION BETWEEN EXISTING CONDITIONS AND NEW WORK IS FOUND, CONTRACTOR SHALL NOTIFY ENGINEER.

C. IT IS MANDATORY THAT THE EXISTING BUILDING REMAIN IN CONTINUOUS AND NON-INTERRUPTED OPERATION DURING THE CONSTRUCTION OF THE ADDITIONS AND REMODELING/ALTERATION OF THE EXISTING BUILDING. SERVICES TO THE EXISTING BUILDING SHALL BE KEPT ON CONTINUOUS OPERATION EXCEPT DURING SCHEDULED SHUTDOWNS FOR EXTENSION OR MODIFICATION. PLAN TO COMPLETE SHUTDOWNS DURING OFF HOURS TO MINIMIZE IMPACT TO THE OWNER. COORDINATE SHUTDOWNS WITH THE OWNER A MINIMUM OF 14 DAYS PRIOR TO WORK. PROVIDE TEMPORARY SERVICES WHERE NECESSARY TO ACCOMPLISH ANY SHUTDOWN. THIS INCLUDES BUT IS NOT LIMITED TO STAFFING AND EQUIPMENT FOR FIRE WATCHES, PROVISIONS FOR BOTTLED WATER, AND TEMPORARY HEATING OR COOLING EQUIPMENT. TEMPORARY MEASURES SHALL NOT BE REMOVED UNTIL THE PERMANENT SYSTEMS ARE OPERATIONAL AND HAVE PASSED ALL REQUIRED TESTING.

D. REFER TO THE SPECIFICATIONS AND ARCHITECTURAL PLANS FOR PHASING REQUIREMENTS. DURING EACH PHASE THE CONTRACTOR SHALL COMPLETE ALL WORK LOCATED WITHIN THE BOUNDARY OF THAT PHASE. ANY WORK AND THAT MUST BE COMPLETED IN THE AREA AFTER THAT AREA HAS BEEN TURNED OVER TO THE OWNER SHALL BE IDENTIFIED AT THE BEGINNING OF THE PHASE FOR EVALUATION AND ACCEPTANCE OF THE OWNER.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR OWN DEMOLITION, REMOVAL, CAPPING, STORING, ABANDONING, DISCONNECTING, RELOCATING AND RECONNECTION OF EXISTING EQUIPMENT AND MATERIAL. ALL CUTTING, PATCHING, REPAIRING, REPLACEMENT AND REFINISHING SHALL MATCH THE EXISTING CONSTRUCTION AS NEARLY AS POSSIBLE.

F. THESE DRAWINGS ARE NECESSARILY DIAGRAMMATIC IN NATURE. NOT ALL FITTINGS, OFFSETS, VENTS OR DRAINS ARE SHOWN. THE CONTRACTOR SHALL INCLUDE ALL FITTINGS, OFFSETS, VENTS, DRAINS, AND DEVICES REQUIRED TO PROVIDE A COMPLETE AND FUNCTIONING SYSTEM.

G. SEAL ALL WALL PENETRATIONS (PIPING, CONTROLS, CONDUITS, ETC.) WITH NON-COMBUSTIBLE MATERIAL. SEAL PENETRATIONS INTO ROOMS THAT REQUIRE PRESSURE CONTROL OR SOUND ISOLATION. WITH NON-COMBUSTIBLE MATERIAL AND CAULK.

H. SUPPORT ALL DUCTWORK, PIPING AND EQUIPMENT FROM BUILDING STRUCTURE MEMBERS. HOLD PIPING TIGHT TO BOTTOM OF STRUCTURAL MEMBERS OR RUN THROUGH JOIST WEBS IF POSSIBLE. DO NOT USE WIRE OR PERFORATED METAL TO SUPPORT PIPING. DO NOT SUPPORT PIPING FROM OTHER PIPING, DUCTWORK, AND/OR ELECTRICAL CONDUITS. SUPPORT FROM BOTTOM CHORD OF BAR JOISTS ONLY AT PANEL POINTS. ALL COMPONENTS REQUIRING MAINTENANCE SHALL BE SUPPORTED IN SUCH A MANNER AS TO BE READILY ACCESSIBLE WITHOUT REMOVAL OF THE CEILING SYSTEM AND TO ALLOW FOR REMOVAL FROM THE SYSTEM WHEN SUCH REMOVAL IS REQUIRED FOR MAINTENANCE.

I. PROTECT ALL PIPING DURING CONSTRUCTION. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. AT A MINIMUM, DUCTWORK AND PIPING ENDS SHALL BE COVERED AND SEALED TO PREVENT THE COLLECTION OF DUST AND DEBRIS. CLEAN ALL INTERIOR SURFACES PRIOR TO INSTALLATION AND PROTECT ONCE INSTALLED.

J. AT THE COMPLETION OF WORK, CLEAN ALL STRAINERS PROVIDED AS A PART OF THE WORK AS WELL AS PRIMARY SYSTEM STRAINERS LOCATED AT PUMPS WHERE SYSTEMS WERE EXTENDED. ON EXISTING EQUIPMENT, COORDINATE WORK WITH OWNER.

K. UNLESS NOTED OTHERWISE, DETAILS SHOWN WITHIN THESE DOCUMENTS ARE APPLICABLE FOR ALL PIPING AND EQUIPMENT INSTALLATIONS WHETHER OR NOT SPECIFICALLY NOTED. REFER TO DETAIL SHEETS FOR GENERAL CONSTRUCTION DETAILS.

L. FOR ALL PIPING, CONDUIT, AND OTHER ITEMS PENETRATING A FIRE RATED WALL, PROVIDE U.L. LISTED THROUGH PENETRATION FIRE STOPPING SYSTEM THAT IS SPECIFIC TO THE WALL CONSTRUCTION ASSEMBLY AND COMPLIANT WITH ASTM E814. INSTALL SYSTEM IN STRICT COMPLIANCE WITH THE FIRE STOPPING MANUFACTURER'S U.L. APPROVED DETAIL. WHERE EXISTING WALLS ARE BEING UPGRADED TO FIRE RATED WALLS OR THE FIRE RATING IS BEING MODIFIED, PROVIDE U.L. LISTED THROUGH PENETRATION FIRE STOPPING SYSTEM FOR ALL NEW AND EXISTING PENETRATIONS. REFER TO THE ARCHITECTURAL LIFE SAFETY PLANS FOR LOCATIONS OF FIRE RATED WALLS.

M. EXCEPT WHERE OTHERWISE SHOWN OR NOTED ON THE DRAWINGS AS "TO BE RETAINED, RELOCATED", ALL EXISTING EQUIPMENT AND MATERIAL IN AREAS TO BE REMODELED/ALTERED SHALL BE REMOVED WHERE THEY INTERFERE WITH PROPOSED NEW CONSTRUCTION AND/OR WITH PROPOSED USAGE OF SPACE BY OWNER AS FOLLOWS:
   a. REMOVE ANY PIPING PROTRUDING ABOVE FINISHED FLOOR OR THROUGH WALL AND CAP WITHIN 3 PIPE DIAMETERS OF NEAREST ACTIVE MAIN WITH MATERIAL TO MATCH EXISTING.
   b. IN REMODELED/ALTERED AREAS, ANY PIPING OR DUCTWORK PASSING THROUGH THE REMODELED AREAS TO SERVE (OR BEING SERVED FROM EXISTING ADJACENT, REMOTE, OR SURROUNDING AREAS THAT ARE TO REMAIN) SHALL BE RETAINED AND KEPT OPERATIONAL AND SHALL BE REROUTED IN ALL CASES WHERE THEY INTERFERE WITH ANY NEW WORK OR USAGE TO BE ACCOMPLISHED IN THE REMODELED AREA.
   c. REMOVE UNUSED OR ABANDONED HANGERS AND PATCH ABANDONED PENETRATIONS TO MATCH EXISTING.
   d. PENETRATIONS THROUGH EXISTING WALLS AND FLOORS FORMERLY OCCUPIED BY REMOVED PIPING OR DUCTWORK SHALL BE PATCHED TO MATCH EXISTING CONSTRUCTION.
   e. RE-SUPPORT ANY PIPING AND DUCTWORK THAT WAS SUPPORTED FROM BUILDING ELEMENTS REMOVED AS PART OF THE WORK.
   f. MAINTAIN CONTROL WIRING OR PNEUMATIC TUBING REQUIRED FOR THE CONTINUED PROPER OPERATION OF THE BUILDING AUTOMATION SYSTEM.

N. ALL EXISTING EQUIPMENT BEING REMOVED WILL BE HANDED OVER TO OWNER FOR FIRST RIGHT OF SALVAGE. IF OWNER REFUSES SALVAGE ITEMS, REMOVING CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL.

O. CONTRACTOR SHALL REFER TO THE DRAWINGS OF ALL TRADES TO FAMILIARIZE THEMSELVES WITH EXTENT OF WORK INCLUDING BUT NOT LIMITED TO WHERE NEW PARTITIONING IS BEING INSTALLED, WHERE EXISTING PARTITIONING IS BEING REMOVED, WHERE CEILINGS ARE BEING REMOVED AND/OR REPLACED, ETC.

P. REMOVAL AND REINSTALLATION OF CEILINGS REQUIRED FOR THE COMPLETION OF WORK IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED CEILING COMPONENTS TO MATCH EXISTING. WHERE AN IDENTICAL MATCH IS NO LONGER AVAILABLE, CONTRACTOR SHALL PROVIDE A SIMILAR REPLACEMENT UPON APPROVAL FROM THE OWNER.

MECHANICAL GENERAL NOTES:

A. FOR DUCTWORK PENETRATING A ONE HOUR FIRE RATED WALL WHERE A FIRE DAMPER IS NOT SHOWN, PROVIDE U.L. LISTED THROUGH PENETRATION FIRE STOPPING SYSTEM THAT IS SPECIFIC TO THE WALL CONSTRUCTION ASSEMBLY AND COMPLIANT WITH ASTM E814. THE SYSTEM SHALL BE FIRE TESTED PER ASTM E199 AND COMPLY WITH HE EXCEPTION 1 OF 2018 IPC PART 717.5.2. INSTALL SYSTEM IN STRICT COMPLIANCE WITH THE FIRE STOPPING MANUFACTURER'S U.L. APPROVED DETAIL. WHERE EXISTING WALLS ARE BEING UPGRADED TO ONE HOUR FIRE RATED WALL, PROVIDE U.L. LISTED THROUGH PENETRATION FIRE STOPPING SYSTEM FOR ALL NEW AND EXISTING PENETRATIONS REFER TO THE ARCHITECTURAL LIFE SAFETY PLANS FOR LOCATIONS OF FIRE RATED WALLS. ALL DUCTWORK PENETRATIONS SHALL BE INSPECTED BY AN APPROVED THIRD PARTY INSPECTION AGENCY IN ACCORDANCE WITH ASTM E2174. THE INSPECTION AGENCY SHALL BE PROCURED BY THE CONTRACTOR. DOCUMENTATION OF APPROVED INSPECTION SHALL BE INCLUDED WITH PROJECT CLOSEOUT DOCUMENTATION.

B. FINAL PIPING CONNECTION TO EQUIPMENT SHALL MATCH EQUIPMENT CONNECTION SIZE. PROVIDE TRANSITIONS AS REQUIRED. REFER TO DETAILS, DIAGRAMS AND SCHEMATICS FOR ADDITIONAL FINAL CONNECTION REQUIREMENTS. REFER TO SCHEDULE SHEETS FOR PROVIDED SCHEDULES.

SPECIALIZED ENGINEERING SOLUTIONS

DATE 2/27/2026
PROJECT 25286

MECHANICAL SYMBOLS AND ABBREVIATIONS

WOODBURY COUNTY COURTHOUSE
ELEVATOR REPLACEMENT
SIOUX CITY,IA

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MECHANICAL SPECIFICATIONS

SECTION 22 0000 GENERAL MECHANICAL REQUIREMENTS

1. SUBMITTAL TYPES, DEFINITIONS AND EXPECTATIONS
   - A. SUBMITTALS: SHALL BE SUBMITTED PRIOR TO PURCHASE, FABRICATION, AND DELIVERY OF PRODUCTS TO BE INCORPORATED INTO THE PERMANENT CONSTRUCTION.
   - B. CLOSEOUTS: SHALL BE SUBMITTED AT OR NEAR THE END OF THE SUBJECT WORK TO WHICH THEY APPLY, OR PRIOR TO COMPLETION OF THE ENTIRE CONSTRUCTION.
2. WARRANTIES: WARRANT ALL MATERIALS, WORKMANSHIP, AND EQUIPMENT AGAINST DEFECTS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION.
3. QUALITY ASSURANCE
   - A. SOURCE LIMITATIONS: TO FULLEST EXTENT POSSIBLE, PROVIDE PRODUCTS OF SAME KIND, FROM A SINGLE SOURCE.
   - B. COMPATIBILITY OF OPTIONS: IF CONTRACTOR IS GIVEN OPTION OF SELECTING BETWEEN TWO OR MORE PRODUCTS FOR USE ON PROJECT, SELECT PRODUCT COMPATIBLE WITH PRODUCTS PREVIOUSLY SELECTED, EVEN IF PREVIOUSLY SELECTED PRODUCTS WERE ALSO OPTIONS.
   - C. COMPLY WITH ALL STATE, AND LOCAL CODES AND ORDINANCES.
   - D. REQUIRED ACCESS FOR SERVICING AND MAINTENANCE SHALL BE PROVIDED FOR ALL EQUIPMENT (VALVES, SPECIALTIES, FILTERS, ETC.) PROVIDE ARCHITECTURAL ACCESS PANELS AS REQUIRED.
   - E. MANUFACTURER'S QUALIFICATIONS: FIRMS REGULARLY ENGAGED IN MANUFACTURE OF EQUIPMENT OF TYPES, MATERIALS, AND SIZES REQUIRED FOR THE PROJECT, WHOSE PRODUCTS HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR NOT LESS THAN FIVE (5) YEARS.
   - F. INSTALLERS QUALIFICATIONS: FIRM WITH AT LEAST THREE (3) YEARS OF SUCCESSFUL INSTALLATION EXPERIENCE ON PROJECTS WITH EQUIPMENT INSTALLATION WORK SIMILAR TO THAT REQUIRED FOR PROJECT.
4. INTERPRETATION OF DOCUMENTS: ALL QUESTIONS FROM CONTRACTORS OR SUBCONTRACTORS AS IT PERTAINS TO CONTRACT DOCUMENTS DURING THE BIDDING PHASE OR CONSTRUCTION SHALL BE SUBMITTED TO THE ENGINEER FOR CLARIFICATION.
5. PERMITS, FEE AND NOTICES: SECURE AND PAY FOR PERMITS AND GOVERNMENTAL FEES, LICENSES, AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK, AND FOR OWNER TO OCCUPY AND OPERATE SYSTEMS.
6. CODES: ALL WORK SHALL CONFORM TO ALL APPLICABLE SECTIONS OF CURRENTLY ADOPTED EDITIONS OF ALL APPLICABLE CODES.
7. PROJECT COORDINATION AND LAYOUT:
   - A. THE CONTRACTOR IS RESPONSIBLE FOR LAYING OUT AND COORDINATING ALL WORK PRIOR TO INSTALLATION.
   - B. DOCUMENTS PRODUCED BY SPECIALIZED ENGINEERING SOLUTIONS ARE DIAGRAMMATICAL IN NATURE.
   - C. SPECIFICATIONS LIST SPECIALTIES, VALVE, DAMPER, AND SYSTEMS INSTALLATION REQUIREMENTS IN ADDITION TO WHAT IS SHOWN ON DRAWINGS.
8. EQUIPMENT ELECTRICAL CONNECTIONS
   - A. ELECTRICAL CONNECTIONS IDENTIFIED ARE FOR THE SPECIFIC EQUIPMENT MANUFACTURER AND MODEL SCHEDULED. IF THE CONTRACTOR CHOOSES TO PROVIDE EQUIPMENT FOUND ACCEPTABLE FROM A DIFFERENT MANUFACTURER AND MODEL THAN THAT SCHEDULED BUT LISTED AS EQUIVALENT IN THE SPECIFICATIONS, OR OTHERWISE ACCEPTED BY THE ARCHITECT/ENGINEER, INCLUDE ELECTRICAL CONNECTION REVISIONS ASSOCIATED WITH THAT MANUFACTURER'S ELECTRICAL CONNECTION REQUIREMENTS IN BID.
   - B. SHORT CIRCUIT CURRENT RATINGS OF EQUIPMENT SHALL MEET OR EXCEED THE SHORT CIRCUIT CURRENT RATING OF THE BRANCH SOURCE ELECTRICAL PANEL SERVING THE EQUIPMENT.
9. SALVAGE RIGHTS: THE OWNER SHALL HAVE FIRST SALVAGE RIGHTS TO ALL ITEMS REMOVED. IF OWNER REFUSES SALVAGE, CONTRACTOR IS RESPONSIBLE FOR DISPOSAL.
10. OPERATION AND MAINTENANCE MANUALS. PROVIDE THE OPERATION AND MAINTENANCE MANUALS ELECTRONICALLY. PROVIDE SCANNED AS-BUILT REDLINES.
11. OPERATOR TRAINING: SCHEDULE AND CONDUCT COMPLETE OWNER TRAINING FOR EVERY SYSTEM AND ASSOCIATED PIECE OF EQUIPMENT.
12. ALLOWANCES: INCLUDE IN BID, APPROPRIATE ALLOWANCES FOR MATERIAL AND LABOR FOR PULLEY CHANGES ON EQUIPMENT, IMPELLER CHANGES ON PUMPS, AND AIR BAFFLES NECESSARY IN AIR HANDLING EQUIPMENT.
13. PROJECT CONDITIONS: FOR HEALTHCARE PROJECTS, PARTICIPATE IN THE DEVELOPMENT OF INFECTION CONTROL RISK ASSESSMENTS AND PERFORM WORK IN STRICT COMPLIANCE WITH THE WORK PLAN DEVELOPED IN CONJUNCTION WITH THE OWNER AND ALL OTHER CONTRACTORS.
14. COORDINATION OF WORK: MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FULL INSTALLATION AND OPERATION OF EQUIPMENT SCHEDULED AND SPECIFIED FOR THIS PROJECT. COORDINATION WITH OTHER CONTRACTORS WILL BE NECESSARY.

22 0513 COMMON MOTOR REQUIREMENTS FOR MECHANICAL

1. COORDINATE FEATURES OF MOTORS, INSTALLED UNITS, AND ACCESSORY DEVICES TO BE COMPATIBLE WITH THE FOLLOWING:
   - A. MOTOR CONTROLLERS.
   - B. TORQUE, SPEED, AND HORSEPOWER REQUIREMENTS OF THE LOAD.
   - C. RATINGS AND CHARACTERISTICS OF ELECTRICAL SUPPLY CIRCUIT AND REQUIRED CONTROL SEQUENCE.
   - D. AMBIENT AND ENVIRONMENTAL CONDITIONS OF INSTALLATION LOCATION.
2. COMPLY WITH REQUIREMENTS IN THIS SECTION EXCEPT WHEN STRICTER REQUIREMENTS ARE SPECIFIED IN EQUIPMENT SCHEDULES OR SECTIONS.
3. COMPLY WITH NEMA MG 1 UNLESS OTHERWISE INDICATED.
4. MOTOR CHARACTERISTICS
   - A. DUTY: CONTINUOUS DUTY AT AMBIENT TEMPERATURE OF 40 DEG C AND AT ALTITUDE OF 3300 FEET ABOVE SEA LEVEL.
   - B. CAPACITY AND TORQUE CHARACTERISTICS: SUFFICIENT TO START, ACCELERATE, AND OPERATE CONNECTED LOADS AT DESIGNATED SPEEDS, AT INSTALLED ALTITUDE AND ENVIRONMENT, WITH INDICATED OPERATING SEQUENCE, AND WITHOUT EXCEEDING NAMEPLATE RATINGS OR CONSIDERING SERVICE FACTOR.
5. SINGLE-PHASE MOTORS
   - A. MOTORS LARGER THAN 1/20 HP SHALL BE ONE OF THE FOLLOWING, TO SUIT STARTING TORQUE AND REQUIREMENTS OF SPECIFIC MOTOR APPLICATION:
     - a. PERMANENT-SPLIT CAPACITOR.
     - b. SPLIT PHASE.
     - c. CAPACITOR START, INDUCTOR RUN.
     - d. CAPACITOR START, CAPACITOR RUN.
     - e. ELECTRONIC COMMUTATION.
   - B. MULTISPEED MOTORS: VARIABLE-TORQUE, PERMANENT-SPLIT-CAPACITOR TYPE OR ELECTRONIC COMMUTATION TYPE.
   - C. BEARINGS: PRELUBRICATED, ANTIFRICTION BALL BEARINGS OR SLEEVE BEARINGS SUITABLE FOR RADIAL AND THRUST LOADING.
   - D. MOTORS 1/20 HP AND SMALLER: SHADED-POLE TYPE OR ELECTRONIC COMMUTATION TYPE.
   - E. ELECTRONIC COMMUTATION MOTORS SHALL BE SPEED CONTROLLABLE DOWN TO 20% OF FULL SPEED (80% TURNDOWN). SPEED SHALL BE CONTROLLED BY EITHER A POTENTIOMETER DIAL MOUNTED ON THE MOTOR OR BY A 0-10 VDC SIGNAL.
   - F. THERMAL PROTECTION: INTERNAL PROTECTION TO AUTOMATICALLY OPEN POWER SUPPLY CIRCUIT TO MOTOR WHEN WINDING TEMPERATURE EXCEEDS A SAFE VALUE CALIBRATED TO TEMPERATURE RATING OF MOTOR INSULATION. THERMAL-PROTECTION DEVICE SHALL AUTOMATICALLY RESET WHEN MOTOR TEMPERATURE RETURNS TO NORMAL RANGE.
6. INSTALLATION
   - A. A RECORD OF THE FINAL ALIGNMENT SETTINGS, ALIGNMENT SETUP, ALIGNMENT TOLERANCES, MACHINE ID/NAME, DATE OF ALIGNMENT, AND ALIGNMENT TECHNICIAN ID SHALL BE PRINTED AND SIGNED BY THE TECHNICIAN RESPONSIBLE FOR THE ALIGNMENT. CALCULATIONS FOR THERMAL EFFECTS AND OTHER OPERATIONAL CONSIDERATIONS SHALL BE ATTACHED TO THIS PRINTOUT. A COPY SHALL BE FORWARDED TO THE OWNER AND ENGINEER FOR REVIEW AND ACCEPTANCE. THE ACCEPTED COPY SHALL BE INCLUDED IN THE FINAL OPERATION AND MAINTENANCE MANUALS.
   - B. A MINIMUM OF TWO JACKING BOLTS SHALL BE INSTALLED AT EACH HOLD-DOWN BOLT POSITION TO FACILITATE CONTROLLED MOVEMENT IN THE AXIAL (IN LINE WITH THE SHAFT, PERPENDICULAR TO THE BOLT BODY) DIRECTION AND "HORIZONTAL" (PERPENDICULAR TO HOLD-DOWN BOLT BODY AND AXIAL DIRECTION). THE JACKING BOLTS MUST BE POSITIONED SO THAT THEY DO NOT INTERFERE WITH THE INSTALLATION AND REMOVAL OF SHIM PACKS.
   - C. HOLD-DOWN BOLTS SHALL BE TIGHTENED USING A CALIBRATED TORQUE WRENCH IN AT LEAST THREE STAGES (50%, 80%, AND 100% OF FINAL TORQUE VALUE), EACH STAGE FOLLOWING A "CROSS" PATTERN. AFTER ALIGNMENT AND TIGHTENING OF HOLD-DOWN BOLTS, ALL JACKING BOLTS SHALL BE BACKED-OFF ~ 0.100" AND LOCKED WITH JAM NUTS.

22 0523 GENERAL DUTY VALVES FOR MECHANICAL

1. GENERAL REQUIREMENTS FOR VALVES
   - A. VALVE SIZES: SAME AS UPSTREAM PIPING UNLESS OTHERWISE INDICATED.
   - B. VALVE ACTUATOR TYPES:
     - a. HANDWHEEL: FOR VALVES OTHER THAN QUARTER-TURN TYPES.
     - b. HANDLEVER: FOR QUARTER-TURN VALVES NPS 6 AND SMALLER.
   - C. VALVE-END CONNECTIONS: VALVE END CONNECTION SHALL MATCH THE JOINTS SPECIFIED FOR THE ASSOCIATED PIPING SYSTEMS USED.
2. BRASS/BRONZE BALL VALVES:
   - A. TWO-PIECE, BRASS/BRONZE BALL VALVES:
     - a. STANDARD: MSS SP-110.
     - b. SWP RATING: 150 PSIG.
     - c. CWP RATING: 600 PSIG.
     - d. BODY DESIGN: TWO PIECE.
     - e. BODY MATERIAL: FORGED BRASS.
     - f. SEATS: PTFE OR TFE.
     - g. STEM: BLOWOUT PROOF.
       - STAINLESS STEEL.
     - h. BALL: STAINLESS STEEL.
     - i. PORT: FULL.
3. EXAMINATION:
   - A. EXAMINE VALVE INTERIOR FOR CLEANLINESS, FREEDOM FROM FOREIGN MATTER, AND CORROSION. REMOVE SPECIAL PACKING MATERIALS, SUCH AS BLOCKS, USED TO PREVENT DISC MOVEMENT DURING SHIPPING AND HANDLING.
   - B. OPERATE VALVES IN POSITIONS FROM FULLY OPEN TO FULLY CLOSED. EXAMINE GUIDES AND SEATS MADE ACCESSIBLE BY SUCH OPERATIONS.
   - C. EXAMINE THREADS ON VALVE AND MATING PIPE FOR FORM AND CLEANLINESS.
   - D. EXAMINE MATING FLANGE FACES FOR CONDITIONS THAT MIGHT CAUSE LEAKAGE. CHECK BOLTING FOR PROPER SIZE, LENGTH, AND MATERIAL. VERIFY THAT GASKET IS OF PROPER SIZE, THAT ITS MATERIAL COMPOSITION IS SUITABLE FOR SERVICE, AND THAT IT IS FREE FROM DEFECTS AND DAMAGE.
   - E. DO NOT ATTEMPT TO REPAIR DEFECTIVE VALVES; REPLACE WITH NEW VALVES.
4. VALVE INSTALLATION
   - A. INSTALL VALVES WITH UNIONS OR FLANGES AT EACH PIECE OF EQUIPMENT ARRANGED TO ALLOW SERVICE, MAINTENANCE, AND EQUIPMENT REMOVAL WITHOUT SYSTEM SHUTDOWN.
   - B. LOCATE VALVES FOR EASY ACCESS AND PROVIDE SEPARATE SUPPORT WHERE NECESSARY.
   - C. INSTALL VALVES IN HORIZONTAL PIPING WITH STEM AT OR ABOVE CENTER OF PIPE.
   - D. INSTALL VALVES IN POSITION TO ALLOW FULL STEM MOVEMENT.
   - E. INSTALL SWING CHECK VALVES FOR PROPER DIRECTION OF FLOW AND IN HORIZONTAL POSITION WITH HINGE PIN LEVEL.
   - F. PROVIDE EXTENDED STEMS ON INSULATED PIPING SYSTEMS TO EXTEND HANDLE ABOVE INSULATION.
5. GENERAL REQUIREMENTS FOR VALVE APPLICATIONS
   - A. UNLESS INDICATED OTHERWISE, USE THE FOLLOWING:
     - A. SHUTOFF SERVICE: EXCEPT STEAM AND STEAM CONDENSATE: BALL AND BUTTERFLY VALVES.
     - B. THROTTLING SERVICE: EXCEPT STEAM AND STEAM CONDENSATE: BALL OR BUTTERFLY VALVES.
   - B. SELECT VALVES, WITH THE FOLLOWING END CONNECTIONS:
     - a. FOR COPPER TUBING, NPS 2 AND SMALLER: THREADED ENDS. VALVES WITH SOLDERED ENDS MAY BE USED IN WATER SYSTEMS ONLY WHERE SOLDERED JOINTS ARE PERMITTED IN OTHER SECTIONS.
     - b. FOR STEEL PIPING, NPS 2 AND SMALLER: THREADED ENDS.
     - c. FOR STEEL PIPING, NPS 2-1/2 AND ABOVE: FLANGED ENDS. VALVES WITH GROOVED ENDS MAY BE USED IN WATER SYSTEMS ONLY WHERE GROOVED MECHANICAL JOINTS ARE PERMITTED IN OTHER SECTIONS.
   - C. SELECT VALVES TO MEET OR EXCEED MAXIMUM ANTICIPATED MAXIMUM SYSTEM OPERATING PRESSURE FOR INTENDED SERVICE. IF VALVES WITH SPECIFIED SWP CLASSES OR CWP RATINGS ARE NOT AVAILABLE, THE SAME TYPES OF VALVES WITH HIGHER SWP CLASSES OR CWP RATINGS MAY BE SUBSTITUTED.

22 0529 HANGER AND SUPPORTS FOR MECHANICAL

1. PIPE HANGERS AND SUPPORTS
   - A. CARBON-STEEL PIPE HANGERS AND SUPPORTS:
     - a. DESCRIPTION: MSS SP-58, TYPES 1 THROUGH 58, FACTORY-FABRICATED COMPONENTS.
     - b. GALVANIZED METALLIC COATINGS: PRE-GALVANIZED OR HOT DIPPED.
     - c. NONMETALLIC COATINGS: PLASTIC COATING, JACKET, OR LINER.
     - d. HANGER RODS: CONTINUOUS-THREAD ROD, NUTS, AND WASHER MADE OF CARBON STEEL.
   - B. COPPER PIPETUBE HANGERS AND SUPPORTS
     - a. SPLIT RING HANGERS AND CLAMPS.
   - C. MATERIALS:
     - a. PROVIDE APPROPRIATE MATERIALS AND PROTECTIVE COATINGS TO PREVENT FAILURE FROM ENVIRONMENTAL AND GALVANIC CORROSION.
     - b. MATERIAL THAT COMES IN CONTACT WITH PIPE SHALL BE COMPATIBLE WITH PIPING MATERIAL SO THAT NEITHER HAS A DETERIORATING EFFECT ON THE OTHER.
   - D. HANGER RODS: CONTINUOUS-THREAD ROD, NUTS AND WASHER MADE OF STAINLESS STEEL.
2. HANGER AND SUPPORT INSTALLATION
   - A. DO NOT SUPPORT PIPING, DUCTWORK EQUIPMENT, OR SYSTEMS FROM METAL ROOF DECKING MATERIAL.
   - B. WHERE POWDER ACTUATED OR MECHANICAL EXPANSION ANGERS ARE INDICATED, NOTIFY OWNER ONE WEEK IN ADVANCE OF INSTALLATION.
   - C. PIPE-HANGER INSTALLATION: COMPLY WITH MSS SP-58. INSTALL HANGERS, SUPPORTS, CLAMPS, AND ATTACHMENTS AS REQUIRED TO PROPERLY SUPPORT PIPING FROM THE BUILDING STRUCTURE.
   - D. METAL TRAPEZE PIPE-HANGER INSTALLATION: COMPLY WITH MSS SP-58. ARRANGE FOR GROUPING OF PARALLEL RUNS OF HORIZONTAL PIPING, AND SUPPORT TOGETHER ON FIELD-FABRICATED TRAPEZE PIPE HANGERS.
     - a. PIPES OF VARIOUS SIZES: SUPPORT TOGETHER AND SPACE TRAPEZES FOR SMALLEST PIPE SIZE OR INSTALL INTERMEDIATE SUPPORTS FOR SMALLER DIAMETER PIPES AS SPECIFIED FOR INDIVIDUAL PIPE HANGERS.
     - b. FIELD FABRICATE FROM ASTM A 36/A 36M, CARBON-STEEL SHAPES SELECTED FOR LOADS BEING SUPPORTED. WELD STEEL ACCORDING TO AWS D1.1/D1.1M.
   - E. METAL FRAMING SYSTEM INSTALLATION: ARRANGE FOR GROUPING OF PARALLEL RUNS OF PIPING, AND SUPPORT TOGETHER ON FIELD-ASSEMBLED METAL FRAMING SYSTEMS.
   - F. THERMAL-HANGER SHIELD INSTALLATION: INSTALL IN PIPE HANGER OR SHIELD FOR INSULATED PIPING.
   - G. FASTENER SYSTEM INSTALLATION:
     - a. INSTALL POWDER-ACTUATED FASTENERS FOR USE IN LIGHTWEIGHT CONCRETE OR CONCRETE SLABS LESS THAN 4 INCHES THICK IN CONCRETE AFTER CONCRETE IS PLACED AND COMPLETELY CURED. USE OPERATORS THAT ARE LICENSED BY A POWDER-ACTUATED TOOL MANUFACTURER. INSTALL FASTENERS ACCORDING TO POWDER-ACTUATED TOOL MANUFACTURER'S OPERATING MANUAL.
     - b. INSTALL MECHANICAL-EXPANSION ANCHORS IN CONCRETE AFTER CONCRETE IS PLACED AND COMPLETELY CURED. INSTALL FASTENERS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
   - H. PIPE POSITIONING-SYSTEM INSTALLATION: INSTALL SUPPORT DEVICES TO MAKE RIGID SUPPLY AND WASTE PIPING CONNECTIONS TO EACH PLUMBING FIXTURE. SEE DIVISION 22 SECTION "PLUMBING FIXTURES" FOR REQUIREMENTS FOR PIPE POSITIONING SYSTEMS FOR PLUMBING FIXTURES.
   - I. INSTALL HANGERS AND SUPPORTS COMPLETE WITH NECESSARY ATTACHMENTS, INSERTS, BOLTS, RODS, NUTS, WASHERS, AND OTHER ACCESSORIES.
   - J. EQUIPMENT SUPPORT INSTALLATION: FABRICATE FORM WELDED-STRUCTURAL-STEEL SHAPES.
   - K. ANCHOR PIPING AT APPROPRIATE LOCATION AND UTILIZE GUIDES TO ALLOW PROPER PIPE EXPANSION WHERE EXPANSION LOOPS OR EXPANSION JOINTS ARE USED.
   - L. INSTALL LATERAL BRACING WITH PIPE HANGERS AND SUPPORTS TO PREVENT SWAYING.
   - M. INSTALL BUILDING ATTACHMENTS WITHIN CONCRETE SLABS OR ATTACH TO STRUCTURAL STEEL. INSTALL ADDITIONAL ATTACHMENTS AT CONCENTRATED LOADS, INCLUDING VALVES, FLANGES, AND STRAINERS, AND AT CHANGES IN DIRECTION OF PIPING. INSTALL CONCRETE INSERTS BEFORE CONCRETE IS PLACED; FASTEN INSERTS TO FORMS AND INSTALL REINFORCING BARS THROUGH OPENINGS AT TOP OF INSERTS.
   - N. LOAD DISTRIBUTION: INSTALL HANGERS AND SUPPORTS SO THAT PIPING LIVE AND DEAD LOADS AND STRESSES FROM MOVEMENT WILL NOT BE TRANSMITTED TO EQUIPMENT.
   - O. PIPE SLOPES: INSTALL HANGERS AND SUPPORTS TO PROVIDE INDICATED PIPE SLOPES AND TO NOT EXCEED MAXIMUM PIPE DEFLECTIONS ALLOWED BY ASME B31.9 FOR BUILDING SERVICES PIPING AND ASME B31.1 FOR POWER PIPING.
   - P. INSULATED PIPING: ATTACH CLAMPS AND SPACERS TO PIPING.
     - a. PIPING OPERATING ABOVE AMBIENT AIR TEMPERATURE: CLAMP MAY PROJECT THROUGH INSULATION.
     - b. PIPING OPERATING BELOW AMBIENT AIR TEMPERATURE: USE THERMAL-HANGER SHIELD INSERT WITH CLAMP SIZED TO MATCH OD OF INSERT. PROVIDE PROTECTION SADDLE SHIELD INSERT, MINIMUM 4 INCH, 180 DEGREES.
     - c. DO NOT EXCEED PIPE STRESS LIMITS ALLOWED BY ASME B31.9 FOR BUILDING SERVICES PIPING AND ASME B31.1 FOR POWER PIPING.
     - d. INSERT MATERIAL: LENGTH OF AT LEAST AS LONG AS PROTECTIVE SHIELD.
     - e. THERMAL HANGER SHIELDS: INSTALL WITH INSULATION SAME THICKNESS AS PIPING INSULATION.
   - Q. ALL PIPING WHEN SUPPORTED BY NON-RIGID HANGERS IN EXCESS OF 18 INCHES IN LENGTH SHALL BE BRACED AGAINST MOVEMENT IN ANY DIRECTION.
   - R. PVC, POLYPROPYLENE, AND OTHER PLASTIC PIPING: FOLLOW PIPE MANUFACTURER'S RECOMMENDATIONS FOR HANGER TYPE, SUPPORT, AND SPACING. HANGER MATERIAL MUST BE CHEMICALLY COMPATIBLE WITH THE PLASTIC PIPE MATERIAL.
3. EQUIPMENT SUPPORTS
   - A. GROUTING: PLACE GROUT UNDER SUPPORTS FOR EQUIPMENT AND MAKE SMOOTH BEARING SURFACE.
4. ADJUSTING
   - A. HANGER ADJUSTMENTS: ADJUST HANGERS TO DISTRIBUTE LOADS EQUALLY ON ATTACHMENTS AND TO ACHIEVE INDICATED SLOPE OF PIPE.
   - B. TRIM EXCESS LENGTH OF CONTINUOUS-THREAD HANGER AND SUPPORT RODS TO 1-1/2 INCHES AND TAPER ENDS.
5. HANGER AND SUPPORT SCHEDULE
   - A. COMPLY WITH MSS SP-58 FOR ALL PIPE-HANGER SELECTIONS AND APPLICATIONS.
   - B. USE HANGERS AND SUPPORTS WITH GALVANIZED METALLIC COATINGS FOR PIPING AND EQUIPMENT THAT WILL NOT HAVE FIELD-APPLIED FINISH.
   - C. USE NONMETALLIC COATINGS ON ATTACHMENTS FOR ELECTROLYTIC PROTECTION WHERE ATTACHMENTS ARE IN DIRECT CONTACT WITH COPPER TUBING.
   - D. USE CARBON-STEEL PIPE HANGERS AND SUPPORTS, METAL TRAPEZE PIPE HANGERS, AND METAL FRAMING SYSTEMS AND ATTACHMENTS FOR GENERAL SERVICE APPLICATIONS.
   - E. USE PADDED HANGERS FOR PIPING THAT IS SUBJECT TO SCRATCHING.
   - F. USE THERMAL-HANGER SHIELD INSERTS FOR INSULATED PIPING AND TUBING.
   - G. HORIZONTAL-PIPING HANGERS AND SUPPORTS: UNLESS OTHERWISE INDICATED AND EXCEPT AS SPECIFIED IN PIPING SYSTEM SECTIONS, INSTALL THE FOLLOWING TYPES:
     - a. ADJUSTABLE, STEEL CLEVIS HANGERS (MSS TYPE 1): FOR SUSPENSION OF NON-INSULATED OR INSULATED, STATIONARY PIPES NPS 1/2 TO NPS 30.
     - b. ADJUSTABLE, SWIVEL SPLIT- OR SOLID-RING HANGERS (MSS TYPE 6): FOR SUSPENSION OF NON-INSULATED, STATIONARY PIPES NPS 3/4 TO NPS 4.
     - c. ADJUSTABLE, STEEL BAND HANGERS (MSS TYPE 7): FOR SUSPENSION OF NON-INSULATED, STATIONARY PIPES NPS 1/2 TO NPS 4.
     - d. ADJUSTABLE, SWIVEL-RING BAND HANGERS (MSS TYPE 10): FOR SUSPENSION OF NON-INSULATED, STATIONARY PIPES NPS 1/2 TO NPS 4.
     - e. PIPE SADDLE SUPPORTS (MSS TYPE 36): FOR SUPPORT OF PIPES NPS 4 TO NPS 36, WITH STEEL-PIPE BASE STANCHION SUPPORT AND CAST-IRON FLOOR FLANGE OR CARBON-STEEL PLATE.
     - f. PIPE STANCHION SADDLES (MSS TYPE 37): FOR SUPPORT OF PIPES NPS 4 TO NPS 36, WITH STEEL-PIPE BASE STANCHION SUPPORT AND CAST-IRON FLOOR FLANGE OR CARBON-STEEL PLATE, AND WITH U-BOLT TO RETAIN PIPE.
     - g. SINGLE-PIPE ROLLS (MSS TYPE 41): FOR SUSPENSION OF PIPES NPS 1 TO NPS 30, FROM TWO RODS IF LONGITUDINAL MOVEMENT CAUSED BY EXPANSION AND CONTRACTION MIGHT OCCUR.
     - h. ADJUSTABLE ROLLER HANGERS (MSS TYPE 43): FOR SUSPENSION OF PIPES NPS 2-1/2 TO NPS 24, FROM SINGLE ROD IF HORIZONTAL MOVEMENT CAUSED BY EXPANSION AND CONTRACTION MIGHT OCCUR.
     - i. ADJUSTABLE PIPE ROLL AND BASE UNITS (MSS TYPE 46): FOR SUPPORT OF PIPES NPS 2 TO NPS 30 IF VERTICAL AND LATERAL ADJUSTMENT DURING INSTALLATION MIGHT BE REQUIRED IN ADDITION TO EXPANSION AND CONTRACTION.
   - H. VERTICAL-PIPING CLAMPS: UNLESS OTHERWISE INDICATED AND EXCEPT AS SPECIFIED IN PIPING SYSTEM SECTIONS, INSTALL THE FOLLOWING TYPES:
     - a. CARBON- OR ALLOY-STEEL RISER CLAMPS (MSS TYPE 42): FOR SUPPORT OF PIPE RISERS NPS 3/4 TO NPS 24 IF LONGER ENDS ARE REQUIRED FOR RISER CLAMPS.
   - I. HANGER-ROD ATTACHMENTS: UNLESS OTHERWISE INDICATED AND EXCEPT AS SPECIFIED IN PIPING SYSTEM SECTIONS, INSTALL THE FOLLOWING TYPES:
     - a. STEEL TURNBUCKLES (MSS TYPE 13): FOR ADJUSTMENT UP TO 6 INCHES FOR HEAVY LOADS.
     - b. STEEL CLEVISES (MSS TYPE 14): FOR 120 TO 450 DEG F PIPING INSTALLATIONS.
     - c. SWIVEL TURNBUCKLES (MSS TYPE 15): FOR USE WITH MSS TYPE 11, SPLIT PIPE RINGS.
     - d. STEEL WELDLESS EYE NUTS (MSS TYPE 17): FOR 120 TO 450 DEG F PIPING INSTALLATIONS.
   - J. BUILDING ATTACHMENTS: UNLESS OTHERWISE INDICATED AND EXCEPT AS SPECIFIED IN PIPING SYSTEM SECTIONS, INSTALL THE FOLLOWING TYPES:
     - a. STEEL OR MALLEABLE CONCRETE INSERTS (MSS TYPE 18): FOR UPPER ATTACHMENT TO SUSPEND PIPE HANGERS FROM CONCRETE CEILING.
     - b. TOP-BEAM C-CLAMPS (MSS TYPE 19): FOR USE UNDER ROOF INSTALLATIONS WITH BAR-JOIST CONSTRUCTION, TO ATTACH TO TOP FLANGE OF STRUCTURAL SHAPE.
     - c. SIDE-BEAM OR CHANNEL CLAMPS (MSS TYPE 20): FOR ATTACHING TO BOTTOM FLANGE OF BEAMS, CHANNELS, OR ANGLES.
     - d. CENTER-BEAM CLAMPS (MSS TYPE 21): FOR ATTACHING TO CENTER OF BOTTOM FLANGE OF BEAMS.
     - e. WELDED BEAM ATTACHMENTS (MSS TYPE 22): FOR ATTACHING TO BOTTOM OF BEAMS IF LOADS ARE CONSIDERABLE AND ROD SIZES ARE LARGE.
     - f. C-CLAMPS (MSS TYPE 23): FOR SUPPORT OF PIPES TO NPS 4, ATTACHED TO STRUCTURAL SHAPES. PROVIDE RETAINING STRAP.
     - g. TOP-BEAM CLAMPS (MSS TYPE 25): FOR TOP OF BEAMS IF HANGER ROD IS REQUIRED TANGENT TO FLANGE EDGE.
     - h. SIDE-BEAM CLAMPS (MSS TYPE 27): FOR BOTTOM OF STEEL I-BEAMS.
     - i. STEEL-BEAM CLAMPS WITH EYE NUTS (MSS TYPE 28): FOR ATTACHING TO BOTTOM OF STEEL I-BEAMS FOR HEAVY LOADS.
     - j. SIDE-BEAM BRACKETS (MSS TYPE 34): FOR SIDES OF STEEL OR WOODEN BEAMS.
     - k. PLATE LUGS (MSS TYPE 57): FOR ATTACHING TO STEEL BEAMS IF FLEXIBILITY AT BEAM IS REQUIRED.
     - l. HORIZONTAL TRAVELERS (MSS TYPE 58): FOR SUPPORTING PIPING SYSTEMS SUBJECT TO LINEAR HORIZONTAL MOVEMENT WHERE HEADROOM IS LIMITED.
   - K. SADDLES AND SHIELDS: UNLESS OTHERWISE INDICATED AND EXCEPT AS SPECIFIED IN PIPING SYSTEM SECTIONS, INSTALL THE FOLLOWING TYPES:
     - a. STEEL-PIPE-COVERING PROTECTION SADDLES (MSS TYPE 39): TO FILL INTERIOR VOIDS WITH INSULATION THAT MATCHES ADJOINING INSULATION.
     - b. PROTECTION SHIELDS (MSS TYPE 40): OF LENGTH RECOMMENDED IN WRITING BY MANUFACTURER TO PREVENT CRUSHING INSULATION.
     - c. THERMAL-HANGER SHIELD INSERTS: FOR SUPPORTING INSULATED PIPE.
6. COMPLY WITH MSS SP-58 FOR TRAPEZE PIPE-HANGER SELECTIONS AND APPLICATIONS THAT ARE NOT SPECIFIED IN PIPING SYSTEM SECTIONS.
7. COMPLY WITH MFMA-103 FOR METAL FRAMING SYSTEM SELECTIONS AND APPLICATIONS THAT ARE NOT SPECIFIED IN PIPING SYSTEM SECTIONS.
8. USE POWDER-ACTUATED FASTENERS OR MECHANICAL-EXPANSION ANCHORS RATED FOR "CRACKED CONCRETE" INSTEAD OF BUILDING ATTACHMENTS WHERE REQUIRED IN CONCRETE CONSTRUCTION.

22 0553 MECHANICAL IDENTIFICATION

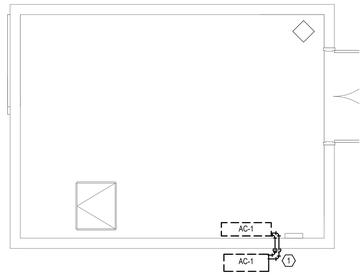
1. EQUIPMENT LABELS
   - A. PLASTIC LABELS FOR EQUIPMENT: PLASTIC MINIMUM 2-INCH BY 3/4-INCH, BLACK WITH WHITE LETTERS, MECHANICALLY FASTENED. SIZE SHALL INCREASE APPROPRIATELY FOR LARGER EQUIPMENT.
   - B. LABEL CONTENT: OWNER SHALL DESIGNATE ALL LABELING NAMES. LABEL SHALL INCLUDE DESCRIPTION OF AREAS SERVED.
2. PIPE LABELS:
   - A. GENERAL REQUIREMENTS FOR MANUFACTURED PIPE LABELS: PREPRINTED, COLOR-CODED, WITH LETTERING INDICATING SERVICE, AND SHOWING FLOW DIRECTION.
   - B. PRETENSIONED PIPE LABELS: PRECOILED, SEMIRIGID PLASTIC FORMED TO COVER FULL CIRCUMFERENCE OF PIPE AND TO ATTACH TO PIPE WITHOUT FASTENERS OR ADHESIVE, APPLIED WITH ADHESIVE DIRECTIONAL TAPE.
   - C. PIPE LABEL CONTENTS: INCLUDE IDENTIFICATION OF PIPING SERVICE USING FULL NAME DESIGNATIONS PER DRAWINGS AND AN ARROW INDICATING FLOW DIRECTION. STEAM PER SYSTEMS SHALL BEAR PRESSURE DESIGNATION. DOMESTIC WATER SYSTEM SHALL BEAR WATER TEMPERATURE DESIGNATION.
3. FIRE BARRIER PENETRATION: PROVIDE STICKER COMPLYING WITH PENETRATION SEALANT PRODUCT REQUIREMENTS LISTING PRODUCT, DATE, COMPANY NAME, AND INITIALS OF INSTALLER. STICKER TO BE MINIMUM 3-INCH BY 5-INCH AND RED IN COLOR. STICKERS TO BE AFFIXED BOTH SIDES OF WALL.
4. VALVE TAGS: STAMPED OR ENGRAVED WITH 1/4-INCH LETTERS FOR PIPING SYSTEM ABBREVIATION AND 1/2-INCH NUMBERS.
   - A. TAG MATERIAL: BRASS, 0.032-INCH MINIMUM THICKNESS, AND HAVING PREDRILLED OR STAMPED HOLES FOR ATTACHMENT HARDWARE.
   - B. FASTENERS: BRASS WIRE-LINK OR BEADED CHAIN; OR S-HOOK.
5. COORDINATION: COORDINATE EQUIPMENT DESIGNATION LABELING WITH OWNER BEFORE PROCURING LABELS.
6. INSTALLATION: WHERE WORKING IN EXISTING MECHANICAL SPACES, MATCH EXISTING IDENTIFICATION SCHEME AND LABELING TECHNIQUES.
7. PREPARATION: CLEAN PIPING AND EQUIPMENT SURFACES OF SUBSTANCES THAT COULD IMPAIR BOND OF IDENTIFICATION DEVICES, INCLUDING DIRT, OIL, GREASE, RELEASE AGENTS, AND INCOMPATIBLE PRIMERS, PAINTS,

GENERAL NOTES:

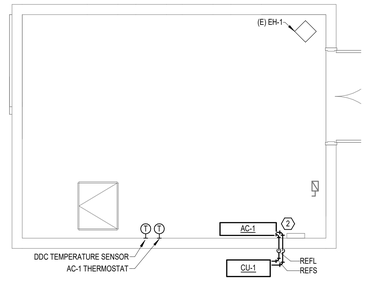
1. MECHANICAL SYMBOLS AND ABBREVIATIONS SHEET GENERAL NOTES APPLY TO ALL SHEETS.
2. ON DEMOLITION PLANS: EXISTING MECHANICAL SYSTEMS TO BE REMOVED ARE SHOWN HATCHED AND/OR DASHED. EXISTING MECHANICAL SYSTEMS TO REMAIN ARE SHOWN LIGHT LINE WEIGHT. ON ALL OTHER PLANS, NEW MECHANICAL SYSTEMS ARE INDICATED WITH HEAVY LINE WEIGHTS.
3. UNLESS NOTED OTHERWISE, DETAILS SHOWN WITHIN THESE DOCUMENTS ARE APPLICABLE FOR ALL PIPING, EQUIPMENT AND DUCTWORK INSTALLATIONS WHETHER OR NOT SPECIFICALLY NOTED.
4. THE OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR THE CONTRACTOR'S SAFETY PRECAUTIONS OR FOR THE MEANS, METHODS, TECHNIQUES, CONSTRUCTION SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM THIS WORK.

SHEET NOTES:

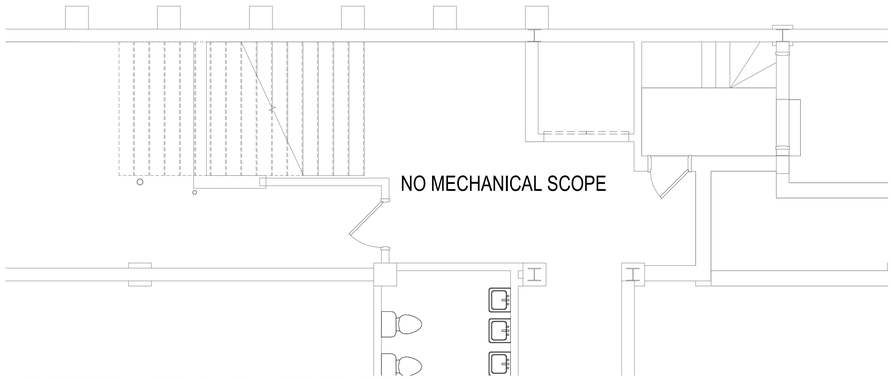
1. REMOVE DUCTLESS SPLIT, CONDENSING UNIT, WOOD SLEEPERS, WIRING, AND PIPING. WALL PENETRATIONS TO BE REUSED.
2. ROUTE CONDENSATE THROUGH EXISTING PENETRATION AND TERMINATE BELOW ROOF PARAPET. SIZE REFRIGERANT LINES PER MANUFACTURER'S INSTRUCTIONS SEAL PENETRATION WATERTIGHT. SEE DETAIL M5.01/4
3. INSTALL SUMP PUMP ON EXISTING PIT FLOOR. THERE SHALL BE A MINIMUM OF 24" CLEARANCE BETWEEN BOTTOM OF ELEVATOR CAR AND TOP OF PUMP WHEN ELEVATOR CAR IS FULLY RESTED ON BUMPERS. IF CLEARANCE IS NOT MAINTAINED. PROVIDE REDUCED CLEARANCE IDENTIFICATION IN ACCORDANCE WITH ASME 17.1.
4. PROVIDE CONTROLS TO MONITOR WATER LEVEL IN ELEVATOR PIT. REFER TO DETAIL M5.01/3.
5. REFER TO M5.01/5 FOR STANDPIPE INSTALLATION REQUIREMENTS. CONNECT TO EXISTING 4" SANITARY LINE. REFER TO IMAGE B ON SHEET M5.01.
6. COORDINATE WALL AND CEILING PENETRATIONS AND PATCHING WITH ARCHITECTURAL PLANS.
7. PROVIDE PAINT GRIP FINISH ON EXPOSED SANITARY PIPING. PAINT PIPING WHITE. MATCH EXISTING FINISH.
8. ROUTE SANITARY VENT TO MOP SINK VENT IN SOUTHWEST CORNER OF MECHANICAL ROOM. REFER TO IMAGE A ON SHEET M5.01.



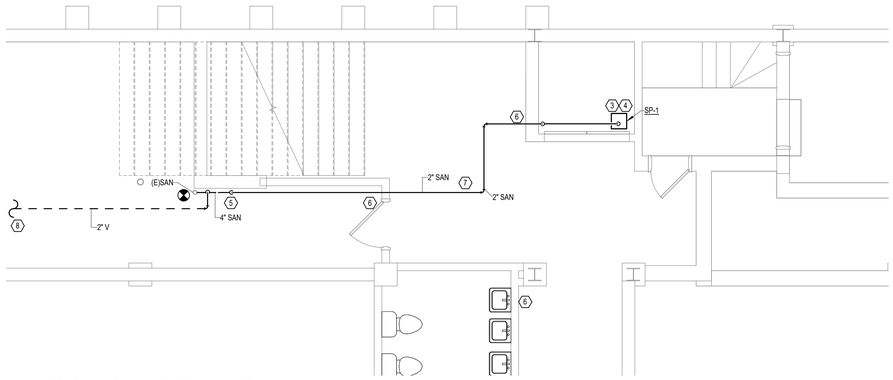
1 PENTHOUSE - MECHANICAL DEMOLITION
1/4" = 1'-0"



2 PENTHOUSE - MECHANICAL
1/4" = 1'-0"



3 FLOOR 00 - MECHANICAL DEMOLITION
1/4" = 1'-0"



4 FLOOR 00 - MECHANICAL
1/4" = 1'-0"

SPECIALIZED ENGINEERING SOLUTIONS

DATE 2/27/2026
PROJECT 25286

MECHANICAL PLANS

WOODBURY COUNTY COURTHOUSE
ELEVATOR REPLACEMENT
SIOUX CITY, IA

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REVISIONS

NO.	DESCRIPTION	DATE

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SHEET
M2.01

File Path: Autodesk Docs://25286 Woodbury County Courthouse Freight Elevator Replacement/25286_Woodbury Co Elevator Replacement_SES_2025.rvt
Plot Date: 2/27/2026 11:53:39 AM

SEQUENCE OF OPERATION

ELEVATOR SUMP PUMP:
- CONSISTS OF SUMP PUMP AND MANUFACTURER SUPPLIED CONTROLLER.
- MONITOR PUMP STATUS THROUGH DDC VIA CURRENT STATUS SWITCH. MONITOR ALL ALARMS THROUGH MANUFACTURER SUPPLIED CONTROLLER.
- PROVIDE HIGH WATER LEVEL SWITCH IN PIT TO ALARM BMS.

DX SPLIT SYSTEM:
- CONSISTS OF WALL MOUNTED BLOWER EVAPORATOR UNIT AND ROOF MOUNTED CONDENSING UNIT. TEMPERATURE SENSOR PROVIDED BY TEMPERATURE CONTROLS CONTRACTOR AND SPLIT SYSTEM MANUFACTURER SUPPLIED TEMPERATURE CONTROLLER.
- CYCLE CONDENSING UNIT AND INDOOR UNIT IN UNISON TO MAINTAIN A SPACE TEMPERATURE SETPOINT OF 75F (ADJUSTABLE). MONITOR ROOM TEMPERATURE THROUGH DDC VIA THE ROOM TEMPERATURE SENSOR. SEND ALARM TO THE OPERATOR INTERFACE IF THE SPACE TEMPERATURE EXCEEDS 90F (ADJUSTABLE).

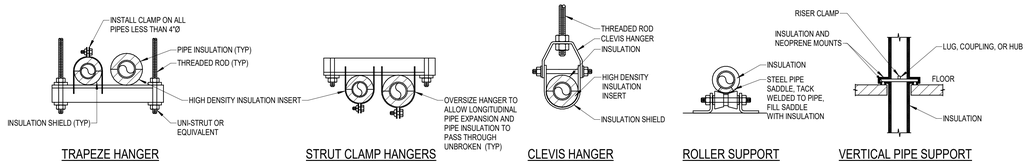
GENERAL NOTES:
- WIRE ALL SENSORS AND CONTROL DEVICES BACK TO CONTROLLER.
- COORDINATE EQUIPMENT INTERFACES WITH OTHER TRADES.

SPLIT SYSTEM SCHEDULE

MARK	SERVES	NOMINAL CAPACITY [TONS]	TOTAL COOLING CAPACITY [MBH]	SENSIBLE COOLING CAPACITY [MBH]	INDOOR UNIT							OUTDOOR UNIT						ELECTRICAL DATA						MANUFACTURER	REMARKS
					DIMENSIONS [IN]			EAT (DB / WB) [°F]	AIRFLOW [CFM]	E.S.P. [IN W.C.]	MODEL	DIMENSIONS [IN]			SUMMER AMBIENT AIR [°F]	WINTER AMBIENT AIR [°F]	OPERATING WEIGHT [LBS]	MODEL	VOLTAGE	PHASE	MCA	MOCP	DISCONNECT BY	SCCR (REMARK 5)		
					LENGTH	WIDTH	HEIGHT					LENGTH	WIDTH	HEIGHT												
AC-1	ELEVATOR MACHINE ROOM	2	22.4	17.5	44"	10"	13"	80/67	700	-	MSY-GXZ4NL								208 V	1			ELECTRICAL	5	MITSUBISHI	(1)(4)
CU-1	ELEVATOR MACHINE ROOM	2	22.4	17.5				80/67				34"	13"	35"	95	-20	116	MUY-GXZ4NL	208 V	1	23	40	ELECTRICAL	5	MITSUBISHI	(1)(2)(3)(4)

REMARKS:
1. PERFORMANCE BASED ON CONDITIONS INDICATED IN THIS SCHEDULE.
2. PROVIDE CURB RAILS AND ROOF SUPPORTS FOR OUTDOOR UNIT.
3. PROVIDE THE FOLLOWING ACCESSORIES: SINGLE POINT POWER CONNECTION, DISCONNECT, HAIL GUARDS, WIRED CONTROLLER, LOW AMBIENT KIT, AND WIND BAFFLES.
4. "SCCR" - VALUE INDICATED IS AVAILABLE SHORT CIRCUIT CURRENT (SCC) IN KILOAMPS AT THE EQUIPMENT BASED ON PRELIMINARY DESIGN PHASE CALCULATIONS. EQUIPMENT SCCR SHALL BE MINIMUM 120% OF THE AVAILABLE SCC. RATING SHALL BE ADJUSTED IF REQUIRED BASED ON FINAL SCC CALCULATION. EQUIPMENT INDICATED WITH 5 KA MAY BE PROVIDED WITH 5 KA SCCR. REVIEW SCCR WITH ELECTRICAL CONTRACTOR PRIOR TO ORDERING EQUIPMENT.

1 MISCELLANEOUS MECHANICAL CONTROLS
NO SCALE



TRAPEZE HANGER | STRUT CLAMP HANGERS | CLEVIS HANGER | ROLLER SUPPORT | VERTICAL PIPE SUPPORT

2 PIPE SUPPORT - TYPICAL FOR ALL PIPING
NO SCALE

PUMP SCHEDULE

MARK	FLOW [GPM]	TOTAL HEAD [FT]	SHUT-OFF HEAD [FT]	MIN EFFICIENCY [%]	TYPE OF FLUID	DISCHARGE SIZE [IN]	ELECTRICAL DATA					MANUFACTURER	MODEL	REMARKS
							HP	VOLTAGE	PHASE	DISCONNECT BY	SCCR			
SP-1	50	20	33	66	WATER	2"	0.5	208 V	3	ELECTRICAL	5	STANCOR	SV-50	(1)(2)(3)(4)

REMARKS:
1. PERFORMANCE BASED ON FLUID AND CONDITIONS INDICATED IN THIS SCHEDULE.
2. PROVIDE WITH THE FOLLOWING ACCESSORIES: CAST IRON CHECK VALVE, UNIONS, AND CONTROL PANEL WITH HIGH LEVEL SWITCH. COORDINATE LOCATION OF PANEL WITH OWNER AND AHJ.
3. "SCCR" - VALUE INDICATED IS AVAILABLE SHORT CIRCUIT CURRENT (SCC) IN KILOAMPS AT THE EQUIPMENT BASED ON PRELIMINARY DESIGN PHASE CALCULATIONS. EQUIPMENT SCCR SHALL BE MINIMUM 120% OF THE AVAILABLE SCC. RATING SHALL BE ADJUSTED IF REQUIRED BASED ON FINAL SCC CALCULATION. EQUIPMENT INDICATED WITH 5 KA MAY BE PROVIDED WITH 5 KA SCCR. REVIEW SCCR WITH ELECTRICAL CONTRACTOR PRIOR TO ORDERING EQUIPMENT.
4. PROVIDE BASIS OF DESIGN OR EQUIVALENT BY LIBERTY OR HYDROMATIC.

HVAC PIPING INSULATION SCHEDULE

PIPING SYSTEM FLUID	TEMP. RANGE DEG. F.	THICKNESS IN INCHES FOR PIPE SIZES THROUGH SIZE LISTED					TYPE	JACKET TYPE (2)	NCIIS PLATE NUMBER (1)	REMARKS
		<1	1 - 1.25	1.5 - 3	4 - 6	>/= 8				
REFRIGERANT	ANY	0.5	1	1	1	NA	E		1-200	
INDOOR CONDENSATE AND EQUIPMENT DRAINS	BELOW 60	0.5	0.5	0.5	0.5	0.5	MF, E	ASJ-SSL	1-100, 1-200	(3)

LEGEND: (HVAC PIPING INSULATION SCHEDULE)
MF: MINERAL FIBER/FIBERGLASS
E: ELASTOMERIC
ASJ: ALL SERVICE JACKET
SSL: SELF SEALING LAP

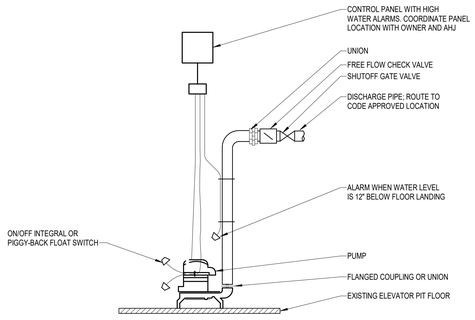
REMARKS: (HVAC PIPING INSULATION SCHEDULE)
1. NCIIS (NATIONAL COMMERCIAL AND INDUSTRIAL INSULATION STANDARD) PLATE NUMBER REFERENCED ARE PROVIDED TO CLARIFY THE SCOPE OF INSTALLATION. INSTALL INSULATION AND ACCESSORY COMPONENTS PER APPLICABLE NCIIS AND MANUFACTURERS RECOMMENDATIONS.
2. "JACKET TYPE" IS FOR INSULATION ONLY. REFER TO SPECIFICATIONS FOR INSTALLATIONS REQUIRING ADDITIONAL FIELD APPLIED JACKETING SUCH AS METAL OR PVC.
3. INCLUDES AIR CONDITIONING CONDENSATE AND P-TRAPS FOR FLOOR DRAINS/SINKS RECEIVING AIR CONDITIONING CONDENSATE.

COORDINATION OF WORK SCHEDULE

ITEM	SUPPLIER	INSTALLER	POWER	CONTROL (4)
MOTORS	MC	MC (3)	EC	CC
EQUIPMENT MOUNTED ELECTRICAL COMPONENTS	MC	MC	EC	CC
LOOSE MOUNTED ELECTRICAL COMPONENTS	EC	EC	EC	CC
CONTROL RELAYS, TRANSFORMERS, POWER	MC	EC	EC (4)	CC
TEMPERATURE CONTROL SENSORS	MC	MC	CC	CC
PE/EP SWITCHES, SOLENOID VALVES, ACTUATORS	CC	CC	EC (4)	CC
DX CONDENSING UNITS AND CONDENSERS	MC	MC	EC	CC (1)

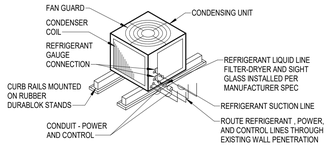
LEGEND: (COORDINATION OF WORK SCHEDULE)
CC: CONTROLS CONTRACTOR
EC: ELECTRICAL CONTRACTOR
MC: MECHANICAL CONTRACTOR

REMARKS: (COORDINATION OF WORK SCHEDULE)
1. IF NO CC IN CONTRACT, MC TO WIRE CONTROLS AND EC TO PIPE CONDUIT.
2. ALL LOW VOLTAGE WIRING OF PANELS TO BE COVERED IN MC BID, WIRING CONTRACTOR TO BE SUBCONTRACTOR TO MC.
3. INSTALLING CONTRACTOR IS RESPONSIBLE FOR FIELD ALIGNMENT SERVICES WHEN REQUIRED BY COMMON MOTOR REQUIREMENTS SPECIFICATION OR BY INDIVIDUAL EQUIPMENT SPECIFICATIONS.
4. ALL HARDWARE, SOFTWARE, EQUIPMENT, ACCESSORIES, WIRING (POWER AND SENSOR), PIPING, RELAYS, SENSORS, POWER SUPPLIES, TRANSFORMERS, AND INSTRUMENTATION REQUIRED FOR A COMPLETE AND OPERATIONAL DDC SYSTEM, BUT NOT SHOWN ON THE ELECTRICAL DRAWINGS, ARE THE RESPONSIBILITY OF THE CC.

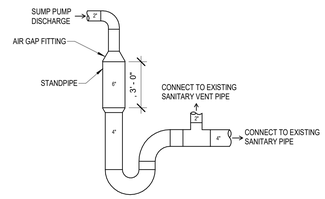


NOTES:
1. INSTALL CONTROL PANEL PER MANUFACTURER INSTRUCTIONS. COMPONENTS AND WIRING ARRANGEMENT MAY DIFFER FROM THAT SHOWN.

3 ELEVATOR SUMP PUMP ON FLOOR
NO SCALE



4 AIR-COOLED CONDENSING UNIT - ROOF MOUNTED
NO SCALE



5 SUMP PUMP DISCHARGE TO SANITARY
NO SCALE

IMAGE A: MOP SINK SANITARY VENT TIE IN

IMAGE B: SUMP PUMP SANITARY TIE IN

SPECIALIZED ENGINEERING SOLUTIONS

DATE 2/27/2026
PROJECT 25286

MECHANICAL SCHEDULES AND DETAILS

WOODBURY COUNTY COURTHOUSE
ELEVATOR REPLACEMENT
SIOUX CITY,IA

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SHEET M5.01

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ELECTRICAL SPECIFICATIONS

260000 - GENERAL ELECTRICAL REQUIREMENTS

1. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES.
2. CONTRACTOR SHALL MAKE APPLICATION FOR OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND CERTIFICATES OF INSPECTION.
3. THE OWNER WILL HAVE FIRST RIGHT OF SALVAGE FOR ITEMS REMOVED. CONTRACTOR SHALL DISPOSE OF ITEMS REMOVED IF NOT SALVAGED.
4. PROVIDE PRODUCT DATA SUBMITTALS FOR FIRE-ALARM DEVICES, WIRING DEVICES, AUTOMATIC LIGHTING CONTROL DEVICES, AND INTERIOR LIGHTING.
5. WARRANTIES
   A. THE CONTRACTOR SHALL WARRANT ALL MATERIALS, WORKMANSHIP, AND EQUIPMENT AGAINST DEFECTS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION. CERTAIN EQUIPMENT SHALL BE WARRANTED BEGINNING AT THE TIME OF FINAL ACCEPTANCE OR FOR LONGER PERIODS OF TIME AS SPECIFIED IN THOSE DIVISIONS OF THE PROJECT MANUAL. THE CONTRACTOR SHALL REPAIR OR REPLACE, AT NO ADDITIONAL COST TO THE OWNER, ANY ITEM WHICH MAY BECOME DEFECTIVE WITHIN THE WARRANTY PERIOD. MANUFACTURERS' WARRANTIES CONCERNING ANY ITEM INSTALLED WILL RUN TO THE BENEFIT OF THE OWNER. THE CONTRACTOR AGREES NOT TO VOID OR IMPAIR, OR TO ALLOW SUB-CONTRACTORS TO VOID OR IMPAIR, ANY WARRANTIES REGARDING PRODUCTS OR ITEMS INSTALLED AS PART OF THIS PROJECT. THE REPAIR OF FAULTY WORKMANSHIP SHALL BE CONSIDERED TO BE INCLUDED IN THE CONTRACT.
6. EQUIPMENT ELECTRICAL CONNECTIONS
   A. ELECTRICAL CONNECTIONS IDENTIFIED ARE FOR THE SPECIFIC EQUIPMENT MANUFACTURER AND MODEL SCHEDULED, AND INCLUDES EQUIPMENT FURNISHED BY THIS TRADE OR FURNISHED BY OTHER TRADES AS PART OF THESE CONTRACT DOCUMENTS. IF THE CONTRACTOR CHOOSES TO PROVIDE EQUIPMENT FROM A DIFFERENT MANUFACTURER OR MODEL THAN THAT SCHEDULED BUT LISTED AS EQUIVALENT IN THE SPECIFICATIONS, OR OTHERWISE ACCEPTED BY THE ARCHITECT/ENGINEER, THE CONTRACTOR SHALL INCLUDE ELECTRICAL CONNECTION REVISIONS ASSOCIATED WITH THAT MANUFACTURER'S ELECTRICAL CONNECTION REQUIREMENTS IN THEIR BID.

260500 - COMMON WORK RESULTS FOR ELECTRICAL

1. THE ELECTRICAL CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GENERAL CONDITIONS, SUPPLEMENTAL GENERAL CONDITIONS OF THE PROJECT SPECIFICATIONS, AND CONTRACT DOCUMENTS.
2. DEFINITIONS AND STANDARDS
   A. DEFINITIONS: INSTRUCTIONS SUCH AS "PROVIDE THE OUTLETS." SHALL MEAN THE SAME AS THOUGH THE WORDS "THE CONTRACTOR SHALL "PRECEDE EACH SUCH INSTRUCTION. "PROVIDE" SHALL MEAN "FURNISH AND INSTALL".
   B. STANDARDS FOR MATERIALS: MATERIALS SHALL BE NEW EXCEPT AS OTHERWISE STATED, AND SHALL CONFORM WITH THE CURRENT APPLICABLE INDUSTRY STANDARDS, NEMA STANDARDS, AND UNDERWRITERS' LABORATORIES STANDARDS.
3. COORDINATE ARRANGEMENT, MOUNTING, AND SUPPORT OF ELECTRICAL EQUIPMENT WITH OTHER TRADES.
4. STEEL PIPE SLEEVES: ASTM A 53/A 53M, TYPE E, GRADE B, SCHEDULE 40, GALVANIZED STEEL, PLAIN ENDS.
5. PROVISIONS SHALL BE MADE FOR SAFE DELIVERY AND SECURE STORAGE OF ALL MATERIALS.
6. WORK SHALL BE PERFORMED TO CLIENT SAFETY STANDARDS, NFPA 70E, AND OSHA REGULATIONS. WORK SHALL BE ACCOMPLISHED WITH AFFECTED CIRCUITS DE-ENERGIZED.
7. ONLY QUALIFIED, PROPERLY TRAINED, AND LICENSED PERSONNEL SHALL PERFORM THIS WORK.
8. WORK SHALL CONFORM TO CLIENT FACILITY STANDARDS.
9. PROVIDE NECESSARY LABOR, MATERIALS, EQUIPMENT, AND ACCESSORIES FOR THE ELECTRICAL SYSTEMS TO BE INSTALLED ACCORDING TO MANUFACTURER INSTRUCTIONS. INSTALLATIONS SHALL BE IN A NEAT AND WORKMEN LIKE MANNER BY SKILLED AND COMPETENT ELECTRICIANS IN CONFORMANCE WITH THE STANDARD PRACTICES OF THE ELECTRICAL INDUSTRY. GOOD WORKMANSHIP AND APPEARANCE ARE CONSIDERED EQUAL TO PROPER OPERATION.
10. MATERIALS SHALL BE SPECIFICALLY INTENDED AND UL LISTED FOR THEIR APPLICATION.
11. MATERIALS SHALL BE SUITABLY RATED FOR THEIR OPERATING ENVIRONMENT FOR WET LOCATIONS, SUNLIGHT EXPOSURE, TEMPERATURE RANGES, AND OTHER ENVIRONMENTAL VARIABLES. WORK THAT PIERCES WATERPROOFING SHALL BE INSTALLED TO MAINTAIN THE INTEGRITY OF THE WATERPROOFING.
12. PROVIDE CORE DRILLING, CHANNELING, CUTTING, PATCHING, SLEEVES, ETC. AS REQUIRED FOR INSTALLATION OF ELECTRICAL EQUIPMENT. SEAL HOLES, FIREPROOFING WHERE NECESSARY, AND REFINISH REPAIR WORK TO ORIGINAL CONDITION WHERE DAMAGED BY ELECTRICAL WORK.
13. COORDINATE AND DIRECT THE PROGRESS OF ELECTRICAL WORK TO CONFORM TO THE OWNER'S SCHEDULE AND THE PROGRESS OF THE OTHER TRADES. THE SUCCESSFUL COMPLETION OF THIS WORK WILL REQUIRE PHASED INSTALLATIONS OF TEMPORARY AND NEW WORK. PROVIDE TEMPORARY LIGHTING AND POWER AS REQUIRED BY OWNER.
14. AT COMPLETION OF WORK, DELIVER COMPLETED PROJECT RECORD DOCUMENTS MARKED WITH FIELD CHANGES TO THE ARCHITECT/OWNER.
15. COMPLY WITH NECA 1.
16. RIGHT OF WAY - GIVE TO RACEWAYS AND PIPING SYSTEM INSTALLED AT A REQUIRED SLOPE.
17. APPLY FIRESTOPPING TO ELECTRICAL PENETRATIONS OF FIRE-RATED FLOOR AND WALL ASSEMBLIES.
18. ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100.
19. ELECTRICAL DEVICES MOUNTING HEIGHTS SPECIFIED ON ARCHITECTURAL DOCUMENTS SHALL TAKE PRECEDENCE OVER MOUNTING HEIGHTS INDICATED BELOW:
   A. TYPICAL MOUNTING HEIGHTS (MEASURED TO THE CENTER OF THE DEVICE):
      a. WALL SWITCHES: 46 INCHES.
      b. RECEPTACLE OUTLETS (GENERAL): 18 INCHES.
      c. RECEPTACLE OUTLETS (ABOVE WORK SURFACES): 4 INCHES ABOVE COUNTERTOP/BACKSPLASH.
      d. SPECIAL-PURPOSE OUTLETS: WITHIN 72 INCHES OF INTENDED USE.
      e. COMMUNICATIONS OUTLETS: 18 INCHES.
      f. PUSH BUTTONS: 46 INCHES.
20. INCIDENTAL EQUIPMENT.
   A. CONTRACTOR SHALL PROVIDE ELECTRICAL CONNECTIONS AND DISCONNECTS FOR INCIDENTAL EQUIPMENT. CONNECTIONS INCLUDE REQUIRED LINE VOLTAGE BRANCH CIRCUITS, FIRE ALARM, VOICE COMMUNICATIONS, AND NETWORK DATA COMMUNICATIONS. "INCIDENTAL EQUIPMENT" IS DEFINED AS EQUIPMENT FURNISHED BY THIS TRADE OR OTHER TRADES UNDER THESE PROJECT DOCUMENTS, THAT ARE NOT SPECIFICALLY IDENTIFIED OR LOCATED ON THE FLOORPLANS. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO BUILDING MANAGEMENT SYSTEM CONTROL PANELS, FIRE ALARM REMOTE POWER SUPPLIES, MEDICAL GAS ALARM PANELS, CHEMICAL TREATMENT EQUIPMENT, AND INTERCONNECTIONS BETWEEN PACKAGED MECHANICAL EQUIPMENT WITH SPLIT INTERIOR/EXTERIOR EQUIPMENT COMPONENTS. FOR FACILITIES WITH GENERATOR SOURCES, THE CONTRACTOR SHALL SUBMIT A REQUEST FOR INFORMATION (RFI) TO COORDINATE THE REQUIRED BRANCH TO SERVE EACH PIECE OF INCIDENT EQUIPMENT. EACH PIECE OF INCIDENT EQUIPMENT SHALL HAVE A LOCAL DISCONNECTING MEANS, EITHER A CORD AND PLUG OR DISCONNECT SWITCH WITHIN SIGHT OF THE EQUIPMENT AND WITHIN 50 FEET. WHERE EQUIPMENT IS LOCATED WITHIN A PUBLIC AREA, THE DISCONNECT SWITCH SHALL BE CONCEALED FROM PUBLIC ACCESS AND THE LOCATION OF THE DISCONNECT SWITCH SHALL BE IDENTIFIED WITHIN OR ON THE EQUIPMENT SERVED. COORDINATE REQUIREMENTS WITH EQUIPMENT PROVIDED AND OTHER ASSOCIATED TRADES. UPDATE AS-BUILT/RECORD DOCUMENTS TO REFLECT ALL INCIDENT EQUIPMENT CONNECTIONS.
21. SCHEDULED EQUIPMENT
   A. PRIOR TO ORDERING AND INSTALLING MATERIAL AND ELECTRICAL EQUIPMENT, VERIFY THAT SCHEDULED CONNECTION REQUIREMENTS ARE CONSISTENT WITH EQUIPMENT BEING PROVIDED. THIS SHALL INCLUDE EQUIPMENT FURNISHED BY THIS TRADE OR FURNISHED BY OTHER TRADES UNDER THESE PROJECT DOCUMENTS. VERIFICATION IS NECESSARY DUE TO THE UNCERTAINTY OF FINAL EQUIPMENT SELECTION PROVIDED BY OTHER TRADES, INCLUDING, BUT NOT LIMITED TO: ELEVATORS, MECHANICAL EQUIPMENT, ETC.

260519 - CONDUCTORS AND CABLES FOR ELECTRICAL

1. ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100, BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MARKED FOR INTENDED USE. COMPLY WITH NFPA 70.
2. COPPER CONDUCTORS: COMPLY WITH NECA WC70 AND UL RATING.
3. CONDUCTOR INSULATION: COMPLY WITH NEMA WC 70 FOR TYPES THHN-THWN.
   A. WIRING TERMINATIONS IN LIGHT FIXTURES AND TRANSFORMERS SHALL BE RATED 90C AS REQUIRED BY THE MANUFACTURER.
4. CONNECTORS AND SPLICES: FACTORY-FABRICATED CONNECTORS AND SPLICES OF SIZE, AMPACITY RATING, MATERIAL, TYPE, AND CLASS FOR APPLICATION AND SERVICE INDICATED
5. FEEDERS AND BRANCH CIRCUITS: TYPE THHN-THWN, SINGLE CONDUCTORS IN RACEWAY.
6. CONCEAL CABLES IN FINISHED WALLS, CEILINGS, AND FLOORS, UNLESS OTHERWISE INDICATED. ROUTE CABLES IN CONDUIT WHEN REQUIRED BY THE APPLICABLE SPECIFICATION SECTION.
7. PROVIDE DEDICATED NEUTRALS FOR ALL BRANCH CIRCUITS.
8. SIZING: MINIMUM SIZE #12, EXCEPT FOR CONTROL OR SIGNAL CIRCUITS, WHICH MAY BE #14 WHERE THE MANUFACTURER'S REQUIREMENTS ALLOW.

260526 - GROUNDING AND BONDING FOR ELECTRICAL

1. ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100, BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MARKED FOR INTENDED USE. COMPLY WITH UL 467 FOR GROUNDING AND BONDING MATERIALS AND EQUIPMENT.
2. CONDUCTORS:
   A. INSULATED CONDUCTORS: COPPER WIRE OR CABLE INSULATED FOR 600 V UNLESS OTHERWISE REQUIRED BY APPLICABLE CODE OR AUTHORITIES HAVING JURISDICTION.
   B. BARE COPPER CONDUCTORS:
      a. SOLID CONDUCTORS: ASTM B 3.
      b. STRANDED CONDUCTORS: ASTM B 8
      c. BONDING CABLE: 28 KCMIL, 14 STRANDS OF NO. 17 AWG CONDUCTOR, 1/4 INCH IN DIAMETER.
      d. BONDING CONDUCTOR: NO. 4 OR NO. 6 AWG, STRANDED CONDUCTOR.
      e. BONDING JUMPER: COPPER TAPE, BRAIDED CONDUCTORS, TERMINATED WITH COPPER FERRULES; 1-5/8 INCHES WIDE AND 1/16 INCH THICK.
      f. GROUND BAR: RECTANGULAR BARS OF ANNEALED COPPER, 1/4-BY-4 INCHES IN CROSS SECTION, UNLESS OTHERWISE INDICATED; WITH INSULATORS. LENGTH AS REQUIRED TO ACCOMMODATE TERMINATIONS.
3. CONNECTORS: LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION FOR APPLICATIONS IN WHICH USED, AND FOR SPECIFIC TYPES, SIZES, AND COMBINATIONS OF CONDUCTORS AND OTHER ITEMS CONNECTED.
4. GROUND RODS: COPPER-CLAD STEEL, 3/4 INCH IN DIAMETER BY 10 FEET IN LENGTH.
5. INSTALL INSULATED EQUIPMENT GROUNDING CONDUCTORS WITH ALL FEEDERS AND BRANCH CIRCUITS.
6. SEPARATELY DERIVED SYSTEMS (TRANSFORMERS DOWNSTREAM OF BUILDING SERVICE): BOND THE SECONDARY NEUTRAL TERMINAL AT TRANSFORMER. PROVIDE A GROUNDING ELECTRODE CONDUCTOR FROM THE TRANSFORMER TO ASSOCIATED GROUND BAR WITHIN ROOM. BUILDING STEEL, OR GROUND BAR AT MAIN SERVICE DISCONNECTING MEANS. REFER TO DRAWING DETAILS AND GROUNDING SCHEMATIC FOR ADDITIONAL CLARIFICATIONS AND REQUIREMENTS.
7. FOR TELEPHONE, SECURITY, VOICE AND DATA, CATV, AND OTHER COMMUNICATIONS SYSTEMS, PROVIDE NO. 6 AWG MINIMUM INSULATED GROUNDING CONDUCTOR IN RACEWAY FROM EACH SERVICE LOCATION, CABINET, ENCLOSURE, AND RACK TO ASSOCIATED TELECOMMUNICATIONS GROUND BAR. TERMINATE GROUNDING CONDUCTOR ON CABINET GROUNDING TERMINALS.
8. PROVIDE CONTINUOUS GROUNDING FOR ALL TELECOMMUNICATIONS PATHWAYS INCLUDING CABLE TRAY, CONDUIT, AND COMMUNICATIONS SLEEVES PER ANSI-J-STD-607, NFPA 70 ARTICLE 250, AND NFPA 70 ARTICLE 800 REQUIREMENTS. CONTINUOUS GROUNDING SYSTEM SHALL INCLUDE NO. 6 AWG BONDING JUMPERS BETWEEN ALL NON-CONTINUOUS SECTIONS OF CABLE TRAY AND CONDUIT AND THROUGH ALL SLEEVES. CONTINUOUS GROUNDING SYSTEMS SHALL BOND TO ASSOCIATED TELECOMMUNICATIONS GROUND BARS. PROVIDE LISTED BONDING CONNECTORS FOR EACH CONNECTION.
9. ROUTE GROUNDING CONDUCTORS ALONG SHORTEST AND STRAIGHTEST PATHS POSSIBLE, UNLESS OTHERWISE INDICATED OR REQUIRED BY CODE. AVOID OBSTRUCTING ACCESS OR PLACING CONDUCTORS WHERE THEY MAY BE SUBJECTED TO STRAIN, IMPACT, OR DAMAGE.
10. GROUND CONNECTIONS SHALL HAVE CLEAN CONTACT SURFACES, TINNED, AND SWEATED WHILE BOLTING. INSTALL GROUND CONDUCTORS IN CONDUIT. NON-CONDUCTIVE SURFACES SUCH AS PAINT SHALL BE REMOVED.
11. PROVIDE INTERIOR GROUNDING ELECTRODE CONDUCTORS WITHIN EMT CONDUIT. PROVIDE GROUND BUSHINGS AT EACH CONDUIT TERMINATION. GROUNDING ELECTRODE CONDUCTORS MAY BE INSTALLED EXPOSED IF SECURED AND REMOTE FROM PHYSICAL DAMAGE.
12. GROUNDING ELECTRODE CONDUCTORS SHALL BE SPLICE FREE. PROVIDE IRREVERSIBLE COMPRESSION CONNECTORS FOR INTERIOR APPLICATIONS AND EXOTHERMIC CONNECTIONS FOR EXTERIOR APPLICATIONS. GROUNDING BACKBONES SHALL BE CONTINUOUS. ANY TAPS SHALL BE MADE WITH COMPRESSION TEES ATTACHED TO A CONTINUOUS BACKBONE CONDUCTOR.

260529 - HANGERS AND SUPPORTS FOR ELECTRICAL

1. COMPLY WITH NFPA 70.
2. DESIGN SUPPORTS CAPABLE OF SUPPORTING COMBINED WEIGHT OF SUPPORTED EQUIPMENT AND ITS CONTENTS.
3. SUPPORTS SHALL BE ADEQUATE IN TENSION, SHEAR, AND PULLOUT FORCE TO RESIST MAXIMUM LOADS CALCULATED OR IMPOSED FOR THIS PROJECT, WITH A MINIMUM STRUCTURAL SAFETY FACTOR OF FIVE TIMES THE APPLIED FORCE.
4. RACEWAY AND CABLE SUPPORTS: AS DESCRIBED IN NECA 1 AND NECA 101.
5. CONDUIT AND CABLE SUPPORT DEVICES: STEEL AND MALLEABLE-IRON HANGERS, CLAMPS, AND ASSOCIATED FITTINGS, DESIGNED FOR TYPES AND SIZES OF RACEWAY OR CABLE TO BE SUPPORTED.
6. SPACE SUPPORTS FOR CONDUIT AS REQUIRED BY NFPA 70. MINIMUM ROD SIZE SHALL BE 1/4 INCH IN DIAMETER.
7. INSTALL TRAPEZE-TYPE SUPPORTS FABRICATED WITH STEEL SLOTTED SUPPORT SYSTEM, SIZED SO CAPACITY CAN BE INCREASED BY AT LEAST 25 PERCENT IN FUTURE WITHOUT EXCEEDING SPECIFIED DESIGN LOAD LIMITS. SECURE RACEWAYS AND CABLES TO THESE SUPPORTS WITH TWO-BOLT CONDUIT CLAMPS.
8. SUPPORT JUNCTION BOXES AND LIGHT FIXTURES DIRECTLY FROM STRUCTURE INDEPENDENTLY OF CONDUITS OR OTHER TRADES. SUPPORTING SHALL ENSURE THE CEILING SYSTEMS HAVE NO VISIBLE BOWING OR DEFLECTION.
9. STEEL MATERIAL SHALL BE USED FOR DRY LOCATIONS.
10. PROVIDE 4" HIGH CONCRETE BASES FOR FLOOR-MOUNTED DIVISION 26 EQUIPMENT. CONSTRUCT CONCRETE BASES 4 INCHES LARGER IN BOTH DIRECTIONS THAN SUPPORTED UNIT. AND SO ANCHORS WILL BE A MINIMUM OF 10 BOLT DIAMETERS FROM EDGE OF THE BASE. USE 3000-PSI, 28-DAY COMPRESSIVE-STRENGTH CONCRETE.

260533 - RACEWAYS AND BOXES FOR ELECTRICAL

1. ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100, BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MARKED FOR INTENDED USE.
2. DRAWINGS ARE DIAGRAMMATIC. ALL BENDS, BOXES, FITTINGS, COUPLINGS ARE NOT NECESSARILY SHOWN. SUPPLY AS NECESSARY TO COMPLY WITH NFPA 70.
3. RIGID STEEL CONDUIT: ANSI C80.1.
4. EMT: ANSI C80.3
5. LFMC: FLEXIBLE STEEL CONDUIT WITH PVC JACKET.
6. FITTINGS FOR CONDUIT (INCLUDING ALL TYPES AND FLEXIBLE AND LIQUIDTIGHT), EMT, AND CABLE: NEMA FB 1; LISTED FOR TYPE AND SIZE RACEWAY WITH WHICH USED, AND FOR APPLICATION AND ENVIRONMENT IN WHICH INSTALLED.
   a. FITTINGS FOR EMT: STEEL OR DIE-CAST, SET-SCREW OR COMPRESSION TYPE.
7. SHEET METAL OUTLET AND DEVICE BOXES: NEMA OS 1.
8. CONCEAL CONDUIT WITHIN FINISHED WALLS, CEILINGS, FLOORS, AND BELOW EXTERIOR GRADES UNLESS SURFACE MOUNTING IS SPECIFICALLY INDICATED ON PLANS.
9. CONDUIT SHALL BE ROUTED PARALLEL OR PERPENDICULAR WITH THE BUILDING WALLS. SUPPORT CONDUIT AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.
10. KEEP RACEWAYS ABOVE AND 6" OR MORE HORIZONTALLY AWAY FROM PARALLEL RUNS OF FLUES AND STEAM OR HOT-WATER PIPES.
11. INSTALL SEALS ON THE INTERIOR OF CONDUITS WHERE THE CONDUIT PASSES BETWEEN TWO SPACES WITH SIGNIFICANTLY DIFFERENT ENVIRONMENT OR TEMPERATURE CONDITIONS.
12. PROVIDE EXPANSION TYPE FITTINGS FOR CONDUITS WHICH CROSS EXPANSION JOINTS.
13. RACEWAY APPLICATION:
   A. OUTDOOR EXPOSED: RIGID STEEL CONDUIT.
   B. CONNECTION TO VIBRATING EQUIPMENT (INCLUDING TRANSFORMERS AND HYDRAULIC, PNEUMATIC, ELECTRIC SOLENOID, OR MOTOR-DRIVEN EQUIPMENT): LFMC.
   C. OUTDOOR BOXES AND ENCLOSURES, ABOVEGROUND: NEMA 250, TYPE 3R.
   D. INDOOR: EMT.
14. MINIMUM RACEWAY SIZE: 3/4-INCH TRADE SIZE, 1-INCH TRADE SIZE FOR VOICE AND DATA COMMUNICATIONS.
15. PAINT JUNCTION BOX COVERS WITH THE FOLLOWING FINISHES BY BRANCH/SYSTEM.
   - FIRE ALARM SYSTEM: RED.
   - LOW VOLTAGE/DATA: WHITE.
16. PROVIDE CONDUITS WITH THE FOLLOWING MANUFACTURER APPLIED FINISHES BY BRANCH/SYSTEM. PAINT JUNCTION BOXES AND BOX COVERS TO MATCH CONDUIT.
   - NORMAL BRANCH: GRAY (STANDARD GALVANIZED FINISH).
   - FIRE ALARM SYSTEM: RED.
   - LOW VOLTAGE/DATA: WHITE.
17. INSTALL PULL WIRES IN EMPTY RACEWAYS. USE POLYPROPYLENE OR MONOFILAMENT PLASTIC LINE WITH NOT LESS THAN 200-LB TENSILE STRENGTH. LEAVE AT LEAST 12 INCHES OF SLACK AT EACH END OF PULL WIRE.

260553 - ELECTRICAL IDENTIFICATION

1. COORDINATE IDENTIFICATION NAMES, COLORS, AND OTHER FEATURES WITH REQUIREMENTS IN THE CONTRACT DOCUMENTS, AND WITH THOSE REQUIRED BY CODES. USE CONSISTENT DESIGNATIONS THROUGHOUT PROJECT. MATCH EXISTING OWNER STANDARDS WHERE APPLICABLE.
2. CONDUCTOR IDENTIFICATION MATERIALS: COLORED TAPE; VINYL, SELF-ADHESIVE TYPE.
3. WIRING DEVICE WALL PLATE LABELS: MACHINE-PRINTED, ADHESIVE TAPE LABEL, CLEAR WITH BLACK LETTERS.
   A. RECEPTACLE WALL PLATES: LIST PANEL AND BRANCH CIRCUIT NUMBER. WHERE SERVED FROM A GFCI CIRCUIT BREAKER, INDICATE LETTER "G" AT THE END OF THE CIRCUIT NUMBER DESIGNATION.
   B. LIGHT SWITCH WALL PLATES: WHERE TWO OR MORE SWITCHES ARE GANGED TOGETHER, PROVIDE DESCRIPTION OF AREA OR FUNCTION FOR EACH SWITCH.
4. EQUIPMENT IDENTIFICATION LABELS: ENGRAVED OR MELAMINE LABEL ADHESIVE BACKED, WITH WHITE ON A BLACK BACKGROUND. MINIMUM LETTER HEIGHT SHALL BE 3/8 INCH.
   A. MECHANICAL EQUIPMENT: PROVIDE LABEL INDICATING EQUIPMENT NAME AS WELL AS PANEL NAME AND CIRCUIT NUMBER FEEDING THE EQUIPMENT. LOCATE ON EQUIPMENT DISCONNECT. LOCATE LABEL WITHIN SITE OF THE EQUIPMENT.
   B. PANELBOARDS, SWITCHBOARDS, AND ENCLOSED CIRCUIT BREAKERS: LABEL SHALL IDENTIFY EQUIPMENT NAME, SYSTEM BRANCH, VOLTAGE, AND SOURCE "FED FROM".
   C. TRANSFORMERS: LABEL SHALL IDENTIFY EQUIPMENT NAME, SYSTEM BRANCH, AND SOURCE "FED FROM".
5. EXISTING PANELBOARD DIRECTORIES: PROVIDE UPDATED-TYPED CIRCUIT DIRECTORIES FOR EXISTING PANELS AFFECTED. EXISTING DISTRIBUTION PANELS, SWITCHBOARDS, AND MOTOR CONTROL CENTERS SHALL INCLUDE ENGRAVED LABELS AT CIRCUIT BREAKERS.
6. LABEL JUNCTION BOX COVERS LOCATED ABOVE ACCESSIBLE CEILINGS OR IN UNFINISHED SPACES WITH BLACK PERMANENT INK MARKER INDICATING PANEL AND CIRCUIT NUMBER, OR EQUIVALENT SYSTEM INFORMATION. PROVIDE LABELING OF SYSTEM NAME ON COVERS FOR SYSTEMS ENCLOSED IN CONDUIT. FOR EXAMPLE "NURSE CALL" LABEL COVER NURSE CALL. WHERE CONDUIT IS EXPOSED AND PAINTED, PROVIDE LABEL ON INSIDE OF JUNCTION BOX COVER. REFER TO RACEWAY AND BOXES FOR ELECTRICAL SPECIFICATION FOR COLOR CODE.
7. FIRE/SMOKE BARRIER PENETRATION LABELING: AFFIX LABEL AT EVERY RATED FIRE/SMOKE BARRIER PENETRATED WITH ELECTRICAL SYSTEMS, CONDUIT, AND SYSTEMS PATHWAYS.
8. CONDUCTOR COLOR-CODING FOR PHASE IDENTIFICATION. COLOR SHALL BE FACTORY APPLIED:
   a. COLORS FOR 208/120V CIRCUITS:
      - PHASE A: BLACK.
      - PHASE B: RED.
      - PHASE C: BLUE.
      - NEUTRAL: WHITE.
      - GROUND - GREEN
      - SWITCH TRAVELERS - PINK
   b. COLORS FOR 480/277V CIRCUITS:
      - PHASE A: BROWN.
      - PHASE B: ORANGE.
      - PHASE C: YELLOW.
      - NEUTRAL: GRAY
      - GROUND - GREEN
      - SWITCH TRAVELERS - PURPLE
   c. WIRING FOR CONTROL SYSTEMS SHALL BE COLOR CODED IN ACCORDANCE WITH THE WIRING DIAGRAMS FURNISHED WITH THE EQUIPMENT.
   d. CONDUCTORS NO. 2 AWG AND SMALLER SHALL BE FACTORY COLOR CODED. WIRE NO. 1 AWG AND LARGER MAY BE COLOR CODED BY FIELD PAINTING OR COLOR TAPING A 6 INCH LENGTH OF THE EXPOSED END.
   e. NEUTRAL IDENTIFICATION: WHERE INDIVIDUAL (DEDICATED) NEUTRAL CONDUCTORS ARE REQUIRED FOR SINGLE-PHASE 120 VOLT AND 277 VOLT BRANCH CIRCUITS. NEUTRAL CONDUCTOR SHALL HAVE FACTORY APPLIED COLOR STRIPE (TRACER) ALONG THE LENGTH OF THE CONDUCTOR, WITH TRACER COLOR TO MATCH ASSOCIATED PHASE CONDUCTOR.

262726 - WIRING DEVICES

1. CONVENIENCE RECEPTACLES: 125V, 20A, NEMA 5-20R BY HUBBELL, EATON, LEVITON, OR PASS & SEYMOUR (PAS 5381).
2. RECEPTACLES SHALL BE TAMPER RESISTANT THROUGHOUT (ALL RECEPTACLE LOCATIONS). TAMPER RESISTANT RECEPTACLES SHALL BE THE TAMPER RESISTANT EQUIVALENT TO STRAIGHT BLADE RECEPTACLES LISTED ABOVE.
3. WEATHER RESISTANT RECEPTACLES SHALL BE PROVIDED AT ALL WET LOCATIONS.
4. SNAP SWITCHES: 120/277V, 20A, SPECIFICATION GRADE. (PS 20AC1)
5. FINISHES
   A. WIRING DEVICE CONNECTED TO NORMAL POWER SYSTEM: GRAY, UNLESS OTHERWISE INDICATED.
   B. WALL PLATE: 0.035-INCH, SATIN-FINISHED STAINLESS STEEL.
   C. MATERIAL FOR DAMP LOCATIONS: CAST ALUMINUM ENCLOSURE WITH SPRING-LOADED LIFT COVER, AND LISTED AND LABELED FOR USE IN "WET LOCATIONS".
   D. MATERIAL FOR WET LOCATIONS: WEATHERPROOF NEMA 250 ENCLOSURE, COMPLYING WITH TYPE 3R, DIE-CAST ALUMINUM WITH LOCKABLE, IN-USE STYLE COVER.
6. INSTALL GROUND PIN OF VERTICALLY MOUNTED RECEPTACLES DOWN.
7. INSTALL NON-FEED-THROUGH TYPE GFCI RECEPTACLES UNLESS SPECIFICALLY NOTED OTHERWISE.
8. FIELD QUALITY CONTROL:
   A. PERFORM TESTS AND INSPECTIONS, PREPARE, AND SUBMIT TEST REPORTS PRIOR TO ENGINEER'S FINAL PUNCH INSPECTION.
   B. TEST INSTRUMENTS SHALL COMPLY WITH UL 1436. UTILIZE A DIGITAL WIRING ANALYZER WITH DIGITAL READOUT OR ILLUMINATED LED INDICATORS OF MEASUREMENT.
   C. TESTS FOR CONVENIENCE RECEPTACLES (COMPLY WITH TESTING REQUIREMENTS OF NFPA 99):
      a. PHYSICAL INTEGRITY: VISUALLY INSPECT.
      b. RETENTION FORCE: NOT LESS THAN 115 G (4 OZ.)
      c. LINE VOLTAGE: ACCEPTABLE RANGE IS 105 TO 132 V. VERIFY POLARITY.
      d. PERCENT VOLTAGE DROP UNDER 15-A LOAD: A VALUE OF 6 PERCENT OR HIGHER IS NOT ACCEPTABLE.
      e. GROUND IMPEDANCE: VALUES OF UP TO 2 OHMS ARE ACCEPTABLE.
      f. GFCI TRIP: TEST FOR TRIPPING VALUES SPECIFIED IN UL 1436 AND UL 943.
      g. USING THE TEST PLUG, VERIFY THAT THE DEVICE AND ITS OUTLET BOX ARE SECURELY MOUNTED.
      h. THE TESTS SHALL BE DIAGNOSTIC, INDICATING DAMAGED CONDUCTORS, HIGH RESISTANCE AT THE CIRCUIT BREAKER, POOR CONNECTIONS, INADEQUATE FAULT CURRENT PATH, DEFECTIVE DEVICES, OR SIMILAR PROBLEMS. CORRECT CIRCUIT CONDITIONS, REMOVE MALFUNCTIONING UNITS AND REPLACE WITH NEW, AND RETEST AS SPECIFIED ABOVE.

262816 - ENCLOSED SWITCHES AND CIRCUIT BREAKERS

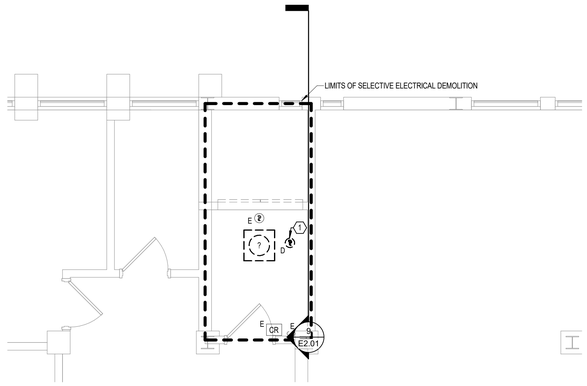
1. PROVIDE SPARE FUSES EQUAL TO 10% OF QUANTITY INSTALLED BUT NO FEWER THAN THREE OF EACH SIZE AND TYPE TO MAINTENANCE DEPARTMENT OR MOUNTED NEAR NEW DISCONNECT.
2. DISCONNECT SWITCHES SHALL BE TYPE HD UNLESS THEY ARE REQUIRED TO BE MOTOR-RATED.
3. FUSIBLE DISCONNECTS SHALL BE PROVIDED WITH CLASS R REJECTION CLIPS.
4. CIRCUIT BREAKERS SHALL BE MOLDED-CASE, THERMAL-MAGNETIC TYPE, WITH INTERRUPTING CAPACITY TO MEET AVAILABLE FAULT CURRENTS. CIRCUIT BREAKERS RATED LARGER THAN 250A SHALL HAVE AN ELECTRONIC TRIP UNIT WITH ADJUSTABLE L-S-I SETTINGS UNLESS THEY ARE SERVED BY A 208Y SECONDARY TRANSFORMER RATED LESS THAN 125KVA.
5. ENCLOSURES: NEMA TYPE SUITABLE FOR THE SURROUNDING AREA AND CONDITIONS.
6. MANUFACTURER OF SWITCHES AND CIRCUIT BREAKERS SHALL BE SAME AS PANELBOARDS AND TRANSFORMERS.

265100 - INTERIOR LIGHTING

1. PROVIDE PRODUCT DATA FOR EACH TYPE OF LIGHTING FIXTURE.
2. RECESSED FIXTURES: COMPLY WITH NEMA LE 4 FOR CEILING COMPATIBILITY FOR RECESSED LUMINAIRES.
3. LED LUMINAIRES:
   A. COMPLY WITH UL 1598 AND UL 8750.
   B. EACH LUMINAIRE SHALL BE RATED FOR A MINIMUM OPERATIONAL LIFE (L70) OF 50,000 HOURS AS DEFINED BY IES LM-80 AND TM-21.
   C. ABSOLUTE PHOTOMETRICS SHALL BE AVAILABLE FOR EACH LUMINAIRE BASED ON IES LM-79.
   D. INDIVIDUAL LEDS WITHIN THE LUMINAIRE SHALL BE CONNECTED SUCH THAT LOSS OR FAILURE OF A SINGLE LED WILL NOT RESULT IN THE LOSS OF THE ENTIRE ARRAY.
   E. LED LUMINAIRES SHALL HAVE A MINIMUM CRI OF 80 UNLESS NOTED OTHERWISE.
   F. LUMINAIRE POWER FACTOR: 0.90 OR HIGHER.
   G. TOTAL HARMONIC DISTORTION RATING: <20%

Z71200 - VOICE AND DATA COMMUNICATIONS CABLING

1. VOICE AND DATA COMMUNICATION CABLING SHALL BE PROVIDED BY COMPANY WITH STAFF CERTIFIED BY CABLING MANUFACTURER. INSTALLER MUST COMPLY WITH NFPA 70, "NATIONAL ELECTRICAL CODE".
2. COPPER CABLE AND TERMINATION EQUIPMENT MANUFACTURER SHALL BE SUBJECT TO COMPLIANCE W


LIMITS OF SELECTIVE ELECTRICAL DEMOLITION
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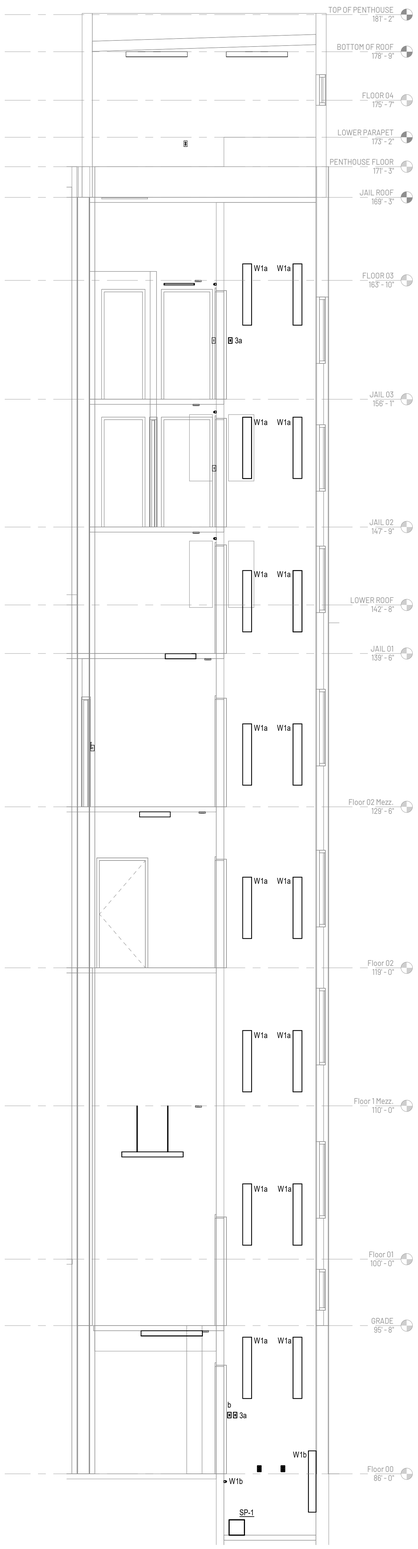
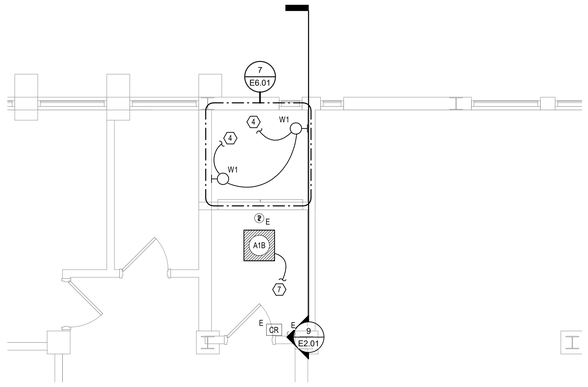
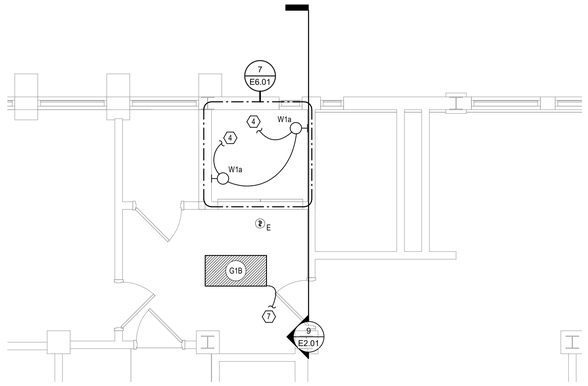


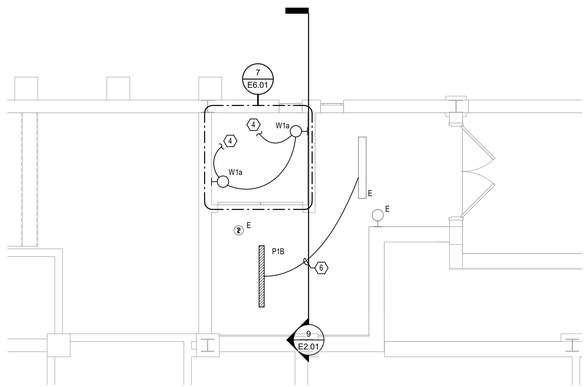
9 ELEVATOR HOISTWAY SECTION
1/4" = 1'-0"



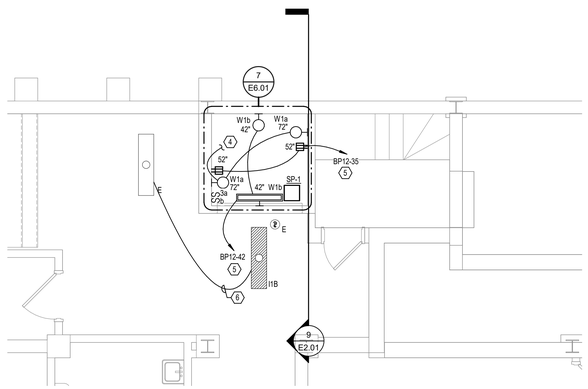
4 FLOOR 02 MEZZANINE - ELECTRICAL
1/4" = 1'-0"



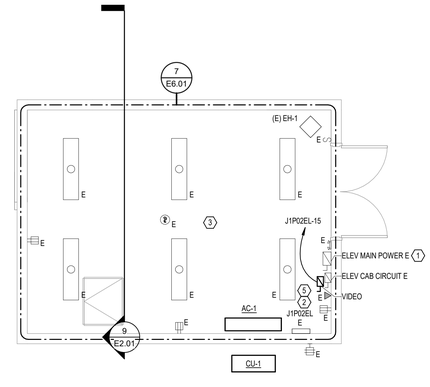
3 FLOOR 02 - ELECTRICAL
1/4" = 1'-0"



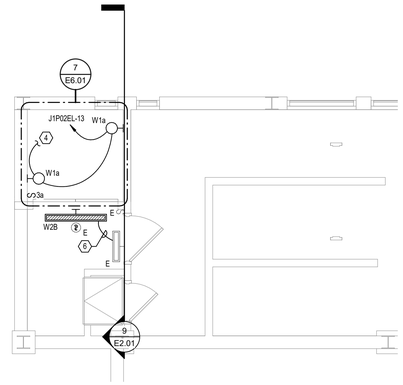
2 GRADE - ELECTRICAL
1/4" = 1'-0"



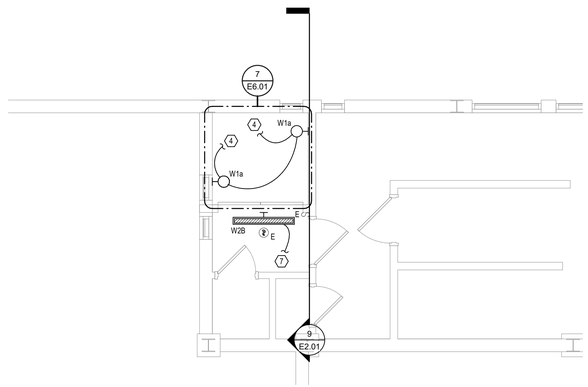
1 FLOOR 00 - ELECTRICAL
1/4" = 1'-0"



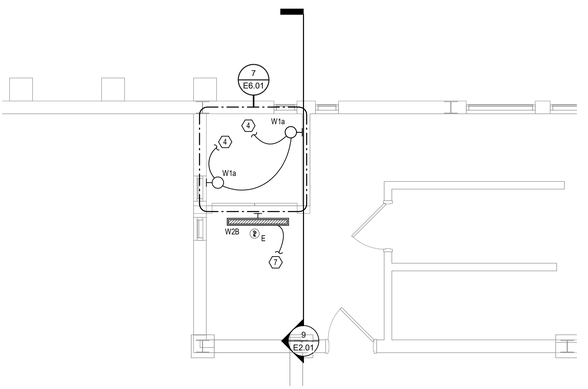
8 PENTHOUSE - ELECTRICAL
1/4" = 1'-0"



7 JAIL 03 - ELECTRICAL
1/4" = 1'-0"



6 JAIL 02 - ELECTRICAL
1/4" = 1'-0"



5 JAIL 01 - ELECTRICAL
1/4" = 1'-0"

LIGHTING GENERAL NOTES:

(LIGHTING GENERAL NOTES SHALL APPLY TO ALL SHEETS)

A. REFER TO DETAILS, SCHEDULES, AND SYMBOL LEGENDS FOR ADDITIONAL REQUIREMENTS.
B. REFER TO LUMINAIRE SCHEDULE FOR LUMINAIRE DETAILS.

LIGHTING CONTROL GENERAL NOTES:

(LIGHTING CONTROL GENERAL NOTES SHALL APPLY TO ALL SHEETS)

A. LIGHTING CONTROL DEVICES ARE INDICATED WITHOUT CONNECTION TO FIXTURE(S) BEING CONTROLLED WITHIN EACH AREA. CONNECT CONTROL DEVICE TO SERVE LIGHT FIXTURE(S) LOCATED WITHIN SAME AREA. WHERE LIGHT FIXTURES ARE INDICATED WITH A SUBSCRIPT LETTER IDENTIFYING INDIVIDUAL LIGHTING CONTROL ZONES, CONTROL DEVICE SERVING AREA WITH MATCHING SUBSCRIPT SHALL CONTROL CORRESPONDING LIGHT FIXTURES.
B. LIGHTING CONTROL DEVICE MOUNTING HEIGHTS ARE NOT INDICATED ON LIGHTING CONTROL FLOOR PLANS FOR ALL DEVICES. CONTRACTOR SHALL COORDINATE EXACT DEVICE LOCATIONS AND MOUNTING HEIGHTS WITH ARCHITECTURAL INTERIOR ELEVATIONS, SYMBOL LEGENDS, AND TYPICAL ELECTRICAL DEVICE MOUNTING HEIGHTS DETAIL. WHERE DEVICE MOUNTING HEIGHTS ARE NOT INDICATED PER ARCHITECT, SYMBOL LEGENDS, OR DETAILS, MOUNT DEVICES AT HEIGHT INDICATED IN ELECTRICAL PROJECT SPECIFICATIONS.
C. CONTRACTOR SHALL COORDINATE ALL LIGHTING CONTROL DEVICE ROUGH-IN LOCATIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS TO ENSURE COMPATIBILITY WITH FINISHES SPECIFIED ON THE ARCHITECTURAL DRAWINGS. COORDINATE ROUTING OF ALL ELECTRICAL BRANCH CIRCUITS AND CONDUITS WITH OTHER TRADES TO ALLOW FOR SERVICE AND MAINTENANCE AND TO MINIMIZE THE USE OF ACCESS PANELS. WHERE ACCESS PANELS CANNOT BE AVOIDED, COORDINATE WORK TO INSTALL PANELS IN LOCATIONS ACCEPTABLE TO ARCHITECT.
D. REFER TO DETAILS, SCHEDULES, AND SYMBOL LEGENDS FOR ADDITIONAL REQUIREMENTS.

POWER GENERAL NOTES:

(POWER GENERAL NOTES SHALL APPLY TO ALL SHEETS)

A. ELECTRICAL DEVICE MOUNTING HEIGHTS ARE NOT INDICATED ON ELECTRICAL FLOOR PLANS FOR ALL DEVICES. CONTRACTOR SHALL COORDINATE EXACT DEVICE LOCATIONS AND MOUNTING HEIGHTS WITH ARCHITECTURAL INTERIOR ELEVATIONS, SYMBOL LEGENDS, AND TYPICAL ELECTRICAL DEVICE MOUNTING HEIGHTS DETAIL. WHERE DEVICE MOUNTING HEIGHTS ARE NOT INDICATED PER ARCHITECT, SYMBOL LEGENDS, OR DETAILS, MOUNT DEVICES AT HEIGHT INDICATED IN ELECTRICAL PROJECT SPECIFICATIONS.
B. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL DEVICE ROUGH-IN LOCATIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS TO ENSURE COMPATIBILITY WITH FINISHES SPECIFIED ON THE ARCHITECTURAL DRAWINGS. COORDINATE ROUTING OF ALL ELECTRICAL BRANCH CIRCUITS AND CONDUITS WITH OTHER TRADES TO ALLOW FOR SERVICE AND MAINTENANCE AND TO MINIMIZE THE USE OF ACCESS PANELS. WHERE ACCESS PANELS CANNOT BE AVOIDED, COORDINATE WORK TO INSTALL PANELS IN LOCATIONS ACCEPTABLE TO ARCHITECT.
C. GFCI TYPE RECEPTACLES ARE NOTED AS SUCH ON THE PLANS FOR PRICING PURPOSES. HOWEVER, CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ALL RECEPTACLES INSTALLED WHERE A 6' CORD LENGTH COULD REACH THE EDGE OF A SINK HAVE GFCI PROTECTION.
D. REFER TO DETAILS, SCHEDULES, AND SYMBOL LEGENDS FOR ADDITIONAL REQUIREMENTS.

LOW VOLTAGE GENERAL NOTES:

(LOW VOLTAGE GENERAL NOTES SHALL APPLY TO ALL SHEETS)

A. LOW VOLTAGE DEVICE MOUNTING HEIGHTS ARE NOT INDICATED ON LOW VOLTAGE FLOOR PLANS FOR ALL DEVICES. CONTRACTOR SHALL COORDINATE EXACT DEVICE LOCATIONS AND MOUNTING HEIGHTS WITH ARCHITECTURAL INTERIOR ELEVATIONS, SYMBOL LEGENDS, AND TYPICAL ELECTRICAL DEVICE MOUNTING HEIGHTS DETAIL. WHERE DEVICE MOUNTING HEIGHTS ARE NOT INDICATED PER ARCHITECT, SYMBOL LEGENDS, OR DETAILS, MOUNT DEVICES AT HEIGHT INDICATED IN ELECTRICAL PROJECT SPECIFICATIONS.
B. CONTRACTOR SHALL COORDINATE ALL LOW VOLTAGE DEVICE ROUGH-IN LOCATIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS TO ENSURE COMPATIBILITY WITH FINISHES SPECIFIED ON THE ARCHITECTURAL DRAWINGS. COORDINATE ROUTING OF ALL ELECTRICAL BRANCH CIRCUITS AND CONDUITS WITH OTHER TRADES TO ALLOW FOR SERVICE AND MAINTENANCE AND TO MINIMIZE THE USE OF ACCESS PANELS. WHERE ACCESS PANELS CANNOT BE AVOIDED, COORDINATE WORK TO INSTALL PANELS IN LOCATIONS ACCEPTABLE TO ARCHITECT.
C. COORDINATE THE LOCATIONS AND CONTROLS OF ALL FIRE/SMOKE DAMPERS WITH MECHANICAL CONTRACTOR PRIOR TO WORK.
D. REFER TO DETAILS, SCHEDULES, AND SYMBOL LEGENDS FOR ADDITIONAL REQUIREMENTS.

FIRE ALARM GENERAL NOTES:

(FIRE ALARM GENERAL NOTES SHALL APPLY TO ALL SHEETS)

A. FIRE ALARM DEVICE MOUNTING HEIGHTS ARE NOT INDICATED ON FIRE ALARM FLOOR PLANS. MOUNT DEVICES AT HEIGHT INDICATED IN ELECTRICAL PROJECT SPECIFICATIONS AND TYPICAL FIRE ALARM MOUNTING HEIGHTS DETAIL.
B. CONTRACTOR SHALL COORDINATE ALL FIRE ALARM DEVICE ROUGH-IN LOCATIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS TO ENSURE COMPATIBILITY WITH FINISHES SPECIFIED ON THE ARCHITECTURAL DRAWINGS. COORDINATE ROUTING OF ALL ELECTRICAL BRANCH CIRCUITS AND CONDUITS WITH OTHER TRADES TO ALLOW FOR SERVICE AND MAINTENANCE AND TO MINIMIZE THE USE OF ACCESS PANELS. WHERE ACCESS PANELS CANNOT BE AVOIDED, COORDINATE WORK TO INSTALL PANELS IN LOCATIONS ACCEPTABLE TO ARCHITECT.
C. COORDINATE THE LOCATIONS AND CONTROLS OF ALL FIRE/SMOKE DAMPERS WITH MECHANICAL CONTRACTOR PRIOR TO WORK.
D. REFER TO EQUIPMENT CONNECTION SCHEDULE IN THE ELECTRICAL DRAWING SET FOR REQUIRED FIRE ALARM CONTROL OF MECHANICAL EQUIPMENT. COORDINATE EQUIPMENT REQUIREMENTS WITH MECHANICAL AND CONTROLS CONTRACTORS.
E. INTEGRATE EMERGENCY LIGHTING CONTROL DEVICES WITH FIRE ALARM SYSTEM. IN THE EVENT OF AN ALARM, ALL LIGHTING SERVING AS PART OF THE EMERGENCY EGRESS SYSTEM WITHIN THE AREA UNDER ALARM SHALL BE SWITCHED ON TO FULL BRIGHTNESS REGARDLESS OF CURRENT LIGHTING CONTROL STATUS.
F. REFER TO ELEVATOR CONNECTION SCHEMATIC ON SHEET E600 FOR FIRE ALARM REQUIREMENTS ASSOCIATED WITH THE ELEVATOR INSTALLATION.
G. PROVIDE FIRE ALARM CABLING ROUTED IN CONDUIT.
H. REFER TO DETAILS, SCHEDULES, AND SYMBOL LEGENDS FOR ADDITIONAL REQUIREMENTS.

SHEET NOTES:

1. PROVIDE NEW FUSES WITHIN EXISTING DISCONNECT SWITCH PER ELEVATOR CONNECTION SCHEMATIC.
2. PROVIDE EQUIPMENT LABEL ON EXISTING EQUIPMENT.
3. FIELD VERIFY EXISTING BRANCH CIRCUITS SERVING EXISTING ELECTRICAL DEVICES WITHIN ROOM INDICATED AND PROVIDE LABELS PER SPECIFICATIONS ON ALL JUNCTION BOXES, FACEPLATES, COVERPLATES, AND EQUIPMENT ENCLOSURES BASED ON FINAL BRANCH CIRCUIT CONFIGURATION AT END OF CONSTRUCTION.
4. BRANCH CIRCUIT CONTINUED TO LEVELS ABOVE AND BELOW FOR HOISTWAY LIGHTING.
5. UTILIZE EXISTING CIRCUIT BREAKERS WITHIN EXISTING PANELS INDICATED BELOW AS MADE AVAILABLE DURING DEMOLITION. PROVIDE NEW CIRCUIT BREAKERS TO MATCH EXISTING IN RATING AND TYPE AS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION. FIELD COORDINATE EXACT EXISTING CIRCUIT BREAKER REQUIREMENTS. CIRCUIT BREAKER NUMBERS ARE FOR REFERENCE ONLY. PROVIDE UPDATED AS-BUILT DRAWINGS TO OWNER WITH FINAL CIRCUIT BREAKER NUMBERS. EXISTING PANELS ARE THE FOLLOWING VOLTAGE, MANUFACTURER, AND MODEL:
   1. BP12: NORMAL BRANCH, 208Y, 3 PHASE, 4 WIRE, 225A MLO; SQUARE D NQOD LIGHTING PANEL LOCATED APPROXIMATELY 25' WEST OF ELEVATOR HOISTWAY WITHIN IT WORK ROOM.
   2. J1P02EL: NORMAL BRANCH, 208V, 1 PHASE, 3 WIRE, 100A MLO; SQUARE D NQOD LIGHTING PANEL
6. SERVE NEW LIGHTING FROM EXISTING BRANCH CIRCUIT AND CONTROLS SERVING EXISTING LIGHT FIXTURE INDICATED.
7. SERVE NEW LIGHTING FROM EXISTING BRANCH CIRCUIT AND CONTROLS SERVING DEMOLISHED LIGHT FIXTURE IN SAME APPROXIMATE LOCATION.

SPECIALIZED ENGINEERING SOLUTIONS

DATE 2/27/2026
PROJECT 25286

ELECTRICAL PLANS

WOODBURY COUNTY COURTHOUSE
ELEVATOR REPLACEMENT
SIOUX CITY, IA

INSTALL GREEN INSULATED GROUND WIRE WITH LIGHTING, RECEPTACLE AND EQUIPMENT BRANCH CIRCUITS.

INSTALL INDIVIDUAL (DEDICATED) NEUTRAL CONDUCTORS FOR EACH 120V OR 277V PHASE CONDUCTOR SERVED FROM A SINGLE POLE CIRCUIT BREAKER.

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SPECIALIZED ENGINEERING SOLUTIONS
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Omaha, NE 68134
Phone: 402.991.5520
www.specializedeng.com

SES PROJECT # 25335.00

REVISIONS

NO.	DESCRIPTION	DATE

IF THIS DRAWING IS NOT 30"x42" IT IS NOT TO SCALE

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SHEET
E2.01

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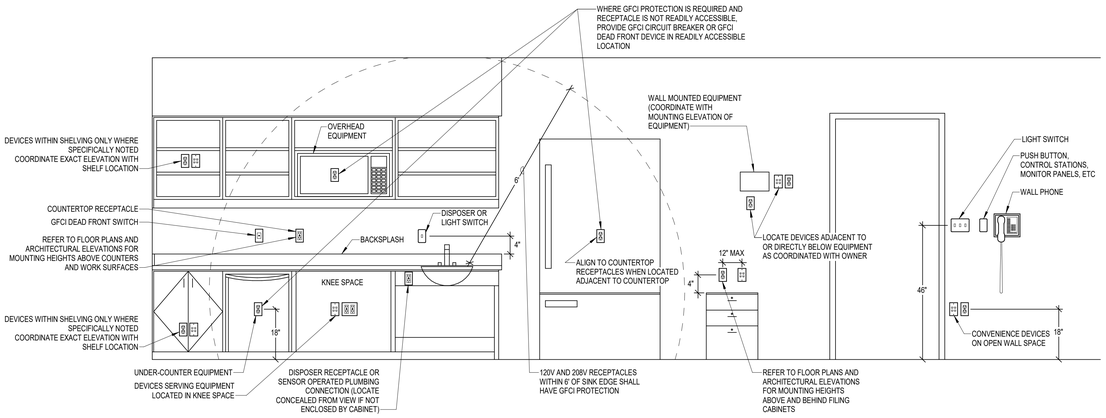
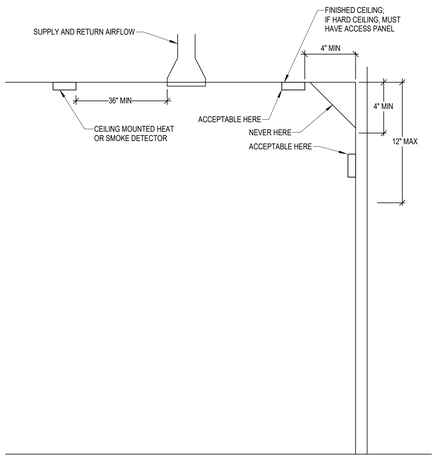


GENERAL NOTES:

1. COORDINATE DEVICE MOUNTING HEIGHTS WITH ARCHITECT AND ARCHITECTURAL DETAILS. MOUNTING HEIGHTS INDICATED ABOVE ARE TO BE UTILIZED FOR DEVICES NOT DETAILED BY ARCHITECT.
2. ELEVATIONS SHOWN ARE FROM FINISHED FLOOR OR SURFACE TO CENTER LINE OF DEVICE. (EXCEPT WHERE INDICATED OTHERWISE)
3. WHERE DEVICES SHOWN ON PLAN ARE NOTED WITH AN EQUIPMENT TAG, COORDINATE EXACT LOCATION AND ELEVATION TO DIRECTLY SERVE EQUIPMENT.
4. WHERE DEVICES SERVE MOVEABLE EQUIPMENT, MOUNT DEVICES BEHIND EQUIPMENT. DEVICES SERVING FIXED EQUIPMENT SHALL BE LOCATED ADJACENT TO EQUIPMENT OR BEHIND EQUIPMENT WHERE ACCESS FOR DISCONNECTION CAN BE MAINTAINED.
5. IF DEVICES ARE SHOWN TO EXCEED 44" AFF AT COUNTERS AND WORK SURFACES, NOTIFY ARCHITECT REGARDING ADA REQUIREMENTS PRIOR TO INSTALLATION.
6. COORDINATE DEVICE LOCATIONS TO NOT BE DIRECTLY ABOVE OR BELOW ALCOHOL ANTISEPTIC DISPENSERS. VERIFY DISPENSER LOCATIONS WITH OWNER.

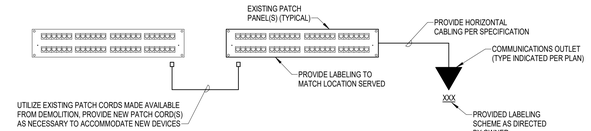
1 TYPICAL ELECTRICAL DEVICE MOUNTING HEIGHTS
NO SCALE



NOTES:

1. COORDINATE DEVICE MOUNTING HEIGHTS WITH ARCHITECT AND ARCHITECTURAL DETAILS. MOUNTING HEIGHTS INDICATED ABOVE ARE TO BE UTILIZED FOR DEVICES NOT DETAILED BY ARCHITECT.
2. WHERE DEVICES SHOWN ON PLAN ARE NOTED WITH AN EQUIPMENT TAG, COORDINATE EXACT LOCATION AND ELEVATION TO DIRECTLY SERVE EQUIPMENT.
3. COORDINATE DEVICE LOCATIONS TO BE 12" MINIMUM FROM ALCOHOL ANTISEPTIC DISPENSERS.

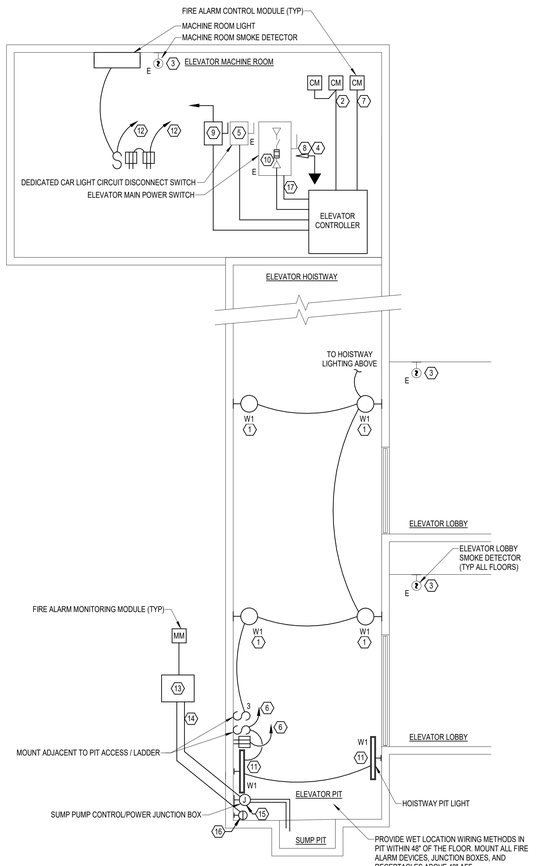
2 TYPICAL FIRE ALARM MOUNTING HEIGHTS
NO SCALE



NOTES:

1. UTILIZE EXISTING PATCH PANELS FOR NEW LOCATIONS. CONTRACTOR SHALL PROVIDE AND INSTALL ADDITIONAL PATCH PANELS AS NECESSARY. SEE ELECTRICAL DRAWINGS FOR COMMUNICATION DEVICES. CONTRACTOR IS RESPONSIBLE FOR DEVICE COUNT AND QUANTITY OF PATCH PANELS REQUIRED. FIELD VERIFY EXISTING CONDITIONS.
2. COORDINATE INSTALLATIONS WITH OWNER'S IS/IT REPRESENTATIVE.
3. NEW PATCH CORDS SHALL MATCH EXISTING PATCH CORD TYPE, COLOR, LENGTH, QUALITY, AND TERMINATION SCHEME.

3 TYPICAL COMMUNICATION TERMINATION - VOICE
NO SCALE



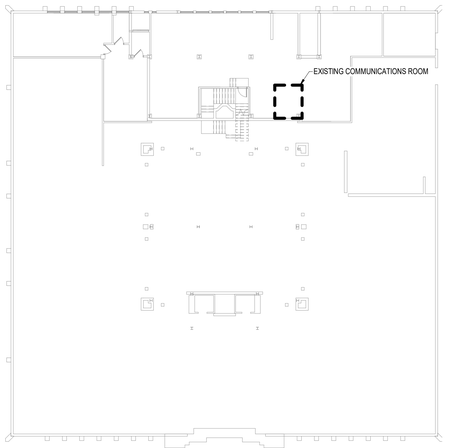
ELEVATOR CONNECTION SCHEMATIC GENERAL NOTES:

A. COMPLY WITH NFPA 70, ARTICLE 620.
B. SMOKE DETECTORS SHALL BE INSTALLED AT EACH ELEVATOR LOBBY AT EACH LANDING AND ASSOCIATED ELEVATOR MACHINE ROOM. PROVIDE QUANTITY OF SMOKE DETECTORS REQUIRED BASED ON FINAL CEILING HEIGHT, BEAM POCKET DEPTH, ETC. TO MEET NFPA 72, CHAPTER 17 REQUIREMENTS. ACTIVATION OF ANY OF THESE SMOKE DETECTORS SHALL INITIATE ELEVATOR RECALL.
C. ACTIVATION OF SMOKE DETECTOR(S) ON A DESIGNATED LEVEL SHALL CAUSE THE ELEVATOR TO RETURN TO AN ALTERNATE LEVEL. DESIGNATED AND ALTERNATE LEVELS TO BE DETERMINED BY THE ELEVATOR INSPECTOR AND FIRE MARSHAL.
D. FIRE ALARM CONNECTIONS INDICATED ARE BASED ON AN ADDRESSABLE FIRE ALARM SYSTEM. WHERE A NON-ADDRESSABLE FIRE ALARM SYSTEM IS SPECIFIED PROVIDE RELAYS AND CONNECTIONS TO CONTROL PANEL AS REQUIRED.
E. VERIFY ALL EQUIPMENT LOCATIONS WITH ELEVATOR MANUFACTURER'S SHOP DRAWINGS PRIOR TO INSTALLATION OF EQUIPMENT.
F. FOR NON-FIRE SPRINKLERED BUILDINGS ONLY: HEAT DETECTORS MAY BE EXCLUDED, AND FUSED SWITCH WITH AUXILIARY CONTACTS MAY BE SUBSTITUTED FOR SHUNT TRIP DISCONNECT SWITCH.

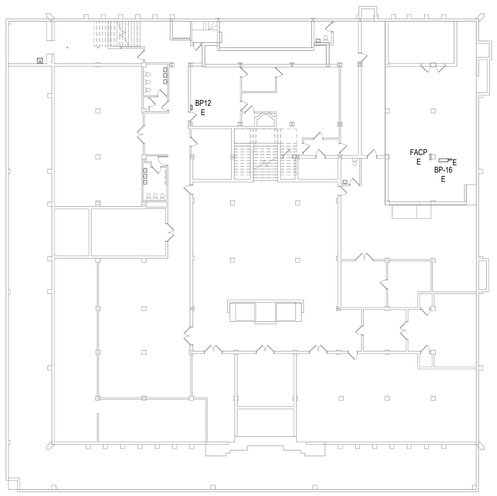
ELEVATOR CONNECTION SCHEMATIC KEYED NOTES:

1. HOISTWAY LIGHTS, MOUNTED EVERY 10', UP ENTIRE HOISTWAY. COORDINATE EXACT FIXTURE LOCATIONS AND REQUIREMENTS PRIOR TO ROUGH-IN. PROVIDE LIGHT FIXTURES PER LUMINAIRE SCHEDULE (OR PRIOR APPROVED EQUIVALENT). REFER TO FLOORPLANS FOR LIGHT FIXTURE MARK, QUANTITIES, AND LOCATIONS. PROVIDE 3-WAY LIGHT SWITCH WITHIN HOISTWAY AT TOP AND BOTTOM ELEVATOR LANDING TO CONTROL LIGHTS FOR EACH ELEVATOR CAB, ACCESSIBLE FROM ELEVATOR LANDING.
2. ELEVATOR RECALL INITIATED BY FIRE ALARM SYSTEM VIA CONTROL MODULES.
3. EXISTING SMOKE DETECTOR ALARM SIGNAL TO FIRE ALARM SYSTEM INITIATES ELEVATOR RECALL. FIELD VERIFY PROPER OPERATION AND REPLACE DEVICE AS REQUIRED.
4. DEDICATED TWO-WAY VIDEO COMMUNICATION DEVICE CONNECTION PER ASME A17.1. PROVIDE NETWORK DATA CONNECTION FROM EXISTING COMMUNICATIONS ROOM ON FLOOR 02 MEZZANINE. COMMUNICATIONS ROOM IS LOCATED APPROXIMATELY 50' SOUTH AND 30' WEST OF ELEVATOR HOISTWAY.
5. DEDICATED CAR LIGHT CIRCUIT WITH LOCKABLE FUSED SWITCH PER NFPA 70, ARTICLE 620. SERVE FROM EXISTING NORMAL BRANCH SOURCE.
6. DEDICATED ELEVATOR HOISTWAY PIT BRANCH CIRCUITS PER NFPA 70, ARTICLE 620. SERVE FROM NORMAL BRANCH SOURCE INDICATED ON FLOORPLANS.
7. ELEVATOR CAB VISUAL INDICATOR CONTROL. (FIREFIGHTERS HAT LIGHT)
8. TELEPHONE OUTLET AND CONDUIT PER SPECIFICATIONS. PROVIDE CONNECTION TO ELEVATOR CONTROLLER PER MANUFACTURERS INSTRUCTIONS FROM EXISTING COMMUNICATIONS ROOM ON FLOOR 02 MEZZANINE. COMMUNICATIONS ROOM IS LOCATED APPROXIMATELY 50' SOUTH AND 30' WEST OF ELEVATOR HOISTWAY.
9. DEDICATED TWO-WAY VIDEO COMMUNICATION DEVICE CIRCUIT PER ASME A17.1. PROVIDE WITH LOCKABLE FUSED SWITCH PER NFPA 70, ARTICLE 620. SERVE FROM '120V, 20A NORMAL BRANCH SOURCE INDICATED. PROVIDE 2-#12, #12 GROUND IN 3/4" CONDUIT.
10. UTILIZE EXISTING 60A FUSED DISCONNECT SWITCH CURRENTLY SERVING ELEVATOR. PROVIDE 60A CLASS J FUSES. THE AVAILABLE SHORT CIRCUIT CURRENT (SCC) AT THE ELEVATOR MAIN POWER SWITCH BASED ON PRELIMINARY DESIGN PHASE CALCULATIONS IS 5 KILOAMPS. RATING SHALL BE ADJUSTED IF REQUIRED BASED ON FINAL SCC CALCULATION. UTILIZE EXISTING FEEDER (3-#6, #4 GROUND IN 3/4" CONDUIT) TO SERVE NEW ELEVATOR CONTROLLER. EXTEND TO NEW CONTROLLER AS REQUIRED. FEEDER IS CURRENTLY SERVED FROM EXISTING NORMAL BRANCH PANEL BH-16, LOCATED WITHIN LOWER LEVEL BOILER ROOM. CONFIRM FINAL FEEDER AND CIRCUIT BREAKER SIZE WITH FINAL EQUIPMENT SELECTION. PRELIMINARY DESIGNS ARE BASED ON 480V, 3 PHASE, 15 HP ELEVATOR MOTOR.
11. ELEVATOR HOISTWAY PIT LIGHTS. PROVIDE LIGHT FIXTURES MOUNTED VERTICALLY AND HORIZONTALLY ON WALLS OF ELEVATOR PIT AS INDICATED ON FLOORPLANS. COORDINATE EXACT FIXTURE LOCATIONS AND REQUIREMENTS PRIOR TO ROUGH-IN. PROVIDE LIGHT FIXTURES PER LUMINAIRE SCHEDULE (OR PRIOR APPROVED EQUIVALENT). REFER TO FLOORPLANS FOR LIGHT FIXTURE MARK, QUANTITIES, AND LOCATIONS.
12. DEDICATED MACHINE ROOM BRANCH CIRCUITS PER NFPA 70, ARTICLE 620. SERVE FROM NORMAL BRANCH SOURCE INDICATED ON FLOORPLANS.
13. SUMP PUMP CONTROL PANEL (PROVIDED BY SUMP PUMP MANUFACTURER), MOUNTED WITHIN ADJACENT JANITOR CLOSET OR STORAGE SPACE. COORDINATE FINAL LOCATION WITH OWNER. POWER SOURCE FOR ASSOCIATED SUMP PUMP SHALL ROUTE THROUGH CONTROL PANEL AND PROVIDE POWER TO CONTROL PANEL. COORDINATE LOCATION OF CONTROL PANEL TO ACCOMMODATE ALL RELEVANT CODES AND AVAILABLE LENGTHS OF CONTROL CABLE. PROVIDE PUMP ALARM SIGNAL TO FIRE ALARM CONTROL PANEL AS A SUPERVISORY ALARM. COORDINATE ALL REQUIREMENTS OF SUMP PUMP SYSTEMS SPECIFIED AND MAKE PROVISIONS FOR MOUNTING, CONFIGURATION, AND CONNECTION AS DIRECTED BY VENDOR / MANUFACTURER.
14. PROVIDE TWO (2) 1" CONDUITS FROM CONTROL PANEL INTO ELEVATOR PIT FOR CONTROL CABLE ROUTING BY SUMP PUMP MANUFACTURER. COORDINATE SIZE AND QUANTITY OF CONDUITS TO ACCOMMODATE CONTROL CABLES (FLOATS, PROBES, SENSORS, ETC.) AS RECOMMENDED BY MANUFACTURER. ROUTE CONDUIT TO CONNECTION JUNCTION BOX AND PROVIDE CONNECTIONS PER MANUFACTURER'S INSTRUCTIONS. COORDINATE ROUTING OF CONTROL CABLE CONDUIT TO DETERMINE LENGTH REQUIREMENTS OF CONTROL CABLES.
15. SURFACE MOUNT MANUFACTURER FURNISHED SUMP PUMP CONTROL JUNCTION BOX WITHIN ELEVATOR PIT. MOUNT WITH BOTTOM OF JUNCTION BOX 50" ABOVE ELEVATOR PIT FLOOR. COORDINATE LOCATION OF JUNCTION BOX WITH LOCATION OF SUMP PUMP AND CONTROL CABLE LENGTHS. PROVIDE FINAL CONNECTIONS OF CONTROL CABLES AT SUMP PUMP. COORDINATE ALL REQUIREMENTS OF SUMP PUMP SYSTEMS SPECIFIED AND MAKE PROVISIONS FOR MOUNTING AND CONNECTION AS DIRECTED BY VENDOR/MANUFACTURER.
16. PROVIDE SIMPLEX NEMA RECEPTACLE, HARD-WIRED FROM SUMP PUMP CONTROL PANEL, MOUNTED WITH BOTTOM OF BACK BOX AT 50" ABOVE ELEVATOR PIT FLOOR. SERVE FROM SUMP PUMP CONTROL PANEL SOURCE. PROVIDE SUMP PUMP WITH CORD AND PLUG TO MATCH NEMA CONFIGURATION OF SIMPLEX NEMA RECEPTACLE. REFER TO EQUIPMENT CONNECTION SCHEDULE SUMP PUMP SP-1 FOR NEMA CONFIGURATION, FEEDER, AND OVERCURRENT PROTECTION REQUIREMENTS.
17. IF ELEVATOR IS PROVIDED WITH AUTOMATIC BATTERY LOWERING FEATURE, PROVIDE CONNECTION FROM ELEVATOR CONTROLLER DISCONNECT SWITCH AUXILIARY CONTACTS TO AUTOMATIC BATTERY LOWERING FEATURE FOR SAFETY INTERLOCK TO PREVENT AUTOMATIC LOWERING OF ELEVATOR DURING MAINTENANCE.

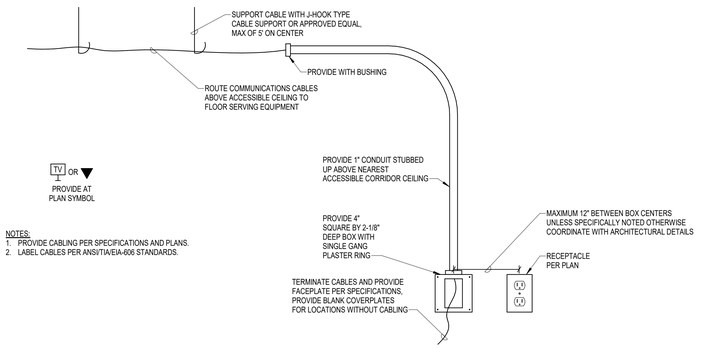
7 ELEVATOR CONNECTION SCHEMATIC
NO SCALE



6 FLOOR 02 MEZZANINE - ELECTRICAL - OVERALL
3/64" = 1'-0"



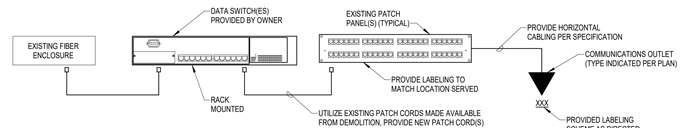
8 FLOOR 00 - ELECTRICAL - OVERALL
3/64" = 1'-0"



NOTES:

1. PROVIDE CABLING PER SPECIFICATIONS AND PLANS.
2. LABEL CABLES PER ANSI/TIA/EIA-606 STANDARDS.

4 COMMUNICATIONS OUTLET - STUB TO CORRIDOR
NO SCALE



NOTES:

1. UTILIZE EXISTING PATCH PANELS FOR NEW LOCATIONS. CONTRACTOR SHALL PROVIDE AND INSTALL ADDITIONAL PATCH PANELS AS NECESSARY. SEE ELECTRICAL DRAWINGS FOR COMMUNICATION DEVICES. CONTRACTOR IS RESPONSIBLE FOR DEVICE COUNT AND QUANTITY OF PATCH PANELS REQUIRED. FIELD VERIFY EXISTING CONDITIONS.
2. COORDINATE INSTALLATIONS WITH OWNER'S IS/IT REPRESENTATIVE.
3. NEW PATCH CORDS SHALL MATCH EXISTING PATCH CORD TYPE, COLOR, LENGTH, QUALITY, AND TERMINATION SCHEME.

5 TYPICAL COMMUNICATION TERMINATION - VOIP & DATA
NO SCALE

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SPECIALIZED ENGINEERING SOLUTIONS

DATE 2/27/2026
PROJECT 25286

ELECTRICAL DETAILS

WOODBURY COUNTY COURTHOUSE
ELEVATOR REPLACEMENT
SIOUX CITY, IA

SHEET **E6.01**

FILE PATH: Autodesk Docs://25286 Woodbury County Courthouse Freight Elevator Replacement/25286_Woodbury Co Elevator Replacement_SES_25R25.rvt
PLOT DATE: 2/27/2026 10:56:29 AM

EQUIPMENT CONNECTION SCHEDULE

MARK	DESCRIPTION	HP	FLA	MCA	MOCP	VOLTS	PHASE	POLES	LOAD (VA)	CONTROL TYPE	DISCONNECT BY	DISCONNECT TYPE	FEEDER	PANEL	CIRCUIT NUMBER	SCCR	GEN	REMARKS
AC-1	SPLIT SYSTEM - INDOOR UNIT		0.8	1		208	1	2	166	INT	MANUFACTURER	INT	REMARK 1	J1P02EL	1,3	5	No	1,2
CU-1	SPLIT SYSTEM - OUTDOOR UNIT		18.4	23	25	208	1	2	3827	CONDUIT	ELECTRICAL	NF 30/2	(3X) (30A) 2-#10 CU, #10 CU GND - 3/4"C.	J1P02EL	1,3	5	No	1
SP-1	SUMP PUMP - ELEVATOR	0.5	3.1	3.9	15	208	3	3	1117	REMARK 3	ELECTRICAL	NEMA L15-20	(2) (20A) 3-#12 CU, #12 CU GND - 3/4"C.	BP12	36,38,40	5	No	3

REMARKS: (EQUIPMENT CONNECTION SCHEDULE)
1. CONTROLS BETWEEN INDOOR AND OUTDOOR UNITS - INCLUDE CONTROL WIRING IN CONDUIT BETWEEN INDOOR AND OUTDOOR UNIT PER MANUFACTURER'S REQUIREMENTS.
2. PROVIDE ELECTRICAL CONNECTION TO CONDENSATE PUMP ASSOCIATED WITH THE SPLIT SYSTEM FROM THE SAME CIRCUIT FEEDING THE MECHANICAL EQUIPMENT. COORDINATE WITH MECHANICAL CONTRACTOR TO CONFIRM ELECTRICAL CONNECTION REQUIREMENTS. WHERE CONDENSATE PUMP CANNOT BE SERVED FROM THE SAME POWER SOURCE, PROVIDE DEDICATED 120V, 20A BRANCH CIRCUIT WITH TOGGLE SWITCH DISCONNECT FROM SAME PANEL SERVING ASSOCIATED EQUIPMENT.
3. ELEVATOR SUMP PUMP AND CONTROL PANEL SOURCE. REFER TO ELEVATOR CONNECTION SCHEMATIC FOR FEEDER ROUTING, RECEPTACLE, AND PLUG REQUIREMENTS.

GENERAL NOTES: (EQUIPMENT CONNECTION SCHEDULE)
A. EQUIPMENT LISTED MAY NOT BE UNIQUE, VERIFY QUANTITY WITH FLOOR PLANS. WHERE LOCATIONS ARE NOT INDICATED ON ELECTRICAL FLOOR PLANS, REFER TO MECHANICAL SHEETS. REFER TO DEFINITIONS BELOW FOR CLARIFICATIONS OF CONNECTION REQUIREMENTS.
B. PROVIDE WIRING AND EQUIPMENT CONNECTIONS FOR INTERNAL EQUIPMENT COMPONENTS AS REQUIRED. COORDINATE REQUIREMENTS WITH MECHANICAL CONTRACTOR.
C. ITEMS NOTED AS "NA" ARE NOT APPLICABLE TO THE CONNECTION.
D. "CONTROL TYPE" - PROVIDE CONTROL AND CONNECTIONS:
- "INT" = CONTROLS ARE MANUFACTURED INTEGRAL TO THE EQUIPMENT (SELF-CONTAINED).
- "CONT" = EQUIPMENT OPERATES CONTINUOUSLY (NO CONTROLS). FOR MOTORS WITHOUT INTERNAL OVERLOAD PROTECTION, PROVIDE SEPARATE OVERLOAD PROTECTION. OVERLOAD PROTECTION MAY BE PROVIDED AS PART OF A MANUAL MOTOR STARTER.
- "DDC" = CONTROL SIGNAL FROM TEMPERATURE CONTROL SYSTEM PROVIDED BY MECHANICAL CONTRACTOR OR TEMPERATURE CONTROLS CONTRACTOR.
- "TIME SW" = CONTROL SIGNAL FROM TIME SWITCH PROVIDED BY ELECTRICAL CONTRACTOR.
  - TIME SWITCH SHALL BE 7-DAY DIGITAL TYPE WITH AUTOMATIC DAYLIGHT SAVINGS ADJUSTMENTS AND BATTERY BACKUP. LOCATE TIMESWITCH IN NEAREST MECHANICAL OR ELECTRICAL UTILITY ROOM. LABEL TIME SWITCH. COORDINATE TIME SCHEDULE WITH OWNER AND MECHANICAL ENGINEER.
- "WALL SW" = CONTROL SIGNAL FROM WALL SWITCH PROVIDED BY ELECTRICAL CONTRACTOR.
  - COORDINATE LOCATION OF WALL SWITCH WITH OWNER. LABEL WALL SWITCH.
- "FA STOP" = FANS WITH CFM OF 2000 OR GREATER AND FANS SERVING DUCTS CONTAINING SMOKE DAMPERS.
  - PROVIDE FIRE ALARM SYSTEM DUCT SMOKE DETECTORS AT RETURN-SIDE AND SUPPLY-SIDE OF FAN/UNIT. PROVIDE MULTIPLE DETECTORS IF REQUIRED TO ACCOMMODATE MAIN DUCT TAKE-OFFS WHERE A SINGLE DETECTOR CANNOT BE INSTALLED TO CAPTURE ALL AIRFLOW. FIRE ALARM SYSTEM SHALL SHUTDOWN FAN UPON DETECTION OF SMOKE IN DUCT OR ROOMS SERVED FROM THIS EQUIPMENT. PROVIDE WITH INDIVIDUAL FIRE ALARM SYSTEM ADDRESSABLE CONTROL MODULE AT MOTOR CONTROLLER/STARTER AND CONNECT TO SHUTDOWN FAN.
- "WF STOP" = HIGH VOLUME LOW SPEED (HVLS) FANS SHUT DOWN HVLS FAN UPON WATERFLOW ALARM. PROVIDE WITH INDIVIDUAL FIRE ALARM SYSTEM ADDRESSABLE CONTROL MODULE AT MOTOR AND CONNECT TO SHUT DOWN FAN.
- "FA START" = FANS USED FOR SMOKE EVACUATION OR PRESSURIZATION.
  - FIRE ALARM SYSTEM SHALL START FAN UPON DETECTION OF SMOKE IN DUCT OR ROOMS SERVED FROM THIS EQUIPMENT. PROVIDE WITH INDIVIDUAL FIRE ALARM SYSTEM ADDRESSABLE CONTROL MODULE AT MOTOR CONTROLLER/STARTER AND CONNECT TO START FAN.
- "DATA" = PROVIDE WITH DATA CONNECTION FROM NEAREST DATA NETWORK COMMUNICATIONS ROOM.
- "CONDUIT" = PROVIDE EMPTY 3/4" CONTROLS CONDUIT BETWEEN INDOOR AND OUTDOOR UNIT TO ACCOMMODATE CONTROL CABLING BY MECHANICAL OR TEMPERATURE CONTROLS CONTRACTOR.
- "EPO" = PROVIDE EMERGENCY POWER OFF. REFER TO FLOOR PLANS FOR DEVICE LOCATION.

E. "DISCONNECT BY" -
- "MECHANICAL" = DISCONNECT IS FURNISHED BY MECHANICAL CONTRACTOR OR PROVIDED WITH MECHANICAL EQUIPMENT.
  - ELECTRICAL CONTRACTOR SHALL PROVIDE MOUNTING AND ADDITIONAL CONNECTIONS REQUIRED FOR LOOSE DISCONNECTS FURNISHED BY THE MECHANICAL CONTRACTOR.
- "ELECTRICAL" = DISCONNECT IS FURNISHED BY ELECTRICAL CONTRACTOR. COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT FURNISHED BY MECHANICAL CONTRACTOR.
- "MANUFACTURER" = DISCONNECT IS FURNISHED BY EQUIPMENT MANUFACTURER. ELECTRICAL CONTRACTOR SHALL PROVIDE MOUNTING AND ADDITIONAL CONNECTIONS REQUIRED FOR LOOSE DISCONNECTS FURNISHED BY EQUIPMENT MANUFACTURER.

F. "DISCONNECT TYPE" - PROVIDE DISCONNECT/RECEPTACLE AT EQUIPMENT LOCATION AND ASSOCIATED CONNECTION TO EQUIPMENT AND BRANCH CIRCUIT:
- "NEMA-__ " = DUPLEX (TYP) RECEPTACLE TO ACCOMMODATE CORD AND PLUG CONNECTION (CORD AND PLUG FURNISHED WITH EQUIPMENT UNLESS NOTED OTHERWISE)
- "REC/SW" = PROVIDE 20A 120V RECEPTACLE OR 20A TOGGLE SWITCH DISCONNECT.
  - COORDINATE REQUIRED SELECTION WITH EQUIPMENT.
- "NF" = NON-FUSED DISCONNECT. SIZE AND POLE QUANTITY AS INDICATED. 20/1 AND SMALLER SHALL BE TOGGLE SWITCH DISCONNECT.
- "F" = FUSED DISCONNECT. SIZE AND POLE QUANTITY AS INDICATED.
  - FUSE PER MANUFACTURER'S RECOMMENDATIONS.
- "FUSTAT" = SWITCH AND FUSTAT. FUSE SIZE PER EQUIPMENT MANUFACTURER.
  - LOCATE SWITCH IN CONCEALED ACCESSIBLE LOCATION.
- "ENCL CB" = ENCLOSED CIRCUIT BREAKER DISCONNECT.
  - SIZE, POLE QUANTITY, AND FLUSH/SURFACE MOUNTING AS INDICATED.
- "ENCL MCSW" = ENCLOSED MOLDED CASE SWITCH DISCONNECT.
  - SIZE, POLE QUANTITY, AND FLUSH/SURFACE MOUNTING AS INDICATED.
- "SHUNT ENCL CB" = SHUNT TRIP ENCLOSED CIRCUIT BREAKER DISCONNECT.
  - SIZE, POLE QUANTITY, AND FLUSH/SURFACE MOUNTING AS INDICATED. PROVIDE WITH INTEGRAL 120V CONTROL TRANSFORMER SERVED FROM LINE SOURCE WITH PRIMARY AND SECONDARY FUSING. COORDINATE ENCLOSURE AND COVER SIZE TO ACCOMMODATE TRANSFORMER. PROVIDE WITH EQUIPMENT GROUND BAR AND SEPARATE INSULATED ISOLATED GROUND BAR. WHERE NEUTRAL CONDUCTOR IS UTILIZED. PROVIDE SOLID NEUTRAL BAR. CONNECT SHUNT TRIP VOLTAGE SOURCE AND ACTUATOR TO ASSOCIATED EMERGENCY POWER (EPO) SWITCHES. PROVIDE EPO AND COORDINATE LOCATION.
- "LOCK CB" = CIRCUIT BREAKER CAPABLE OF BEING LOCKED IN THE OPEN POSITION, LOCATED IN THE SOURCE ELECTRICAL PANEL. THE PROVISIONS FOR LOCKING MUST REMAIN IN PLACE WITH OR WITHOUT THE LOCK INSTALLED.
- "MAG" = COMBINATION MAGNETIC MOTOR STARTER WITH DISCONNECT (COORDINATE COIL VOLTAGE WITH CONTROL SOURCE). LOCATE COMBINATION MAGNETIC MOTOR STARTER TO SERVE AS THE MOTOR DISCONNECT. WHERE STARTER SERVES OUTDOOR EQUIPMENT, LOCATE STARTER IN THE SOURCE ELECTRICAL ROOM.
- "MAN" = COMBINATION MANUAL MOTOR STARTER WITH DISCONNECT. LOCATE COMBINATION MANUAL MOTOR STARTER TO SERVE AS THE MOTOR DISCONNECT. WHERE STARTER SERVES OUTDOOR EQUIPMENT, LOCATE STARTER IN THE SOURCE ELECTRICAL ROOM.
- "VFD" = VARIABLE FREQUENCY DRIVE CONTROLLER. LOCATE VARIABLE FREQUENCY DRIVE CONTROL TO SERVE AS THE MOTOR DISCONNECT.
- "INT" = DISCONNECT IS MANUFACTURED INTEGRAL TO THE EQUIPMENT.
- "HW" = HARDWIRE. DISCONNECT NOT REQUIRED.
- LOCATE DISCONNECT ADJACENT TO EQUIPMENT PER NEC - PROVIDE WITH STRUT MOUNTING AS REQUIRED.
- LOCATE RECEPTACLE OR JUNCTION BOX TO DIRECTLY SERVE EQUIPMENT.
  - COORDINATE EXACT LOCATION WITH ARCHITECT, ARCHITECTURAL DETAILS, AND EQUIPMENT MANUFACTURER'S REQUIREMENTS.
- WHERE DISCONNECT SERVES OUTDOOR EQUIPMENT, PROVIDE AS NEMA-3R.
- PROVIDE DISCONNECT WITH EQUIPMENT GROUND KIT.
- WHERE FEEDER INDICATED UTILIZES A NEUTRAL, PROVIDE DISCONNECT WITH SOLID NEUTRAL KIT.
- WHERE FEEDER INDICATED UTILIZES AN ISOLATED GROUND, PROVIDE DISCONNECT WITH ADDITIONAL INSULATED GROUND KIT.
- DISCONNECTS NOT SHOWN AS "F" OR "NF" SHALL BE NON-FUSED.
- DISCONNECTS OF MOTORS SERVED FROM A VFD SHALL CONTAIN AUXILIARY CONTACTS CONNECTED TO THE VFD TO DISABLE VFD UPON DISCONNECTION.
- WHERE STARTERS OR VFD'S CONTAIN INTEGRAL DISCONNECTS AND ARE LOCATED PER NEC TO SATISFY AS THE EQUIPMENT DISCONNECT, AN ADDITIONAL EQUIPMENT DISCONNECT IS NOT REQUIRED.

G. "FEEDER":
- PROVIDE CONDUCTORS AND RACEWAY AS INDICATED. TYPICAL FORMAT IS: (FEEDER TAG) (NOMINAL SIZE) CONDUCTORS AND RACEWAY REQUIRED.

H. "GEN" - EQUIPMENT IS SERVED FROM A SOURCE PANEL PROVIDED WITH GENERATOR BACK-UP.

I. "SCCR" - VALUE INDICATED IS AVAILABLE SHORT CIRCUIT CURRENT (SCC) IN KILOAMPS AT THE EQUIPMENT BASED ON PRELIMINARY DESIGN PHASE CALCULATIONS. EQUIPMENT SCCR SHALL BE MINIMUM 120% OF THE AVAILABLE SCC. RATING SHALL BE ADJUSTED IF REQUIRED BASED ON FINAL SCC CALCULATION. EQUIPMENT INDICATED WITH 5 KA MAY BE PROVIDED WITH 5 KA SCCR

LUMINAIRE SCHEDULE

MARK	DESCRIPTION	SUBS	MANUFACTURER	CATALOG # (NOTE A)	LUMENS	CCT (K)	MIN. CRI	VOLTAGE	INPUT WATTS	MOUNTING	REMARKS
A1B	2X2 VOLUMETRIC TROFFER W/ BATTERY	Y	METALUX (COOPER)	22CZ-LD5-24-UNV-EL14WSD-L840-CD1	2398	4000	80	120 V	18	CEILING RECESSED	
G1B	2X4 FLAT PANEL TROFFER W/ BATTERY	Y	METALUX (COOPER)	24-CGTX-40-EL10WSD-L840	4008	4000	80	120 V	30	CEILING RECESSED	
I1B	4' SURFACE WRAP W/ BATTERY	Y	METALUX (COOPER)	4NWS3C3-UNV-EBPLED14W	5272	4000	80	120 V	39	CEILING SURFACE	2
P1B	4' PENDANT - CHAIN HUNG W/ BATTERY	Y	METALUX (COOPER)	4SNLED-LD5-65HL-LW-UNV-EL14W-L840-CD1-U-AYC-CHAIN/SET	6766	4000	80	120 V	62	CEILING SUSPENDED	3
W1	4' VAPOR TIGHT ELEVATOR LIGHT - 4000 LUMEN	Y	METALUX (COOPER)	AVT2-LD5-4-DR-W-UNV-L840-CD1-WL	3963	4000	80	120 V	30	WALL SURFACE	1
W2B	4' INDUSTRIAL STRIP - WALL W/ BATTERY	Y	METALUX (COOPER)	4SNLED-LD5-44SL-LW-UNV-EL14W-L840-CD1-U	4601	4000	80	120 V	38	WALL SURFACE	

REMARKS: (LUMINAIRE SCHEDULE)
1. ELEVATOR WALL MOUNTING - COORDINATE EXACT LOCATION WITH EXISTING AND NEW ELEVATOR COMPONENTS WITHIN ELEVATOR HOISTWAY. REFER TO ELEVATOR CONNECTION SCHEMATIC FOR ADDITIONAL ELEVATOR HOISTWAY LIGHTING REQUIREMENTS.
2. SELECTABLE LUMEN OUTPUT AND CCT. SET FIXTURE TO LEVELS INDICATED WITHIN LUMINAIRE SCHEDULE.
3. PENDANT/SUSPENSION MOUNTING - COORDINATE EXACT LOCATION, MOUNTING ELEVATION, AND REQUIRED PENDANT/SUSPENSION LENGTH WITH ARCHITECT AND ARCHITECTURAL DETAILS.

GENERAL NOTES: (LUMINAIRE SCHEDULE)
A. CATALOG NUMBER VERIFICATION - CONTRACTOR SHALL VERIFY LIGHTING FIXTURE INSTALLATION REQUIREMENTS AND CATALOG NUMBER PRIOR TO ORDERING.
B. SUBSTITUTIONS - WHERE INDICATED WITH 'N' (NO), NO SUBSTITUTIONS WILL BE ACCEPTED. WHERE INDICATED WITH 'P' (PRIOR APPROVAL), SUBSTITUTIONS MUST BE APPROVED PRIOR TO BID WITH ACCEPTANCE ISSUED BY ADDENDUM. WHERE INDICATED WITH 'Y' (YES), THE FOLLOWING MANUFACTURER'S ARE CONSIDERED ACCEPTABLE EQUIVALENT MANUFACTURER'S, PROVIDED THE EQUIVALENT FIXTURE IS OF THE SAME QUALITY, EFFICIENCY, PERFORMANCE AND CHARACTERISTICS AS THAT SCHEDULED:
   1. ACUITY BRANDS
   2. COOPER BRANDS
   3. HUBBELL
   4. WILLIAMS
   5. SIGNIFY BRANDS
C. FIXTURE FINISH - WHERE CATALOG NUMBER LISTED INDICATES "*" IN LIEU OF MANUFACTURER'S FINISH OPTION, COORDINATE WITH ARCHITECT FOR EXACT FINISH PRIOR TO ORDERING.

COORDINATION OF WORK SCHEDULE

ITEM	SUPPLIER	INSTALLER	POWER	CONTROL (4)
MOTORS	MC	MC (3)	EC	CC
EQUIPMENT MOUNTED ELECTRICAL COMPONENTS	MC	MC	EC	CC
LOOSE MOUNTED ELECTRICAL COMPONENTS	EC	EC	EC	CC
CONTROL RELAYS, TRANSFORMERS, POWER	MC	EC	EC (4)	CC
TEMPERATURE CONTROL SENSORS	MC	MC	CC	CC
PE/EP SWITCHES, SOLENOID VALVES, ACTUATORS	CC	CC	EC (4)	CC
DX CONDENSING UNITS AND CONDENSERS	MC	MC	EC	CC (1)

LEGEND: (COORDINATION OF WORK SCHEDULE)
CC: CONTROLS CONTRACTOR
EC: ELECTRICAL CONTRACTOR
MC: MECHANICAL CONTRACTOR

REMARKS: (COORDINATION OF WORK SCHEDULE)
1. IF NO CC IN CONTRACT, MC TO WIRE CONTROLS AND EC TO PIPE CONDUIT.
2. ALL LOW VOLTAGE WIRING OF PANELS TO BE COVERED IN MC BID, WIRING CONTRACTOR TO BE SUBCONTRACTOR TO MC.
3. INSTALLING CONTRACTOR IS RESPONSIBLE FOR FIELD ALIGNMENT SERVICES WHEN REQUIRED BY COMMON MOTOR REQUIREMENTS SPECIFICATION OR BY INDIVIDUAL EQUIPMENT SPECIFICATIONS.
4. ALL HARDWARE, SOFTWARE, EQUIPMENT, ACCESSORIES, WIRING (POWER AND SENSOR), PIPING, RELAYS, SENSORS, POWER SUPPLIES, TRANSFORMERS, AND INSTRUMENTATION REQUIRED FOR A COMPLETE AND OPERATIONAL DDC SYSTEM, BUT NOT SHOWN ON THE ELECTRICAL DRAWINGS, ARE THE RESPONSIBILITY OF THE CC.

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SPECIALIZED ENGINEERING SOLUTIONS

DATE 2/27/2026
PROJECT 25286

ELECTRICAL SCHEDULES

WOODBURY COUNTY COURTHOUSE
ELEVATOR REPLACEMENT
SIOUX CITY, IA

SHEET
E7.01

FILE PATH: Architect Docs\25286 Woodbury County Courthouse Freight Elevator Replacement\25286_Woodbury Co Elevator Replacement_SES_2025.rvt
PLOT DATE: 2/27/2026 11:53:27 AM

CMBA ARCHITECTS

PROJECT MANUAL

Woodbury County, Iowa

Woodbury County-Courthouse Freight Elevator Replacement
Sioux City, IA

CMBA Project #: 25286
Date: February 27, 2026

CMBA Contact:	Teresa Hebert (P) 712.499.0958 (E) hebert.t@cmbaarchitects.com
Owner:	Woodbury County, Iowa
Owner Contact:	Kenny Schmitz, Director of Building Services (P) 712.253.3745 (E) Kschmitz@woodburycountyiowa.gov
Mechanical Engineer: Specialized Engineering Solutions	Micheal J. Fagan, P.E. (P) 402.991.5520 (E) mfagan@specializedeng.com
Electrical Engineer: Specialized Engineering Solutions	Ryan Hempel, P.E. (P) 402.991.5520 (E) rhempel@specializedeng.com

SECTION 000102
PROJECT INFORMATION

PART 1 GENERAL

1.01 PROJECT IDENTIFICATION

A. Project Name: Woodbury County-Courthouse Freight Elevator Replacement, located within the Sioux City, IA

B. Architect's Project 25286:
   1. Project Location - Woodbury County Courthouse
      620 Douglas St.,
      a. Sioux City, IA 51101

C. The Owner, hereinafter referred to as Owner: Woodbury County, Iowa

D. Owner's Project Manager: Kenny Schmitz.
   1. Address: 401 8th St.,
   2. City, State, Zip: Sioux City, IA 51101.
   3. Phone/Fax: 712-253-3745.

1.02 NOTICE TO PROSPECTIVE BIDDERS

A. These documents constitute an Invitation to Bid to and request for qualifications from General Contractors for the construction of the project described below.

1.03 PROJECT DESCRIPTION

A. Summary Project Description: The project consists of the alteration of one existing elevator to incorporate code and performance upgrades.

B. Contract Terms: Lump sum (fixed price, stipulated sum).

1.04 PROJECT CONSULTANTS

A. The Architect, hereinafter referred to as Architect: CMBA Architects.
   1. Address: 302 Jones Street, Suite 200.
   2. City, State, Zip: Sioux City, IA 51101.
   3. Phone/Fax: 712-274-2933.
   4. Sioux City, IA 51103

1.05 PROCUREMENT TIMETABLE

A. Pre-Bid Briefing: March 24, 2026 at 2:00pm at project site.

B. Last Request for Substitution Due: 5 days prior to due date of bids.

C. Last Request for Information Due: 5 days prior to due date of bids.

D. Bid Due Date:March 31, 2026 before 3:00PM local time.

E. Bid Opening: Same day, 3:00PM local time.

F. Bids May Not Be Withdrawn Until: 30 days after due date.

G. Desired Construction Start: To Be Determined Based on Elevator Lead Times.

H. Desired Substantial Completion Date: December 31, 2026.

I. Final Completion date is critical due to requirements of Owner's operations.

J. The Owner reserves the right to change the schedule or terminate the entire procurement process at any time.

1.06 PROCUREMENT DOCUMENTS

A. Availability of Documents: Complete sets of procurement documents may be obtained:
   1. From Owner at the Project Manager's address listed above.

2. For the deposit sum of $200, which will be refunded upon return of documents in accordance with the requirements of the Instructions to Bidders.

B. For those interested in obtaining printed or electronic documents, please notify CMBA Architects by phone or email:

C. 1. Contact: Theresa Juarez

D. 2. Phone: (712) 274-2933.

E. 3. Email: juarez.t@cmbaarchitects.com

F. 4. This will allow the Architect to generate the plan-holders list for distribution

G. Documents are on display at the offices of the following construction plan rooms:
1. Sioux City Construction League, 3900 Stadium Drive, Sioux City, IA 51106..
2. Plains Builders Exchange, 220 N. Kiwanis Ave., Sioux Falls, SD 57104..
3. Greater Fort Dodge Growth Alliance, 24 N. 9th Street, Fort Dodge, IA 50501.
4. Master Builders of Iowa, 221 Park St., Des Moines, IA 50309.
5. Action Reprographics – Des Moines, IA www.actionrepro.com

1.07 BID SECURITY

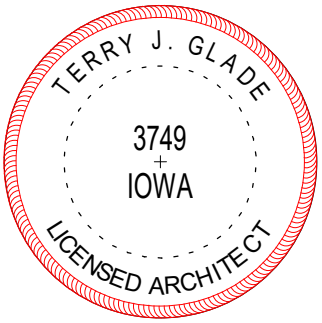
A. Bids shall be accompanied by a security deposit as follows:
1. Bid Bond of a sum no less than 5 percent of the Bid Amount

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION (NOT USED)

END OF SECTION 000102

ARCHITECT



I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly Licensed Architect under the laws of the State of **IOWA**

Signature **02/27/2026** Date

Printed or typed name: **TERRY J. GLADE**

License Number: **3749**

My license renewal date is **6/30/2026**

Pages or sheets covered by this seal:

○ DIVISION 00 - DIVISION 14

SECTION 000110
TABLE OF CONTENTS

PROCUREMENT AND CONTRACTING REQUIREMENTS

1.01 DIVISION 00 -- PROCUREMENT AND CONTRACTING REQUIREMENTS

A. 000101 - Project Title Page
B. 000102 - Project Information
C. 000107 - Seals Page
D. 000110 - Table of Contents
E. 001113 - Notice of Hearing and Letting
F. 002113 - Supplemental Instructions to Bidders
G. A701 - 2018 Instructions to Bidders
H. 004100 - Bid Form
I. 005000 - Contracting Forms and Supplements
J. 005200 - Agreement Form
K. A101 - Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum
L. 007200 - General Conditions
M. A201 - 2017 General Condiations of the Contract for Construction
N. 007300 - Supplementary Conditions

SPECIFICATIONS

2.01 DIVISION 01 -- GENERAL REQUIREMENTS

A. 011000 - Summary
B. 012000 - Price and Payment Procedures
C. 012100 - Allowances
D. 012500 - Substitution Procedures
E. 013000 - Administrative Requirements
F. 014000 - Quality Requirements
G. 015000 - Temporary Facilities and Controls
H. 015100 - Temporary Utilities
I. 016000 - Product Requirements
J. 017000 - Execution and Closeout Requirements
K. 017800 - Closeout Submittals

2.02 DIVISION 02 -- EXISTING CONDITIONS

A. 024100 - Demolition

2.03 DIVISION 03 -- CONCRETE

2.04 DIVISION 04 -- MASONRY

2.05 DIVISION 05 -- METALS

2.06 DIVISION 06 -- WOOD, PLASTICS, AND COMPOSITES

2.07 DIVISION 07 -- THERMAL AND MOISTURE PROTECTION

A. 079200 - Joint Sealants

2.08 DIVISION 08 -- OPENINGS

2.09 DIVISION 09 -- FINISHES

A. 090300 - Conservation Treatment of Period Finishes

B. 096500 - Resilient Flooring

C. 099123 - Interior Painting

2.10 DIVISION 10 -- SPECIALTIES

2.11 DIVISION 11 -- EQUIPMENT

2.12 DIVISION 12 -- FURNISHINGS

2.13 DIVISION 13 -- SPECIAL CONSTRUCTION

2.14 DIVISION 14 -- CONVEYING EQUIPMENT

A. 142110 - Elevator Modernization

2.15 DIVISION 21 -- FIRE SUPPRESSION

2.16 DIVISION 22 -- PLUMBING

2.17 DIVISION 23 -- HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)

2.18 DIVISION 25 -- INTEGRATED AUTOMATION

2.19 DIVISION 26 -- ELECTRICAL

2.20 DIVISION 27 -- COMMUNICATIONS

2.21 DIVISION 28 -- ELECTRONIC SAFETY AND SECURITY

2.22 DIVISION 31 -- EARTHWORK

2.23 DIVISION 32 -- EXTERIOR IMPROVEMENTS

2.24 DIVISION 33 -- UTILITIES

2.25 DIVISION 34 -- TRANSPORTATION

2.26 DIVISION 40 -- PROCESS INTEGRATION

2.27 DIVISION 46 -- WATER AND WASTEWATER EQUIPMENT

SECTION 00 11 13
NOTICE OF HEARING AND LETTING

A hearing will be conducted on the proposed plans and specifications, the proposed form of contract and estimated cost for the Courthouse Freight Elevator Replacement for the Woodbury County Board of Supervisors, (the "Owner") of Sioux City, Iowa at a meeting of the Board, to be held in the **Woodbury County Courthouse Board of Supervisors Room, 620 Douglas St., Sioux City, Iowa 51101 at 4:30 P.M., on the 24th of March 2026**, at which time and place any person may appear and file any opinion and express their view to the proposed plans, specifications and form of contract and estimated costs for the Project, both orally and in writing.

Sealed bids will be accepted for the Courthouse Freight Elevator Replacement, in Sioux City, Iowa on behalf of the Owner at the **Woodbury County Courthouse, 620 Douglas St., Sioux City, Iowa 51101, in the Board of Supervisors Office at 3:00 P.M., on the 31st of March 2026**. Bids received after this time will not be accepted. All bids shall be made on official bid forms furnished by the Architect and must be enclosed in a separate sealed envelopes and plainly identified and addressed to the Board. If a bid is to be mailed, the bid envelope shall be sealed in a regular mailing envelope. FAX and E-mail Bids will not be accepted. The bidder shall bear sole responsibility for ensuring any bid is received at the correct bid location and by the correct time. The Owner shall have no responsibility regarding the location or timeliness of the receipt of any bid(s). Bids will be publicly opened and read aloud following the closing of the above bid submission deadline.

Each bid shall be accompanied by a bid bond, certified check, cashier's check or certified share draft in a separate sealed envelope, clearly marked "Bid Bond" or Bid Security", in an amount equal to five percent (5%) of the total amount of the bid. The certified or cashier's check shall be drawn on a bank in Iowa or a bank chartered under the laws of the United States of America or the certified share draft shall be drawn on a credit union in Iowa or chartered under the laws of the United States and payable to the Owner. Said check or share draft may be cashed, or the bid bond forfeited as liquidated damages in the event the successful bidder fails or refuses to enter into a contract within ten (10) days of issuance of a Notice of Award and post bond satisfactory to the Owner, insuring the faithful fulfillment of the contract and maintenance of said improvements as required by law. The bid bond should be executed by a corporation authorized to contract as a surety in the State of Iowa and must not contain any conditions either in the body or as an endorsement thereon. Bids received will be acted upon at such later time and place as may then be established. The successful bidder will be notified after the Board of Supervisors awards the contract.

Contract documents may be examined at the office of the Architect, Cannon Moss Brygger & Associates, PC, d/b/a CMBA Architects, 302 Jones St., Suite 200, Sioux City, Iowa 51101, or obtained from the Architect for a $100 refundable deposit. Contract documents may also be examined at the following Building Exchanges:

1. Sioux City Construction League, 3900 Stadium Drive, Sioux City, IA 51106.
2. Plains Builder's Exchange, 220 N. Kiwanis Ave., Sioux Falls, SD 57104.
3. Sioux Falls Builder's Exchange, 1418 C Ave., Sioux Falls, SD 57104.
4. North Iowa Builder's Exchange, 15 W. State Street, Mason City, IA 50401.
5. Greater Fort Dodge Growth Alliance, 24 N. 9th Street, Fort Dodge, IA 50501.
6. Omaha Builder's Exchange, 4159 S. 94th Street, Omaha, NE 68127.
7. Master Builders of Iowa, 221 Park Street, Des Moines, Iowa 50309.

The Owner reserves the right to reject any and all proposals, re-advertise for new bids and to waive informalities that may be in the best interest of the Owner.

The successful bidder will be notified on or after March 31st , 2026, after the proposals have been reviewed by the Architect and a recommendation as to the lowest responsible bidder has been made to Owner and accepted by the Owner.

Plans and specifications governing the construction of said proposed improvements have been prepared by Cannon Moss Brygger & Associates, PC, d/b/a CMBA Architects 302 Jones St., Suite 200, Sioux City, Iowa 51101, which plans and specifications referring to and defining said proposed improvements are hereby made a part of this notice and the proposed contract shall be executed to comply therein.

PRE-BID CONFERENCE will be held at the **Woodbury County Courthouse, 620 Douglas St., Sioux City, Iowa 51101, in the Board of Supervisors Conference Room at 2:00 P.M., on the 24th of March 2026**. **Remote attendance is possible through Microsoft Teams, an invitation email may be requested from Teresa Hebert hebert.t@cmbaarchitects.com. An electronic copy of the original building plans are also available and can be requested in the same manner.** All interested contractors, sub-contractors and material suppliers are encouraged to attend. The Owner, Architect and Consulting Engineers will be present to describe the Project and answer questions. Attendance is not mandatory, but is recommended.

SECTION 002113
SUPPLEMENTAL INSTRUCTIONS TO BIDDERS

SUMMARY

1.01 SEE AIA A701, INSTRUCTIONS TO BIDDERS BOUND IN THE PROJECT MANUAL.

1.02 THE INSTRUCTIONS IN THIS DOCUMENT AMEND OR SUPPLEMENT THE INSTRUCTIONS TO BIDDERS AND OTHER PROVISIONS OF THE BIDDING AND CONTRACT DOCUMENTS.

A. The following supplements modify or add to the AIA Instructions to Bidders. Where any part of the Instructions to Bidders is modified, the unaltered provisions of that part shall remain in effect.

1.03 DOCUMENT INCLUDES

A. Invitation to Bid
   1. Bid Submission
   2. Intent
   3. Contract Time

B. Bid Documents and Contract Documents
   1. Definitions
   2. Contract Documents Identification
   3. Availability
   4. Examination
   5. Inquiries/Addenda

C. Bid Submission
   1. Submission Procedure

D. Bid Enclosures/Requirements
   1. Bidder Status Form (in the **same envelope**)
   2. Bid Form Signature

E. Offer Acceptance/Rejection
   1. Duration of Offer
   2. Acceptance of Offer

1.04 RELATED DOCUMENTS

A. Document 011000 - Summary.

B. Document 004100 - Bid Form.

C. Document 007300 - Supplementary Conditions:

1.05 SUPPLEMENTARY INSTRUCTIONS

A. **ARTICLE 2 - BIDDER'S REPRESENTATIONS**
   1. Add Section 2.1.3.1: The Bidder has investigated all required fees, permits, and regulatory requirements of authorities having jurisdiction and has properly included in the submitted Bid the costs of such fees, permits and requirements not otherwise indicated as provided by the Owner.
   2. Add Section 2.1.5: The Bidder is a properly licensed Contractor according to the laws and regulations of the State of Iowa and meets qualifications indicated in the Procurement and Contracting Documents.
   3. Add Section 2.1.8
      a. In accordance with Department of Labor Rules located at 875 IAC 156.2, the Owner requests a statement from each bidder regarding the bidder's resident status. This
      b. statement shall be on the Bidder Status Form designated by the labor commissioner and available online at: http://www.iowaworkforce.org/labor/bidderstatusform.pdf. This statement shall require each bidder to certify whether the bidder is a resident bidder or non-resident

bidder. In the case of a resident bidder, the statement shall require the resident bidder to identify each office at which the resident bidder has conducted business in the state during the previous three years and the dates on which the resident bidder conducted business at each office. In the case of a non-resident bidder, the statement shall require the non-resident bidder to identify the non-resident bidder's home state or foreign country as reported to the Iowa Secretary of State, to identify each preference offered by the nonresident bidder's home state or foreign country, and to certify that, except as set forth on the form, there are no other preferences offered by the non-resident bidder's home state or foreign country. The statement shall include such other additional information as requested by the labor commissioner form. The statement must be signed by an authorized representative of the bidder. A fully completed statement shall be deemed to be incorporated by reference into all project bid specifications and contract documents with any bidder on the project. Failure by any bidder to provide a completed statement with its bid may result in the Owner rejecting the bid as non-responsive.

B. **ARTICLE 3 - BIDDING DOCUMENTS**

1. 3.2: Interpretation or Correction of Bidding Documents – Add the following subparagraphs:

   a. 3.2.4 in the case of errors, inconsistencies, or ambiguities in the Bidding documents not interpreted or clarified by addendum or discovered too late for an addendum, the following applies:

      1) The better quality or greater quantity of Work shall be provided.

      2) To the best of their ability, the Bidders shall determine the proper methods or materials to fulfill the design intent of the Bidding Documents and include cost of providing such methods in Bid.

      3) Failure to request clarification will not waive the responsibility of comprehension of the documents and performance of the Work in accordance with the intent of the documents. Signing the Agreement will be considered as thorough comprehension of intent of the Bidding Documents.

C. **ARTICLE 4 - BIDDING PROCEDURES**

1. Under Section 4.1:
   a. Delete the first sentence in Subparagraph 4.1.6
   b. Delete the word "additional" in the second sentence of 4.1.6
2. Add Section 4.1.1.1: Printable electronic Bid forms and related documents are available from the Architect.
3. Add Section 4.1.9: Owner may elect to disqualify a bid due to failure to submit a bid in the form requested, failure to bid requested alternates or unit prices, failure to complete entries in all blanks in the Bid Form, or inclusion by the Bidder of any Alternates, conditions, limitations or provisions not called for.
4. Add Section 4.1.10: Bids shall not include sales and use taxes. The Owner will obtain a "tax exemption certificate" from the State of Iowa and will furnish it to all Prime Contractors, Sub-Contractors and Suppliers. The tax exemption includes Iowa sales tax and any local option sales tax that may be applicable.
5. Add the following to Subparagraph 4.2.2:

   a. As soon as the Bids have been checked and compared, the Owner may, at its discretion, return the bid security accompanying those Bids that in Owner's judgment would not be considered in making the award. When award is made, the Bid security of the two (2) lowest responsive, responsible Bidders will be retained until the Contract and Bonds have been executed and the Contract approved by the Owner. Should the award be delayed more than thirty (30) days after opening of the Bids, all Bid security will be returned, unless such delay is from cause beyond the control of the Owner.
6. Add Section 4.2.4: Bid Security shall be in the form of cash, cashier's check, certified check, Credit Union certified Share Draft or a Bid Bond in an amount of at least five percent (5%) of the Base Bid. Checks shall be made payable to Woodbury County, IA.

Bid Bonds must be executed by corporations authorized to contract as surety in Iowa and in addition to all other provisions, clearly designate an Iowa resident agent as attorney-in-fact.

a. Bid Security shall be placed in a separate envelope from the envelope containing the Bid Form.

7. Add Section 4.3.6
Bidders are hereby given notice to check carefully the accuracy and arithmetic of their bids before submission. Errors in bids may result in rejection of that bid and award to the next low bidder and disposition of bid security is at the discretion of the Owner.
8. Add Section 4.5: Provide detailed cost breakdown no later than two (2) days following Architect's request.

D. **ARTICLE 5 - CONSIDERATION OF BIDS**

1. Add Section 5.2.1: The Owner reserves the right to reject a bid based on Owner's and Architect's evaluation of qualification information submitted following the opening of Bids. The evaluation of the Bidder's qualifications will include:
   a. Status of licensure and record of compliance with licensing requirements.
   b. Record of quality of completed work.
   c. Record of project completion and ability to complete Project.
   d. Record of financial management including financial resources available to complete Project.
   e. Record of timely payment of obligations.
   f. Record of project site management including compliance with requirements of authorities having jurisdiction.
   g. Record of and number of current claims and disputes and the status of their resolution.
   h. Qualifications of the Bidder's proposed Project Staff and proposed sub-contractors.
2. Section 5.3.1: Amend the first sentence to read as follows: “It is the intent of the Owner to award a Contract to the lowest responsive, responsible Bidder determined on the basis of a combination of the base bid and selected alternates provided the Bid has been submitted in accordance with the requirements of the Bidding Documents and does not exceed the funds available.”

E. **ARTICLE 7 - PERFORMANCE BOND AND PAYMENT BOND**

1. Add Section 7.1.1.1: Both a Performance Bond and a Payment Bond will be required, each in an amount equal to one hundred percent (100%) of the Contract Sum.
2. Add Section 7.1.1.2: Subcontractors with scope over $500,000.00 shall also be fully bonded.
3. Add Section 7.1.1.2: General Contractors are recommended to require major subcontractos to be bonded to them to guard against default, but it is not required.
4. Section 7.2.1: Delete the first sentence and insert the following:
   a. "The Bidder shall deliver the required bonds to the Owner no later than ten (10) days after the Date of Notice of Intent to Award and no later than the date of execution of the Contract, whichever occurs first. Owner may deem the failure of the Bidder to deliver required bonds within the period of time allowed a default".

F. **ADD ARTICLE 9 - EXECUTION OF THE CONTRACT**

1. Add Section 9.1.1: Unless otherwise indicated in the Procurement and Contracting Documents or the executed Agreement, the date of commencement of the Work shall be the date of the executed Agreement.
2. Add Section 9.1.2: In the event of a default, the Owner may declare the amount of the Bid Security forfeited and elect to either award the Contract to the next lowest responsible Bidder or re-advertise for Bids.
3. Add Section 9.1.3: After project award, General Contractor and all Subcontractors and Suppliers are expected to process shop drawings immediately after award of General Contract and order and take delivery of material as soon as possible to guard against

industry-wide product price increases. Storage of delivered materials in an insured location witll be the responsibility of the purchasing contractor. Owner will pay for properly stored materials per A201 General Conditions.

4. 9.2 Errors In Bid
   a. 9.2.1 Bidders or their authorized agents are expected to examine all Contract documents, Drawings, Specifications, circulars, schedules, and other instructions pertaining to the Work. Failure to do so will be at the Bidder's own risk and he cannot secure relief on the plea of error in the Bid.
5. 9.3 Disqualification of Bidder
   a. 9.3.1 Any one or more of the following causes may be considered as sufficient for the disqualification of a Bidder and the rejection of his Bid:
   b. 9.3.1.1 More than one bid for the same work from an individual, firm, partnership, or corporation under the same or different names.
   c. 9.3.1.2 Evidence of collusion among Bidders. (Participants in such collusion may receive no recognition as Bidders for any future work.)
   d. 9.3.1.3 Lack of responsibility as evidenced by poor workmanship and progress of past work.
   e. 9.3.1.4 Incomplete work that in the judgment of the Owner might hinder or prevent the prompt completion of additional work if awarded.
   f. 9.3.1.5 For being in arrears on existing contracts, in litigation with the Owner, or having defaulted on a previous contract.
   g. 9.3.1.6 The attention of Bidders is directed to Section 553.23 Code of IOWA, regarding unlawful combinations in making public contracts.
6. 9.4 Approval of Contract
   a. 9.4.1 No contract is binding upon the Owner until it has been executed by and approved by the Owner and delivered to the Contractor and the Contract Bond has been filed with Woodbury County, IA and approved.
7. 9.5 Award
   a. 9.5.1 The Owner will select the Bid that it deems most reasonable and in its best interest in terms of cost, quality, appearance, performance of the Contractor and the Contractor's proximity to the site and his ability to service the Project after it has been completed.
   b. 9.5.2 The Contract will be awarded based on the above qualifications to the lowest responsive, responsible Bidder for the lowest combination of Base Bid and selected Alternates.
   c. 9.5.3 , Woodbury County, IAreserves the right to reject any and/or all Bids and waive any or all informalities, as authorized by law, in connection therewith and shall award the Bid based on the best interests of the Owner.
8. 9.6 Contract Time
   a. 9.6.1 Bidder agrees to commence Work as soon as possible on or before 10 days after receiving a written "Notice to Proceed" from the Owner, and to substantially complete the Project as soon as possible. The dates of substantial completion shall be so stated by the Construction Bidder in the space provided on the BID FORM and in compliance with project schedule.
9. 9.7 Sales and Use Tax
   a. The Bidder shall not include in the bid State of Iowa and Local Option Sales and Use Tax for building materials that will be incorporated into real property for this project. Each Bid Package Contractor shall provide a list of subcontractors and sub-subcontractors with their Federal Identification Number to the Owner, The Owner will issue exemption certificates to contractors, subcontractors, sub-subcontractors and suppliers in order to eliminate tax from the construction materials following award of contracts. If material is purchased outside the state of Iowa and the other State requires that the contractors,

subcontractors, and sub-subcontractors and suppliers pay sales tax they are recommended to include this price in their Bid unless they are able to obtain a sales tax refund from said State.

10. 9.8 Law and Regulations
    a. The Bidder's attention is directed to the fact that all applicable state laws, municipal ordinances and the rules and regulations of all authorities having jurisdiction over construction of the Contract are applicable the same as though herein written out in full.

1.06 PREBID CONFERENCE

A. **PRE-BID CONFERENCE** will be begin at the Project site 620 Douglas St, Sioux City, Iowa 511**, in the Board of Supervisors Conference Room; with a walk-through of the existing building immediately following.** on **March 24, 2026 @ at2:00 PM.**

B. All interested contractors, sub-contractors, and material suppliers are encouraged to attend. Attendance is not mandatory, but it is recommended.

C. The Owner, Architect, and Consulting Engineers will be present to describe the Project and the schedule and answer questions.

D. Summarized minutes of this meeting will be circulated to all known bidders. These minutes will not form part of the Contract Documents.

E. Information relevant to the Bid Documents will be recorded in an Addendum, issued to Bid Document recipients.

END OF SECTION 002113

AIA® Document A701® – 2018

Instructions to Bidders

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

25286 Woodbury County-Courthouse Freight Elevator Replacement
Sioux City, IA

THE OWNER:
(Name, legal status, address, and other information)

Woodbury County, Iowa
620 Douglas St.
Sioux City, IA 51101

THE ARCHITECT:
(Name, legal status, address, and other information)

Cannon Moss Brygger & Associates, P.C.
dba CMBA Architects
302 Jones St.
Suite 200
Sioux City, IA 51101

TABLE OF ARTICLES

1 DEFINITIONS

2 BIDDER'S REPRESENTATIONS

3 BIDDING DOCUMENTS

4 BIDDING PROCEDURES

5 CONSIDERATION OF BIDS

6 POST-BID INFORMATION

7 PERFORMANCE BOND AND PAYMENT BOND

8 ENUMERATION OF THE PROPOSED CONTRACT DOCUMENTS

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

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

FEDERAL, STATE, AND LOCAL LAWS MAY IMPOSE REQUIREMENTS ON PUBLIC PROCUREMENT CONTRACTS. CONSULT LOCAL AUTHORITIES OR AN ATTORNEY TO VERIFY REQUIREMENTS APPLICABLE TO THIS PROCUREMENT BEFORE COMPLETING THIS FORM.

It is intended that AIA Document G612™–2017, Owner's Instructions to the Architect, Parts A and B will be completed prior to using this document.

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User Notes: (699f722df20b2d565b0a7a68)

ARTICLE 1 DEFINITIONS

§ 1.1 Bidding Documents include the Bidding Requirements and the Proposed Contract Documents. The Bidding Requirements consist of the advertisement or invitation to bid, Instructions to Bidders, supplementary instructions to bidders, the bid form, and any other bidding forms. The Proposed Contract Documents consist of the unexecuted form of Agreement between the Owner and Contractor and that Agreement's Exhibits, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, all Addenda, and all other documents enumerated in Article 8 of these Instructions.

§ 1.2 Definitions set forth in the General Conditions of the Contract for Construction, or in other Proposed Contract Documents apply to the Bidding Documents.

§ 1.3 Addenda are written or graphic instruments issued by the Architect, which, by additions, deletions, clarifications, or corrections, modify or interpret the Bidding Documents.

§ 1.4 A Bid is a complete and properly executed proposal to do the Work for the sums stipulated therein, submitted in accordance with the Bidding Documents.

§ 1.5 The Base Bid is the sum stated in the Bid for which the Bidder offers to perform the Work described in the Bidding Documents, to which Work may be added or deleted by sums stated in Alternate Bids.

§ 1.6 An Alternate Bid (or Alternate) is an amount stated in the Bid to be added to or deducted from, or that does not change, the Base Bid if the corresponding change in the Work, as described in the Bidding Documents, is accepted.

§ 1.7 A Unit Price is an amount stated in the Bid as a price per unit of measurement for materials, equipment, or services, or a portion of the Work, as described in the Bidding Documents.

§ 1.8 A Bidder is a person or entity who submits a Bid and who meets the requirements set forth in the Bidding Documents.

§ 1.9 A Sub-bidder is a person or entity who submits a bid to a Bidder for materials, equipment, or labor for a portion of the Work.

ARTICLE 2 BIDDER'S REPRESENTATIONS

§ 2.1 By submitting a Bid, the Bidder represents that:

- **.1** the Bidder has read and understands the Bidding Documents;
- **.2** the Bidder understands how the Bidding Documents relate to other portions of the Project, if any, being bid concurrently or presently under construction;
- **.3** the Bid complies with the Bidding Documents;
- **.4** the Bidder has visited the site, become familiar with local conditions under which the Work is to be performed, and has correlated the Bidder's observations with the requirements of the Proposed Contract Documents;
- **.5** the Bid is based upon the materials, equipment, and systems required by the Bidding Documents without exception; and
- **.6** the Bidder has read and understands the provisions for liquidated damages, if any, set forth in the form of Agreement between the Owner and Contractor.

ARTICLE 3 BIDDING DOCUMENTS

§ 3.1 Distribution

§ 3.1.1 Bidders shall obtain complete Bidding Documents, as indicated below, from the issuing office designated in the advertisement or invitation to bid, for the deposit sum, if any, stated therein.
(Indicate how, such as by email, website, host site/platform, paper copy, or other method Bidders shall obtain Bidding Documents.)

§ 3.1.2 Any required deposit shall be refunded to Bidders who submit a bona fide Bid and return the paper Bidding Documents in good condition within ten days after receipt of Bids. The cost to replace missing or damaged paper documents will be deducted from the deposit. A Bidder receiving a Contract award may retain the paper Bidding Documents, and the Bidder's deposit will be refunded.

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§ 3.1.3 Bidding Documents will not be issued directly to Sub-bidders unless specifically offered in the advertisement or invitation to bid, or in supplementary instructions to bidders.

§ 3.1.4 Bidders shall use complete Bidding Documents in preparing Bids. Neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete Bidding Documents.

§ 3.1.5 The Bidding Documents will be available for the sole purpose of obtaining Bids on the Work. No license or grant of use is conferred by distribution of the Bidding Documents.

§ 3.2 Modification or Interpretation of Bidding Documents

§ 3.2.1 The Bidder shall carefully study the Bidding Documents, shall examine the site and local conditions, and shall notify the Architect of errors, inconsistencies, or ambiguities discovered and request clarification or interpretation pursuant to Section 3.2.2.

§ 3.2.2 Requests for clarification or interpretation of the Bidding Documents shall be submitted by the Bidder in writing and shall be received by the Architect at least seven days prior to the date for receipt of Bids.
(Indicate how, such as by email, website, host site/platform, paper copy, or other method Bidders shall submit requests for clarification and interpretation.)

§ 3.2.3 Modifications and interpretations of the Bidding Documents shall be made by Addendum. Modifications and interpretations of the Bidding Documents made in any other manner shall not be binding, and Bidders shall not rely upon them.

§ 3.3 Substitutions

§ 3.3.1 The materials, products, and equipment described in the Bidding Documents establish a standard of required function, dimension, appearance, and quality to be met by any proposed substitution.

§ 3.3.2 Substitution Process

§ 3.3.2.1 Written requests for substitutions shall be received by the Architect at least ten days prior to the date for receipt of Bids. Requests shall be submitted in the same manner as that established for submitting clarifications and interpretations in Section 3.2.2.

§ 3.3.2.2 Bidders shall submit substitution requests on a Substitution Request Form if one is provided in the Bidding Documents.

§ 3.3.2.3 If a Substitution Request Form is not provided, requests shall include (1) the name of the material or equipment specified in the Bidding Documents; (2) the reason for the requested substitution; (3) a complete description of the proposed substitution including the name of the material or equipment proposed as the substitute, performance and test data, and relevant drawings; and (4) any other information necessary for an evaluation. The request shall include a statement setting forth changes in other materials, equipment, or other portions of the Work, including changes in the work of other contracts or the impact on any Project Certifications (such as LEED), that will result from incorporation of the proposed substitution.

§ 3.3.3 The burden of proof of the merit of the proposed substitution is upon the proposer. The Architect's decision of approval or disapproval of a proposed substitution shall be final.

§ 3.3.4 If the Architect approves a proposed substitution prior to receipt of Bids, such approval shall be set forth in an Addendum. Approvals made in any other manner shall not be binding, and Bidders shall not rely upon them.

§ 3.3.5 No substitutions will be considered after the Contract award unless specifically provided for in the Contract Documents.

§ 3.4 Addenda

§ 3.4.1 Addenda will be transmitted to Bidders known by the issuing office to have received complete Bidding Documents.
(Indicate how, such as by email, website, host site/platform, paper copy, or other method Addenda will be transmitted.)

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§ 3.4.2 Addenda will be available where Bidding Documents are on file.

§ 3.4.3 Addenda will be issued no later than four days prior to the date for receipt of Bids, except an Addendum withdrawing the request for Bids or one which includes postponement of the date for receipt of Bids.

§ 3.4.4 Prior to submitting a Bid, each Bidder shall ascertain that the Bidder has received all Addenda issued, and the Bidder shall acknowledge their receipt in the Bid.

ARTICLE 4 BIDDING PROCEDURES

§ 4.1 Preparation of Bids

§ 4.1.1 Bids shall be submitted on the forms included with or identified in the Bidding Documents.

§ 4.1.2 All blanks on the bid form shall be legibly executed. Paper bid forms shall be executed in a non-erasable medium.

§ 4.1.3 Sums shall be expressed in both words and numbers, unless noted otherwise on the bid form. In case of discrepancy, the amount entered in words shall govern.

§ 4.1.4 Edits to entries made on paper bid forms must be initialed by the signer of the Bid.

§ 4.1.5 All requested Alternates shall be bid. If no change in the Base Bid is required, enter "No Change" or as required by the bid form.

§ 4.1.6 Where two or more Bids for designated portions of the Work have been requested, the Bidder may, without forfeiture of the bid security, state the Bidder's refusal to accept award of less than the combination of Bids stipulated by the Bidder. The Bidder shall neither make additional stipulations on the bid form nor qualify the Bid in any other manner.

§ 4.1.7 Each copy of the Bid shall state the legal name and legal status of the Bidder. As part of the documentation submitted with the Bid, the Bidder shall provide evidence of its legal authority to perform the Work in the jurisdiction where the Project is located. Each copy of the Bid shall be signed by the person or persons legally authorized to bind the Bidder to a contract. A Bid by a corporation shall further name the state of incorporation and have the corporate seal affixed. A Bid submitted by an agent shall have a current power of attorney attached, certifying the agent's authority to bind the Bidder.

§ 4.1.8 A Bidder shall incur all costs associated with the preparation of its Bid.

§ 4.2 Bid Security

§ 4.2.1 Each Bid shall be accompanied by the following bid security:
(Insert the form and amount of bid security.)

§ 4.2.2 The Bidder pledges to enter into a Contract with the Owner on the terms stated in the Bid and shall, if required, furnish bonds covering the faithful performance of the Contract and payment of all obligations arising thereunder. Should the Bidder refuse to enter into such Contract or fail to furnish such bonds if required, the amount of the bid security shall be forfeited to the Owner as liquidated damages, not as a penalty. In the event the Owner fails to comply with Section 6.2, the amount of the bid security shall not be forfeited to the Owner.

§ 4.2.3 If a surety bond is required as bid security, it shall be written on AIA Document A310™, Bid Bond, unless otherwise provided in the Bidding Documents. The attorney-in-fact who executes the bond on behalf of the surety shall affix to the bond a certified and current copy of an acceptable power of attorney. The Bidder shall provide surety bonds from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located.

§ 4.2.4 The Owner will have the right to retain the bid security of Bidders to whom an award is being considered until (a) the Contract has been executed and bonds, if required, have been furnished; (b) the specified time has elapsed so that Bids may be withdrawn; or (c) all Bids have been rejected. However, if no Contract has been awarded or a Bidder has not been notified of the acceptance of its Bid, a Bidder may, beginningdays after the opening of Bids, withdraw its Bid and request the return of its bid security.

§ 4.3 Submission of Bids

§ 4.3.1 A Bidder shall submit its Bid as indicated below:

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(Indicate how, such as by website, host site/platform, paper copy, or other method Bidders shall submit their Bid.)

§ 4.3.2 Paper copies of the Bid, the bid security, and any other documents required to be submitted with the Bid shall be enclosed in a sealed opaque envelope. The envelope shall be addressed to the party receiving the Bids and shall be identified with the Project name, the Bidder's name and address, and, if applicable, the designated portion of the Work for which the Bid is submitted. If the Bid is sent by mail, the sealed envelope shall be enclosed in a separate mailing envelope with the notation "SEALED BID ENCLOSED" on the face thereof.

§ 4.3.3 Bids shall be submitted by the date and time and at the place indicated in the invitation to bid. Bids submitted after the date and time for receipt of Bids, or at an incorrect place, will not be accepted.

§ 4.3.4 The Bidder shall assume full responsibility for timely delivery at the location designated for receipt of Bids.

§ 4.3.5 A Bid submitted by any method other than as provided in this Section 4.3 will not be accepted.

§ 4.4 Modification or Withdrawal of Bid

§ 4.4.1 Prior to the date and time designated for receipt of Bids, a Bidder may submit a new Bid to replace a Bid previously submitted, or withdraw its Bid entirely, by notice to the party designated to receive the Bids. Such notice shall be received and duly recorded by the receiving party on or before the date and time set for receipt of Bids. The receiving party shall verify that replaced or withdrawn Bids are removed from the other submitted Bids and not considered. Notice of submission of a replacement Bid or withdrawal of a Bid shall be worded so as not to reveal the amount of the original Bid.

§ 4.4.2 Withdrawn Bids may be resubmitted up to the date and time designated for the receipt of Bids in the same format as that established in Section 4.3, provided they fully conform with these Instructions to Bidders. Bid security shall be in an amount sufficient for the Bid as resubmitted.

§ 4.4.3 After the date and time designated for receipt of Bids, a Bidder who discovers that it made a clerical error in its Bid shall notify the Architect of such error within two days, or pursuant to a timeframe specified by the law of the jurisdiction where the Project is located, requesting withdrawal of its Bid. Upon providing evidence of such error to the reasonable satisfaction of the Architect, the Bid shall be withdrawn and not resubmitted. If a Bid is withdrawn pursuant to this Section 4.4.3, the bid security will be attended to as follows:
(State the terms and conditions, such as Bid rank, for returning or retaining the bid security.)

ARTICLE 5 CONSIDERATION OF BIDS

§ 5.1 Opening of Bids

If stipulated in an advertisement or invitation to bid, or when otherwise required by law, Bids properly identified and received within the specified time limits will be publicly opened and read aloud. A summary of the Bids may be made available to Bidders.

§ 5.2 Rejection of Bids

Unless otherwise prohibited by law, the Owner shall have the right to reject any or all Bids.

§ 5.3 Acceptance of Bid (Award)

§ 5.3.1 It is the intent of the Owner to award a Contract to the lowest responsive and responsible Bidder, provided the Bid has been submitted in accordance with the requirements of the Bidding Documents. Unless otherwise prohibited by law, the Owner shall have the right to waive informalities and irregularities in a Bid received and to accept the Bid which, in the Owner's judgment, is in the Owner's best interests.

§ 5.3.2 Unless otherwise prohibited by law, the Owner shall have the right to accept Alternates in any order or combination, unless otherwise specifically provided in the Bidding Documents, and to determine the lowest responsive and responsible Bidder on the basis of the sum of the Base Bid and Alternates accepted.

ARTICLE 6 POST-BID INFORMATION

§ 6.1 Contractor's Qualification Statement

Bidders to whom award of a Contract is under consideration shall submit to the Architect, upon request and within the timeframe specified by the Architect, a properly executed AIA Document A305™, Contractor's Qualification Statement,

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unless such a Statement has been previously required and submitted for this Bid.

§ 6.2 Owner's Financial Capability

A Bidder to whom award of a Contract is under consideration may request in writing, fourteen days prior to the expiration of the time for withdrawal of Bids, that the Owner furnish to the Bidder reasonable evidence that financial arrangements have been made to fulfill the Owner's obligations under the Contract. The Owner shall then furnish such reasonable evidence to the Bidder no later than seven days prior to the expiration of the time for withdrawal of Bids. Unless such reasonable evidence is furnished within the allotted time, the Bidder will not be required to execute the Agreement between the Owner and Contractor.

§ 6.3 Submittals

§ 6.3.1 After notification of selection for the award of the Contract, the Bidder shall, as soon as practicable or as stipulated in the Bidding Documents, submit in writing to the Owner through the Architect:

- **.1** a designation of the Work to be performed with the Bidder's own forces;
- **.2** names of the principal products and systems proposed for the Work and the manufacturers and suppliers of each; and
- **.3** names of persons or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for the principal portions of the Work.

§ 6.3.2 The Bidder will be required to establish to the satisfaction of the Architect and Owner the reliability and responsibility of the persons or entities proposed to furnish and perform the Work described in the Bidding Documents.

§ 6.3.3 Prior to the execution of the Contract, the Architect will notify the Bidder if either the Owner or Architect, after due investigation, has reasonable objection to a person or entity proposed by the Bidder. If the Owner or Architect has reasonable objection to a proposed person or entity, the Bidder may, at the Bidder's option, withdraw the Bid or submit an acceptable substitute person or entity. The Bidder may also submit any required adjustment in the Base Bid or Alternate Bid to account for the difference in cost occasioned by such substitution. The Owner may accept the adjusted bid price or disqualify the Bidder. In the event of either withdrawal or disqualification, bid security will not be forfeited.

§ 6.3.4 Persons and entities proposed by the Bidder and to whom the Owner and Architect have made no reasonable objection must be used on the Work for which they were proposed and shall not be changed except with the written consent of the Owner and Architect.

ARTICLE 7 PERFORMANCE BOND AND PAYMENT BOND

§ 7.1 Bond Requirements

§ 7.1.1 If stipulated in the Bidding Documents, the Bidder shall furnish bonds covering the faithful performance of the Contract and payment of all obligations arising thereunder.

§ 7.1.2 If the furnishing of such bonds is stipulated in the Bidding Documents, the cost shall be included in the Bid. If the furnishing of such bonds is required after receipt of bids and before execution of the Contract, the cost of such bonds shall be added to the Bid in determining the Contract Sum.

§ 7.1.3 The Bidder shall provide surety bonds from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located.

§ 7.1.4 Unless otherwise indicated below, the Penal Sum of the Payment and Performance Bonds shall be the amount of the Contract Sum.
(If Payment or Performance Bonds are to be in an amount other than 100% of the Contract Sum, indicate the dollar amount or percentage of the Contract Sum.)

§ 7.2 Time of Delivery and Form of Bonds

§ 7.2.1 The Bidder shall deliver the required bonds to the Owner not later than three days following the date of execution of the Contract. If the Work is to commence sooner in response to a letter of intent, the Bidder shall, prior to commencement of the Work, submit evidence satisfactory to the Owner that such bonds will be furnished and delivered in accordance with this Section 7.2.1.

§ 7.2.2 Unless otherwise provided, the bonds shall be written on AIA Document A312, Performance Bond and Payment Bond.

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§ 7.2.3 The bonds shall be dated on or after the date of the Contract.

§ 7.2.4 The Bidder shall require the attorney-in-fact who executes the required bonds on behalf of the surety to affix to the bond a certified and current copy of the power of attorney.

ARTICLE 8 ENUMERATION OF THE PROPOSED CONTRACT DOCUMENTS

§ 8.1 Copies of the proposed Contract Documents have been made available to the Bidder and consist of the following documents:

.1 AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor, unless otherwise stated below.
(Insert the complete AIA Document number, including year, and Document title.)

.2 AIA Document A101™–2017, Exhibit A, Insurance and Bonds, unless otherwise stated below.
(Insert the complete AIA Document number, including year, and Document title.)

.3 AIA Document A201™–2017, General Conditions of the Contract for Construction, unless otherwise stated below.
(Insert the complete AIA Document number, including year, and Document title.)

.4 Building Information Modeling Exhibit, if completed:

.5 Drawings

Number	Title	Date

.6 Specifications

Section	Title	Date	Pages

.7 Addenda:

Number	Date	Pages

.8 Other Exhibits:
(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

[ ] AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017.)

[ ] The Sustainability Plan:

Title	Date	Pages

[ ] Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages

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.9 Other documents listed below:
(List here any additional documents that are intended to form part of the Proposed Contract Documents.)

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Additions and Deletions Report for
AIA® Document A701® – 2018

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 16:11:25 CST on 02/25/2026.

Changes to original AIA text

There are no edits to the original text

Variable Information

PAGE 1

25286 Woodbury County-Courthouse Freight Elevator Replacement

Sioux City, IA

Woodbury County, Iowa

620 Douglas St.

Sioux City, IA 51101

Cannon Moss Brygger & Associates, P.C.

dba CMBA Architects

302 Jones St.
Suite 200

Sioux City, IA 51101

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SECTION 004100
BID FORM

THE PROJECT AND THE PARTIES

1.01 TO:

A. Woodbury County, IA (Owner)
620 Douglas St
Sioux City, Iowa51101

1.02 RECE

A. Kenny Schmitz, Director of Building Services
Woodbury County
620 Douglas St
Sioux City, Iowa51101

1.03 FOR:

A. Project: 25286 Woodbury County-Courthouse Freight Elevator Replacement

B. Architect's Project Number: 25256
620 Douglas St
Sioux City, Iowa51101

1.04 DATE: _____ (BIDDER TO ENTER DATE)

1.05 SUBMITTED BY: (BIDDER TO ENTER NAME AND ADDRESS)

A. Bidder's Full Name _____
1. Address _____
2. City, State, Zip_____

1.06 OFFER

A. Having examined the Place of The Work and all matters referred to in the Instructions to Bidders and the Bid Documents prepared by CMBA Architects for the above mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the Sum of:

B. _____
_____ dollars
($_____), in lawful money of the United States of America.

C. We have included the required security deposit in a **Separate Envelope** as required by the Instruction to Bidders.

D. All applicable federal taxes are included and State of Iowa taxes are included in the Bid Sum.

1.07 ACCEPTANCE

A. This offer shall be open to acceptance and is irrevocable for thirty days from the bid closing date.

B. If this bid is accepted by Owner within the time period stated above, we will:
1. Execute the Agreement within seven days of receipt of Notice of Award.
2. Furnish the required bonds within seven days of receipt of Notice of Award.

1.08 CONTRACT TIME

A. If this Bid is accepted, we will:

B. Complete the Work by _____ (Bidder to enter completion date or time frame.)

1.09 CHANGES TO THE WORK

A. When Architect establishes that the method of valuation for Changes in the Work will be net cost plus a percentage fee in accordance with General Conditions, our percentage fee will be:

1. _____ percent overhead and profit on the net cost of our own Work;
2. _____ percent on the cost of work done by any Subcontractor.

B. On work deleted from the Contract, our credit to Owner shall be Architect-approved net cost plus _____ of the overhead and profit percentage noted above.

1.10 ADDENDA

A. The following Addenda have been received. The modifications to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.
1. Addendum # _____ Dated _____.
2. Addendum # _____ Dated _____.
3.

1.11 BID FORM SIGNATURE(S)

A. _____

B. (Bidder - print the full name of your firm)

C. _____

D. (Authorized signing officer, Title)

END OF SECTION 004100

Bidder Status Form

To be completed by all bidders — Part A

Please answer "Yes" or "No" for each of the following:

☐ Yes ☐ No My company is authorized to transact business in Iowa.
(To help you determine if your company is authorized, please review the worksheet on the next page).

☐ Yes ☐ No My company has an office to transact business in Iowa.

☐ Yes ☐ No My company's office in Iowa is suitable for more than receiving mail, telephone calls, and e-mail.

☐ Yes ☐ No My company has been conducting business in Iowa for at least 3 years prior to the first request for bids on this project.

☐ Yes ☐ No My company is not a subsidiary of another business entity or my company is a subsidiary of another business entity that would qualify as a resident bidder in Iowa.

If you answered "Yes" for each question above, your company qualifies as a resident bidder. Please complete Parts B and D of this form.

If you answered "No" to one or more questions above, your company is a nonresident bidder. Please complete Parts C and D of this form.

To be completed by resident bidders — Part B

My company has maintained offices in Iowa during the past 3 years at the following addresses:

Dates: _____ /_____ /_____ to _____ /_____ /_____ Address: _____

City, State, Zip: _____

Dates: _____ /_____ /_____ to _____ /_____ /_____ Address: _____

City, State, Zip: _____

Dates: _____ /_____ /_____ to _____ /_____ /_____ Address: _____

You may attach additional sheet(s) if needed. City, State, Zip: _____

To be completed by non-resident bidders — Part C

1. Name of home state or foreign country reported to the Iowa Secretary of State:

_____

2. Does your company's home state or foreign country offer preferences to resident bidders, resident labor force preferences or any other type of preference to bidders or laborers? ☐ Yes ☐ No

3. If you answered "Yes" to question 2, identify each preference offered by your company's home state or foreign country and the appropriate legal citation.

_____

_____

You may attach additional sheet(s) if needed.

To be completed by all bidders — Part D

I certify that the statements made on this document are true and complete to the best of my knowledge and I know that my failure to provide accurate and truthful information may be a reason to reject my bid.

Firm Name: _____

Signature: _____ Date: _____

You must submit the completed form to the governmental body requesting bids per 875 Iowa Administrative Code Chapter 156. This form has been approved by the Iowa Labor Commissioner.

Worksheet: Authorization to Transact Business

This worksheet may be used to help complete Part A of the Resident Bidder Status form. If at least one of the following describes your business, you are authorized to transact business in Iowa.

☐ Yes ☐ No My business is currently registered as a contractor with the Iowa Division of Labor.

☐ Yes ☐ No My business is a sole proprietorship and I am an Iowa resident for Iowa income tax purposes.

☐ Yes ☐ No My business is a general partnership or joint venture. More than 50 percent of the general partners or joint venture parties are residents of Iowa for Iowa income tax purposes.

☐ Yes ☐ No My business is an active corporation with the Iowa Secretary of State and has paid all fees required by the Secretary of State, has filed its most recent biennial report, and has not filed articles of dissolution.

☐ Yes ☐ No My business is a corporation whose articles of incorporation are filed in a state other than Iowa, the corporation has received a certificate of authority from the Iowa secretary of state, has filed its most recent biennial report with the secretary of state, and has neither received a certificate of withdrawal from the secretary of state nor had its authority revoked.

☐ Yes ☐ No My business is a limited liability partnership which has filed a statement of qualification in this state and the statement has not been canceled.

☐ Yes ☐ No My business is a limited liability partnership which has filed a statement of qualification in a state other than Iowa, has filed a statement of foreign qualification in Iowa and a statement of cancellation has not been filed.

☐ Yes ☐ No My business is a limited partnership or limited liability limited partnership which has filed a certificate of limited partnership in this state, and has not filed a statement of termination.

☐ Yes ☐ No My business is a limited partnership or a limited liability limited partnership whose certificate of limited partnership is filed in a state other than Iowa, the limited partnership or limited liability limited partnership has received notification from the Iowa secretary of state that the application for certificate of authority has been approved and no notice of cancellation has been filed by the limited partnership or the limited liability limited partnership.

☐ Yes ☐ No My business is a limited liability company whose certificate of organization is filed in Iowa and has not filed a statement of termination.

☐ Yes ☐ No My business is a limited liability company whose certificate of organization is filed in a state other than Iowa, has received a certificate of authority to transact business in Iowa and the certificate has not been revoked or canceled.

SECTION 005000
CONTRACTING FORMS AND SUPPLEMENTS

PART 1 GENERAL

1.01 AGREEMENT AND CONDITIONS OF THE CONTRACT

A. See Section 005200 - Agreement Form for the Agreement form to be executed.

B. See Section 007200 - General Conditions for the General Conditions.

C. The Agreement form is AIA A101.

D. The General Conditions form is AIA A201.

1.02 FORMS

A. Use the following forms for the specified purposes unless otherwise indicated elsewhere in Contract Documents.

B. Bond Forms:
   1. Bid Bond Form: AIA A310.
   2. Performance and Payment Bond Form: AIA A312.

C. Post-Award Certificates and Other Forms:
   1. Schedule of Values Form: AIA G703.
   2. Application for Payment Forms: AIA G702 with AIA G703 (for Contractors).

D. Clarification and Modification Forms:
   1. Substitution Request Form (During Construction):
   2. Architect's Supplemental Instructions Form: AIA G710.
   3. Construction Change Directive Form: AIA G714.
   4. Change Order Form: AIA G701.

E. Closeout Forms:
   1. Certificate of Substantial Completion Form: AIA G704.

1.03 REFERENCE STANDARDS

A. AIA A101 - Standard Form of Agreement Between Owner and Contractor where the basis of Payment is a Stipulated Sum; 2017.

B. AIA A201 - General Conditions of the Contract for Construction; 2017.

C. AIA A310 - Bid Bond; 2010.

D. AIA A312 - Performance Bond and Payment Bond; 2010.

E. AIA G701 - Change Order; 2017.

F. AIA G702 - Application and Certificate for Payment; 1992.

G. AIA G703 - Continuation Sheet; 1992.

H. AIA G704 - Certificate of Substantial Completion; 2017.

I. AIA G710 - Architect's Supplemental Instructions; 2017.

J. AIA G714 - Construction Change Directive; 2017.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION 005000

SECTION 005200
AGREEMENT FORM

PART 1 GENERAL

1.01 FORM OF AGREEMENT

A. The Agreement to be executed is attached following this page.

1.02 RELATED REQUIREMENTS

A. Section 007200 - General Conditions.

B. Section 007300 - Supplementary Conditions.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION (NOT USED)

END OF SECTION 005200

AIA® Document A101® – 2017

Standard Form of Agreement Between Owner and Contractor *where the basis of payment is a Stipulated Sum*

AGREEMENT made as of the Thirty-first day of March in the year Two Thousand Twenty-Six
(In words, indicate day, month and year.)

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

Woodbury County, Iowa
620 Douglas St.
Sioux City, IA 51101

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

To Be Determined (TBD)

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

25286 Woodbury County-Courthouse Freight Elevator Replacement
Sioux City, IA

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

Cannon Moss Brygger & Associates, P.C.
dba CMBA Architects
302 Jones St.
Suite 200
Sioux City, IA 51101

The Owner and Contractor agree as follows.

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

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

The parties should complete A101®–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201®–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

DRAFT

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TABLE OF ARTICLES

1 THE CONTRACT DOCUMENTS

2 THE WORK OF THIS CONTRACT

3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

4 CONTRACT SUM

5 PAYMENTS

6 DISPUTE RESOLUTION

7 TERMINATION OR SUSPENSION

8 MISCELLANEOUS PROVISIONS

9 ENUMERATION OF CONTRACT DOCUMENTS

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

[X] The date of this Agreement.

[ ] A date set forth in a notice to proceed issued by the Owner.

[ ] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

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

[X] By the following date: 12-31-2026

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§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be ($), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance

§ 4.3 Allowances, if any, included in the Contract Sum:
(Identify each allowance.)

Item	Price

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

Item	Units and Limitations	Price per Unit ($0.00)

§ 4.5 Liquidated damages, if any:
(Insert terms and conditions for liquidated damages, if any.)

§ 4.6 Other:
(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

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§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the First day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the Thirtieth day of the same month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than Thirty (30) days after the Architect receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201™–2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- **.1** That portion of the Contract Sum properly allocable to completed Work;
- **.2** That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- **.3** That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- **.1** The aggregate of any amounts previously paid by the Owner;
- **.2** The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
- **.3** Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- **.4** For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and
- **.5** Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:
(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

Three Percent (3%)

§ 5.1.7.1.1 The following items are not subject to retainage:
(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:
(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit

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an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:
(Insert any other conditions for release of retainage upon Substantial Completion.)

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

.1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and

.2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

§ 5.3 Interest

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

1.50 % monthly

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:
(Check the appropriate box.)

[ ] Arbitration pursuant to Section 15.4 of AIA Document A201–2017

[X] Litigation in a court of competent jurisdiction

[ ] Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

§ 7.1.1 If the Contract is terminated for the Owner's convenience in accordance with Article 14 of AIA Document

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A201–2017, then the Owner shall pay the Contractor a termination fee as follows:
(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)

Owner will pay only for work completed at the time of termination.

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner's representative:
(Name, address, email address, and other information)

Kenny Schmitz, Director-Building Services
Woodbury County
401 8th St.
Sioux City, IA 51101
Email: kschmitz@woodburycountyiowa.gov

§ 8.3 The Contractor's representative:
(Name, address, email address, and other information)

TBD

§ 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™–2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with a building information modeling exhibit, if completed, or as otherwise set forth below:
(If other than in accordance with a building information modeling exhibit, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

§ 8.7 Other provisions:

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

- **.1** AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor
- **.2** AIA Document A101™–2017, Exhibit A, Insurance and Bonds
- **.3** AIA Document A201™–2017, General Conditions of the Contract for Construction
- **.4** Building information modeling exhibit, dated as indicated below:
  (Insert the date of the building information modeling exhibit incorporated into this Agreement.)

- **.5** Drawings

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Number	Title	Date
Attached as Exhibit		

.6 Specifications

Section	Title	Date	Pages
Attached as Exhibit			

.7 Addenda, if any:

Number	Date	Pages

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.8 Other Exhibits:
(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

[ ] AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

[ ] The Sustainability Plan:

Title	Date	Pages

[X] Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Section 00 73 00	Supplementary Conditions	03/04/2026	1 Page

.9 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™–2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

This Agreement entered into as of the day and year first written above.

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OWNER *(Signature)*

BY: Daniel Bittenger II, Chairperson

(Printed name and title)

CONTRACTOR *(Signature)*

(Printed name and title)

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Additions and Deletions Report for
AIA® Document A101® – 2017

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 08:43:06 CST on 03/04/2026.

Changes to original AIA text

PAGE 7

Number	Title	Date	
Attached as Exhibit			

Section	Title	Date	Pages
Attached as Exhibit			

Document	Title	Date	Pages
Section 00 73 00	Supplementary Conditions	03/04/2026	1 Page

Variable Information

PAGE 1

AGREEMENT made as of the Thirty-first day of March in the year Two Thousand Twenty-Six
(In words, indicate day, month and year.)

Woodbury County, Iowa

620 Douglas St.

Sioux City, IA 51101

To Be Determined (TBD)

25286 Woodbury County-Courthouse Freight Elevator Replacement

Sioux City, IA

Cannon Moss Brygger & Associates, P.C.

dba CMBA Architects

302 Jones St.
Suite 200

Sioux City, IA 51101

PAGE 2

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[X] The date of this Agreement.

[ ] A date set forth in a notice to proceed issued by the Owner.

[ ] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

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

[X] By the following date: 12-31-2026

PAGE 4

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the First day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the Thirtieth day of the same month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than Thirty (30) days after the Architect receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

Three Percent (3%)

PAGE 5

1.50 % monthly

[ ] Arbitration pursuant to Section 15.4 of AIA Document A201–2017

[X] Litigation in a court of competent jurisdiction

[ ] Other *(Specify)*

PAGE 6

Owner will pay only for work completed at the time of termination.

Kenny Schmitz, Director-Building Services

Woodbury County

401 8th St.

Sioux City, IA 51101

Email: kschmitz@woodburycountyiowa.gov

TBD

PAGE 7

[X] Supplementary and other Conditions of the Contract:

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SECTION 007200
GENERAL CONDITIONS

PART 1 GENERAL

1.01 FORM OF GENERAL CONDITIONS

A. The General Conditions applicable to this contract is attached following this page.

1.02 RELATED REQUIREMENTS

A. SECTION 007300 - Supplementary Conditions.

1.03 SUPPLEMENTARY CONDITIONS

A. Refer to Document 007300 - Supplementary Conditions for amendments to these General Conditions.

END OF SECTION 007200

AIA® Document A201® – 2017

General Conditions of the Contract for Construction

for the following PROJECT:
(Name and location or address)

25286 Woodbury County-Courthouse Freight Elevator Replacement
Sioux City, IA

THE OWNER:
(Name, legal status and address)

Woodbury County, Iowa
620 Douglas St.
Sioux City, IA 5110

THE ARCHITECT:
(Name, legal status and address)

Cannon Moss Brygger & Associates, P.C.
dba CMBA Architects
302 Jones St.
Suite 200
Sioux City, IA 51101

TABLE OF ARTICLES

1 GENERAL PROVISIONS

2 OWNER

3 CONTRACTOR

4 ARCHITECT

5 SUBCONTRACTORS

6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

7 CHANGES IN THE WORK

8 TIME

9 PAYMENTS AND COMPLETION

10 PROTECTION OF PERSONS AND PROPERTY

11 INSURANCE AND BONDS

12 UNCOVERING AND CORRECTION OF WORK

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

For guidance in modifying this document to include supplementary conditions, see AIA Document A503™–2017, Guide for Supplementary Conditions.

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13 MISCELLANEOUS PROVISIONS

14 TERMINATION OR SUSPENSION OF THE CONTRACT

15 CLAIMS AND DISPUTES

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INDEX
(Topics and numbers in bold are Section headings.)

Acceptance of Nonconforming Work
9.6.6, 9.9.3, **12.3**
Acceptance of Work
9.6.6, 9.8.2, 9.9.3, 9.10.1, 9.10.3, 12.3
Access to Work
3.16, 6.2.1, 12.1
Accident Prevention
10
Acts and Omissions
3.2, 3.3.2, 3.12.8, 3.18, 4.2.3, 8.3.1, 9.5.1, 10.2.5, 10.2.8, 13.3.2, 14.1, 15.1.2, 15.2
Addenda
1.1.1
Additional Costs, Claims for
3.7.4, 3.7.5, 10.3.2, 15.1.5
Additional Inspections and Testing
9.4.2, 9.8.3, 12.2.1, **13.4**
Additional Time, Claims for
3.2.4, 3.7.4, 3.7.5, 3.10.2, 8.3.2, **15.1.6**
Administration of the Contract
3.1.3, **4.2**, 9.4, 9.5
Advertisement or Invitation to Bid
1.1.1
Aesthetic Effect
4.2.13
Allowances
3.8
Applications for Payment
4.2.5, 7.3.9, 9.2, **9.3**, 9.4, 9.5.1, 9.5.4, 9.6.3, 9.7, 9.10
Approvals
2.1.1, 2.3.1, 2.5, 3.1.3, 3.10.2, 3.12.8, 3.12.9, 3.12.10.1, 4.2.7, 9.3.2, 13.4.1
Arbitration
8.3.1, 15.3.2, **15.4**
ARCHITECT
4
Architect, Definition of
4.1.1
Architect, Extent of Authority
2.5, 3.12.7, 4.1.2, 4.2, 5.2, 6.3, 7.1.2, 7.3.4, 7.4, 9.2, 9.3.1, 9.4, 9.5, 9.6.3, 9.8, 9.10.1, 9.10.3, 12.1, 12.2.1, 13.4.1, 13.4.2, 14.2.2, 14.2.4, 15.1.4, 15.2.1
Architect, Limitations of Authority and Responsibility
2.1.1, 3.12.4, 3.12.8, 3.12.10, 4.1.2, 4.2.1, 4.2.2, 4.2.3, 4.2.6, 4.2.7, 4.2.10, 4.2.12, 4.2.13, 5.2.1, 7.4, 9.4.2, 9.5.4, 9.6.4, 15.1.4, 15.2
Architect's Additional Services and Expenses
2.5, 12.2.1, 13.4.2, 13.4.3, 14.2.4
Architect's Administration of the Contract
3.1.3, 3.7.4, 15.2, 9.4.1, 9.5
Architect's Approvals
2.5, 3.1.3, 3.5, 3.10.2, 4.2.7
Architect's Authority to Reject Work
3.5, 4.2.6, 12.1.2, 12.2.1
Architect's Copyright
1.1.7, 1.5
Architect's Decisions
3.7.4, 4.2.6, 4.2.7, 4.2.11, 4.2.12, 4.2.13, 4.2.14, 6.3, 7.3.4, 7.3.9, 8.1.3, 8.3.1, 9.2, 9.4.1, 9.5, 9.8.4, 9.9.1, 13.4.2, 15.2
Architect's Inspections
3.7.4, 4.2.2, 4.2.9, 9.4.2, 9.8.3, 9.9.2, 9.10.1, 13.4
Architect's Instructions
3.2.4, 3.3.1, 4.2.6, 4.2.7, 13.4.2
Architect's Interpretations
4.2.11, 4.2.12
Architect's Project Representative
4.2.10
Architect's Relationship with Contractor
1.1.2, 1.5, 2.3.3, 3.1.3, 3.2.2, 3.2.3, 3.2.4, 3.3.1, 3.4.2, 3.5, 3.7.4, 3.7.5, 3.9.2, 3.9.3, 3.10, 3.11, 3.12, 3.16, 3.18, 4.1.2, 4.2, 5.2, 6.2.2, 7, 8.3.1, 9.2, 9.3, 9.4, 9.5, 9.7, 9.8, 9.9, 10.2.6, 10.3, 11.3, 12, 13.3.2, 13.4, 15.2
Architect's Relationship with Subcontractors
1.1.2, 4.2.3, 4.2.4, 4.2.6, 9.6.3, 9.6.4, 11.3
Architect's Representations
9.4.2, 9.5.1, 9.10.1
Architect's Site Visits
3.7.4, 4.2.2, 4.2.9, 9.4.2, 9.5.1, 9.9.2, 9.10.1, 13.4
Asbestos
10.3.1
Attorneys' Fees
3.18.1, 9.6.8, 9.10.2, 10.3.3
Award of Separate Contracts
6.1.1, 6.1.2
Award of Subcontracts and Other Contracts for Portions of the Work
5.2
Basic Definitions
1.1
Bidding Requirements
1.1.1
Binding Dispute Resolution
8.3.1, 9.7, 11.5, 13.1, 15.1.2, 15.1.3, 15.2.1, 15.2.5, 15.2.6.1, 15.3.1, 15.3.2, 15.3.3, 15.4.1
Bonds, Lien
7.3.4.4, 9.6.8, 9.10.2, 9.10.3
Bonds, Performance, and Payment
7.3.4.4, 9.6.7, 9.10.3, **11.1.2**, 11.1.3, **11.5**
Building Information Models Use and Reliance
1.8
Building Permit
3.7.1
Capitalization
1.3
Certificate of Substantial Completion
9.8.3, 9.8.4, 9.8.5
Certificates for Payment
4.2.1, 4.2.5, 4.2.9, 9.3.3, **9.4**, 9.5, 9.6.1, 9.6.6, 9.7, 9.10.1, 9.10.3, 14.1.1.3, 14.2.4, 15.1.4
Certificates of Inspection, Testing or Approval
13.4.4
Certificates of Insurance
9.10.2
Change Orders

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1.1.1, 3.4.2, 3.7.4, 3.8.2.3, 3.11, 3.12.8, 4.2.8, 5.2.3, 7.1.2, 7.1.3, **7.2**, 7.3.2, 7.3.7, 7.3.9, 7.3.10, 8.3.1, 9.3.1.1, 9.10.3, 10.3.2, 11.2, 11.5, 12.1.2
Change Orders, Definition of
7.2.1
CHANGES IN THE WORK
2.2.2, 3.11, 4.2.8, **7**, 7.2.1, 7.3.1, 7.4, 8.3.1, 9.3.1.1, 11.5
Claims, Definition of
15.1.1
Claims, Notice of
1.6.2, 15.1.3
CLAIMS AND DISPUTES
3.2.4, 6.1.1, 6.3, 7.3.9, 9.3.3, 9.10.4, 10.3.3, **15**, 15.4
Claims and Timely Assertion of Claims
15.4.1
Claims for Additional Cost
3.2.4, 3.3.1, 3.7.4, 7.3.9, 9.5.2, 10.2.5, 10.3.2, **15.1.5**
Claims for Additional Time
3.2.4, 3.3.1, 3.7.4, 6.1.1, 8.3.2, 9.5.2, 10.3.2, **15.1.6**
Concealed or Unknown Conditions, Claims for
3.7.4
Claims for Damages
3.2.4, 3.18, 8.3.3, 9.5.1, 9.6.7, 10.2.5, 10.3.3, 11.3, 11.3.2, 14.2.4, 15.1.7
Claims Subject to Arbitration
15.4.1
Cleaning Up
3.15, 6.3
Commencement of the Work, Conditions Relating to
2.2.1, 3.2.2, 3.4.1, 3.7.1, 3.10.1, 3.12.6, 5.2.1, 5.2.3, 6.2.2, 8.1.2, 8.2.2, 8.3.1, 11.1, 11.2, **15.1.5**
Commencement of the Work, Definition of
8.1.2
Communications
3.9.1, **4.2.4**
Completion, Conditions Relating to
3.4.1, 3.11, 3.15, 4.2.2, 4.2.9, 8.2, 9.4.2, 9.8, 9.9.1, 9.10, 12.2, 14.1.2, 15.1.2
COMPLETION, PAYMENTS AND
9
Completion, Substantial
3.10.1, 4.2.9, 8.1.1, 8.1.3, 8.2.3, 9.4.2, 9.8, 9.9.1, 9.10.3, 12.2, 15.1.2
Compliance with Laws
2.3.2, 3.2.3, 3.6, 3.7, 3.12.10, 3.13, 9.6.4, 10.2.2, 13.1, 13.3, 13.4.1, 13.4.2, 13.5, 14.1.1, 14.2.1.3, 15.2.8, 15.4.2, 15.4.3
Concealed or Unknown Conditions
3.7.4, 4.2.8, 8.3.1, 10.3
Conditions of the Contract
1.1.1, 6.1.1, 6.1.4
Consent, Written
3.4.2, 3.14.2, 4.1.2, 9.8.5, 9.9.1, 9.10.2, 9.10.3, 13.2, 15.4.4.2
Consolidation or Joinder
15.4.4
CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS
1.1.4, **6**
Construction Change Directive, Definition of
7.3.1
Construction Change Directives
1.1.1, 3.4.2, 3.11, 3.12.8, 4.2.8, 7.1.1, 7.1.2, 7.1.3, **7.3**, 9.3.1.1
Construction Schedules, Contractor's
3.10, 3.11, 3.12.1, 3.12.2, 6.1.3, 15.1.6.2
Contingent Assignment of Subcontracts
5.4, 14.2.2.2
Continuing Contract Performance
15.1.4
Contract, Definition of
1.1.2
CONTRACT, TERMINATION OR SUSPENSION OF THE
5.4.1.1, 5.4.2, 11.5, **14**
Contract Administration
3.1.3, 4, 9.4, 9.5
Contract Award and Execution, Conditions Relating to
3.7.1, 3.10, 5.2, 6.1
Contract Documents, Copies Furnished and Use of
1.5.2, 2.3.6, 5.3
Contract Documents, Definition of
1.1.1
Contract Sum
2.2.2, 2.2.4, 3.7.4, 3.7.5, 3.8, 3.10.2, 5.2.3, 7.3, 7.4, **9.1**, 9.2, 9.4.2, 9.5.1.4, 9.6.7, 9.7, 10.3.2, 11.5, 12.1.2, 12.3, 14.2.4, 14.3.2, 15.1.4.2, **15.1.5, 15.2.5**
Contract Sum, Definition of
9.1
Contract Time
1.1.4, 2.2.1, 2.2.2, 3.7.4, 3.7.5, 3.10.2, 5.2.3, 6.1.5, 7.2.1.3, 7.3.1, 7.3.5, 7.3.6, 7, 7, 7.3.10, 7.4, 8.1.1, 8.2.1, 8.2.3, 8.3.1, 9.5.1, 9.7, 10.3.2, 12.1.1, 12.1.2, 14.3.2, 15.1.4.2, 15.1.6.1, 15.2.5
Contract Time, Definition of
8.1.1
CONTRACTOR
3
Contractor, Definition of
3.1, 6.1.2
Contractor's Construction and Submittal Schedules
3.10, 3.12.1, 3.12.2, 4.2.3, 6.1.3, 15.1.6.2
Contractor's Employees
2.2.4, 3.3.2, 3.4.3, 3.8.1, 3.9, 3.18.2, 4.2.3, 4.2.6, 10.2, 10.3, 11.3, 14.1, 14.2.1.1
Contractor's Liability Insurance
11.1
Contractor's Relationship with Separate Contractors and Owner's Forces
3.12.5, 3.14.2, 4.2.4, 6, 11.3, 12.2.4
Contractor's Relationship with Subcontractors
1.2.2, 2.2.4, 3.3.2, 3.18.1, 3.18.2, 4.2.4, 5, 9.6.2, 9.6.7, 9.10.2, 11.2, 11.3, 11.4
Contractor's Relationship with the Architect
1.1.2, 1.5, 2.3.3, 3.1.3, 3.2.2, 3.2.3, 3.2.4, 3.3.1, 3.4.2, 3.5.1, 3.7.4, 3.10, 3.11, 3.12, 3.16, 3.18, 4.2, 5.2, 6.2.2, 7, 8.3.1, 9.2, 9.3, 9.4, 9.5, 9.7, 9.8, 9.9, 10.2.6,

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10.3, 11.3, 12, 13.4, 15.1.3, 15.2.1
Contractor's Representations
3.2.1, 3.2.2, 3.5, 3.12.6, 6.2.2, 8.2.1, 9.3.3, 9.8.2
Contractor's Responsibility for Those Performing the Work
3.3.2, 3.18, 5.3, 6.1.3, 6.2, 9.5.1, 10.2.8
Contractor's Review of Contract Documents
3.2
Contractor's Right to Stop the Work
2.2.2, 9.7
Contractor's Right to Terminate the Contract
14.1
Contractor's Submittals
3.10, 3.11, 3.12, 4.2.7, 5.2.1, 5.2.3, 9.2, 9.3, 9.8.2, 9.8.3, 9.9.1, 9.10.2, 9.10.3
Contractor's Superintendent
3.9, 10.2.6
Contractor's Supervision and Construction Procedures
1.2.2, 3.3, 3.4, 3.12.10, 4.2.2, 4.2.7, 6.1.3, 6.2.4, 7.1.3, 7.3.4, 7.3.6, 8.2, 10, 12, 14, 15.1.4
Coordination and Correlation
1.2, 3.2.1, 3.3.1, 3.10, 3.12.6, 6.1.3, 6.2.1
Copies Furnished of Drawings and Specifications
1.5, 2.3.6, 3.11
Copyrights
1.5, **3.17**
Correction of Work
2.5, 3.7.3, 9.4.2, 9.8.2, 9.8.3, 9.9.1, 12.1.2, **12.2**, 12.3, 15.1.3.1, 15.1.3.2, 15.2.1
Correlation and Intent of the Contract Documents
1.2
Cost, Definition of
7.3.4
Costs
2.5, 3.2.4, 3.7.3, 3.8.2, 3.15.2, 5.4.2, 6.1.1, 6.2.3, 7.3.3.3, 7.3.4, 7.3.8, 7.3.9, 9.10.2, 10.3.2, 10.3.6, 11.2, 12.1.2, 12.2.1, 12.2.4, 13.4, 14
Cutting and Patching
3.14, 6.2.5
Damage to Construction of Owner or Separate Contractors
3.14.2, 6.2.4, 10.2.1.2, 10.2.5, 10.4, 12.2.4
Damage to the Work
3.14.2, 9.9.1, 10.2.1.2, 10.2.5, 10.4, 12.2.4
Damages, Claims for
3.2.4, 3.18, 6.1.1, 8.3.3, 9.5.1, 9.6.7, 10.3.3, 11.3.2, 11.3, 14.2.4, 15.1.7
Damages for Delay
6.2.3, 8.3.3, 9.5.1.6, 9.7, 10.3.2, 14.3.2
Date of Commencement of the Work, Definition of
8.1.2
Date of Substantial Completion, Definition of
8.1.3
Day, Definition of
8.1.4
Decisions of the Architect
3.7.4, 4.2.6, 4.2.7, 4.2.11, 4.2.12, 4.2.13, 6.3, 7.3.4, 7.3.9, 8.1.3, 8.3.1, 9.2, 9.4, 9.5.1, 9.8.4, 9.9.1, 13.4.2, 14.2.2, 14.2.4, 15.1, 15.2
Decisions to Withhold Certification
9.4.1, **9.5**, 9.7, 14.1.1.3
Defective or Nonconforming Work, Acceptance, Rejection and Correction of
2.5, 3.5, 4.2.6, 6.2.3, 9.5.1, 9.5.3, 9.6.6, 9.8.2, 9.9.3, 9.10.4, 12.2.1
Definitions
1.1, 2.1.1, 3.1.1, 3.5, 3.12.1, 3.12.2, 3.12.3, 4.1.1, 5.1, 6.1.2, 7.2.1, 7.3.1, 8.1, 9.1, 9.8.1, 15.1.1
Delays and Extensions of Time
3.2, **3.7.4**, 5.2.3, 7.2.1, 7.3.1, **7.4**, **8.3**, 9.5.1, **9.7**, 10.3.2, **10.4**, 14.3.2, **15.1.6**, 15.2.5
Digital Data Use and Transmission
1.7
Disputes
6.3, 7.3.9, 15.1, 15.2
Documents and Samples at the Site
3.11
Drawings, Definition of
1.1.5
Drawings and Specifications, Use and Ownership of
3.11
Effective Date of Insurance
8.2.2
Emergencies
10.4, 14.1.1.2, **15.1.5**
Employees, Contractor's
3.3.2, 3.4.3, 3.8.1, 3.9, 3.18.2, 4.2.3, 4.2.6, 10.2, 10.3.3, 11.3, 14.1, 14.2.1.1
Equipment, Labor, or Materials
1.1.3, 1.1.6, 3.4, 3.5, 3.8.2, 3.8.3, 3.12, 3.13, 3.15.1, 4.2.6, 4.2.7, 5.2.1, 6.2.1, 7.3.4, 9.3.2, 9.3.3, 9.5.1.3, 9.10.2, 10.2.1, 10.2.4, 14.2.1.1, 14.2.1.2
Execution and Progress of the Work
1.1.3, 1.2.1, 1.2.2, 2.3.4, 2.3.6, 3.1, 3.3.1, 3.4.1, 3.7.1, 3.10.1, 3.12, 3.14, 4.2, 6.2.2, 7.1.3, 7.3.6, 8.2, 9.5.1, 9.9.1, 10.2, 10.3, 12.1, 12.2, 14.2, 14.3.1, 15.1.4
Extensions of Time
3.2.4, 3.7.4, 5.2.3, 7.2.1, 7.3, 7.4, 9.5.1, 9.7, 10.3.2, 10.4, 14.3, 15.1.6, **15.2.5**
Failure of Payment
9.5.1.3, **9.7**, 9.10.2, 13.5, 14.1.1.3, 14.2.1.2
Faulty Work
(See Defective or Nonconforming Work)
Final Completion and Final Payment
4.2.1, 4.2.9, 9.8.2, **9.10**, 12.3, 14.2.4, 14.4.3
Financial Arrangements, Owner's
2.2.1, 13.2.2, 14.1.1.4
GENERAL PROVISIONS
1
Governing Law
13.1
Guarantees (See Warranty)
Hazardous Materials and Substances
10.2.4, **10.3**
Identification of Subcontractors and Suppliers
5.2.1
Indemnification
3.17, **3.18**, 9.6.8, 9.10.2, 10.3.3, 11.3
Information and Services Required of the Owner

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2.1.2, **2.2**, 2.3, 3.2.2, 3.12.10.1, 6.1.3, 6.1.4, 6.2.5, 9.6.1, 9.9.2, 9.10.3, 10.3.3, 11.2, 13.4.1, 13.4.2, 14.1.1.4, 14.1.4, 15.1.4
Initial Decision
15.2
Initial Decision Maker, Definition of
1.1.8
Initial Decision Maker, Decisions
14.2.4, 15.1.4.2, 15.2.1, 15.2.2, 15.2.3, 15.2.4, 15.2.5
Initial Decision Maker, Extent of Authority
14.2.4, 15.1.4.2, 15.2.1, 15.2.2, 15.2.3, 15.2.4, 15.2.5
Injury or Damage to Person or Property
10.2.8, 10.4
Inspections
3.1.3, 3.3.3, 3.7.1, 4.2.2, 4.2.6, 4.2.9, 9.4.2, 9.8.3, 9.9.2, 9.10.1, 12.2.1, 13.4
Instructions to Bidders
1.1.1
Instructions to the Contractor
3.2.4, 3.3.1, 3.8.1, 5.2.1, 7, 8.2.2, 12, 13.4.2
Instruments of Service, Definition of
1.1.7
Insurance
6.1.1, 7.3.4, 8.2.2, 9.3.2, 9.8.4, 9.9.1, 9.10.2, 10.2.5, **11**
Insurance, Notice of Cancellation or Expiration
11.1.4, 11.2.3
Insurance, Contractor's Liability
11.1
Insurance, Effective Date of
8.2.2, 14.4.2
Insurance, Owner's Liability
11.2
Insurance, Property
10.2.5, 11.2, 11.4, 11.5
Insurance, Stored Materials
9.3.2
INSURANCE AND BONDS
11
Insurance Companies, Consent to Partial Occupancy
9.9.1
Insured loss, Adjustment and Settlement of
11.5
Intent of the Contract Documents
1.2.1, 4.2.7, 4.2.12, 4.2.13
Interest
13.5
Interpretation
1.1.8, 1.2.3, **1.4**, 4.1.1, 5.1, 6.1.2, 15.1.1
Interpretations, Written
4.2.11, 4.2.12
Judgment on Final Award
15.4.2
Labor and Materials, Equipment
1.1.3, 1.1.6, **3.4**, 3.5, 3.8.2, 3.8.3, 3.12, 3.13, 3.15.1, 5.2.1, 6.2.1, 7.3.4, 9.3.2, 9.3.3, 9.5.1.3, 9.10.2, 10.2.1, 10.2.4, 14.2.1.1, 14.2.1.2
Labor Disputes
8.3.1
Laws and Regulations
1.5, 2.3.2, 3.2.3, 3.2.4, 3.6, 3.7, 3.12.10, 3.13, 9.6.4, 9.9.1, 10.2.2, 13.1, 13.3.1, 13.4.2, 13.5, 14, 15.2.8, 15.4
Liens
2.1.2, 9.3.1, 9.3.3, 9.6.8, 9.10.2, 9.10.4, 15.2.8
Limitations, Statutes of
12.2.5, 15.1.2, 15.4.1.1
Limitations of Liability
3.2.2, 3.5, 3.12.10, 3.12.10.1, 3.17, 3.18.1, 4.2.6, 4.2.7, 6.2.2, 9.4.2, 9.6.4, 9.6.7, 9.6.8, 10.2.5, 10.3.3, 11.3, 12.2.5, 13.3.1
Limitations of Time
2.1.2, 2.2, 2.5, 3.2.2, 3.10, 3.11, 3.12.5, 3.15.1, 4.2.7, 5.2, 5.3, 5.4.1, 6.2.4, 7.3, 7.4, 8.2, 9.2, 9.3.1, 9.3.3, 9.4.1, 9.5, 9.6, 9.7, 9.8, 9.9, 9.10, 12.2, 13.4, 14, 15, 15.1.2, 15.1.3, 15.1.5
Materials, Hazardous
10.2.4, **10.3**
Materials, Labor, Equipment and
1.1.3, 1.1.6, 3.4.1, 3.5, 3.8.2, 3.8.3, 3.12, 3.13, 3.15.1, 5.2.1, 6.2.1, 7.3.4, 9.3.2, 9.3.3, 9.5.1.3, 9.10.2, 10.2.1.2, 10.2.4, 14.2.1.1, 14.2.1.2
Means, Methods, Techniques, Sequences and Procedures of Construction
3.3.1, 3.12.10, 4.2.2, 4.2.7, 9.4.2
Mechanic's Lien
2.1.2, 9.3.1, 9.3.3, 9.6.8, 9.10.2, 9.10.4, 15.2.8
Mediation
8.3.1, 15.1.3.2, 15.2.1, 15.2.5, 15.2.6, **15.3**, 15.4.1, 15.4.1.1
Minor Changes in the Work
1.1.1, 3.4.2, 3.12.8, 4.2.8, 7.1, **7.4**
MISCELLANEOUS PROVISIONS
13
Modifications, Definition of
1.1.1
Modifications to the Contract
1.1.1, 1.1.2, 2.5, 3.11, 4.1.2, 4.2.1, 5.2.3, 7, 8.3.1, 9.7, 10.3.2
Mutual Responsibility
6.2
Nonconforming Work, Acceptance of
9.6.6, 9.9.3, **12.3**
Nonconforming Work, Rejection and Correction of
2.4, 2.5, 3.5, 4.2.6, 6.2.4, 9.5.1, 9.8.2, 9.9.3, 9.10.4, 12.2
Notice
1.6, 1.6.1, 1.6.2, 2.1.2, 2.2.2., 2.2.3, 2.2.4, 2.5, 3.2.4, 3.3.1, 3.7.4, 3.7.5, 3.9.2, 3.12.9, 3.12.10, 5.2.1, 7.4, 8.2.2 9.6.8, 9.7, 9.10.1, 10.2.8, 10.3.2, 11.5, 12.2.2.1, 13.4.1, 13.4.2, 14.1, 14.2.2, 14.4.2, 15.1.3, 15.1.5, 15.1.6, 15.4.1
Notice of Cancellation or Expiration of Insurance
11.1.4, 11.2.3
Notice of Claims
1.6.2, 2.1.2, 3.7.4, 9.6.8, 10.2.8, **15.1.3**, 15.1.5, 15.1.6, 15.2.8, 15.3.2, 15.4.1
Notice of Testing and Inspections
13.4.1, 13.4.2
Observations, Contractor's

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3.2, 3.7.4
Occupancy
2.3.1, 9.6.6, 9.8
Orders, Written
1.1.1, 2.4, 3.9.2, 7, 8.2.2, 11.5, 12.1, 12.2.2.1, 13.4.2, 14.3.1
OWNER
2
Owner, Definition of
2.1.1
Owner, Evidence of Financial Arrangements
2.2, 13.2.2, 14.1.1.4
Owner, Information and Services Required of the
2.1.2, **2.2**, 2.3, 3.2.2, 3.12.10, 6.1.3, 6.1.4, 6.2.5, 9.3.2, 9.6.1, 9.6.4, 9.9.2, 9.10.3, 10.3.3, 11.2, 13.4.1, 13.4.2, 14.1.1.4, 14.1.4, 15.1.4
Owner's Authority
1.5, 2.1.1, 2.3.32.4, 2.5, 3.4.2, 3.8.1, 3.12.10, 3.14.2, 4.1.2, 4.2.4, 4.2.9, 5.2.1, 5.2.4, 5.4.1, 6.1, 6.3, 7.2.1, 7.3.1, 8.2.2, 8.3.1, 9.3.2, 9.5.1, 9.6.4, 9.9.1, 9.10.2, 10.3.2, 11.4, 11.5, 12.2.2, 12.3, 13.2.2, 14.3, 14.4, 15.2.7
Owner's Insurance
11.2
Owner's Relationship with Subcontractors
1.1.2, 5.2, 5.3, 5.4, 9.6.4, 9.10.2, 14.2.2
Owner's Right to Carry Out the Work
2.5, 14.2.2
Owner's Right to Clean Up
6.3
Owner's Right to Perform Construction and to Award Separate Contracts
6.1
Owner's Right to Stop the Work
2.4
Owner's Right to Suspend the Work
14.3
Owner's Right to Terminate the Contract
14.2, 14.4
Ownership and Use of Drawings, Specifications and Other Instruments of Service
1.1.1, 1.1.6, 1.1.7, **1.5**, 2.3.6, 3.2.2, 3.11, 3.17, 4.2.12, 5.3
Partial Occupancy or Use
9.6.6, **9.9**
Patching, Cutting and
3.14, 6.2.5
Patents
3.17
Payment, Applications for
4.2.5, 7.3.9, 9.2, **9.3**, 9.4, 9.5, 9.6.3, 9.7, 9.8.5, 9.10.1, 14.2.3, 14.2.4, 14.4.3
Payment, Certificates for
4.2.5, 4.2.9, 9.3.3, **9.4**, 9.5, 9.6.1, 9.6.6, 9.7, 9.10.1, 9.10.3, 14.1.1.3, 14.2.4
Payment, Failure of
9.5.1.3, **9.7**, 9.10.2, 13.5, 14.1.1.3, 14.2.1.2
Payment, Final
4.2.1, 4.2.9, **9.10**, 12.3, 14.2.4, 14.4.3
Payment Bond, Performance Bond and
7.3.4.4, 9.6.7, 9.10.3, **11.1.2**
Payments, Progress
9.3, **9.6**, 9.8.5, 9.10.3, 14.2.3, 15.1.4
PAYMENTS AND COMPLETION
9
Payments to Subcontractors
5.4.2, 9.5.1.3, 9.6.2, 9.6.3, 9.6.4, 9.6.7, 14.2.1.2
PCB
10.3.1
Performance Bond and Payment Bond
7.3.4.4, 9.6.7, 9.10.3, **11.1.2**
Permits, Fees, Notices and Compliance with Laws
2.3.1, **3.7**, 3.13, 7.3.4.4, 10.2.2
PERSONS AND PROPERTY, PROTECTION OF
10
Polychlorinated Biphenyl
10.3.1
Product Data, Definition of
3.12.2
Product Data and Samples, Shop Drawings
3.11, **3.12**, 4.2.7
Progress and Completion
4.2.2, **8.2**, 9.8, 9.9.1, 14.1.4, 15.1.4
Progress Payments
9.3, **9.6**, 9.8.5, 9.10.3, 14.2.3, 15.1.4
Project, Definition of
1.1.4
Project Representatives
4.2.10
Property Insurance
10.2.5, **11.2**
Proposal Requirements
1.1.1
PROTECTION OF PERSONS AND PROPERTY
10
Regulations and Laws
1.5, 2.3.2, 3.2.3, 3.6, 3.7, 3.12.10, 3.13, 9.6.4, 9.9.1, 10.2.2, 13.1, 13.3, 13.4.1, 13.4.2, 13.5, 14, 15.2.8, 15.4
Rejection of Work
4.2.6, 12.2.1
Releases and Waivers of Liens
9.3.1, 9.10.2
Representations
3.2.1, 3.5, 3.12.6, 8.2.1, 9.3.3, 9.4.2, 9.5.1, 9.10.1
Representatives
2.1.1, 3.1.1, 3.9, 4.1.1, 4.2.10, 13.2.1
Responsibility for Those Performing the Work
3.3.2, 3.18, 4.2.2, 4.2.3, 5.3, 6.1.3, 6.2, 6.3, 9.5.1, 10
Retainage
9.3.1, 9.6.2, 9.8.5, 9.9.1, 9.10.2, 9.10.3
Review of Contract Documents and Field Conditions by Contractor
3.2, 3.12.7, 6.1.3
Review of Contractor's Submittals by Owner and Architect
3.10.1, 3.10.2, 3.11, 3.12, 4.2, 5.2, 6.1.3, 9.2, 9.8.2
Review of Shop Drawings, Product Data and Samples by Contractor

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3.12
Rights and Remedies
1.1.2, 2.4, 2.5, 3.5, 3.7.4, 3.15.2, 4.2.6, 5.3, 5.4, 6.1, 6.3, 7.3.1, 8.3, 9.5.1, 9.7, 10.2.5, 10.3, 12.2.1, 12.2.2, 12.2.4, **13.3**, 14, 15.4
Royalties, Patents and Copyrights
3.17
Rules and Notices for Arbitration
15.4.1
Safety of Persons and Property
10.2, 10.4
Safety Precautions and Programs
3.3.1, 4.2.2, 4.2.7, 5.3, **10.1**, 10.2, 10.4
Samples, Definition of
3.12.3
Samples, Shop Drawings, Product Data and
3.11, **3.12**, 4.2.7
Samples at the Site, Documents and
3.11
Schedule of Values
9.2, 9.3.1
Schedules, Construction
3.10, 3.12.1, 3.12.2, 6.1.3, 15.1.6.2
Separate Contracts and Contractors
1.1.4, 3.12.5, 3.14.2, 4.2.4, 4.2.7, 6, 8.3.1, 12.1.2
Separate Contractors, Definition of
6.1.1
Shop Drawings, Definition of
3.12.1
Shop Drawings, Product Data and Samples
3.11, **3.12**, 4.2.7
Site, Use of
3.13, 6.1.1, 6.2.1
Site Inspections
3.2.2, 3.3.3, 3.7.1, 3.7.4, 4.2, 9.9.2, 9.4.2, 9.10.1, 13.4
Site Visits, Architect's
3.7.4, 4.2.2, 4.2.9, 9.4.2, 9.5.1, 9.9.2, 9.10.1, 13.4
Special Inspections and Testing
4.2.6, 12.2.1, 13.4
Specifications, Definition of
1.1.6
Specifications
1.1.1, **1.1.6**, 1.2.2, 1.5, 3.12.10, 3.17, 4.2.14
Statute of Limitations
15.1.2, 15.4.1.1
Stopping the Work
2.2.2, 2.4, 9.7, 10.3, 14.1
Stored Materials
6.2.1, 9.3.2, 10.2.1.2, 10.2.4
Subcontractor, Definition of
5.1.1
SUBCONTRACTORS
5
Subcontractors, Work by
1.2.2, 3.3.2, 3.12.1, 3.18, 4.2.3, 5.2.3, 5.3, 5.4, 9.3.1.2, 9.6.7
Subcontractual Relations
5.3, 5.4, 9.3.1.2, 9.6, 9.10, 10.2.1, 14.1, 14.2.1
Submittals
3.10, 3.11, 3.12, 4.2.7, 5.2.1, 5.2.3, 7.3.4, 9.2, 9.3, 9.8, 9.9.1, 9.10.2, 9.10.3
Submittal Schedule
3.10.2, 3.12.5, 4.2.7
Subrogation, Waivers of
6.1.1, **11.3**
Substances, Hazardous
10.3
Substantial Completion
4.2.9, 8.1.1, 8.1.3, 8.2.3, 9.4.2, **9.8**, 9.9.1, 9.10.3, 12.2, 15.1.2
Substantial Completion, Definition of
9.8.1
Substitution of Subcontractors
5.2.3, 5.2.4
Substitution of Architect
2.3.3
Substitutions of Materials
3.4.2, 3.5, 7.3.8
Sub-subcontractor, Definition of
5.1.2
Subsurface Conditions
3.7.4
Successors and Assigns
13.2
Superintendent
3.9, 10.2.6
Supervision and Construction Procedures
1.2.2, **3.3**, 3.4, 3.12.10, 4.2.2, 4.2.7, 6.1.3, 6.2.4, 7.1.3, 7.3.4, 8.2, 8.3.1, 9.4.2, 10, 12, 14, 15.1.4
Suppliers
1.5, 3.12.1, 4.2.4, 4.2.6, 5.2.1, 9.3, 9.4.2, 9.5.4, 9.6, 9.10.5, 14.2.1
Surety
5.4.1.2, 9.6.8, 9.8.5, 9.10.2, 9.10.3, 11.1.2, 14.2.2, 15.2.7
Surety, Consent of
9.8.5, 9.10.2, 9.10.3
Surveys
1.1.7, 2.3.4
Suspension by the Owner for Convenience
14.3
Suspension of the Work
3.7.5, 5.4.2, 14.3
Suspension or Termination of the Contract
5.4.1.1, 14
Taxes
3.6, 3.8.2.1, 7.3.4.4
Termination by the Contractor
14.1, 15.1.7
Termination by the Owner for Cause
5.4.1.1, **14.2,** 15.1.7
Termination by the Owner for Convenience
14.4
Termination of the Architect
2.3.3
Termination of the Contractor Employment
14.2.2

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TERMINATION OR SUSPENSION OF THE CONTRACT
14
Tests and Inspections
3.1.3, 3.3.3, 3.7.1, 4.2.2, 4.2.6, 4.2.9, 9.4.2, 9.8.3, 9.9.2, 9.10.1, 10.3.2, 12.2.1, **13.4**
TIME
8
Time, Delays and Extensions of
3.2.4, 3.7.4, 5.2.3, 7.2.1, 7.3.1, 7.4, **8.3**, 9.5.1, 9.7, 10.3.2, 10.4, 14.3.2, 15.1.6, 15.2.5
Time Limits
2.1.2, 2.2, 2.5, 3.2.2, 3.10, 3.11, 3.12.5, 3.15.1, 4.2, 5.2, 5.3, 5.4, 6.2.4, 7.3, 7.4, 8.2, 9.2, 9.3.1, 9.3.3, 9.4.1, 9.5, 9.6, 9.7, 9.8, 9.9, 9.10, 12.2, 13.4, 14, 15.1.2, 15.1.3, 15.4
Time Limits on Claims
3.7.4, 10.2.8, 15.1.2, 15.1.3
Title to Work
9.3.2, 9.3.3
UNCOVERING AND CORRECTION OF WORK
12
Uncovering of Work
12.1
Unforeseen Conditions, Concealed or Unknown
3.7.4, 8.3.1, 10.3
Unit Prices
7.3.3.2, 9.1.2
Use of Documents
1.1.1, 1.5, 2.3.6, 3.12.6, 5.3
Use of Site
3.13, 6.1.1, 6.2.1
Values, Schedule of
9.2, 9.3.1
Waiver of Claims by the Architect
13.3.2
Waiver of Claims by the Contractor
9.10.5, 13.3.2, **15.1.7**
Waiver of Claims by the Owner
9.9.3, 9.10.3, 9.10.4, 12.2.2.1, 13.3.2, 14.2.4, **15.1.7**
Waiver of Consequential Damages
14.2.4, 15.1.7
Waiver of Liens
9.3, 9.10.2, 9.10.4
Waivers of Subrogation
6.1.1, **11.3**
Warranty
3.5, 4.2.9, 9.3.3, 9.8.4, 9.9.1, 9.10.2, 9.10.4, 12.2.2, 15.1.2
Weather Delays
8.3, 15.1.6.2
Work, Definition of
1.1.3
Written Consent
1.5.2, 3.4.2, 3.7.4, 3.12.8, 3.14.2, 4.1.2, 9.3.2, 9.10.3, 13.2, 13.3.2, 15.4.4.2
Written Interpretations
4.2.11, 4.2.12
Written Orders
1.1.1, 2.4, 3.9, 7, 8.2.2, 12.1, 12.2, 13.4.2, 14.3.1

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ARTICLE 1 GENERAL PROVISIONS

§ 1.1 Basic Definitions

§ 1.1.1 The Contract Documents

The Contract Documents are enumerated in the Agreement between the Owner and Contractor (hereinafter the Agreement) and consist of the Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of the Contract, other documents listed in the Agreement, and Modifications issued after execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive, or (4) a written order for a minor change in the Work issued by the Architect. Unless specifically enumerated in the Agreement, the Contract Documents do not include the advertisement or invitation to bid, Instructions to Bidders, sample forms, other information furnished by the Owner in anticipation of receiving bids or proposals, the Contractor's bid or proposal, or portions of Addenda relating to bidding or proposal requirements.

§ 1.1.2 The Contract

The Contract Documents form the Contract for Construction. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be construed to create a contractual relationship of any kind (1) between the Contractor and the Architect or the Architect's consultants, (2) between the Owner and a Subcontractor or a Sub-subcontractor, (3) between the Owner and the Architect or the Architect's consultants, or (4) between any persons or entities other than the Owner and the Contractor. The Architect shall, however, be entitled to performance and enforcement of obligations under the Contract intended to facilitate performance of the Architect's duties.

§ 1.1.3 The Work

The term "Work" means the construction and services required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment, and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or a part of the Project.

§ 1.1.4 The Project

The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by the Owner and by Separate Contractors.

§ 1.1.5 The Drawings

The Drawings are the graphic and pictorial portions of the Contract Documents showing the design, location and dimensions of the Work, generally including plans, elevations, sections, details, schedules, and diagrams.

§ 1.1.6 The Specifications

The Specifications are that portion of the Contract Documents consisting of the written requirements for materials, equipment, systems, standards and workmanship for the Work, and performance of related services.

§ 1.1.7 Instruments of Service

Instruments of Service are representations, in any medium of expression now known or later developed, of the tangible and intangible creative work performed by the Architect and the Architect's consultants under their respective professional services agreements. Instruments of Service may include, without limitation, studies, surveys, models, sketches, drawings, specifications, and other similar materials.

§ 1.1.8 Initial Decision Maker

The Initial Decision Maker is the person identified in the Agreement to render initial decisions on Claims in accordance with Section 15.2. The Initial Decision Maker shall not show partiality to the Owner or Contractor and shall not be liable for results of interpretations or decisions rendered in good faith.

§ 1.2 Correlation and Intent of the Contract Documents

§ 1.2.1 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

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§ 1.2.1.1 The invalidity of any provision of the Contract Documents shall not invalidate the Contract or its remaining provisions. If it is determined that any provision of the Contract Documents violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Contract Documents shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Contract.

§ 1.2.2 Organization of the Specifications into divisions, sections and articles, and arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any trade.

§ 1.2.3 Unless otherwise stated in the Contract Documents, words that have well-known technical or construction industry meanings are used in the Contract Documents in accordance with such recognized meanings.

§ 1.3 Capitalization

Terms capitalized in these General Conditions include those that are (1) specifically defined, (2) the titles of numbered articles, or (3) the titles of other documents published by the American Institute of Architects.

§ 1.4 Interpretation

In the interest of brevity the Contract Documents frequently omit modifying words such as "all" and "any" and articles such as "the" and "an," but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement.

§ 1.5 Ownership and Use of Drawings, Specifications, and Other Instruments of Service

§ 1.5.1 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and retain all common law, statutory, and other reserved rights in their Instruments of Service, including copyrights. The Contractor, Subcontractors, Sub-subcontractors, and suppliers shall not own or claim a copyright in the Instruments of Service. Submittal or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the Architect's or Architect's consultants' reserved rights.

§ 1.5.2 The Contractor, Subcontractors, Sub-subcontractors, and suppliers are authorized to use and reproduce the Instruments of Service provided to them, subject to any protocols established pursuant to Sections 1.7 and 1.8, solely and exclusively for execution of the Work. All copies made under this authorization shall bear the copyright notice, if any, shown on the Instruments of Service. The Contractor, Subcontractors, Sub-subcontractors, and suppliers may not use the Instruments of Service on other projects or for additions to the Project outside the scope of the Work without the specific written consent of the Owner, Architect, and the Architect's consultants.

§ 1.6 Notice

§ 1.6.1 Except as otherwise provided in Section 1.6.2, where the Contract Documents require one party to notify or give notice to the other party, such notice shall be provided in writing to the designated representative of the party to whom the notice is addressed and shall be deemed to have been duly served if delivered in person, by mail, by courier, or by electronic transmission if a method for electronic transmission is set forth in the Agreement.

§ 1.6.2 Notice of Claims as provided in Section 15.1.3 shall be provided in writing and shall be deemed to have been duly served only if delivered to the designated representative of the party to whom the notice is addressed by certified or registered mail, or by courier providing proof of delivery.

§ 1.7 Digital Data Use and Transmission

The parties shall agree upon written protocols governing the transmission and use of, and reliance on, Instruments of Service or any other information or documentation in digital form.

§ 1.8 Building Information Models Use and Reliance

Any use of, or reliance on, all or a portion of a building information model without agreement to written protocols governing the use of, and reliance on, the information contained in the model shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

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ARTICLE 2 OWNER

§ 2.1 General

§ 2.1.1 The Owner is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Owner shall designate in writing a representative who shall have express authority to bind the Owner with respect to all matters requiring the Owner's approval or authorization. Except as otherwise provided in Section 4.2.1, the Architect does not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

§ 2.1.2 The Owner shall furnish to the Contractor, within fifteen days after receipt of a written request, information necessary and relevant for the Contractor to evaluate, give notice of, or enforce mechanic's lien rights. Such information shall include a correct statement of the record legal title to the property on which the Project is located, usually referred to as the site, and the Owner's interest therein.

§ 2.2 Evidence of the Owner's Financial Arrangements

§ 2.2.1 Prior to commencement of the Work and upon written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. The Contractor shall have no obligation to commence the Work until the Owner provides such evidence. If commencement of the Work is delayed under this Section 2.2.1, the Contract Time shall be extended appropriately.

§ 2.2.2 Following commencement of the Work and upon written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract only if (1) the Owner fails to make payments to the Contractor as the Contract Documents require; (2) the Contractor identifies in writing a reasonable concern regarding the Owner's ability to make payment when due; or (3) a change in the Work materially changes the Contract Sum. If the Owner fails to provide such evidence, as required, within fourteen days of the Contractor's request, the Contractor may immediately stop the Work and, in that event, shall notify the Owner that the Work has stopped. However, if the request is made because a change in the Work materially changes the Contract Sum under (3) above, the Contractor may immediately stop only that portion of the Work affected by the change until reasonable evidence is provided. If the Work is stopped under this Section 2.2.2, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided in the Contract Documents.

§ 2.2.3 After the Owner furnishes evidence of financial arrangements under this Section 2.2, the Owner shall not materially vary such financial arrangements without prior notice to the Contractor.

§ 2.2.4 Where the Owner has designated information furnished under this Section 2.2 as "confidential," the Contractor shall keep the information confidential and shall not disclose it to any other person. However, the Contractor may disclose "confidential" information, after seven (7) days' notice to the Owner, where disclosure is required by law, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or by court or arbitrator(s) order. The Contractor may also disclose "confidential" information to its employees, consultants, sureties, Subcontractors and their employees, Sub-subcontractors, and others who need to know the content of such information solely and exclusively for the Project and who agree to maintain the confidentiality of such information.

§ 2.3 Information and Services Required of the Owner

§ 2.3.1 Except for permits and fees that are the responsibility of the Contractor under the Contract Documents, including those required under Section 3.7.1, the Owner shall secure and pay for necessary approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities.

§ 2.3.2 The Owner shall retain an architect lawfully licensed to practice architecture, or an entity lawfully practicing architecture, in the jurisdiction where the Project is located. That person or entity is identified as the Architect in the Agreement and is referred to throughout the Contract Documents as if singular in number.

§ 2.3.3 If the employment of the Architect terminates, the Owner shall employ a successor to whom the Contractor has no reasonable objection and whose status under the Contract Documents shall be that of the Architect.

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§ 2.3.4 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site. The Contractor shall be entitled to rely on the accuracy of information furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

§ 2.3.5 The Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Contractor's performance of the Work with reasonable promptness after receiving the Contractor's written request for such information or services.

§ 2.3.6 Unless otherwise provided in the Contract Documents, the Owner shall furnish to the Contractor one copy of the Contract Documents for purposes of making reproductions pursuant to Section 1.5.2.

§ 2.4 Owner's Right to Stop the Work

If the Contractor fails to correct Work that is not in accordance with the requirements of the Contract Documents as required by Section 12.2 or repeatedly fails to carry out Work in accordance with the Contract Documents, the Owner may issue a written order to the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the Owner to stop the Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Contractor or any other person or entity, except to the extent required by Section 6.1.3.

§ 2.5 Owner's Right to Carry Out the Work

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a ten-day period after receipt of notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies the Owner may have, correct such default or neglect. Such action by the Owner and amounts charged to the Contractor are both subject to prior approval of the Architect and the Architect may, pursuant to Section 9.5.1, withhold or nullify a Certificate for Payment in whole or in part, to the extent reasonably necessary to reimburse the Owner for the reasonable cost of correcting such deficiencies, including Owner's expenses and compensation for the Architect's additional services made necessary by such default, neglect, or failure. If current and future payments are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner. If the Contractor disagrees with the actions of the Owner or the Architect, or the amounts claimed as costs to the Owner, the Contractor may file a Claim pursuant to Article 15.

ARTICLE 3 CONTRACTOR

§ 3.1 General

§ 3.1.1 The Contractor is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Contractor shall be lawfully licensed, if required in the jurisdiction where the Project is located. The Contractor shall designate in writing a representative who shall have express authority to bind the Contractor with respect to all matters under this Contract. The term "Contractor" means the Contractor or the Contractor's authorized representative.

§ 3.1.2 The Contractor shall perform the Work in accordance with the Contract Documents.

§ 3.1.3 The Contractor shall not be relieved of its obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the Architect in the Architect's administration of the Contract, or by tests, inspections or approvals required or performed by persons or entities other than the Contractor.

§ 3.2 Review of Contract Documents and Field Conditions by Contractor

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

§ 3.2.2 Because the Contract Documents are complementary, the Contractor shall, before starting each portion of the Work, carefully study and compare the various Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner pursuant to Section 2.3.4, shall take field measurements of any existing conditions related to that portion of the Work, and shall observe any conditions at the site affecting it. These obligations are for the purpose of facilitating coordination and construction by the Contractor and are not for the

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purpose of discovering errors, omissions, or inconsistencies in the Contract Documents; however, the Contractor shall promptly report to the Architect any errors, inconsistencies or omissions discovered by or made known to the Contractor as a request for information in such form as the Architect may require. It is recognized that the Contractor's review is made in the Contractor's capacity as a contractor and not as a licensed design professional, unless otherwise specifically provided in the Contract Documents.

§ 3.2.3 The Contractor is not required to ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Contractor shall promptly report to the Architect any nonconformity discovered by or made known to the Contractor as a request for information in such form as the Architect may require.

§ 3.2.4 If the Contractor believes that additional cost or time is involved because of clarifications or instructions the Architect issues in response to the Contractor's notices or requests for information pursuant to Sections 3.2.2 or 3.2.3, the Contractor shall submit Claims as provided in Article 15. If the Contractor fails to perform the obligations of Sections 3.2.2 or 3.2.3, the Contractor shall pay such costs and damages to the Owner, subject to Section 15.1.7, as would have been avoided if the Contractor had performed such obligations. If the Contractor performs those obligations, the Contractor shall not be liable to the Owner or Architect for damages resulting from errors, inconsistencies or omissions in the Contract Documents, for differences between field measurements or conditions and the Contract Documents, or for nonconformities of the Contract Documents to applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities.

§ 3.3 Supervision and Construction Procedures

§ 3.3.1 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for, and have control over, construction means, methods, techniques, sequences, and procedures, and for coordinating all portions of the Work under the Contract. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences, or procedures, the Contractor shall evaluate the jobsite safety thereof and shall be solely responsible for the jobsite safety of such means, methods, techniques, sequences, or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor shall give timely notice to the Owner and Architect, and shall propose alternative means, methods, techniques, sequences, or procedures. The Architect shall evaluate the proposed alternative solely for conformance with the design intent for the completed construction. Unless the Architect objects to the Contractor's proposed alternative, the Contractor shall perform the Work using its alternative means, methods, techniques, sequences, or procedures.

§ 3.3.2 The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons or entities performing portions of the Work for, or on behalf of, the Contractor or any of its Subcontractors.

§ 3.3.3 The Contractor shall be responsible for inspection of portions of Work already performed to determine that such portions are in proper condition to receive subsequent Work.

§ 3.4 Labor and Materials

§ 3.4.1 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

§ 3.4.2 Except in the case of minor changes in the Work approved by the Architect in accordance with Section 3.12.8 or ordered by the Architect in accordance with Section 7.4, the Contractor may make substitutions only with the consent of the Owner, after evaluation by the Architect and in accordance with a Change Order or Construction Change Directive.

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

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§ 3.5 Warranty

§ 3.5.1 The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contract will be of good quality and new unless the Contract Documents require or permit otherwise. The Contractor further warrants that the Work will conform to the requirements of the Contract Documents and will be free from defects, except for those inherent in the quality of the Work the Contract Documents require or permit. Work, materials, or equipment not conforming to these requirements may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

§ 3.5.2 All material, equipment, or other special warranties required by the Contract Documents shall be issued in the name of the Owner, or shall be transferable to the Owner, and shall commence in accordance with Section 9.8.4.

§ 3.6 Taxes

The Contractor shall pay sales, consumer, use and similar taxes for the Work provided by the Contractor that are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect.

§ 3.7 Permits, Fees, Notices and Compliance with Laws

§ 3.7.1 Unless otherwise provided in the Contract Documents, the Contractor shall secure and pay for the building permit as well as for other permits, fees, licenses, and inspections by government agencies necessary for proper execution and completion of the Work that are customarily secured after execution of the Contract and legally required at the time bids are received or negotiations concluded.

§ 3.7.2 The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to performance of the Work.

§ 3.7.3 If the Contractor performs Work knowing it to be contrary to applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction.

§ 3.7.4 Concealed or Unknown Conditions

If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly provide notice to the Owner and the Architect before conditions are disturbed and in no event later than 14 days after first observance of the conditions. The Architect will promptly investigate such conditions and, if the Architect determines that they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend that an equitable adjustment be made in the Contract Sum or Contract Time, or both. If the Architect determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Architect shall promptly notify the Owner and Contractor, stating the reasons. If either party disputes the Architect's determination or recommendation, that party may submit a Claim as provided in Article 15.

§ 3.7.5 If, in the course of the Work, the Contractor encounters human remains or recognizes the existence of burial markers, archaeological sites or wetlands not indicated in the Contract Documents, the Contractor shall immediately suspend any operations that would affect them and shall notify the Owner and Architect. Upon receipt of such notice, the Owner shall promptly take any action necessary to obtain governmental authorization required to resume the operations. The Contractor shall continue to suspend such operations until otherwise instructed by the Owner but shall continue with all other operations that do not affect those remains or features. Requests for adjustments in the Contract Sum and Contract Time arising from the existence of such remains or features may be made as provided in Article 15.

§ 3.8 Allowances

§ 3.8.1 The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct,

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but the Contractor shall not be required to employ persons or entities to whom the Contractor has reasonable objection.

§ 3.8.2 Unless otherwise provided in the Contract Documents,

.1 allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;

.2 Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit, and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum but not in the allowances; and

.3 whenever costs are more than or less than allowances, the Contract Sum shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances under Section 3.8.2.1 and (2) changes in Contractor's costs under Section 3.8.2.2.

§ 3.8.3 Materials and equipment under an allowance shall be selected by the Owner with reasonable promptness.

§ 3.9 Superintendent

§ 3.9.1 The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Work. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if given to the Contractor.

§ 3.9.2 The Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect of the name and qualifications of a proposed superintendent. Within 14 days of receipt of the information, the Architect may notify the Contractor, stating whether the Owner or the Architect (1) has reasonable objection to the proposed superintendent or (2) requires additional time for review. Failure of the Architect to provide notice within the 14-day period shall constitute notice of no reasonable objection.

§ 3.9.3 The Contractor shall not employ a proposed superintendent to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not change the superintendent without the Owner's consent, which shall not unreasonably be withheld or delayed.

§ 3.10 Contractor's Construction and Submittal Schedules

§ 3.10.1 The Contractor, promptly after being awarded the Contract, shall submit for the Owner's and Architect's information a Contractor's construction schedule for the Work. The schedule shall contain detail appropriate for the Project, including (1) the date of commencement of the Work, interim schedule milestone dates, and the date of Substantial Completion; (2) an apportionment of the Work by construction activity; and (3) the time required for completion of each portion of the Work. The schedule shall provide for the orderly progression of the Work to completion and shall not exceed time limits current under the Contract Documents. The schedule shall be revised at appropriate intervals as required by the conditions of the Work and Project.

§ 3.10.2 The Contractor, promptly after being awarded the Contract and thereafter as necessary to maintain a current submittal schedule, shall submit a submittal schedule for the Architect's approval. The Architect's approval shall not be unreasonably delayed or withheld. The submittal schedule shall (1) be coordinated with the Contractor's construction schedule, and (2) allow the Architect reasonable time to review submittals. If the Contractor fails to submit a submittal schedule, or fails to provide submittals in accordance with the approved submittal schedule, the Contractor shall not be entitled to any increase in Contract Sum or extension of Contract Time based on the time required for review of submittals.

§ 3.10.3 The Contractor shall perform the Work in general accordance with the most recent schedules submitted to the Owner and Architect.

§ 3.11 Documents and Samples at the Site

The Contractor shall make available, at the Project site, the Contract Documents, including Change Orders, Construction Change Directives, and other Modifications, in good order and marked currently to indicate field changes and selections made during construction, and the approved Shop Drawings, Product Data, Samples, and similar required submittals. These shall be in electronic form or paper copy, available to the Architect and Owner, and delivered to the Architect for submittal to the Owner upon completion of the Work as a record of the Work as

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constructed.

§ 3.12 Shop Drawings, Product Data and Samples

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

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

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

§ 3.12.4 Shop Drawings, Product Data, Samples, and similar submittals are not Contract Documents. Their purpose is to demonstrate how the Contractor proposes to conform to the information given and the design concept expressed in the Contract Documents for those portions of the Work for which the Contract Documents require submittals. Review by the Architect is subject to the limitations of Section 4.2.7. Informational submittals upon which the Architect is not expected to take responsive action may be so identified in the Contract Documents. Submittals that are not required by the Contract Documents may be returned by the Architect without action.

§ 3.12.5 The Contractor shall review for compliance with the Contract Documents, approve, and submit to the Architect, Shop Drawings, Product Data, Samples, and similar submittals required by the Contract Documents, in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Owner or of Separate Contractors.

§ 3.12.6 By submitting Shop Drawings, Product Data, Samples, and similar submittals, the Contractor represents to the Owner and Architect that the Contractor has (1) reviewed and approved them, (2) determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and (3) checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.

§ 3.12.7 The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples, or similar submittals, until the respective submittal has been approved by the Architect.

§ 3.12.8 The Work shall be in accordance with approved submittals except that the Contractor shall not be relieved of responsibility for deviations from the requirements of the Contract Documents by the Architect's approval of Shop Drawings, Product Data, Samples, or similar submittals, unless the Contractor has specifically notified the Architect of such deviation at the time of submittal and (1) the Architect has given written approval to the specific deviation as a minor change in the Work, or (2) a Change Order or Construction Change Directive has been issued authorizing the deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples, or similar submittals, by the Architect's approval thereof.

§ 3.12.9 The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples, or similar submittals, to revisions other than those requested by the Architect on previous submittals. In the absence of such notice, the Architect's approval of a resubmission shall not apply to such revisions.

§ 3.12.10 The Contractor shall not be required to provide professional services that constitute the practice of architecture or engineering unless such services are specifically required by the Contract Documents for a portion of the Work or unless the Contractor needs to provide such services in order to carry out the Contractor's responsibilities for construction means, methods, techniques, sequences, and procedures. The Contractor shall not be required to provide professional services in violation of applicable law.

§ 3.12.10.1 If professional design services or certifications by a design professional related to systems, materials, or equipment are specifically required of the Contractor by the Contract Documents, the Owner and the Architect will specify all performance and design criteria that such services must satisfy. The Contractor shall be entitled to rely upon the adequacy and accuracy of the performance and design criteria provided in the Contract Documents. The

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Contractor shall cause such services or certifications to be provided by an appropriately licensed design professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings, and other submittals prepared by such professional. Shop Drawings, and other submittals related to the Work, designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to the Architect. The Owner and the Architect shall be entitled to rely upon the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals, provided the Owner and Architect have specified to the Contractor the performance and design criteria that such services must satisfy. Pursuant to this Section 3.12.10, the Architect will review and approve or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents.

§ 3.12.10.2 If the Contract Documents require the Contractor's design professional to certify that the Work has been performed in accordance with the design criteria, the Contractor shall furnish such certifications to the Architect at the time and in the form specified by the Architect.

§ 3.13 Use of Site

The Contractor shall confine operations at the site to areas permitted by applicable laws, statutes, ordinances, codes, rules and regulations, lawful orders of public authorities, and the Contract Documents and shall not unreasonably encumber the site with materials or equipment.

§ 3.14 Cutting and Patching

§ 3.14.1 The Contractor shall be responsible for cutting, fitting, or patching required to complete the Work or to make its parts fit together properly. All areas requiring cutting, fitting, or patching shall be restored to the condition existing prior to the cutting, fitting, or patching, unless otherwise required by the Contract Documents.

§ 3.14.2 The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner or Separate Contractors by cutting, patching, or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter construction by the Owner or a Separate Contractor except with written consent of the Owner and of the Separate Contractor. Consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold, from the Owner or a Separate Contractor, its consent to cutting or otherwise altering the Work.

§ 3.15 Cleaning Up

§ 3.15.1 The Contractor shall keep the premises and surrounding area free from accumulation of waste materials and rubbish caused by operations under the Contract. At completion of the Work, the Contractor shall remove waste materials, rubbish, the Contractor's tools, construction equipment, machinery, and surplus materials from and about the Project.

§ 3.15.2 If the Contractor fails to clean up as provided in the Contract Documents, the Owner may do so and the Owner shall be entitled to reimbursement from the Contractor.

§ 3.16 Access to Work

The Contractor shall provide the Owner and Architect with access to the Work in preparation and progress wherever located.

§ 3.17 Royalties, Patents and Copyrights

The Contractor shall pay all royalties and license fees. The Contractor shall defend suits or claims for infringement of copyrights and patent rights and shall hold the Owner and Architect harmless from loss on account thereof, but shall not be responsible for defense or loss when a particular design, process, or product of a particular manufacturer or manufacturers is required by the Contract Documents, or where the copyright violations are contained in Drawings, Specifications, or other documents prepared by the Owner or Architect. However, if an infringement of a copyright or patent is discovered by, or made known to, the Contractor, the Contractor shall be responsible for the loss unless the information is promptly furnished to the Architect.

§ 3.18 Indemnification

§ 3.18.1 To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the

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Work, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by the negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss, or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity that would otherwise exist as to a party or person described in this Section 3.18.

§ 3.18.2 In claims against any person or entity indemnified under this Section 3.18 by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, the indemnification obligation under Section 3.18.1 shall not be limited by a limitation on amount or type of damages, compensation, or benefits payable by or for the Contractor or a Subcontractor under workers' compensation acts, disability benefit acts, or other employee benefit acts.

ARTICLE 4 ARCHITECT

§ 4.1 General

§ 4.1.1 The Architect is the person or entity retained by the Owner pursuant to Section 2.3.2 and identified as such in the Agreement.

§ 4.1.2 Duties, responsibilities, and limitations of authority of the Architect as set forth in the Contract Documents shall not be restricted, modified, or extended without written consent of the Owner, Contractor, and Architect. Consent shall not be unreasonably withheld.

§ 4.2 Administration of the Contract

§ 4.2.1 The Architect will provide administration of the Contract as described in the Contract Documents and will be an Owner's representative during construction until the date the Architect issues the final Certificate for Payment. The Architect will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents.

§ 4.2.2 The Architect will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Architect will not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents.

§ 4.2.3 On the basis of the site visits, the Architect will keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work. The Architect will not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect will not have control over or charge of, and will not be responsible for acts or omissions of, the Contractor, Subcontractors, or their agents or employees, or any other persons or entities performing portions of the Work.

§ 4.2.4 Communications

The Owner and Contractor shall include the Architect in all communications that relate to or affect the Architect's services or professional responsibilities. The Owner shall promptly notify the Architect of the substance of any direct communications between the Owner and the Contractor otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect. Communications by and with Subcontractors and suppliers shall be through the Contractor. Communications by and with Separate Contractors shall be through the Owner. The Contract Documents may specify other communication protocols.

§ 4.2.5 Based on the Architect's evaluations of the Contractor's Applications for Payment, the Architect will review and certify the amounts due the Contractor and will issue Certificates for Payment in such amounts.

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§ 4.2.6 The Architect has authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect will have authority to require inspection or testing of the Work in accordance with Sections 13.4.2 and 13.4.3, whether or not the Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 4.2.7 The Architect will review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data, and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect's action will be taken in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect's review of the Contractor's submittals shall not relieve the Contractor of the obligations under Sections 3.3, 3.5, and 3.12. The Architect's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 4.2.8 The Architect will prepare Change Orders and Construction Change Directives, and may order minor changes in the Work as provided in Section 7.4. The Architect will investigate and make determinations and recommendations regarding concealed and unknown conditions as provided in Section 3.7.4.

§ 4.2.9 The Architect will conduct inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion pursuant to Section 9.8; receive and forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract and assembled by the Contractor pursuant to Section 9.10; and issue a final Certificate for Payment pursuant to Section 9.10.

§ 4.2.10 If the Owner and Architect agree, the Architect will provide one or more Project representatives to assist in carrying out the Architect's responsibilities at the site. The Owner shall notify the Contractor of any change in the duties, responsibilities and limitations of authority of the Project representatives.

§ 4.2.11 The Architect will interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

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

§ 4.2.13 The Architect's decisions on matters relating to aesthetic effect will be final if consistent with the intent expressed in the Contract Documents.

§ 4.2.14 The Architect will review and respond to requests for information about the Contract Documents. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness. If appropriate, the Architect will prepare and issue supplemental Drawings and Specifications in response to the requests for information.

ARTICLE 5 SUBCONTRACTORS

§ 5.1 Definitions

§ 5.1.1 A Subcontractor is a person or entity who has a direct contract with the Contractor to perform a portion of the Work at the site. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Subcontractor or an authorized representative of the Subcontractor. The term "Subcontractor" does not include a Separate Contractor or the subcontractors of a Separate Contractor.

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§ 5.1.2 A Sub-subcontractor is a person or entity who has a direct or indirect contract with a Subcontractor to perform a portion of the Work at the site. The term "Sub-subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Sub-subcontractor or an authorized representative of the Sub-subcontractor.

§ 5.2 Award of Subcontracts and Other Contracts for Portions of the Work

§ 5.2.1 Unless otherwise stated in the Contract Documents, the Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect of the persons or entities proposed for each principal portion of the Work, including those who are to furnish materials or equipment fabricated to a special design. Within 14 days of receipt of the information, the Architect may notify the Contractor whether the Owner or the Architect (1) has reasonable objection to any such proposed person or entity or (2) requires additional time for review. Failure of the Architect to provide notice within the 14-day period shall constitute notice of no reasonable objection.

§ 5.2.2 The Contractor shall not contract with a proposed person or entity to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not be required to contract with anyone to whom the Contractor has made reasonable objection.

§ 5.2.3 If the Owner or Architect has reasonable objection to a person or entity proposed by the Contractor, the Contractor shall propose another to whom the Owner or Architect has no reasonable objection. If the proposed but rejected Subcontractor was reasonably capable of performing the Work, the Contract Sum and Contract Time shall be increased or decreased by the difference, if any, occasioned by such change, and an appropriate Change Order shall be issued before commencement of the substitute Subcontractor's Work. However, no increase in the Contract Sum or Contract Time shall be allowed for such change unless the Contractor has acted promptly and responsively in submitting names as required.

§ 5.2.4 The Contractor shall not substitute a Subcontractor, person, or entity for one previously selected if the Owner or Architect makes reasonable objection to such substitution.

§ 5.3 Subcontractual Relations

By appropriate written agreement, the Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities, including the responsibility for safety of the Subcontractor's Work that the Contractor, by these Contract Documents, assumes toward the Owner and Architect. Each subcontract agreement shall preserve and protect the rights of the Owner and Architect under the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights, and shall allow to the Subcontractor, unless specifically provided otherwise in the subcontract agreement, the benefit of all rights, remedies, and redress against the Contractor that the Contractor, by the Contract Documents, has against the Owner. Where appropriate, the Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. The Contractor shall make available to each proposed Subcontractor, prior to the execution of the subcontract agreement, copies of the Contract Documents to which the Subcontractor will be bound, and, upon written request of the Subcontractor, identify to the Subcontractor terms and conditions of the proposed subcontract agreement that may be at variance with the Contract Documents. Subcontractors will similarly make copies of applicable portions of such documents available to their respective proposed Sub-subcontractors.

§ 5.4 Contingent Assignment of Subcontracts

§ 5.4.1 Each subcontract agreement for a portion of the Work is assigned by the Contractor to the Owner, provided that

- **.1** assignment is effective only after termination of the Contract by the Owner for cause pursuant to Section 14.2 and only for those subcontract agreements that the Owner accepts by notifying the Subcontractor and Contractor; and
- **.2** assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.

When the Owner accepts the assignment of a subcontract agreement, the Owner assumes the Contractor's rights and obligations under the subcontract.

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§ 5.4.2 Upon such assignment, if the Work has been suspended for more than 30 days, the Subcontractor's compensation shall be equitably adjusted for increases in cost resulting from the suspension.

§ 5.4.3 Upon assignment to the Owner under this Section 5.4, the Owner may further assign the subcontract to a successor contractor or other entity. If the Owner assigns the subcontract to a successor contractor or other entity, the Owner shall nevertheless remain legally responsible for all of the successor contractor's obligations under the subcontract.

ARTICLE 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

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

§ 6.1.1 The term "Separate Contractor(s)" shall mean other contractors retained by the Owner under separate agreements. The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and with Separate Contractors retained under Conditions of the Contract substantially similar to those of this Contract, including those provisions of the Conditions of the Contract related to insurance and waiver of subrogation.

§ 6.1.2 When separate contracts are awarded for different portions of the Project or other construction or operations on the site, the term "Contractor" in the Contract Documents in each case shall mean the Contractor who executes each separate Owner-Contractor Agreement.

§ 6.1.3 The Owner shall provide for coordination of the activities of the Owner's own forces and of each Separate Contractor with the Work of the Contractor, who shall cooperate with them. The Contractor shall participate with any Separate Contractors and the Owner in reviewing their construction schedules. The Contractor shall make any revisions to its construction schedule deemed necessary after a joint review and mutual agreement. The construction schedules shall then constitute the schedules to be used by the Contractor, Separate Contractors, and the Owner until subsequently revised.

§ 6.1.4 Unless otherwise provided in the Contract Documents, when the Owner performs construction or operations related to the Project with the Owner's own forces or with Separate Contractors, the Owner or its Separate Contractors shall have the same obligations and rights that the Contractor has under the Conditions of the Contract, including, without excluding others, those stated in Article 3, this Article 6, and Articles 10, 11, and 12.

§ 6.2 Mutual Responsibility

§ 6.2.1 The Contractor shall afford the Owner and Separate Contractors reasonable opportunity for introduction and storage of their materials and equipment and performance of their activities, and shall connect and coordinate the Contractor's construction and operations with theirs as required by the Contract Documents.

§ 6.2.2 If part of the Contractor's Work depends for proper execution or results upon construction or operations by the Owner or a Separate Contractor, the Contractor shall, prior to proceeding with that portion of the Work, promptly notify the Architect of apparent discrepancies or defects in the construction or operations by the Owner or Separate Contractor that would render it unsuitable for proper execution and results of the Contractor's Work. Failure of the Contractor to notify the Architect of apparent discrepancies or defects prior to proceeding with the Work shall constitute an acknowledgment that the Owner's or Separate Contractor's completed or partially completed construction is fit and proper to receive the Contractor's Work. The Contractor shall not be responsible for discrepancies or defects in the construction or operations by the Owner or Separate Contractor that are not apparent.

§ 6.2.3 The Contractor shall reimburse the Owner for costs the Owner incurs that are payable to a Separate Contractor because of the Contractor's delays, improperly timed activities or defective construction. The Owner shall be responsible to the Contractor for costs the Contractor incurs because of a Separate Contractor's delays, improperly timed activities, damage to the Work or defective construction.

§ 6.2.4 The Contractor shall promptly remedy damage that the Contractor wrongfully causes to completed or partially completed construction or to property of the Owner or Separate Contractor as provided in Section 10.2.5.

§ 6.2.5 The Owner and each Separate Contractor shall have the same responsibilities for cutting and patching as are described for the Contractor in Section 3.14.

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§ 6.3 Owner's Right to Clean Up

If a dispute arises among the Contractor, Separate Contractors, and the Owner as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste materials and rubbish, the Owner may clean up and the Architect will allocate the cost among those responsible.

ARTICLE 7 CHANGES IN THE WORK

§ 7.1 General

§ 7.1.1 Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order, Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 7 and elsewhere in the Contract Documents.

§ 7.1.2 A Change Order shall be based upon agreement among the Owner, Contractor, and Architect. A Construction Change Directive requires agreement by the Owner and Architect and may or may not be agreed to by the Contractor. An order for a minor change in the Work may be issued by the Architect alone.

§ 7.1.3 Changes in the Work shall be performed under applicable provisions of the Contract Documents. The Contractor shall proceed promptly with changes in the Work, unless otherwise provided in the Change Order, Construction Change Directive, or order for a minor change in the Work.

§ 7.2 Change Orders

§ 7.2.1 A Change Order is a written instrument prepared by the Architect and signed by the Owner, Contractor, and Architect stating their agreement upon all of the following:

.1 The change in the Work;

.2 The amount of the adjustment, if any, in the Contract Sum; and

.3 The extent of the adjustment, if any, in the Contract Time.

§ 7.3 Construction Change Directives

§ 7.3.1 A Construction Change Directive is a written order prepared by the Architect and signed by the Owner and Architect, directing a change in the Work prior to agreement on adjustment, if any, in the Contract Sum or Contract Time, or both. The Owner may by Construction Change Directive, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions, or other revisions, the Contract Sum and Contract Time being adjusted accordingly.

§ 7.3.2 A Construction Change Directive shall be used in the absence of total agreement on the terms of a Change Order.

§ 7.3.3 If the Construction Change Directive provides for an adjustment to the Contract Sum, the adjustment shall be based on one of the following methods:

.1 Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;

.2 Unit prices stated in the Contract Documents or subsequently agreed upon;

.3 Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or

.4 As provided in Section 7.3.4.

§ 7.3.4 If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the Architect shall determine the adjustment on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, an amount for overhead and profit as set forth in the Agreement, or if no such amount is set forth in the Agreement, a reasonable amount. In such case, and also under Section 7.3.3.3, the Contractor shall keep and present, in such form as the Architect may prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this Section 7.3.4 shall be limited to the following:

.1 Costs of labor, including applicable payroll taxes, fringe benefits required by agreement or custom, workers' compensation insurance, and other employee costs approved by the Architect;

.2 Costs of materials, supplies, and equipment, including cost of transportation, whether incorporated or consumed;

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.3 Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others;

.4 Costs of premiums for all bonds and insurance, permit fees, and sales, use, or similar taxes, directly related to the change; and

.5 Costs of supervision and field office personnel directly attributable to the change.

§ 7.3.5 If the Contractor disagrees with the adjustment in the Contract Time, the Contractor may make a Claim in accordance with applicable provisions of Article 15.

§ 7.3.6 Upon receipt of a Construction Change Directive, the Contractor shall promptly proceed with the change in the Work involved and advise the Architect of the Contractor's agreement or disagreement with the method, if any, provided in the Construction Change Directive for determining the proposed adjustment in the Contract Sum or Contract Time.

§ 7.3.7 A Construction Change Directive signed by the Contractor indicates the Contractor's agreement therewith, including adjustment in Contract Sum and Contract Time or the method for determining them. Such agreement shall be effective immediately and shall be recorded as a Change Order.

§ 7.3.8 The amount of credit to be allowed by the Contractor to the Owner for a deletion or change that results in a net decrease in the Contract Sum shall be actual net cost as confirmed by the Architect. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of net increase, if any, with respect to that change.

§ 7.3.9 Pending final determination of the total cost of a Construction Change Directive to the Owner, the Contractor may request payment for Work completed under the Construction Change Directive in Applications for Payment. The Architect will make an interim determination for purposes of monthly certification for payment for those costs and certify for payment the amount that the Architect determines, in the Architect's professional judgment, to be reasonably justified. The Architect's interim determination of cost shall adjust the Contract Sum on the same basis as a Change Order, subject to the right of either party to disagree and assert a Claim in accordance with Article 15.

§ 7.3.10 When the Owner and Contractor agree with a determination made by the Architect concerning the adjustments in the Contract Sum and Contract Time, or otherwise reach agreement upon the adjustments, such agreement shall be effective immediately and the Architect will prepare a Change Order. Change Orders may be issued for all or any part of a Construction Change Directive.

§ 7.4 Minor Changes in the Work

The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. The Architect's order for minor changes shall be in writing. If the Contractor believes that the proposed minor change in the Work will affect the Contract Sum or Contract Time, the Contractor shall notify the Architect and shall not proceed to implement the change in the Work. If the Contractor performs the Work set forth in the Architect's order for a minor change without prior notice to the Architect that such change will affect the Contract Sum or Contract Time, the Contractor waives any adjustment to the Contract Sum or extension of the Contract Time.

ARTICLE 8 TIME

§ 8.1 Definitions

§ 8.1.1 Unless otherwise provided, Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work.

§ 8.1.2 The date of commencement of the Work is the date established in the Agreement.

§ 8.1.3 The date of Substantial Completion is the date certified by the Architect in accordance with Section 9.8.

§ 8.1.4 The term "day" as used in the Contract Documents shall mean calendar day unless otherwise specifically defined.

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§ 8.2 Progress and Completion

§ 8.2.1 Time limits stated in the Contract Documents are of the essence of the Contract. By executing the Agreement, the Contractor confirms that the Contract Time is a reasonable period for performing the Work.

§ 8.2.2 The Contractor shall not knowingly, except by agreement or instruction of the Owner in writing, commence the Work prior to the effective date of insurance required to be furnished by the Contractor and Owner.

§ 8.2.3 The Contractor shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time.

§ 8.3 Delays and Extensions of Time

§ 8.3.1 If the Contractor is delayed at any time in the commencement or progress of the Work by (1) an act or neglect of the Owner or Architect, of an employee of either, or of a Separate Contractor; (2) by changes ordered in the Work; (3) by labor disputes, fire, unusual delay in deliveries, unavoidable casualties, adverse weather conditions documented in accordance with Section 15.1.6.2, or other causes beyond the Contractor's control; (4) by delay authorized by the Owner pending mediation and binding dispute resolution; or (5) by other causes that the Contractor asserts, and the Architect determines, justify delay, then the Contract Time shall be extended for such reasonable time as the Architect may determine.

§ 8.3.2 Claims relating to time shall be made in accordance with applicable provisions of Article 15.

§ 8.3.3 This Section 8.3 does not preclude recovery of damages for delay by either party under other provisions of the Contract Documents.

ARTICLE 9 PAYMENTS AND COMPLETION

§ 9.1 Contract Sum

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

§ 9.1.2 If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are materially changed so that application of such unit prices to the actual quantities causes substantial inequity to the Owner or Contractor, the applicable unit prices shall be equitably adjusted.

§ 9.2 Schedule of Values

Where the Contract is based on a stipulated sum or Guaranteed Maximum Price, the Contractor shall submit a schedule of values to the Architect before the first Application for Payment, allocating the entire Contract Sum to the various portions of the Work. The schedule of values shall be prepared in the form, and supported by the data to substantiate its accuracy, required by the Architect. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment. Any changes to the schedule of values shall be submitted to the Architect and supported by such data to substantiate its accuracy as the Architect may require, and unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's subsequent Applications for Payment.

§ 9.3 Applications for Payment

§ 9.3.1 At least ten days before the date established for each progress payment, the Contractor shall submit to the Architect an itemized Application for Payment prepared in accordance with the schedule of values, if required under Section 9.2, for completed portions of the Work. The application shall be notarized, if required, and supported by all data substantiating the Contractor's right to payment that the Owner or Architect require, such as copies of requisitions, and releases and waivers of liens from Subcontractors and suppliers, and shall reflect retainage if provided for in the Contract Documents.

§ 9.3.1.1 As provided in Section 7.3.9, such applications may include requests for payment on account of changes in the Work that have been properly authorized by Construction Change Directives, or by interim determinations of the Architect, but not yet included in Change Orders.

§ 9.3.1.2 Applications for Payment shall not include requests for payment for portions of the Work for which the Contractor does not intend to pay a Subcontractor or supplier, unless such Work has been performed by others

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whom the Contractor intends to pay.

§ 9.3.2 Unless otherwise provided in the Contract Documents, payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a location agreed upon in writing. Payment for materials and equipment stored on or off the site shall be conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall include the costs of applicable insurance, storage, and transportation to the site, for such materials and equipment stored off the site.

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

§ 9.4 Certificates for Payment

§ 9.4.1 The Architect will, within seven days after receipt of the Contractor's Application for Payment, either (1) issue to the Owner a Certificate for Payment in the full amount of the Application for Payment, with a copy to the Contractor; or (2) issue to the Owner a Certificate for Payment for such amount as the Architect determines is properly due, and notify the Contractor and Owner of the Architect's reasons for withholding certification in part as provided in Section 9.5.1; or (3) withhold certification of the entire Application for Payment, and notify the Contractor and Owner of the Architect's reason for withholding certification in whole as provided in Section 9.5.1.

§ 9.4.2 The issuance of a Certificate for Payment will constitute a representation by the Architect to the Owner, based on the Architect's evaluation of the Work and the data in the Application for Payment, that, to the best of the Architect's knowledge, information, and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The foregoing representations are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections, to correction of minor deviations from the Contract Documents prior to completion, and to specific qualifications expressed by the Architect. However, the issuance of a Certificate for Payment will not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work; (2) reviewed construction means, methods, techniques, sequences, or procedures; (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment; or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 9.5 Decisions to Withhold Certification

§ 9.5.1 The Architect may withhold a Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Architect's opinion the representations to the Owner required by Section 9.4.2 cannot be made. If the Architect is unable to certify payment in the amount of the Application, the Architect will notify the Contractor and Owner as provided in Section 9.4.1. If the Contractor and Architect cannot agree on a revised amount, the Architect will promptly issue a Certificate for Payment for the amount for which the Architect is able to make such representations to the Owner. The Architect may also withhold a Certificate for Payment or, because of subsequently discovered evidence, may nullify the whole or a part of a Certificate for Payment previously issued, to such extent as may be necessary in the Architect's opinion to protect the Owner from loss for which the Contractor is responsible, including loss resulting from acts and omissions described in Section 3.3.2, because of

- **.1** defective Work not remedied;
- **.2** third party claims filed or reasonable evidence indicating probable filing of such claims, unless security acceptable to the Owner is provided by the Contractor;
- **.3** failure of the Contractor to make payments properly to Subcontractors or suppliers for labor, materials or equipment;
- **.4** reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;
- **.5** damage to the Owner or a Separate Contractor;
- **.6** reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay;

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or

.7 repeated failure to carry out the Work in accordance with the Contract Documents.

§ 9.5.2 When either party disputes the Architect's decision regarding a Certificate for Payment under Section 9.5.1, in whole or in part, that party may submit a Claim in accordance with Article 15.

§ 9.5.3 When the reasons for withholding certification are removed, certification will be made for amounts previously withheld.

§ 9.5.4 If the Architect withholds certification for payment under Section 9.5.1.3, the Owner may, at its sole option, issue joint checks to the Contractor and to any Subcontractor or supplier to whom the Contractor failed to make payment for Work properly performed or material or equipment suitably delivered. If the Owner makes payments by joint check, the Owner shall notify the Architect and the Contractor shall reflect such payment on its next Application for Payment.

§ 9.6 Progress Payments

§ 9.6.1 After the Architect has issued a Certificate for Payment, the Owner shall make payment in the manner and within the time provided in the Contract Documents, and shall so notify the Architect.

§ 9.6.2 The Contractor shall pay each Subcontractor, no later than seven days after receipt of payment from the Owner, the amount to which the Subcontractor is entitled, reflecting percentages actually retained from payments to the Contractor on account of the Subcontractor's portion of the Work. The Contractor shall, by appropriate agreement with each Subcontractor, require each Subcontractor to make payments to Sub-subcontractors in a similar manner.

§ 9.6.3 The Architect will, on request, furnish to a Subcontractor, if practicable, information regarding percentages of completion or amounts applied for by the Contractor and action taken thereon by the Architect and Owner on account of portions of the Work done by such Subcontractor.

§ 9.6.4 The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid Subcontractors and suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven days, the Owner shall have the right to contact Subcontractors and suppliers to ascertain whether they have been properly paid. Neither the Owner nor Architect shall have an obligation to pay, or to see to the payment of money to, a Subcontractor or supplier, except as may otherwise be required by law.

§ 9.6.5 The Contractor's payments to suppliers shall be treated in a manner similar to that provided in Sections 9.6.2, 9.6.3 and 9.6.4.

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

§ 9.6.7 Unless the Contractor provides the Owner with a payment bond in the full penal sum of the Contract Sum, payments received by the Contractor for Work properly performed by Subcontractors or provided by suppliers shall be held by the Contractor for those Subcontractors or suppliers who performed Work or furnished materials, or both, under contract with the Contractor for which payment was made by the Owner. Nothing contained herein shall require money to be placed in a separate account and not commingled with money of the Contractor, create any fiduciary liability or tort liability on the part of the Contractor for breach of trust, or entitle any person or entity to an award of punitive damages against the Contractor for breach of the requirements of this provision.

§ 9.6.8 Provided the Owner has fulfilled its payment obligations under the Contract Documents, the Contractor shall defend and indemnify the Owner from all loss, liability, damage or expense, including reasonable attorney's fees and litigation expenses, arising out of any lien claim or other claim for payment by any Subcontractor or supplier of any tier. Upon receipt of notice of a lien claim or other claim for payment, the Owner shall notify the Contractor. If approved by the applicable court, when required, the Contractor may substitute a surety bond for the property against which the lien or other claim for payment has been asserted.

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§ 9.7 Failure of Payment

If the Architect does not issue a Certificate for Payment, through no fault of the Contractor, within seven days after receipt of the Contractor's Application for Payment, or if the Owner does not pay the Contractor within seven days after the date established in the Contract Documents, the amount certified by the Architect or awarded by binding dispute resolution, then the Contractor may, upon seven additional days' notice to the Owner and Architect, stop the Work until payment of the amount owing has been received. The Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided for in the Contract Documents.

§ 9.8 Substantial Completion

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

§ 9.8.2 When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Architect a comprehensive list of items to be completed or corrected prior to final payment. Failure to include an item on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

§ 9.8.3 Upon receipt of the Contractor's list, the Architect will make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the Architect's inspection discloses any item, whether or not included on the Contractor's list, which is not sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work or designated portion thereof for its intended use, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Architect. In such case, the Contractor shall then submit a request for another inspection by the Architect to determine Substantial Completion.

§ 9.8.4 When the Work or designated portion thereof is substantially complete, the Architect will prepare a Certificate of Substantial Completion that shall establish the date of Substantial Completion; establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance; and fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

§ 9.8.5 The Certificate of Substantial Completion shall be submitted to the Owner and Contractor for their written acceptance of responsibilities assigned to them in the Certificate. Upon such acceptance, and consent of surety if any, the Owner shall make payment of retainage applying to the Work or designated portion thereof. Such payment shall be adjusted for Work that is incomplete or not in accordance with the requirements of the Contract Documents.

§ 9.9 Partial Occupancy or Use

§ 9.9.1 The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use is consented to by the insurer and authorized by public authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage, if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. When the Contractor considers a portion substantially complete, the Contractor shall prepare and submit a list to the Architect as provided under Section 9.8.2. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld. The stage of the progress of the Work shall be determined by written agreement between the Owner and Contractor or, if no agreement is reached, by decision of the Architect.

§ 9.9.2 Immediately prior to such partial occupancy or use, the Owner, Contractor, and Architect shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

§ 9.9.3 Unless otherwise agreed upon, partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.

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§ 9.10 Final Completion and Final Payment

§ 9.10.1 Upon receipt of the Contractor's notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Architect will promptly make such inspection. When the Architect finds the Work acceptable under the Contract Documents and the Contract fully performed, the Architect will promptly issue a final Certificate for Payment stating that to the best of the Architect's knowledge, information and belief, and on the basis of the Architect's on-site visits and inspections, the Work has been completed in accordance with the Contract Documents and that the entire balance found to be due the Contractor and noted in the final Certificate is due and payable. The Architect's final Certificate for Payment will constitute a further representation that conditions listed in Section 9.10.2 as precedent to the Contractor's being entitled to final payment have been fulfilled.

§ 9.10.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Architect (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect, (3) a written statement that the Contractor knows of no reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment, (5) documentation of any special warranties, such as manufacturers' warranties or specific Subcontractor warranties, and (6) if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts and releases and waivers of liens, claims, security interests, or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien, claim, security interest, or encumbrance. If a lien, claim, security interest, or encumbrance remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging the lien, claim, security interest, or encumbrance, including all costs and reasonable attorneys' fees.

§ 9.10.3 If, after Substantial Completion of the Work, final completion thereof is materially delayed through no fault of the Contractor or by issuance of Change Orders affecting final completion, and the Architect so confirms, the Owner shall, upon application by the Contractor and certification by the Architect, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed, corrected, and accepted. If the remaining balance for Work not fully completed or corrected is less than retainage stipulated in the Contract Documents, and if bonds have been furnished, the written consent of the surety to payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Contractor to the Architect prior to certification of such payment. Such payment shall be made under terms and conditions governing final payment, except that it shall not constitute a waiver of Claims.

§ 9.10.4 The making of final payment shall constitute a waiver of Claims by the Owner except those arising from

- **.1** liens, Claims, security interests, or encumbrances arising out of the Contract and unsettled;
- **.2** failure of the Work to comply with the requirements of the Contract Documents;
- **.3** terms of special warranties required by the Contract Documents; or
- **.4** audits performed by the Owner, if permitted by the Contract Documents, after final payment.

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

ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

§ 10.1 Safety Precautions and Programs

The Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the Contract.

§ 10.2 Safety of Persons and Property

§ 10.2.1 The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury, or loss to

- **.1** employees on the Work and other persons who may be affected thereby;

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.2 the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody, or control of the Contractor, a Subcontractor, or a Sub-subcontractor; and

.3 other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation, or replacement in the course of construction.

§ 10.2.2 The Contractor shall comply with, and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities, bearing on safety of persons or property or their protection from damage, injury, or loss.

§ 10.2.3 The Contractor shall implement, erect, and maintain, as required by existing conditions and performance of the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards; promulgating safety regulations; and notifying the owners and users of adjacent sites and utilities of the safeguards.

§ 10.2.4 When use or storage of explosives or other hazardous materials or equipment, or unusual methods are necessary for execution of the Work, the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.

§ 10.2.5 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property referred to in Sections 10.2.1.2 and 10.2.1.3 caused in whole or in part by the Contractor, a Subcontractor, a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible under Sections 10.2.1.2 and 10.2.1.3. The Contractor may make a Claim for the cost to remedy the damage or loss to the extent such damage or loss is attributable to acts or omissions of the Owner or Architect or anyone directly or indirectly employed by either of them, or by anyone for whose acts either of them may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under Section 3.18.

§ 10.2.6 The Contractor shall designate a responsible member of the Contractor's organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner and Architect.

§ 10.2.7 The Contractor shall not permit any part of the construction or site to be loaded so as to cause damage or create an unsafe condition.

§ 10.2.8 Injury or Damage to Person or Property

If either party suffers injury or damage to person or property because of an act or omission of the other party, or of others for whose acts such party is legally responsible, notice of the injury or damage, whether or not insured, shall be given to the other party within a reasonable time not exceeding 21 days after discovery. The notice shall provide sufficient detail to enable the other party to investigate the matter.

§ 10.3 Hazardous Materials and Substances

§ 10.3.1 The Contractor is responsible for compliance with any requirements included in the Contract Documents regarding hazardous materials or substances. If the Contractor encounters a hazardous material or substance not addressed in the Contract Documents and if reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including but not limited to asbestos or polychlorinated biphenyl (PCB), encountered on the site by the Contractor, the Contractor shall, upon recognizing the condition, immediately stop Work in the affected area and notify the Owner and Architect of the condition.

§ 10.3.2 Upon receipt of the Contractor's notice, the Owner shall obtain the services of a licensed laboratory to verify the presence or absence of the material or substance reported by the Contractor and, in the event such material or substance is found to be present, to cause it to be rendered harmless. Unless otherwise required by the Contract Documents, the Owner shall furnish in writing to the Contractor and Architect the names and qualifications of persons or entities who are to perform tests verifying the presence or absence of the material or substance or who are to perform the task of removal or safe containment of the material or substance. The Contractor and the Architect will promptly reply to the Owner in writing stating whether or not either has reasonable objection to the persons or entities proposed by the Owner. If either the Contractor or Architect has an objection to a person or entity proposed

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by the Owner, the Owner shall propose another to whom the Contractor and the Architect have no reasonable objection. When the material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the Owner and Contractor. By Change Order, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable additional costs of shutdown, delay, and start-up.

§ 10.3.3 To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Contractor, Subcontractors, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work in the affected area if in fact the material or substance presents the risk of bodily injury or death as described in Section 10.3.1 and has not been rendered harmless, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), except to the extent that such damage, loss, or expense is due to the fault or negligence of the party seeking indemnity.

§ 10.3.4 The Owner shall not be responsible under this Section 10.3 for hazardous materials or substances the Contractor brings to the site unless such materials or substances are required by the Contract Documents. The Owner shall be responsible for hazardous materials or substances required by the Contract Documents, except to the extent of the Contractor's fault or negligence in the use and handling of such materials or substances.

§ 10.3.5 The Contractor shall reimburse the Owner for the cost and expense the Owner incurs (1) for remediation of hazardous materials or substances the Contractor brings to the site and negligently handles, or (2) where the Contractor fails to perform its obligations under Section 10.3.1, except to the extent that the cost and expense are due to the Owner's fault or negligence.

§ 10.3.6 If, without negligence on the part of the Contractor, the Contractor is held liable by a government agency for the cost of remediation of a hazardous material or substance solely by reason of performing Work as required by the Contract Documents, the Owner shall reimburse the Contractor for all cost and expense thereby incurred.

§ 10.4 Emergencies

In an emergency affecting safety of persons or property, the Contractor shall act, at the Contractor's discretion, to prevent threatened damage, injury, or loss. Additional compensation or extension of time claimed by the Contractor on account of an emergency shall be determined as provided in Article 15 and Article 7.

ARTICLE 11 INSURANCE AND BONDS

§ 11.1 Contractor's Insurance and Bonds

§ 11.1.1 The Contractor shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Contractor shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Owner, Architect, and Architect's consultants shall be named as additional insureds under the Contractor's commercial general liability policy or as otherwise described in the Contract Documents.

§ 11.1.2 The Contractor shall provide surety bonds of the types, for such penal sums, and subject to such terms and conditions as required by the Contract Documents. The Contractor shall purchase and maintain the required bonds from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located.

§ 11.1.3 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.

§ 11.1.4 Notice of Cancellation or Expiration of Contractor's Required Insurance. Within three (3) business days of the date the Contractor becomes aware of an impending or actual cancellation or expiration of any insurance required by the Contract Documents, the Contractor shall provide notice to the Owner of such impending or actual cancellation or expiration. Upon receipt of notice from the Contractor, the Owner shall, unless the lapse in coverage arises from an act or omission of the Owner, have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by the Contractor. The furnishing of notice by the Contractor shall not relieve

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the Contractor of any contractual obligation to provide any required coverage.

§ 11.2 Owner's Insurance

§ 11.2.1 The Owner shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Owner shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located.

§ 11.2.2 Failure to Purchase Required Property Insurance. If the Owner fails to purchase and maintain the required property insurance, with all of the coverages and in the amounts described in the Agreement or elsewhere in the Contract Documents, the Owner shall inform the Contractor in writing prior to commencement of the Work. Upon receipt of notice from the Owner, the Contractor may delay commencement of the Work and may obtain insurance that will protect the interests of the Contractor, Subcontractors, and Sub-Subcontractors in the Work. When the failure to provide coverage has been cured or resolved, the Contract Sum and Contract Time shall be equitably adjusted. In the event the Owner fails to procure coverage, the Owner waives all rights against the Contractor, Subcontractors, and Sub-subcontractors to the extent the loss to the Owner would have been covered by the insurance to have been procured by the Owner. The cost of the insurance shall be charged to the Owner by a Change Order. If the Owner does not provide written notice, and the Contractor is damaged by the failure or neglect of the Owner to purchase or maintain the required insurance, the Owner shall reimburse the Contractor for all reasonable costs and damages attributable thereto.

§ 11.2.3 Notice of Cancellation or Expiration of Owner's Required Property Insurance. Within three (3) business days of the date the Owner becomes aware of an impending or actual cancellation or expiration of any property insurance required by the Contract Documents, the Owner shall provide notice to the Contractor of such impending or actual cancellation or expiration. Unless the lapse in coverage arises from an act or omission of the Contractor: (1) the Contractor, upon receipt of notice from the Owner, shall have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by either the Owner or the Contractor; (2) the Contract Time and Contract Sum shall be equitably adjusted; and (3) the Owner waives all rights against the Contractor, Subcontractors, and Sub-subcontractors to the extent any loss to the Owner would have been covered by the insurance had it not expired or been cancelled. If the Contractor purchases replacement coverage, the cost of the insurance shall be charged to the Owner by an appropriate Change Order. The furnishing of notice by the Owner shall not relieve the Owner of any contractual obligation to provide required insurance.

§ 11.3 Waivers of Subrogation

§ 11.3.1 The Owner and Contractor waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents, and employees, each of the other; (2) the Architect and Architect's consultants; and (3) Separate Contractors, if any, and any of their subcontractors, sub-subcontractors, agents, and employees, for damages caused by fire, or other causes of loss, to the extent those losses are covered by property insurance required by the Agreement or other property insurance applicable to the Project, except such rights as they have to proceeds of such insurance. The Owner or Contractor, as appropriate, shall require similar written waivers in favor of the individuals and entities identified above from the Architect, Architect's consultants, Separate Contractors, subcontractors, and sub-subcontractors. The policies of insurance purchased and maintained by each person or entity agreeing to waive claims pursuant to this section 11.3.1 shall not prohibit this waiver of subrogation. This waiver of subrogation shall be effective as to a person or entity (1) even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, (2) even though that person or entity did not pay the insurance premium directly or indirectly, or (3) whether or not the person or entity had an insurable interest in the damaged property.

§ 11.3.2 If during the Project construction period the Owner insures properties, real or personal or both, at or adjacent to the site by property insurance under policies separate from those insuring the Project, or if after final payment property insurance is to be provided on the completed Project through a policy or policies other than those insuring the Project during the construction period, to the extent permissible by such policies, the Owner waives all rights in accordance with the terms of Section 11.3.1 for damages caused by fire or other causes of loss covered by this separate property insurance.

§ 11.4 Loss of Use, Business Interruption, and Delay in Completion Insurance

The Owner, at the Owner's option, may purchase and maintain insurance that will protect the Owner against loss of use of the Owner's property, or the inability to conduct normal operations, due to fire or other causes of loss. The Owner waives all rights of action against the Contractor and Architect for loss of use of the Owner's property, due to

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fire or other hazards however caused.

§11.5 Adjustment and Settlement of Insured Loss

§ 11.5.1 A loss insured under the property insurance required by the Agreement shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the insureds, as their interests may appear, subject to requirements of any applicable mortgagee clause and of Section 11.5.2. The Owner shall pay the Architect and Contractor their just shares of insurance proceeds received by the Owner, and by appropriate agreements the Architect and Contractor shall make payments to their consultants and Subcontractors in similar manner.

§ 11.5.2 Prior to settlement of an insured loss, the Owner shall notify the Contractor of the terms of the proposed settlement as well as the proposed allocation of the insurance proceeds. The Contractor shall have 14 days from receipt of notice to object to the proposed settlement or allocation of the proceeds. If the Contractor does not object, the Owner shall settle the loss and the Contractor shall be bound by the settlement and allocation. Upon receipt, the Owner shall deposit the insurance proceeds in a separate account and make the appropriate distributions. Thereafter, if no other agreement is made or the Owner does not terminate the Contract for convenience, the Owner and Contractor shall execute a Change Order for reconstruction of the damaged or destroyed Work in the amount allocated for that purpose. If the Contractor timely objects to either the terms of the proposed settlement or the allocation of the proceeds, the Owner may proceed to settle the insured loss, and any dispute between the Owner and Contractor arising out of the settlement or allocation of the proceeds shall be resolved pursuant to Article 15. Pending resolution of any dispute, the Owner may issue a Construction Change Directive for the reconstruction of the damaged or destroyed Work.

ARTICLE 12 UNCOVERING AND CORRECTION OF WORK

§ 12.1 Uncovering of Work

§ 12.1.1 If a portion of the Work is covered contrary to the Architect's request or to requirements specifically expressed in the Contract Documents, it must, if requested in writing by the Architect, be uncovered for the Architect's examination and be replaced at the Contractor's expense without change in the Contract Time.

§ 12.1.2 If a portion of the Work has been covered that the Architect has not specifically requested to examine prior to its being covered, the Architect may request to see such Work and it shall be uncovered by the Contractor. If such Work is in accordance with the Contract Documents, the Contractor shall be entitled to an equitable adjustment to the Contract Sum and Contract Time as may be appropriate. If such Work is not in accordance with the Contract Documents, the costs of uncovering the Work, and the cost of correction, shall be at the Contractor's expense.

§ 12.2 Correction of Work

§ 12.2.1 Before Substantial Completion

The Contractor shall promptly correct Work rejected by the Architect or failing to conform to the requirements of the Contract Documents, discovered before Substantial Completion and whether or not fabricated, installed or completed. Costs of correcting such rejected Work, including additional testing and inspections, the cost of uncovering and replacement, and compensation for the Architect's services and expenses made necessary thereby, shall be at the Contractor's expense.

§ 12.2.2 After Substantial Completion

§ 12.2.2.1 In addition to the Contractor's obligations under Section 3.5, if, within one year after the date of Substantial Completion of the Work or designated portion thereof or after the date for commencement of warranties established under Section 9.9.1, or by terms of any applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of notice from the Owner to do so, unless the Owner has previously given the Contractor a written acceptance of such condition. The Owner shall give such notice promptly after discovery of the condition. During the one-year period for correction of Work, if the Owner fails to notify the Contractor and give the Contractor an opportunity to make the correction, the Owner waives the rights to require correction by the Contractor and to make a claim for breach of warranty. If the Contractor fails to correct nonconforming Work within a reasonable time during that period after receipt of notice from the Owner or Architect, the Owner may correct it in accordance with Section 2.5.

§ 12.2.2.2 The one-year period for correction of Work shall be extended with respect to portions of Work first performed after Substantial Completion by the period of time between Substantial Completion and the actual completion of that portion of the Work.

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§ 12.2.2.3 The one-year period for correction of Work shall not be extended by corrective Work performed by the Contractor pursuant to this Section 12.2.

§ 12.2.3 The Contractor shall remove from the site portions of the Work that are not in accordance with the requirements of the Contract Documents and are neither corrected by the Contractor nor accepted by the Owner.

§ 12.2.4 The Contractor shall bear the cost of correcting destroyed or damaged construction of the Owner or Separate Contractors, whether completed or partially completed, caused by the Contractor's correction or removal of Work that is not in accordance with the requirements of the Contract Documents.

§ 12.2.5 Nothing contained in this Section 12.2 shall be construed to establish a period of limitation with respect to other obligations the Contractor has under the Contract Documents. Establishment of the one-year period for correction of Work as described in Section 12.2.2 relates only to the specific obligation of the Contractor to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents 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 the Contractor's obligations other than specifically to correct the Work.

§ 12.3 Acceptance of Nonconforming Work

If the Owner prefers to accept Work that is not in accordance with the requirements of the Contract Documents, the Owner may do so instead of requiring its removal and correction, in which case the Contract Sum will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

ARTICLE 13 MISCELLANEOUS PROVISIONS

§ 13.1 Governing Law

The Contract shall be governed by the law of the place where the Project is located, excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 15.4.

§ 13.2 Successors and Assigns

§ 13.2.1 The Owner and Contractor respectively bind themselves, their partners, successors, assigns, and legal representatives to covenants, agreements, and obligations contained in the Contract Documents. Except as provided in Section 13.2.2, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 13.2.2 The Owner may, without consent of the Contractor, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner's rights and obligations under the Contract Documents. The Contractor shall execute all consents reasonably required to facilitate the assignment.

§ 13.3 Rights and Remedies

§ 13.3.1 Duties and obligations imposed by the Contract Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights, and remedies otherwise imposed or available by law.

§ 13.3.2 No action or failure to act by the Owner, Architect, or Contractor shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed upon in writing.

§ 13.4 Tests and Inspections

§ 13.4.1 Tests, inspections, and approvals of portions of the Work shall be made as required by the Contract Documents and by applicable laws, statutes, ordinances, codes, rules, and regulations or lawful orders of public authorities. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections, and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections, and approvals. The Contractor shall give the Architect timely notice of when and where tests and inspections are to be made so that the Architect may be present for such procedures. The Owner shall bear costs of tests, inspections, or approvals that do not become requirements until after bids are received or negotiations concluded. The Owner shall directly arrange and pay for tests, inspections, or

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approvals where building codes or applicable laws or regulations so require.

§ 13.4.2 If the Architect, Owner, or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection, or approval not included under Section 13.4.1, the Architect will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection, or approval, by an entity acceptable to the Owner, and the Contractor shall give timely notice to the Architect of when and where tests and inspections are to be made so that the Architect may be present for such procedures. Such costs, except as provided in Section 13.4.3, shall be at the Owner's expense.

§ 13.4.3 If procedures for testing, inspection, or approval under Sections 13.4.1 and 13.4.2 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure, including those of repeated procedures and compensation for the Architect's services and expenses, shall be at the Contractor's expense.

§ 13.4.4 Required certificates of testing, inspection, or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Architect.

§ 13.4.5 If the Architect is to observe tests, inspections, or approvals required by the Contract Documents, the Architect will do so promptly and, where practicable, at the normal place of testing.

§ 13.4.6 Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work.

§ 13.5 Interest

Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at the rate the parties agree upon in writing or, in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT

§ 14.1 Termination by the Contractor

§ 14.1.1 The Contractor may terminate the Contract if the Work is stopped for a period of 30 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, for any of the following reasons:

- **.1** Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;
- **.2** An act of government, such as a declaration of national emergency, that requires all Work to be stopped;
- **.3** Because the Architect has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4.1, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents; or
- **.4** The Owner has failed to furnish to the Contractor reasonable evidence as required by Section 2.2.

§ 14.1.2 The Contractor may terminate the Contract if, through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, repeated suspensions, delays, or interruptions of the entire Work by the Owner as described in Section 14.3, constitute in the aggregate more than 100 percent of the total number of days scheduled for completion, or 120 days in any 365-day period, whichever is less.

§ 14.1.3 If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon seven days' notice to the Owner and Architect, terminate the Contract and recover from the Owner payment for Work executed, as well as reasonable overhead and profit on Work not executed, and costs incurred by reason of such termination.

§ 14.1.4 If the Work is stopped for a period of 60 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, or their agents or employees or any other persons or entities performing portions of the Work because the Owner has repeatedly failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work, the Contractor may, upon seven additional days' notice to the Owner and the Architect, terminate the Contract and recover from the Owner as provided in

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Section 14.1.3.

§ 14.2 Termination by the Owner for Cause

§ 14.2.1 The Owner may terminate the Contract if the Contractor

.1 repeatedly refuses or fails to supply enough properly skilled workers or proper materials;

.2 fails to make payment to Subcontractors or suppliers in accordance with the respective agreements between the Contractor and the Subcontractors or suppliers;

.3 repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or

.4 otherwise is guilty of substantial breach of a provision of the Contract Documents.

§ 14.2.2 When any of the reasons described in Section 14.2.1 exist, and upon certification by the Architect that sufficient cause exists to justify such action, the Owner may, without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, seven days' notice, terminate employment of the Contractor and may, subject to any prior rights of the surety:

.1 Exclude the Contractor from the site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor;

.2 Accept assignment of subcontracts pursuant to Section 5.4; and

.3 Finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Contractor, the Owner shall furnish to the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work.

§ 14.2.3 When the Owner terminates the Contract for one of the reasons stated in Section 14.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

§ 14.2.4 If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, including compensation for the Architect's services and expenses made necessary thereby, and other damages incurred by the Owner and not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor shall pay the difference to the Owner. The amount to be paid to the Contractor or Owner, as the case may be, shall be certified by the Initial Decision Maker, upon application, and this obligation for payment shall survive termination of the Contract.

§ 14.3 Suspension by the Owner for Convenience

§ 14.3.1 The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work, in whole or in part for such period of time as the Owner may determine.

§ 14.3.2 The Contract Sum and Contract Time shall be adjusted for increases in the cost and time caused by suspension, delay, or interruption under Section 14.3.1. Adjustment of the Contract Sum shall include profit. No adjustment shall be made to the extent

.1 that performance is, was, or would have been, so suspended, delayed, or interrupted, by another cause for which the Contractor is responsible; or

.2 that an equitable adjustment is made or denied under another provision of the Contract.

§ 14.4 Termination by the Owner for Convenience

§ 14.4.1 The Owner may, at any time, terminate the Contract for the Owner's convenience and without cause.

§ 14.4.2 Upon receipt of notice from the Owner of such termination for the Owner's convenience, the Contractor shall

.1 cease operations as directed by the Owner in the notice;

.2 take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and

.3 except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.

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§ 14.4.3 In case of such termination for the Owner's convenience, the Owner shall pay the Contractor for Work properly executed; costs incurred by reason of the termination, including costs attributable to termination of Subcontracts; and the termination fee, if any, set forth in the Agreement.

ARTICLE 15 CLAIMS AND DISPUTES

§ 15.1 Claims

§ 15.1.1 Definition

A Claim is a demand or assertion by one of the parties seeking, as a matter of right, payment of money, a change in the Contract Time, or other relief with respect to the terms of the Contract. The term "Claim" also includes other disputes and matters in question between the Owner and Contractor arising out of or relating to the Contract. The responsibility to substantiate Claims shall rest with the party making the Claim. This Section 15.1.1 does not require the Owner to file a Claim in order to impose liquidated damages in accordance with the Contract Documents.

§ 15.1.2 Time Limits on Claims

The Owner and Contractor shall commence all Claims and causes of action against the other and arising out of or related to the Contract, whether in contract, tort, breach of warranty or otherwise, in accordance with the requirements of the binding dispute resolution method selected in the Agreement and within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Contractor waive all Claims and causes of action not commenced in accordance with this Section 15.1.2.

§ 15.1.3 Notice of Claims

§ 15.1.3.1 Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered prior to expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the other party and to the Initial Decision Maker with a copy sent to the Architect, if the Architect is not serving as the Initial Decision Maker. Claims by either party under this Section 15.1.3.1 shall be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim, whichever is later.

§ 15.1.3.2 Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the other party. In such event, no decision by the Initial Decision Maker is required.

§ 15.1.4 Continuing Contract Performance

§ 15.1.4.1 Pending final resolution of a Claim, except as otherwise agreed in writing or as provided in Section 9.7 and Article 14, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Contract Documents.

§ 15.1.4.2 The Contract Sum and Contract Time shall be adjusted in accordance with the Initial Decision Maker's decision, subject to the right of either party to proceed in accordance with this Article 15. The Architect will issue Certificates for Payment in accordance with the decision of the Initial Decision Maker.

§ 15.1.5 Claims for Additional Cost

If the Contractor wishes to make a Claim for an increase in the Contract Sum, notice as provided in Section 15.1.3 shall be given before proceeding to execute the portion of the Work that is the subject of the Claim. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4.

§ 15.1.6 Claims for Additional Time

§ 15.1.6.1 If the Contractor wishes to make a Claim for an increase in the Contract Time, notice as provided in Section 15.1.3 shall be given. The Contractor's Claim shall include an estimate of cost and of probable effect of delay on progress of the Work. In the case of a continuing delay, only one Claim is necessary.

§ 15.1.6.2 If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated, and had an adverse effect on the scheduled construction.

§ 15.1.7 Waiver of Claims for Consequential Damages

The Contractor and Owner waive Claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes

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.1 damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and

.2 damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit, except anticipated profit arising directly from the Work.

This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Article 14. Nothing contained in this Section 15.1.7 shall be deemed to preclude assessment of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents.

§ 15.2 Initial Decision

§ 15.2.1 Claims, excluding those where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2 or arising under Sections 10.3, 10.4, and 11.5, shall be referred to the Initial Decision Maker for initial decision. The Architect will serve as the Initial Decision Maker, unless otherwise indicated in the Agreement. Except for those Claims excluded by this Section 15.2.1, an initial decision shall be required as a condition precedent to mediation of any Claim. If an initial decision has not been rendered within 30 days after the Claim has been referred to the Initial Decision Maker, the party asserting the Claim may demand mediation and binding dispute resolution without a decision having been rendered. Unless the Initial Decision Maker and all affected parties agree, the Initial Decision Maker will not decide disputes between the Contractor and persons or entities other than the Owner.

§ 15.2.2 The Initial Decision Maker will review Claims and within ten days of the receipt of a Claim take one or more of the following actions: (1) request additional supporting data from the claimant or a response with supporting data from the other party, (2) reject the Claim in whole or in part, (3) approve the Claim, (4) suggest a compromise, or (5) advise the parties that the Initial Decision Maker is unable to resolve the Claim if the Initial Decision Maker lacks sufficient information to evaluate the merits of the Claim or if the Initial Decision Maker concludes that, in the Initial Decision Maker's sole discretion, it would be inappropriate for the Initial Decision Maker to resolve the Claim.

§ 15.2.3 In evaluating Claims, the Initial Decision Maker may, but shall not be obligated to, consult with or seek information from either party or from persons with special knowledge or expertise who may assist the Initial Decision Maker in rendering a decision. The Initial Decision Maker may request the Owner to authorize retention of such persons at the Owner's expense.

§ 15.2.4 If the Initial Decision Maker requests a party to provide a response to a Claim or to furnish additional supporting data, such party shall respond, within ten days after receipt of the request, and shall either (1) provide a response on the requested supporting data, (2) advise the Initial Decision Maker when the response or supporting data will be furnished, or (3) advise the Initial Decision Maker that no supporting data will be furnished. Upon receipt of the response or supporting data, if any, the Initial Decision Maker will either reject or approve the Claim in whole or in part.

§ 15.2.5 The Initial Decision Maker will render an initial decision approving or rejecting the Claim, or indicating that the Initial Decision Maker is unable to resolve the Claim. This initial decision shall (1) be in writing; (2) state the reasons therefor; and (3) notify the parties and the Architect, if the Architect is not serving as the Initial Decision Maker, of any change in the Contract Sum or Contract Time or both. The initial decision shall be final and binding on the parties but subject to mediation and, if the parties fail to resolve their dispute through mediation, to binding dispute resolution.

§ 15.2.6 Either party may file for mediation of an initial decision at any time, subject to the terms of Section 15.2.6.1.

§ 15.2.6.1 Either party may, within 30 days from the date of receipt of an initial decision, demand in writing that the other party file for mediation. If such a demand is made and the party receiving the demand fails to file for mediation within 30 days after receipt thereof, then both parties waive their rights to mediate or pursue binding dispute resolution proceedings with respect to the initial decision.

§ 15.2.7 In the event of a Claim against the Contractor, the Owner may, but is not obligated to, notify the surety, if any, of the nature and amount of the Claim. If the Claim relates to a possibility of a Contractor's default, the Owner

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may, but is not obligated to, notify the surety and request the surety's assistance in resolving the controversy.

§ 15.2.8 If a Claim relates to or is the subject of a mechanic's lien, the party asserting such Claim may proceed in accordance with applicable law to comply with the lien notice or filing deadlines.

§ 15.3 Mediation

§ 15.3.1 Claims, disputes, or other matters in controversy arising out of or related to the Contract, except those waived as provided for in Sections 9.10.4, 9.10.5, and 15.1.7, shall be subject to mediation as a condition precedent to binding dispute resolution.

§ 15.3.2 The parties shall endeavor to resolve their Claims by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of binding dispute resolution proceedings but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration is stayed pursuant to this Section 15.3.2, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 15.3.3 Either party may, within 30 days from the date that mediation has been concluded without resolution of the dispute or 60 days after mediation has been demanded without resolution of the dispute, demand in writing that the other party file for binding dispute resolution. If such a demand is made and the party receiving the demand fails to file for binding dispute resolution within 60 days after receipt thereof, then both parties waive their rights to binding dispute resolution proceedings with respect to the initial decision.

§ 15.3.4 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 15.4 Arbitration

§ 15.4.1 If the parties have selected arbitration as the method for binding dispute resolution in the Agreement, any Claim subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement. The Arbitration shall be conducted in the place where the Project is located, unless another location is mutually agreed upon. A demand for arbitration shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the arbitration. The party filing a notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded.

§ 15.4.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the Claim would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the Claim.

§ 15.4.2 The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 15.4.3 The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to the Agreement, shall be specifically enforceable under applicable law in any court having jurisdiction thereof.

§ 15.4.4 Consolidation or Joinder

§ 15.4.4.1 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation, (2) the arbitrations to be consolidated substantially involve common questions of law or fact, and (3) the arbitrations employ materially

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similar procedural rules and methods for selecting arbitrator(s).

§ 15.4.4.2 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 15.4.4.3 The Owner and Contractor grant to any person or entity made a party to an arbitration conducted under this Section 15.4, whether by joinder or consolidation, the same rights of joinder and consolidation as those of the Owner and Contractor under this Agreement.

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Additions and Deletions Report for
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Changes to original AIA text

There are no edits to the original text

Variable Information

PAGE 1

25286 Woodbury County-Courthouse Freight Elevator Replacement

Sioux City, IA

Woodbury County, Iowa

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SECTION 007300
SUPPLEMENTARY CONDITIONS

PART 1 GENERAL

1.01 SUMMARY

A. These Supplementary Conditions amend and supplement the General Conditions defined in Document 007200 - General Conditions and other provisions of Contract Documents as indicated below. Provisions that are not so amended or supplemented remain in full force and effect.

B. The terms used in these Supplementary Conditions that are defined in the General Conditions have the meanings assigned to them in the General Conditions.

1.02 MODIFICATIONS TO GENERAL CONDITIONS

A. Article 9 - Payments and Completion: Add Paragraph 9.6.1.1: Five percent (5%) of each payment shall be retained, not to exceed 5% of the total Contract Sum, unless specific provisions to the contrary are indicated in the Contract.

B. Article 11 - Insurance and Bonds:
   1. Add Paragraph 11.1.1.1: The minimum policy limits of such insurance shall be as follows:
      a. Workmen's Compensation: Statutory
      b. Employer's Liability: $1,000,000
   2. Comprehensive General Liability:
      1) $1,000,000 - per occurrence.
      2) $2,000,000 - General Aggregate.
      b. Comprehensive Motor Vehicle Liability Insurance:
      1) $1,000,000 - combined single limit.
      c. Umbrella / Excess Liability
      1) $3,000,000.
   3. Add Paragraph 11.2.1.1:
      a. The Owner shall purchase and maintain in a Company or Companies lawfully authorized to do business in the jurisdiction in which the Project is located, Property Insurance written on a Builder's Risk "All risk" or equivalent policy form in the amount of the initial contract sum, plus value of subsequent contract modifications and cost of materials supplied or installed by others, comprising total value for the entire Project at the site on a replacement cost basis without optional deductibles.

C. Article 12 - Uncovering and Correction of Work:
   1. Add Paragraph 12.1.3:
      a. Should any uncharted underground obstruction be encountered that would cause a change in location of utility lines or building lines from that shown on the Drawings, the Contractor shall notify the Architect and obtain approval prior to proceeding with the Work. Any resultant change in Contract Price will be processed by Change Order

D. Article 13 - Miscellaneous Provisions:
   1. Add Paragraph 13.6:
      a. Should any uncharted underground obstructions be encountered, that would cause a change in location of utility lines or building lines from that shown on the Drawings, the Contractor shall notify the Architect and obtain approval prior to proceeding with the Work. Any resultant change in the Contract Sum will be processed by Change Order.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION 007300

SECTION 011000
SUMMARY

PART 1 GENERAL

1.01 PROJECT

A. Project Name: 25286 Woodbury County-Courthouse Freight Elevator Replacement

B. Owner's Name: Woodbury County, Iowa.

C. Architect's Name: CMBA Architects.

D. Architect's Name: Terry Glade.

E. The Project consists of the alteration of one existing freight elevator to incorporate code and perforamce upgrades.

1.02 CONTRACT DESCRIPTION

A. Contract Type: A single prime contract based on a Stipulated Price as described in Document 005200 - Agreement Form.

1.03 DESCRIPTION OF ALTERATIONS WORK

A. Scope of demolition and removal work is indicated on drawings and specified in Section 024100.

1.04 OWNER OCCUPANCY

A. Owner intends to continue to occupy adjacent portions of the existing building during the entire construction period.

B. Owner intends to occupy the Project upon Substantial Completion.

C. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.

D. Schedule the Work to accommodate Owner occupancy.

1.05 CONTRACTOR USE OF SITE AND PREMISES

A. Construction Operations: Limited to areas noted on Drawings.
   1. Locate and conduct construction activities in ways that will limit disturbance to site.

B. Arrange use of site and premises to allow:
   1. Owner occupancy.
   2. Work by Others.
   3. Work by Owner.

C. Provide access to and from site as required by law and by Owner:
   1. Emergency Building Exits During Construction: Keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
   2. Do not obstruct roadways, sidewalks, or other public ways without permit.

D. Time Restrictions:
   1. Limit conduct of especially noisy exterior & interior work to the hours of as outlined by the owner.
   2. Limit conduct of the hours of as outlined by the owner. .

E. Utility Outages and Shutdown:
   1. Limit disruption of utility services to hours the building is unoccupied.
   2. Do not disrupt or shut down life safety systems, including but not limited to fire sprinklers and fire alarm system, without 7 days notice to Owner and authorities having jurisdiction.
   3. Prevent accidental disruption of utility services to other facilities.

1.06 WORK SEQUENCE

A. Coordinate construction schedule and operations with Owner.

B. Coordinate construction schedule and operations with Architect.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION 011000

SECTION 012000
PRICE AND PAYMENT PROCEDURES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Procedures for preparation and submittal of applications for progress payments.

B. Documentation of changes in Contract Sum and Contract Time.

C. Change procedures.

D. Correlation of Contractor submittals based on changes.

1.02 SCHEDULE OF VALUES

A. Use Schedule of Values Form: AIA G703, edition stipulated in the Agreement.

B. Electronic media printout including equivalent information will be considered in lieu of standard form specified; submit draft to Architect for approval.

C. Forms filled out by hand will not be accepted.

D. Submit Schedule of Values in duplicate within 15 days after date of Owner-Contractor Agreement.

E. Format: Utilize the Table of Contents of this Project Manual. Identify each line item with number and title of the specification section. Identify site mobilization.

F. Include in each line item, the amount of Allowances specified in this section. For unit cost Allowances, identify quantities taken from Contract Documents multiplied by the unit cost to achieve the total for the item.

G. Include separately from each line item, a direct proportional amount of Contractor's overhead and profit.

H. Revise schedule to list approved Change Orders, with each Application For Payment.

1.03 APPLICATIONS FOR PROGRESS PAYMENTS

A. Payment Period: Submit at intervals stipulated in the Agreement.

B. Use Form AIA G702 and Form AIA G703, edition stipulated in the Agreement.

C. Electronic media printout including equivalent information will be considered in lieu of standard form specified; submit sample to Architect for approval.

D. Forms filled out by hand will not be accepted.

E. For each item, provide a column for listing each of the following:
   1. Item Number.
   2. Description of work.
   3. Scheduled Values.
   4. Previous Applications.
   5. Work in Place and Stored Materials under this Application.
   6. Authorized Change Orders.
   7. Total Completed and Stored to Date of Application.
   8. Percentage of Completion.
   9. Balance to Finish.
   10. Retainage.

F. Execute certification by signature of authorized officer.

G. Use data from approved Schedule of Values. Provide dollar value in each column for each line item for portion of work performed and for stored products.

H. List each authorized Change Order as a separate line item, listing Change Order number and dollar amount as for an original item of work.

I. Submit one electronic and three hard-copies of each Application for Payment.

J. Include the following with the application:
   1. Transmittal letter as specified for submittals in Section 013000.
   2. Construction progress schedule, revised and current as specified in Section 013000.
   3. Partial release of liens from major subcontractors and vendors.

K. When Architect requires substantiating information, submit data justifying dollar amounts in question. Provide one copy of data with cover letter for each copy of submittal. Show application number and date, and line item by number and description.

1.04 MODIFICATION PROCEDURES

A. Submit name of the individual authorized to receive change documents and who will be responsible for informing others in Contractor's employ or subcontractors of changes to Contract Documents.

B. For minor changes not involving an adjustment to the Contract Sum or Contract Time, Architect will issue instructions directly to Contractor.

C. For other required changes, Architect will issue a document signed by Owner instructing Contractor to proceed with the change, for subsequent inclusion in a Change Order.
   1. The document will describe the required changes and will designate method of determining any change in Contract Sum or Contract Time.
   2. Promptly execute the change.

D. For changes for which advance pricing is desired, Architect will issue a document that includes a detailed description of a proposed change with supplementary or revised drawings and specifications, a change in Contract Time for executing the change with a stipulation of any overtime work required and the period of time during which the requested price will be considered valid. Contractor shall prepare and submit a fixed price quotation within 14 days.

E. Contractor may propose a change by submitting a request for change to Architect, describing the proposed change and its full effect on the work, with a statement describing the reason for the change, and the effect on the Contract Sum and Contract Time with full documentation. Document any requested substitutions in accordance with Section 016000.

F. Computation of Change in Contract Amount: As specified in the Agreement and Conditions of the Contract.
   1. For change requested by Architect for work falling under a fixed price contract, the amount will be based on Contractor's price quotation.
   2. For change requested by Contractor, the amount will be based on the Contractor's request for a Change Order as approved by Architect.
   3. For pre-determined unit prices and quantities, the amount will based on the fixed unit prices.
   4. For change ordered by Architect without a quotation from Contractor, the amount will be determined by Architect based on the Contractor's substantiation of costs as specified for Time and Material work.

G. Substantiation of Costs: Provide full information required for evaluation.
   1. On request, provide the following data:
      a. Quantities of products, labor, and equipment.
      b. Taxes, insurance, and bonds.
      c. Overhead and profit.
      d. Justification for any change in Contract Time.
      e. Credit for deletions from Contract, similarly documented.
   2. Support each claim for additional costs with additional information:
      a. Origin and date of claim.
      b. Dates and times work was performed, and by whom.
      c. Time records and wage rates paid.

d. Invoices and receipts for products, equipment, and subcontracts, similarly documented.

3. For Time and Material work, submit itemized account and supporting data after completion of change, within time limits indicated in the Conditions of the Contract.

H. Execution of Change Orders: Architect will issue Change Orders for signatures of parties as provided in the Conditions of the Contract.

I. After execution of Change Order, promptly revise Schedule of Values and Application for Payment forms to record each authorized Change Order as a separate line item and adjust the Contract Sum.

J. Promptly revise progress schedules to reflect any change in Contract Time, revise sub-schedules to adjust times for other items of work affected by the change, and resubmit.

K. Promptly enter changes in Project Record Documents.

1.05 APPLICATION FOR FINAL PAYMENT

A. Prepare Application for Final Payment as specified for progress payments, identifying total adjusted Contract Sum, previous payments, and sum remaining due.

B. Application for Final Payment will not be considered until the following have been accomplished:

1. All closeout procedures specified in Section 017000.
2. Provide the following forms along with final payment.
3. Contractor's Affidavit of Release of Liens Form: AIA G706A
4. Consent of Surety to Final Payment Form: AIA G707.

END OF SECTION 012000

SECTION 012100
ALLOWANCES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Contingency allowance.

1.02 RELATED REQUIREMENTS

A. Section 012000 - Price and Payment Procedures: Additional payment and modification procedures.

1.03 CONTINGENCY ALLOWANCE

A. Contractor's costs for products, delivery, installation, labor, insurance, payroll, taxes, bonding, equipment rental, overhead and profit will be included in Change Orders authorizing expenditure of funds from this Contingency Allowance.

B. Funds will be drawn from the Contingency Allowance only by Change Order.

C. At closeout of Contract, funds remaining in Contingency Allowance will be credited to Owner by Change Order.

1.04 ALLOWANCES SCHEDULE

A. Contingency Allowance: Include the stipulated sum/price of $40,000 for use upon Owner's instructions.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION 012100

SECTION 012500
SUBSTITUTION PROCEDURES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Procedural requirements for proposed substitutions.

1.02 RELATED REQUIREMENTS

A. Section 013000 - Administrative Requirements: Submittal procedures, coordination.

B. Section 016000 - Product Requirements: Fundamental product requirements, product options, delivery, storage, and handling.

1.03 DEFINITIONS

A. Substitutions: Changes from Contract Documents requirements proposed by Contractor to materials, products, assemblies, and equipment.
   1. Substitutions for Cause: Proposed due to changed Project circumstances beyond Contractor's control.
      a. Unavailability.
      b. Regulatory changes.
   2. Substitutions for Convenience: Proposed due to possibility of offering substantial advantage to the Project.
      a. Substitution requests offering advantages solely to the Contractor will not be considered.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 GENERAL REQUIREMENTS

A. A Substitution Request for products, assemblies, materials, and equipment constitutes a representation that the submitter:
   1. Has investigated proposed product and determined that it meets or exceeds the quality level of the specified product, equipment, assembly, or system.
   2. Agrees to provide the same warranty for the substitution as for the specified product.
   3. Agrees to provide same or equivalent maintenance service and source of replacement parts, as applicable.
   4. Agrees to coordinate installation and make changes to other work that may be required for the work to be complete, with no additional cost to Owner.
   5. Waives claims for additional costs or time extension that may subsequently become apparent.
   6. Agrees to reimburse Owner and Architect for review or redesign services associated with re-approval by authorities.

B. Document each request with complete data substantiating compliance of proposed substitution with Contract Documents. Burden of proof is on proposer.

C. Content: Include information necessary for tracking the status of each Substitution Request, and information necessary to provide an actionable response.
   1. Forms indicated in the Project Manual are adequate for this purpose, and must be used.

D. Limit each request to a single proposed substitution item.
   1. Submit an electronic document, combining the request form with supporting data into single document.

3.02 SUBSTITUTION PROCEDURES DURING PROCUREMENT

A. Submittal Time Restrictions:

B. Submittal Form (before award of contract):

1. Submit substitution requests by completing the form attached to this section. See this form for additional information and instructions. Use only this form; other forms of submission are unacceptable.

3.03 SUBSTITUTION PROCEDURES DURING CONSTRUCTION

A. Submittal Form (after award of contract):
   1. Submit substitution requests by completing the form attached to this section. See this section for additional information and instructions. Use only this form; other forms of submission are unacceptable.

B. Submit request for Substitution for Cause within 14 days of discovery of need for substitution, but not later than 14 days prior to time required for review and approval by Architect, in order to stay on approved project schedule.

C. Submit request for Substitution for Convenience within 14 days of discovery of its potential advantage to the project, but not later than 14 days prior to time required for review and approval by Architect, in order to stay on approved project schedule.
   1. In addition to meeting general documentation requirements, document how the requested substitution benefits the Owner through cost savings, time savings, greater energy conservation, or in other specific ways.
   2. Document means of coordinating of substitution item with other portions of the work, including work by affected subcontractors.
   3. Bear the costs engendered by proposed substitution of:
      a. Owner's compensation to the Architect for any required redesign, time spent processing and evaluating the request.
      b. Other construction by Owner.
      c. Other unanticipated project considerations.

D. Substitutions will not be considered under one or more of the following circumstances:
   1. When they are indicated or implied on shop drawing or product data submittals, without having received prior approval.

3.04 RESOLUTION

A. Architect may request additional information and documentation prior to rendering a decision. Provide this data in an expeditious manner.

B. Architect will notify Contractor in writing of decision to accept or reject request.
   1. Architect's decision following review of proposed substitution will be noted on the submitted form.

3.05 ACCEPTANCE

3.06 CLOSEOUT ACTIVITIES

A. See Section 017800 - Closeout Submittals, for closeout submittals.

B. Include completed Substitution Request Forms as part of the Project record. Include both approved and rejected Requests.

END OF SECTION 012500

SECTION 013000
ADMINISTRATIVE REQUIREMENTS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. General administrative requirements.

B. Electronic document submittal service.

C. Preconstruction meeting.

D. Progress meetings.

E. Construction progress schedule.

F. Coordination drawings.

G. Submittals for review, information, and project closeout.

H. Number of copies of submittals.

I. Requests for Interpretation (RFI) procedures.

J. Submittal procedures.

1.02 RELATED REQUIREMENTS

A. Section 016000 - Product Requirements: General product requirements.

B. Section 017000 - Execution and Closeout Requirements: Additional coordination requirements.

C. Section 017800 - Closeout Submittals: Project record documents; operation and maintenance data; warranties and bonds.

1.03 GENERAL ADMINISTRATIVE REQUIREMENTS

A. Comply with requirements of Section 017000 - Execution and Closeout Requirements for coordination of execution of administrative tasks with timing of construction activities.

B. Make the following types of submittals to Architect:
   1. Requests for Interpretation (RFI).
   2. Requests for substitution.
   3. Shop drawings, product data, and samples.
   4. Test and inspection reports.
   5. Design data.
   6. Manufacturer's instructions and field reports.
   7. Applications for payment and change order requests.
   8. Progress schedules.
   9. Coordination drawings.
   10. Correction Punch List and Final Correction Punch List for Substantial Completion.
   11. Closeout submittals.

1.04 PROJECT COORDINATOR

A. Project Coordinator: General Contractor.

B. Cooperate with the Project Coordinator in allocation of mobilization areas of site; for field offices and sheds, for Vehicle access, traffic, and parking facilities.

C. During construction, coordinate use of site and facilities through the Project Coordinator.

D. Comply with Project Coordinator's procedures for intra-project communications; submittals, reports and records, schedules, coordination drawings, and recommendations; and resolution of ambiguities and conflicts.

E. Comply with instructions of the Project Coordinator for use of temporary utilities and construction facilities. Responsibility for providing temporary utilities and construction facilities is identified in Section 011000 - Summary.

F. Coordinate field engineering and layout work under instructions of the Project Coordinator.

G. Make the following types of submittals to Architect through the Project Coordinator:
   1. Requests for Interpretation.
   2. Requests for substitution.
   3. Shop drawings, product data, and samples.
   4. Test and inspection reports.
   5. Design data.
   6. Manufacturer's instructions and field reports.
   7. Applications for payment and change order requests.
   8. Progress schedules.
   9. Coordination drawings.
   10. Correction Punch List and Final Correction Punch List for Substantial Completion.
   11. Closeout submittals.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 ELECTRONIC DOCUMENT SUBMITTAL SERVICE

A. All documents transmitted for purposes of administration of the contract are to be in electronic (PDF, MS Word, or MS Excel) format, as appropriate to the document, and transmitted via an Internet-based submittal service that receives, logs and stores documents, provides electronic stamping and signatures, and notifies addressees via email.
   1. Besides submittals for review, information, and closeout, this procedure applies to Requests for Interpretation (RFIs), progress documentation, contract modification documents (e.g. supplementary instructions, change proposals, change orders), applications for payment, field reports and meeting minutes, Contractor's correction punchlist, and any other document any participant wishes to make part of the project record.
   2. Contractor and Architect are required to use this service.
   3. It is Contractor's responsibility to submit documents in allowable format.
   4. Subcontractors, suppliers, and Architect's consultants will be permitted to use the service at no extra charge.
   5. Users of the service need an email address, internet access, and PDF review software that includes ability to mark up and apply electronic stamps (such as Adobe Acrobat, www.adobe.com, or Bluebeam PDF Revu, www.bluebeam.com), unless such software capability is provided by the service provider.
   6. Paper document transmittals will not be reviewed; emailed electronic documents will not be reviewed.
   7. All other specified submittal and document transmission procedures apply, except that electronic document requirements do not apply to samples or color selection charts.

B. Submittal Service: The selected service is:
   1. Submittal Exchange (tel: 1-800-714-0024): www.submittalexchange.com/#sle.

C. Training: One, one-hour, web-based training session will be arranged for all participants, with representatives of Architect and Contractor participating; further training is the responsibility of the user of the service.

D. Project Closeout: Architect will determine when to terminate the service for the project and is responsible for obtaining archive copies of files for Owner.

3.02 PRECONSTRUCTION MEETING

A. Project Coordinator will schedule a meeting after Notice of Award.

B. Attendance Required:
   1. Owner.
   2. Architect.

3. Contractor.

C. Agenda:
   1. Execution of Owner-Contractor Agreement.
   2. Submission of executed bonds and insurance certificates.
   3. Distribution of Contract Documents.
   4. Submission of list of subcontractors, list of products, schedule of values, and progress schedule.
   5. Designation of personnel representing the parties to Contract, The Owner's Representative and Architect.
   6. Procedures and processing of field decisions, submittals, substitutions, applications for payments, proposal request, Change Orders, and Contract closeout procedures.
   7. Scheduling.

D. Record minutes and distribute copies within two days after meeting to participants, with two copies to Architect, Owner, participants, and those affected by decisions made.

3.03 PROGRESS MEETINGS

A. Project Coordinator will make arrangements for meetings, prepare agenda with copies for participants, preside at meetings.

B. Attendance Required:
   1. Contractor.
   2. Owner.
   3. Architect.
   4. Special consultants.
   5. Contractor's superintendent.
   6. Major subcontractors.

C. Agenda:
   1. Review minutes of previous meetings.
   2. Review of work progress.
   3. Field observations, problems, and decisions.
   4. Identification of problems that impede, or will impede, planned progress.
   5. Review of submittals schedule and status of submittals.
   6. Maintenance of progress schedule.
   7. Corrective measures to regain projected schedules.
   8. Planned progress during succeeding work period.
   9. Maintenance of quality and work standards.
   10. Effect of proposed changes on progress schedule and coordination.
   11. Other business relating to work.

D. Record minutes and distribute copies within two days after meeting to participants, with two copies to Architect, Owner, participants, and those affected by decisions made.

3.04 CONSTRUCTION PROGRESS SCHEDULE

A. If preliminary schedule requires revision after review, submit revised schedule within 10 days.

B. Within 20 days after review of preliminary schedule, submit draft of proposed complete schedule for review.
   1. Include written certification that major contractors have reviewed and accepted proposed schedule.

C. Within 10 days after joint review, submit complete schedule.

D. Submit updated schedule with each Application for Payment.

3.05 COORDINATION DRAWINGS

A. Provide information required by Project Coordinator for preparation of coordination drawings.

B. Review dDrawings prior to submission to Architect.

3.06 REQUESTS FOR INTERPRETATION (RFI)

A. Definition: A request seeking one of the following:
   1. An interpretation, amplification, or clarification of some requirement of Contract Documents arising from inability to determine from them the exact material, process, or system to be installed; or when the elements of construction are required to occupy the same space (interference); or when an item of work is described differently at more than one place in Contract Documents.
   2. A resolution to an issue which has arisen due to field conditions and affects design intent.

B. Whenever possible, request clarifications at the next appropriate project progress meeting, with response entered into meeting minutes, rendering unnecessary the issuance of a formal RFI.

C. Preparation: Prepare an RFI immediately upon discovery of a need for interpretation of Contract Documents. Failure to submit a RFI in a timely manner is not a legitimate cause for claiming additional costs or delays in execution of the work.
   1. Prepare a separate RFI for each specific item.
   2. Prepare using software provided by the Electronic Document Submittal Service.

D. Reason for the RFI: Prior to initiation of an RFI, carefully study all Contract Documents to confirm that information sufficient for their interpretation is definitely not included.
   1. Improper RFIs: Requests not prepared in compliance with requirements of this section, and/or missing key information required to render an actionable response. They will be returned without a response, with an explanatory notation.
   2. Frivolous RFIs: Requests regarding information that is clearly indicated on, or reasonably inferable from, Contract Documents, with no additional input required to clarify the question. They will be returned without a response, with an explanatory notation.

E. Content: Include identifiers necessary for tracking the status of each RFI, and information necessary to provide an actionable response.
   1. Official Project name and number, and any additional required identifiers established in Contract Documents.
   2. Issue date, and requested reply date.
   3. Contractor's suggested resolution: A written and/or a graphic solution, to scale, is required in cases where clarification of coordination issues is involved, for example; routing, clearances, and/or specific locations of work shown diagrammatically in Contract Documents. If applicable, state the likely impact of the suggested resolution on Contract Time or the Contract Sum.

F. Attachments: Include sketches, coordination drawings, descriptions, photos, submittals, and other information necessary to substantiate the reason for the request.

G. RFI Log: Prepare and maintain a tabular log of RFIs for the duration of the project.
   1. Indicate current status of every RFI. Update log promptly and on a regular basis.
   2. Note dates of when each request is made, and when a response is received.
   3. Highlight items requiring priority or expedited response.
   4. Highlight items for which a timely response has not been received to date.
   5. Identify and include improper or frivolous RFIs.

H. Review Time: Architect will respond and return RFIs to Contractor within seven calendar days of receipt. For the purpose of establishing the start of the mandated response period, RFIs received after 12:00 noon will be considered as having been received on the following regular working day.
   1. Response period may be shortened or lengthened for specific items, subject to mutual agreement, and recorded in a timely manner in progress meeting minutes.

I. Responses: Content of answered RFIs will not constitute in any manner a directive or authorization to perform extra work or delay the project. If in Contractor's belief it is likely to

lead to a change to Contract Sum or Contract Time, promptly issue a notice to this effect, and follow up with an appropriate Change Order request to Owner.

1. Response may include a request for additional information, in which case the original RFI will be deemed as having been answered, and an amended one is to be issued forthwith. Identify the amended RFI with an R suffix to the original number.
2. Do not extend applicability of a response to specific item to encompass other similar conditions, unless specifically so noted in the response.
3. Upon receipt of a response, promptly review and distribute it to all affected parties, and update the RFI Log.
4. Notify Architect within seven calendar days if an additional or corrected response is required by submitting an amended version of the original RFI, identified as specified above.

3.07 SUBMITTAL SCHEDULE

A. Submit to Architect for review a schedule for submittals in tabular format.
   1. Coordinate with Contractor's construction schedule and schedule of values.
   2. Format schedule to allow tracking of status of submittals throughout duration of construction.
   3. Account for time required for preparation, review, manufacturing, fabrication and delivery when establishing submittal delivery and review deadline dates.
      a. For assemblies, equipment, systems comprised of multiple components and/or requiring detailed coordination with other work, allow for additional time to make corrections or revisions to initial submittals, and time for their review.

3.08 SUBMITTALS FOR REVIEW

A. When the following are specified in individual sections, submit them for review:
   1. Product data.
   2. Shop drawings.
   3. Samples for selection.
   4. Samples for verification.

B. Submit to Architect for review for the limited purpose of checking for compliance with information given and the design concept expressed in Contract Documents.

C. Samples will be reviewed for aesthetic, color, or finish selection.

D. After review, provide copies and distribute in accordance with SUBMITTAL PROCEDURES article below and for record documents purposes described in Section 017800 - Closeout Submittals.

3.09 SUBMITTALS FOR INFORMATION

A. When the following are specified in individual sections, submit them for information:
   1. Design data.
   2. Certificates.
   3. Test reports.
   4. Inspection reports.
   5. Manufacturer's instructions.
   6. Manufacturer's field reports.
   7. Other types indicated.

B. Submit for Architect's knowledge as contract administrator or for Owner.

3.10 SUBMITTALS FOR PROJECT CLOSEOUT

A. Submit Correction Punch List for Substantial Completion.

B. Submit Final Correction Punch List for Substantial Completion.

C. When the following are specified in individual sections, submit them at project closeout in compliance with requirements of Section 017800 - Closeout Submittals:

1. Project record documents.
2. Operation and maintenance data.
3. Warranties.
4. Bonds.
5. Other types as indicated.

D. Submit for Owner's benefit during and after project completion.

3.11 NUMBER OF COPIES OF SUBMITTALS

A. Electronic Documents: Submit one electronic copy in PDF format; an electronically-marked up file will be returned. Create PDFs at native size and right-side up; illegible files will be rejected.

B. Documents for Information: Submit two copies.

C. Extra Copies at Project Closeout: See Section 017800.

D. Samples: Submit the number specified in individual specification sections; one of which will be retained by Architect.
   1. After review, produce duplicates.
   2. Retained samples will not be returned to Contractor unless specifically so stated.

3.12 SUBMITTAL PROCEDURES

A. General Requirements:
   1. Use a single transmittal for related items.
   2. Submit separate packages of submittals for review and submittals for information, when included in the same specification section.
   3. Transmit using approved form.
      a. Use Contractor's form, subject to prior approval by Architect.
   4. Sequentially identify each item. For revised submittals use original number and a sequential numerical suffix.
   5. Identify: Project; Contractor; subcontractor or supplier; pertinent drawing and detail number; and specification section number and article/paragraph, as appropriate on each copy.
   6. Apply Contractor's stamp, signed or initialed certifying that review, approval, verification of products required, field dimensions, adjacent construction work, and coordination of information is in accordance with the requirements of the work and Contract Documents.
      a. Submittals from sources other than the Contractor, or without Contractor's stamp will not be acknowledged, reviewed, or returned.
   7. Deliver each submittal on date noted in submittal schedule, unless an earlier date has been agreed to by all affected parties, and is of the benefit to the project.
      a. Send submittals in electronic format via email to Architect.
      b. Upload submittals in electronic form to Electronic Document Submittal Service website.
   8. Schedule submittals to expedite the Project, and coordinate submission of related items.
      a. For each submittal for review, allow 15 days excluding delivery time to and from the Contractor.
      b. For sequential reviews involving Architect's consultants, Owner, or another affected party, allow an additional 7 days.
   9. Identify variations from Contract Documents and product or system limitations that may be detrimental to successful performance of the completed work.
   10. Provide space for Contractor and Architect review stamps.
   11. When revised for resubmission, identify all changes made since previous submission.
   12. Distribute reviewed submittals. Instruct parties to promptly report inability to comply with requirements.
   13. Incomplete submittals will not be reviewed, unless they are partial submittals for distinct portion(s) of the work, and have received prior approval for their use.
   14. Submittals not requested will be recognized, and will be returned "Not Reviewed",

B. Product Data Procedures:
   1. Submit only information required by individual specification sections.
   2. Collect required information into a single submittal.
   3. Submit concurrently with related shop drawing submittal.
   4. Do not submit (Material) Safety Data Sheets for materials or products.
   5. Submit sustainable design reporting submittals under separate cover.

C. Shop Drawing Procedures:
   1. Prepare accurate, drawn-to-scale, original shop drawing documentation by interpreting Contract Documents and coordinating related work.
   2. Do not reproduce Contract Documents to create shop drawings.
   3. Generic, non-project-specific information submitted as shop drawings do not meet the requirements for shop drawings.

D. Samples Procedures:
   1. Transmit related items together as single package.
   2. Identify each item to allow review for applicability in relation to shop drawings showing installation locations.
   3. Include with transmittal high-resolution image files of samples to facilitate electronic review and approval. Provide separate submittal page for each item image.

3.13 SUBMITTAL REVIEW

A. Submittals for Review: Architect will review each submittal, and approve, or take other appropriate action.

B. Submittals for Information: Architect will acknowledge receipt and review. See below for actions to be taken.

C. Architect's actions will be reflected by marking each returned submittal using virtual stamp on electronic submittals.

D. Architect's and consultants' actions on items submitted for review:
   1. Authorizing purchasing, fabrication, delivery, and installation:
      a. "Approved", or language with same legal meaning.
      b. "Approved as Noted, Resubmission not required", or language with same legal meaning.
         1) At Contractor's option, submit corrected item, with review notations acknowledged and incorporated.
      c. "Approved as Noted, Resubmit for Record", or language with same legal meaning.
         1) Resubmit corrected item, with review notations acknowledged and incorporated. Resubmit separately, or as part of project record documents.
         2) Non-responsive resubmittals may be rejected.
   2. Not Authorizing fabrication, delivery, and installation:
      a. "Revise and Resubmit".
         1) Resubmit revised item, with review notations acknowledged and incorporated.
         2) Non-responsive resubmittals may be rejected.
      b. "Rejected".
         1) Submit item complying with requirements of Contract Documents.

E. Architect's and consultants' actions on items submitted for information:
   1. Items for which no action was taken:
      a. "Received" - to notify the Contractor that the submittal has been received for record only.
   2. Items for which action was taken:
      a. "Reviewed" - no further action is required from Contractor.

END OF SECTION 013000

SECTION 014000
QUALITY REQUIREMENTS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Submittals.

B. Quality assurance.

C. References and standards.

D. Testing and inspection agencies and services.

E. Contractor's construction-related professional design services.

F. Contractor's design-related professional design services.

G. Control of installation.

H. Tolerances.

I. Manufacturers' field services.

J. Defect Assessment.

1.02 RELATED REQUIREMENTS

A. Section 013000 - Administrative Requirements: Submittal procedures.

B. Section 016000 - Product Requirements: Requirements for material and product quality.

1.03 REFERENCE STANDARDS

A. ASTM C1021 - Standard Practice for Laboratories Engaged in Testing of Building Sealants; 2008 (Reapproved 2023).

B. ASTM C1077 - Standard Practice for Agencies Testing Concrete and Concrete Aggregates for Use in Construction and Criteria for Testing Agency Evaluation; 2026.

C. ASTM C1093 - Standard Practice for Accreditation of Testing Agencies for Masonry; 2023.

D. ASTM D3740 - Standard Practice for Minimum Requirements for Agencies Engaged in Testing and/or Inspection of Soil and Rock as Used in Engineering Design and Construction; 2023.

E. ASTM E329 - Standard Specification for Agencies Engaged in Construction Inspection, Testing, or Special Inspection; 2025b.

F. ASTM E543 - Standard Specification for Agencies Performing Nondestructive Testing; 2026.

G. ASTM E699 - Standard Specification for Agencies Involved in Testing, Quality Assurance, and Evaluating of Manufactured Building Components; 2016.

H. IAS AC89 - Accreditation Criteria for Testing Laboratories; 2021.

1.04 DEFINITIONS

A. Contractor's Quality Control Plan: Contractor's management plan for executing the Contract for Construction.

B. Contractor's Professional Design Services: Design of some aspect or portion of the project by party other than the design professional of record. Provide these services as part of the Contract for Construction.

1. Design Services Types Required:
    a. Construction-Related: Services Contractor needs to provide in order to carry out the Contractor’s sole responsibilities for construction means, methods, techniques, sequences, and procedures.
    b. Design-Related: Design services explicitly required to be performed by another design professional due to highly-technical and/or specialized nature of a portion of the project. Services primarily involve engineering analysis, calculations, and design, and are not intended to alter the aesthetic aspects of the design.

C. Design Data: Design-related, signed and sealed drawings, calculations, specifications, certifications, shop drawings and other submittals provided by Contractor, and prepared directly by, or under direct supervision of, appropriately licensed design professional.

1.05 CONTRACTOR'S CONSTRUCTION-RELATED PROFESSIONAL DESIGN SERVICES

A. Coordination: Contractor's professional design services are subject to requirements of project's Conditions for Construction Contract.

B. Provide such engineering design services as may be necessary to plan and safely conduct certain construction operations, pertaining to, but not limited to the following:
   1. Temporary sheeting, shoring, or supports.
   2. Temporary scaffolding.
   3. Temporary bracing.
   4. Temporary stairs or steps required for construction access only.
   5. Temporary hoist(s) and rigging.
   6. Investigation of soil conditions to support construction equipment.

1.06 CONTRACTOR'S DESIGN-RELATED PROFESSIONAL DESIGN SERVICES

A. Coordination: Contractor's professional design services are subject to requirements of project's Conditions for Construction Contract.

B. Base design on performance and/or design criteria indicated in individual specification sections.
   1. Submit a Request for Interpretation to Architect if the criteria indicated are not sufficient to perform required design services.

C. Scope of Contractor's Professional Design Services: Provide for the following items of work:
   1. Design of Structural Components: As described in Section 142400 - Hydraulic Elevators.

1.07 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittal procedures.

B. Designer's Qualification Statement: Submit for Architect's knowledge as contract administrator, or for Owner's information.
   1. Include information for each individual professional responsible for producing, or supervising production of, design-related professional services provided by Contractor.
      a. Full name.
      b. Professional licensure information.
      c. Statement addressing extent and depth of experience specifically relevant to design of items assigned to Contractor.

C. Design Data: Submit for Architect's knowledge as contract administrator for the limited purpose of assessing compliance with information given and the design concept expressed in the Contract Documents, or for Owner's information.
   1. Include required product data and shop drawings.
   2. Include signature and seal of design professional responsible for allocated design services on calculations and drawings.

D. Test Reports: After each test/inspection, promptly submit two copies of report to Architect and to Contractor.
   1. Include:
      a. Date issued.
      b. Project title and number.
      c. Name of inspector.
      d. Date and time of sampling or inspection.
      e. Identification of product and specifications section.
      f. Location in the Project.
      g. Type of test/inspection.
      h. Date of test/inspection.
      i. Results of test/inspection.

j. Compliance with Contract Documents.
k. When requested by Architect, provide interpretation of results.

2. Test report submittals are for Architect's knowledge as contract administrator for the limited purpose of assessing compliance with information given and the design concept expressed in the Contract Documents, or for Owner's information.

E. Certificates: When specified in individual specification sections, submit certification by the manufacturer and Contractor or installation/application subcontractor to Architect, in quantities specified for Product Data.
1. Indicate material or product complies with or exceeds specified requirements. Submit supporting reference data, affidavits, and certifications as appropriate.
2. Certificates may be recent or previous test results on material or product, but must be acceptable to Architect.

1.08 QUALITY ASSURANCE

A. Testing Agency Qualifications:
1. Prior to start of work, submit agency name, address, and telephone number, and names of full time registered Engineer and responsible officer.

1.09 REFERENCES AND STANDARDS

A. For products and workmanship specified by reference to a document or documents not included in the Project Manual, also referred to as reference standards, comply with requirements of the standard, except when more rigid requirements are specified or are required by applicable codes.

B. Comply with reference standard of date of issue current on date of Contract Documents, except where a specific date is established by applicable code.

C. Obtain copies of standards where required by product specification sections.

D. Maintain copy at project site during submittals, planning, and progress of the specific work, until Substantial Completion.

E. Should specified reference standards conflict with Contract Documents, request clarification from Architect before proceeding.

F. Neither the contractual relationships, duties, or responsibilities of the parties in Contract nor those of Architect shall be altered from Contract Documents by mention or inference otherwise in any reference document.

1.10 TESTING AND INSPECTION AGENCIES AND SERVICES

A. Contractor shall employ and pay for services of an independent testing agency to perform other specified testing.

B. Employment of agency in no way relieves Contractor of obligation to perform Work in accordance with requirements of Contract Documents.

C. Contractor Employed Agency:
1. Testing agency: Comply with requirements of ASTM E329, ASTM E543, ASTM E699, ASTM C1021, ASTM C1077, ASTM C1093, ASTM D3740, and _____.
2. Inspection agency: Comply with requirements of ASTM D3740, ASTM E329, and _____.
3. Laboratory Qualifications: Accredited by IAS according to IAS AC89.
4. Laboratory: Authorized to operate in the State in which the Project is located.
5. Laboratory Staff: Maintain a full time registered Engineer on staff to review services.
6. Testing Equipment: Calibrated at reasonable intervals either by NIST or using an NIST established Measurement Assurance Program, under a laboratory measurement quality assurance program.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 CONTROL OF INSTALLATION

A. Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce work of specified quality.

B. Comply with manufacturers' instructions, including each step in sequence.

C. Should manufacturers' instructions conflict with Contract Documents, request clarification from Architect before proceeding.

D. Comply with specified standards as minimum quality for the work except where more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.

E. Have work performed by persons qualified to produce required and specified quality.

F. Verify that field measurements are as indicated on shop drawings or as instructed by the manufacturer.

G. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion, and disfigurement.

3.02 TOLERANCES

A. Monitor fabrication and installation tolerance control of products to produce acceptable Work. Do not permit tolerances to accumulate.

B. Comply with manufacturers' tolerances. Should manufacturers' tolerances conflict with Contract Documents, request clarification from Architect before proceeding.

C. Adjust products to appropriate dimensions; position before securing products in place.

3.03 TESTING AND INSPECTION

A. Testing Agency Duties:
   1. Provide qualified personnel at site. Cooperate with Architect and Contractor in performance of services.
   2. Perform specified sampling and testing of products in accordance with specified standards.
   3. Ascertain compliance of materials and mixes with requirements of Contract Documents.
   4. Promptly notify Architect and Contractor of observed irregularities or non-compliance of Work or products.
   5. Perform additional tests and inspections required by Architect.
   6. Submit reports of all tests/inspections specified.

B. Limits on Testing/Inspection Agency Authority:
   1. Agency may not release, revoke, alter, or enlarge on requirements of Contract Documents.
   2. Agency may not approve or accept any portion of the Work.
   3. Agency may not assume any duties of Contractor.
   4. Agency has no authority to stop the Work.

C. Contractor Responsibilities:
   1. Deliver to agency at designated location, adequate samples of materials proposed to be used that require testing, along with proposed mix designs.
   2. Cooperate with laboratory personnel, and provide access to the Work and to manufacturers' facilities.
   3. Provide incidental labor and facilities:
      a. To provide access to Work to be tested/inspected.
      b. To obtain and handle samples at the site or at source of Products to be tested/inspected.

c. To facilitate tests/inspections.
d. To provide storage and curing of test samples.

4. Notify Architect and laboratory 24 hours prior to expected time for operations requiring testing/inspection services.
5. Employ services of an independent qualified testing laboratory and pay for additional samples, tests, and inspections required by Contractor beyond specified requirements.
6. Arrange with Owner's agency and pay for additional samples, tests, and inspections required by Contractor beyond specified requirements.

D. Re-testing required because of non-compliance with specified requirements shall be performed by the same agency on instructions by Architect.

E. Re-testing required because of non-compliance with specified requirements shall be paid for by Contractor.

3.04 MANUFACTURERS' FIELD SERVICES

A. When specified in individual specification sections, require material or product suppliers or manufacturers to provide qualified staff personnel to observe site conditions, conditions of surfaces and installation, quality of workmanship, start-up of equipment, test, adjust, and balance equipment, and _____ as applicable, and to initiate instructions when necessary.

B. Report observations and site decisions or instructions given to applicators or installers that are supplemental or contrary to manufacturers' written instructions.

3.05 DEFECT ASSESSMENT

A. Replace Work or portions of the Work not complying with specified requirements.

B. If, in the opinion of Architect, it is not practical to remove and replace the work, Architect will direct an appropriate remedy or adjust payment.

END OF SECTION 014000

SECTION 015000
TEMPORARY FACILITIES AND CONTROLS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Temporary telecommunications services.

B. Temporary sanitary facilities.

C. Temporary Controls: Barriers, enclosures, and fencing.

D. Security requirements.

E. Waste removal facilities and services.

1.02 RELATED REQUIREMENTS

A. Section 015100 - Temporary Utilities.

1.03 REFERENCE STANDARDS

A. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2023d.

B. ASTM E90 - Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements; 2023.

1.04 TEMPORARY UTILITIES - SEE SECTION 015100

A. Owner will provide the following:
   1. Electrical power and metering, consisting of connection to existing facilities.
   2. Water supply, consisting of connection to existing facilities.

1.05 TELECOMMUNICATIONS SERVICES

A. Provide, maintain, and pay for telecommunications services to field office at time of project mobilization.

B. Telecommunications services shall include:

1.06 TEMPORARY SANITARY FACILITIES

A. Provide and maintain required facilities and enclosures. Provide at time of project mobilization.

B. Maintain daily in clean and sanitary condition.

1.07 BARRIERS

A. Provide barriers to prevent unauthorized entry to construction areas, to prevent access to areas that could be hazardous to workers or the public, to allow for owner's use of site and to protect existing facilities and adjacent properties from damage from construction operations and demolition.

B. Provide barricades and covered walkways required by governing authorities for public rights-of-way and for public access to existing building.

C. Protect non-owned vehicular traffic, stored materials, site, and structures from damage.

1.08 FENCING

A. Construction: Commercial grade chain link fence.

B. Provide 6 foot (1.8 m) high fence around construction site; equip with vehicular and pedestrian gates with locks.

1.09 INTERIOR ENCLOSURES

A. Provide temporary partitions and ceilings as indicated to separate work areas from Owner-occupied areas, to prevent penetration of dust and moisture into Owner-occupied areas, and to prevent damage to existing materials and equipment.

B. Construction: Framing and reinforced polyethylene sheet materials with closed joints and sealed edges at intersections with existing surfaces:

C. Paint surfaces exposed to view from Owner-occupied areas.

1.10 SECURITY - SEE SECTION 013553

A. Provide security and facilities to protect Work, existing facilities, and Owner's operations from unauthorized entry, vandalism, or theft.

1.11 WASTE REMOVAL

A. Provide waste removal facilities and services as required to maintain the site in clean and orderly condition.

B. Provide containers with lids. Remove trash from site periodically.

C. If materials to be recycled or re-used on the project must be stored on-site, provide suitable non-combustible containers; locate containers holding flammable material outside the structure unless otherwise approved by the authorities having jurisdiction.

D. Open free-fall chutes are not permitted. Terminate closed chutes into appropriate containers with lids.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION 015000

SECTION 015100
TEMPORARY UTILITIES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Temporary Utilities: Provision of electricity, lighting, heat, ventilation, and water.

1.02 RELATED REQUIREMENTS

A. Section 015000 - Temporary Facilities and Controls:

1.03 REFERENCE STANDARDS

A. 29 CFR 1926 - Safety and Health Regulations for Construction; Current Edition.

1.04 TEMPORARY ELECTRICITY

A. Cost: By Owner.

B. Connect to Owner's existing power service.
   1. Do not disrupt Owner's need for continuous service.
   2. Exercise measures to conserve energy.

C. Provide temporary electric feeder from existing building electrical service at location as directed.

D. Power Service Characteristics: field verify at each site.

E. Complement existing power service capacity and characteristics as required.

F. Provide power outlets for construction operations, with branch wiring and distribution boxes located at each floor. Provide flexible power cords as required.

G. Provide main service disconnect and over-current protection at convenient location and meter.

H. Permanent convenience receptacles may be utilized during construction.

I. Provide adequate distribution equipment, wiring, and outlets to provide single phase branch circuits for power and lighting.

1.05 TEMPORARY LIGHTING FOR CONSTRUCTION PURPOSES

A. Provide and maintain LED, compact fluorescent, or high-intensity discharge lighting as suitable for the application for construction operations in accordance with requirements of 29 CFR 1926 and authorities having jurisdiction.

B. Provide branch wiring from power source to distribution boxes with lighting conductors, pigtails, and lamps as required.

C. Maintain lighting and provide routine repairs.

1.06 TEMPORARY HEATING

A. Cost of Energy: By Owner.

B. Provide heating devices and heat as needed to maintain specified conditions for construction operations.

C. Maintain minimum ambient temperature of 50 degrees F (10 degrees C) in areas where construction is in progress, unless indicated otherwise in specifications.

1.07 TEMPORARY VENTILATION

A. Existing ventilation equipment may not be used.

1.08 TEMPORARY WATER SERVICE

A. Cost of Water Used: By Owner.

B. Provide and maintain suitable quality water service for construction operations at time of project mobilization.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION 015100

SECTION 016000
PRODUCT REQUIREMENTS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. General product requirements.

B. Transportation, handling, storage and protection.

C. Product option requirements.

D. Substitution limitations.

E. Maintenance materials, including extra materials, spare parts, tools, and software.

1.02 RELATED REQUIREMENTS

A. Section 012500 - Substitution Procedures: Substitutions made during procurement and/or construction phases.

B. Section 014000 - Quality Requirements: Product quality monitoring.

C. Section 017419 - Construction Waste Management and Disposal: Waste disposal requirements potentially affecting product selection, packaging and substitutions.

1.03 SUBMITTALS

A. Product Data Submittals: Submit manufacturer's standard published data. Mark each copy to identify applicable products, models, options, and other data. Supplement manufacturers' standard data to provide information specific to this Project.

B. Shop Drawing Submittals: Prepared specifically for this Project; indicate utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.

C. Sample Submittals: Illustrate functional and aesthetic characteristics of the product, with integral parts and attachment devices. Coordinate sample submittals for interfacing work.
   1. For selection from standard finishes, submit samples of the full range of the manufacturer's standard colors, textures, and patterns.

PART 2 PRODUCTS

2.01 NEW PRODUCTS

A. Provide new products unless specifically required or permitted by Contract Documents.

B. Use of products having any of the following characteristics is not permitted:
   1. Made using or containing CFC's or HCFC's.
   2. Made of wood from newly cut old growth timber.
   3. Containing lead, cadmium, or asbestos.

C. Where other criteria are met, Contractor shall give preference to products that:
   1. If used on interior, have lower emissions, as defined in Section 016116.
   2. If wet-applied, have lower VOC content, as defined in Section 016116.
   3. Are extracted, harvested, and/or manufactured closer to the location of the project.
   4. Have longer documented life span under normal use.
   5. Result in less construction waste. See Section 017419
   6. Are made of recycled materials.

2.02 PRODUCT OPTIONS

A. Products Specified by Reference Standards or by Description Only: Use any product meeting those standards or description.

B. Products Specified by Naming One or More Manufacturers: Use a product of one of the manufacturers named and meeting specifications, no options or substitutions allowed.

C. Products Specified by Naming One or More Manufacturers with a Provision for Substitutions: Submit a request for substitution for any manufacturer not named.

2.03 MAINTENANCE MATERIALS

A. Furnish extra materials, spare parts, tools, and software of types and in quantities specified in individual specification sections.

B. Deliver to Project site; obtain receipt prior to final payment.

PART 3 EXECUTION

3.01 SUBSTITUTION LIMITATIONS

A. See Section 012500 - Substitution Procedures.

3.02 TRANSPORTATION AND HANDLING

A. Package products for shipment in manner to prevent damage; for equipment, package to avoid loss of factory calibration.

B. If special precautions are required, attach instructions prominently and legibly on outside of packaging.

C. Coordinate schedule of product delivery to designated prepared areas in order to minimize site storage time and potential damage to stored materials.

D. Transport and handle products in accordance with manufacturer's instructions.

E. Transport materials in covered trucks to prevent contamination of product and littering of surrounding areas.

F. Promptly inspect shipments to ensure that products comply with requirements, quantities are correct, and products are undamaged.

G. Provide equipment and personnel to handle products by methods to prevent soiling, disfigurement, or damage, and to minimize handling.

H. Arrange for the return of packing materials, such as wood pallets, where economically feasible.

3.03 STORAGE AND PROTECTION

A. Designate receiving/storage areas for incoming products so that they are delivered according to installation schedule and placed convenient to work area in order to minimize waste due to excessive materials handling and misapplication. See Section 017419.

B. Store and protect products in accordance with manufacturers' instructions.

C. Store with seals and labels intact and legible.

D. Store sensitive products in weathertight, climate-controlled enclosures in an environment favorable to product.

E. For exterior storage of fabricated products, place on sloped supports above ground.

F. Protect products from damage or deterioration due to construction operations, weather, precipitation, humidity, temperature, sunlight and ultraviolet light, dirt, dust, and other contaminants.

G. Comply with manufacturer's warranty conditions, if any.

H. Cover products subject to deterioration with impervious sheet covering. Provide ventilation to prevent condensation and degradation of products.

I. Prevent contact with material that may cause corrosion, discoloration, or staining.

J. Provide equipment and personnel to store products by methods to prevent soiling, disfigurement, or damage.

K. Arrange storage of products to permit access for inspection. Periodically inspect to verify products are undamaged and are maintained in acceptable condition.

END OF SECTION 016000

SECTION 017000
EXECUTION AND CLOSEOUT REQUIREMENTS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Examination, preparation, and general installation procedures.

B. Pre-installation meetings.

C. Cutting and patching.

D. Cleaning and protection.

E. Closeout procedures, including Contractor's Correction Punch List, except payment procedures.

F. General requirements for maintenance service.

1.02 RELATED REQUIREMENTS

A. Section 011000 - Summary: Limitations on working in existing building; continued occupancy; work sequence; identification of salvaged and relocated materials.

B. Section 013000 - Administrative Requirements: Submittals procedures, Electronic document submittal service.

C. Section 014000 - Quality Requirements: Testing and inspection procedures.

D. Section 017800 - Closeout Submittals: Project record documents, operation and maintenance data, warranties, and bonds.

E. Section 078400 - Firestopping.

1.03 REFERENCE STANDARDS

A. NFPA 241 - Standard for Safeguarding Construction, Alteration, and Demolition Operations; 2022, with Errata (2021).

1.04 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittal procedures.

B. Cutting and Patching: Submit written request in advance of cutting or alteration that affects:
   1. Structural integrity of any element of Project.
   2. Integrity of weather exposed or moisture resistant element.
   3. Efficiency, maintenance, or safety of any operational element.
   4. Visual qualities of sight exposed elements.
   5. Work of Owner or separate Contractor.
   6. Include in request:
      a. Identification of Project.
      b. Location and description of affected work.
      c. Necessity for cutting or alteration.
      d. Description of proposed work and products to be used.
      e. Effect on work of Owner or separate Contractor.
      f. Written permission of affected separate Contractor.
      g. Date and time work will be executed.

1.05 QUALIFICATIONS

A. For field engineering, employ a professional engineer of the discipline required for specific service on Project, licensed in the State in which the Project is located. Employ only individual(s) trained and experienced in establishing and maintaining horizontal and vertical control points necessary for laying out construction work on project of similar size, scope and/or complexity.

1.06 PROJECT CONDITIONS

A. Ventilate enclosed areas to assist cure of materials, to dissipate humidity, and to prevent accumulation of dust, fumes, vapors, or gases.

B. Pollution Control: Provide methods, means, and facilities to prevent contamination of soil, water, and atmosphere from discharge of noxious, toxic substances, and pollutants produced by construction operations. Comply with federal, state, and local regulations.

1.07 COORDINATION

A. See Section 011000 for occupancy-related requirements.

B. Coordinate scheduling, submittals, and work of the various sections of the Project Manual to ensure efficient and orderly sequence of installation of interdependent construction elements, with provisions for accommodating items installed later.

C. Notify affected utility companies and comply with their requirements.

D. Verify that utility requirements and characteristics of new operating equipment are compatible with building utilities. Coordinate work of various sections having interdependent responsibilities for installing, connecting to, and placing in service, such equipment.

E. Coordinate space requirements, supports, and installation of mechanical and electrical work that are indicated diagrammatically on drawings. Follow routing indicated for pipes, ducts, and conduit, as closely as practicable; place runs parallel with lines of building. Utilize spaces efficiently to maximize accessibility for other installations, for maintenance, and for repairs.

F. In finished areas except as otherwise indicated, conceal pipes, ducts, and wiring within the construction. Coordinate locations of fixtures and outlets with finish elements.

G. Coordinate completion and clean-up of work of separate sections.

H. After Owner occupancy of premises, coordinate access to site for correction of defective work and work not in accordance with Contract Documents, to minimize disruption of Owner's activities.

PART 2 PRODUCTS

2.01 PATCHING MATERIALS

A. New Materials: As specified in product sections; match existing products and work for patching and extending work.

B. Type and Quality of Existing Products: Determine by inspecting and testing products where necessary, referring to existing work as a standard.

C. Product Substitution: For any proposed change in materials, submit request for substitution described in Section 016000 - Product Requirements.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that existing site conditions and substrate surfaces are acceptable for subsequent work. Start of work means acceptance of existing conditions.

B. Verify that existing substrate is capable of structural support or attachment of new work being applied or attached.

C. Examine and verify specific conditions described in individual specification sections.

D. Take field measurements before confirming product orders or beginning fabrication, to minimize waste due to over-ordering or misfabrication.

E. Verify that utility services are available, of the correct characteristics, and in the correct locations.

F. Prior to Cutting: Examine existing conditions prior to commencing work, including elements subject to damage or movement during cutting and patching. After uncovering existing work,

assess conditions affecting performance of work. Beginning of cutting or patching means acceptance of existing conditions.

3.02 PREPARATION

A. Clean substrate surfaces prior to applying next material or substance.

B. Seal cracks or openings of substrate prior to applying next material or substance.

C. Apply manufacturer required or recommended substrate primer, sealer, or conditioner prior to applying any new material or substance in contact or bond.

3.03 PREINSTALLATION MEETINGS

A. When required in individual specification sections, convene a preinstallation meeting at the site prior to commencing work of the section.

B. Require attendance of parties directly affecting, or affected by, work of the specific section.

C. Notify Architect four days in advance of meeting date.

D. Prepare agenda and preside at meeting:
   1. Review conditions of examination, preparation and installation procedures.
   2. Review coordination with related work.

E. Record minutes and distribute copies within two days after meeting to participants, with two copies to Architect, Owner, participants, and those affected by decisions made.

3.04 GENERAL INSTALLATION REQUIREMENTS

A. Install products as specified in individual sections, in accordance with manufacturer's instructions and recommendations, and so as to avoid waste due to necessity for replacement.

B. Make vertical elements plumb and horizontal elements level, unless otherwise indicated.

C. Install equipment and fittings plumb and level, neatly aligned with adjacent vertical and horizontal lines, unless otherwise indicated.

D. Make consistent texture on surfaces, with seamless transitions, unless otherwise indicated.

E. Make neat transitions between different surfaces, maintaining texture and appearance.

3.05 CUTTING AND PATCHING

A. Whenever possible, execute the work by methods that avoid cutting or patching.

B. Perform whatever cutting and patching is necessary to:
   1. Complete the work.
   2. Fit products together to integrate with other work.
   3. Provide openings for penetration of mechanical, electrical, and other services.
   4. Match work that has been cut to adjacent work.
   5. Repair areas adjacent to cuts to required condition.
   6. Repair new work damaged by subsequent work.
   7. Remove samples of installed work for testing when requested.
   8. Remove and replace defective and non-complying work.

C. Execute work by methods that avoid damage to other work and that will provide appropriate surfaces to receive patching and finishing. In existing work, minimize damage and restore to original condition.

D. Employ original installer to perform cutting for weather exposed and moisture resistant elements, and sight exposed surfaces.

E. Cut rigid materials using masonry saw or core drill. Pneumatic tools not allowed without prior approval.

F. Restore work with new products in accordance with requirements of Contract Documents.

G. Fit work air tight to pipes, sleeves, ducts, conduit, and other penetrations through surfaces.

H. At penetrations of fire rated walls, partitions, ceiling, or floor construction, completely seal voids with fire rated material in accordance with Section 078400, to full thickness of the penetrated element.

I. Patching:
   1. Finish patched surfaces to match finish that existed prior to patching. On continuous surfaces, refinish to nearest intersection or natural break. For an assembly, refinish entire unit.
   2. Match color, texture, and appearance.
   3. Repair patched surfaces that are damaged, lifted, discolored, or showing other imperfections due to patching work. If defects are due to condition of substrate, repair substrate prior to repairing finish.

3.06 PROGRESS CLEANING

A. Maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition.

B. Remove debris and rubbish from pipe chases, plenums, attics, crawl spaces, and other closed or remote spaces, prior to enclosing the space.

C. Broom and vacuum clean interior areas prior to start of surface finishing, and continue cleaning to eliminate dust.

D. Collect and remove waste materials, debris, and trash/rubbish from site periodically and dispose off-site; do not burn or bury.

3.07 PROTECTION OF INSTALLED WORK

A. Protect installed work from damage by construction operations.

B. Provide special protection where specified in individual specification sections.

C. Provide temporary and removable protection for installed products. Control activity in immediate work area to prevent damage.

D. Provide protective coverings at walls, projections, jambs, sills, and soffits of openings.

E. Protect finished floors, stairs, and other surfaces from traffic, dirt, wear, damage, or movement of heavy objects, by protecting with durable sheet materials.

F. Prohibit traffic or storage upon waterproofed or roofed surfaces. If traffic or activity is necessary, obtain recommendations for protection from waterproofing or roofing material manufacturer.

G. Remove protective coverings when no longer needed; reuse or recycle coverings if possible.

3.08 ADJUSTING

A. Adjust operating products and equipment to ensure smooth and unhindered operation.

3.09 FINAL CLEANING

A. Execute final cleaning prior to final project assessment.
   1. Clean areas to be occupied by Owner prior to final completion before Owner occupancy.

B. Use cleaning materials that are nonhazardous.

C. Clean interior and exterior glass, surfaces exposed to view; remove temporary labels, stains and foreign substances, polish transparent and glossy surfaces, vacuum carpeted and soft surfaces.

D. Remove all labels that are not permanent. Do not paint or otherwise cover fire test labels or nameplates on mechanical and electrical equipment.

E. Clean equipment and fixtures to a sanitary condition with cleaning materials appropriate to the surface and material being cleaned.

F. Clean filters of operating equipment.

G. Clean site; sweep paved areas, rake clean landscaped surfaces.

H. Remove waste, surplus materials, trash/rubbish, and construction facilities from the site; dispose of in legal manner; do not burn or bury.

3.10 CLOSEOUT PROCEDURES

A. Make submittals that are required by governing or other authorities.
   1. Provide copies to Architect and Owner.

B. Accompany Project Coordinator on preliminary inspection to determine items to be listed for completion or correction in the Contractor's Correction Punch List for Contractor's Notice of Substantial Completion.

C. Notify Architect when work is considered ready for Architect's Substantial Completion inspection.

D. Submit written certification containing Contractor's Correction Punch List, that Contract Documents have been reviewed, work has been inspected, and that work is complete in accordance with Contract Documents and ready for Architect's Substantial Completion inspection.

E. Conduct Substantial Completion inspection and create Final Correction Punch List containing Architect's and Contractor's comprehensive list of items identified to be completed or corrected and submit to Architect.

F. Correct items of work listed in Final Correction Punch List and comply with requirements for access to Owner-occupied areas.

G. Notify Architect when work is considered finally complete and ready for Architect's Substantial Completion final inspection.

H. Complete items of work determined by Architect listed in executed Certificate of Substantial Completion.

3.11 MAINTENANCE

A. Provide service and maintenance of components indicated in specification sections.

B. Maintenance Period: As indicated in specification sections or, if not indicated, not less than one year from the Date of Substantial Completion or the length of the specified warranty, whichever is longer.

C. Examine system components at a frequency consistent with reliable operation. Clean, adjust, and lubricate as required.

D. Include systematic examination, adjustment, and lubrication of components. Repair or replace parts whenever required. Use parts produced by the manufacturer of the original component.

E. Maintenance service shall not be assigned or transferred to any agent or subcontractor without prior written consent of the Owner.

END OF SECTION 017000

SECTION 017800
CLOSEOUT SUBMITTALS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Project record documents.

B. Operation and maintenance data.

C. Materials transparency manual.

D. Warranties and bonds.

1.02 RELATED REQUIREMENTS

A. Section 007200 - General Conditions and 007300 - Supplementary Conditions: Performance bond and labor and material payment bonds, warranty, and correction of work.

B. Section 013000 - Administrative Requirements: Submittals procedures, shop drawings, product data, and samples.

C. Section 017000 - Execution and Closeout Requirements: Contract closeout procedures.

D. Individual Product Sections: Specific requirements for operation and maintenance data.

E. Individual Product Sections: Warranties required for specific products or Work.

1.03 SUBMITTALS

A. Project Record Documents: Submit documents to Architect with claim for final Application for Payment.

B. Operation and Maintenance Data:
   1. Submit two copies of preliminary draft or proposed formats and outlines of contents before start of Work. Architect will review draft and return one copy with comments.
   2. For equipment, or component parts of equipment put into service during construction and operated by Owner, submit completed documents within ten days after acceptance.
   3. Submit one copy of completed documents 15 days prior to final inspection. This copy will be reviewed and returned after final inspection, with Architect comments. Revise content of all document sets as required prior to final submission.
   4. Submit two sets of revised final documents in final form within 10 days after final inspection.

C. Materials Transparency Manual:
   1. Compile and submit a digital and a printed version of information disclosing materials content for interior finishes, furnishings (including workstations), built-in furniture. Meet IWBI (BS) requirements for format and content.

D. Warranties and Bonds:
   1. For equipment or component parts of equipment put into service during construction with Owner's permission, submit documents within 10 days after acceptance.
   2. Make other submittals within 10 days after Date of Substantial Completion, prior to final Application for Payment.
   3. For items of Work for which acceptance is delayed beyond Date of Substantial Completion, submit within 10 days after acceptance, listing the date of acceptance as the beginning of the warranty period.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 PROJECT RECORD DOCUMENTS

A. Maintain on site one set of the following record documents; record actual revisions to the Work:
   1. Drawings.
   2. Specifications.

3. Addenda.
4. Change Orders and other modifications to the Contract.
5. Reviewed shop drawings, product data, and samples.
6. Manufacturer's instruction for assembly, installation, and adjusting.

B. Ensure entries are complete and accurate, enabling future reference by Owner.

C. Store record documents separate from documents used for construction.

D. Record information concurrent with construction progress.

E. Specifications: Legibly mark and record at each product section description of actual products installed, including the following:
1. Manufacturer's name and product model and number.
2. Product substitutions or alternates utilized.
3. Changes made by Addenda and modifications.

F. Record Drawings and Shop Drawings: Legibly mark each item to record actual construction including:
1. Field changes of dimension and detail.
2. Details not on original Contract drawings.

3.02 OPERATION AND MAINTENANCE DATA

A. Source Data: For each product or system, list names, addresses and telephone numbers of Subcontractors and suppliers, including local source of supplies and replacement parts.

B. Product Data: Mark each sheet to clearly identify specific products and component parts, and data applicable to installation. Delete inapplicable information.

C. Drawings: Supplement product data to illustrate relations of component parts of equipment and systems, to show control and flow diagrams. Do not use Project Record Documents as maintenance drawings.

D. Typed Text: As required to supplement product data. Provide logical sequence of instructions for each procedure, incorporating manufacturer's instructions.

3.03 OPERATION AND MAINTENANCE DATA FOR MATERIALS AND FINISHES

A. For Each Product, Applied Material, and Finish:
1. Product data, with catalog number, size, composition, and color and texture designations.
2. Information for re-ordering custom manufactured products.

B. Instructions for Care and Maintenance: Manufacturer's recommendations for cleaning agents and methods, precautions against detrimental cleaning agents and methods, and recommended schedule for cleaning and maintenance.

C. Moisture protection and weather-exposed products: Include product data listing applicable reference standards, chemical composition, and details of installation. Provide recommendations for inspections, maintenance, and repair.

D. Additional information as specified in individual product specification sections.

E. Where additional instructions are required, beyond the manufacturer's standard printed instructions, have instructions prepared by personnel experienced in the operation and maintenance of the specific products.

3.04 OPERATION AND MAINTENANCE DATA FOR EQUIPMENT AND SYSTEMS

A. For Each Item of Equipment and Each System:
1. Description of unit or system, and component parts.
2. Identify function, normal operating characteristics, and limiting conditions.
3. Include performance curves, with engineering data and tests.
4. Complete nomenclature and model number of replaceable parts.

B. Where additional instructions are required, beyond the manufacturer's standard printed instructions, have instructions prepared by personnel experienced in the operation and maintenance of the specific products.

C. Panelboard Circuit Directories: Provide electrical service characteristics, controls, and communications; typed.

D. Include color coded wiring diagrams as installed.

E. Operating Procedures: Include start-up, break-in, and routine normal operating instructions and sequences. Include regulation, control, stopping, shut-down, and emergency instructions. Include summer, winter, and any special operating instructions.

F. Provide servicing and lubrication schedule, and list of lubricants required.

G. Include manufacturer's printed operation and maintenance instructions.

H. Include sequence of operation by controls manufacturer.

I. Provide original manufacturer's parts list, illustrations, assembly drawings, and diagrams required for maintenance.

J. Additional Requirements: As specified in individual product specification sections.

3.05 ASSEMBLY OF OPERATION AND MAINTENANCE MANUALS

A. Assemble operation and maintenance data into durable manuals for Owner's personnel use, with data arranged in the same sequence as, and identified by, the specification sections.

B. Where systems involve more than one specification section, provide separate tabbed divider for each system.

C. Binders: Commercial quality, 8-1/2 by 11 inch (216 by 280 mm) three D side ring binders with durable plastic covers; 2 inch (50 mm) maximum ring size. When multiple binders are used, correlate data into related consistent groupings.

D. Cover: Identify each binder with typed or printed title OPERATION AND MAINTENANCE INSTRUCTIONS; identify title of Project; identify subject matter of contents.

E. Project Directory: Title and address of Project; names, addresses, and telephone numbers of Architect, Consultants, Contractor and subcontractors, with names of responsible parties.

F. Tables of Contents: List every item separated by a divider, using the same identification as on the divider tab; where multiple volumes are required, include all volumes Tables of Contents in each volume, with the current volume clearly identified.

G. Dividers: Provide tabbed dividers for each separate product and system; identify the contents on the divider tab; immediately following the divider tab include a description of product and major component parts of equipment.

H. Text: Manufacturer's printed data, or typewritten data on 20 pound paper.

I. Drawings: Provide with reinforced punched binder tab. Bind in with text; fold larger drawings to size of text pages.

J. Arrangement of Contents: Organize each volume in parts as follows:
   1. Project Directory.
   2. Table of Contents, of all volumes, and of this volume.
   3. Operation and Maintenance Data: Arranged by system, then by product category.
      a. Source data.
      b. Operation and maintenance data.
      c. Field quality control data.
      d. Photocopies of warranties and bonds.

3.06 WARRANTIES AND BONDS

A. Obtain warranties and bonds, executed in duplicate by responsible Subcontractors, suppliers, and manufacturers, within 10 days after completion of the applicable item of work. Except for

items put into use with Owner's permission, leave date of beginning of time of warranty until Date of Substantial completion is determined.

B. Verify that documents are in proper form, contain full information, and are notarized.

C. Co-execute submittals when required.

D. Retain warranties and bonds until time specified for submittal.

END OF SECTION 017800

SECTION 024100
DEMOLITION

PART 3 EXECUTION

1.01 GENERAL PROCEDURES AND PROJECT CONDITIONS

A. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
   1. Obtain required permits.
   2. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
   3. Provide, erect, and maintain temporary barriers and security devices.
   4. Conduct operations to minimize effects on and interference with adjacent structures and occupants.
   5. Do not close or obstruct roadways or sidewalks without permits from authority having jurisdiction.
   6. Conduct operations to minimize obstruction of public and private entrances and exits. Do not obstruct required exits at any time. Protect persons using entrances and exits from removal operations.
   7. Obtain written permission from owners of adjacent properties when demolition equipment will traverse, infringe upon, or limit access to their property.

B. Do not begin removal until receipt of notification to proceed from Owner.

C. Protect existing structures and other elements to remain in place and not removed.
   1. Provide bracing and shoring.
   2. Prevent movement or settlement of adjacent structures.
   3. Stop work immediately if adjacent structures appear to be in danger.

D. Hazardous Materials:
   1. If hazardous materials are discovered during removal operations, stop work and notify Architect and Owner; hazardous materials include regulated asbestos containing materials, lead, PCBs, and mercury.

1.02 SELECTIVE DEMOLITION FOR ALTERATIONS

A. Existing construction and utilities indicated on drawings are based on casual field observation and existing record documents only.
   1. Verify construction and utility arrangements are as indicated.
   2. Report discrepancies to Architect before disturbing existing installation.
   3. Beginning of demolition work constitutes acceptance of existing conditions that would be apparent upon examination prior to starting demolition.

B. Separate areas in which demolition is being conducted from areas that remain occupied.
   1. Provide, erect, and maintain temporary dustproof partitions of construction specified in Section 015000 in locations indicated on drawings.

C. Maintain weatherproof exterior building enclosure, except for interruptions required for replacement or modifications; prevent water and humidity damage.

D. Remove existing work as indicated and required to accomplish new work.
   1. Remove rotted wood, corroded metals, and deteriorated masonry and concrete; replace with new construction indicated.
   2. Remove items indicated on drawings.

E. Services including, but not limited to, HVAC, Plumbing, Fire Protection, Electrical, and Telecommunications: Remove existing systems and equipment as indicated.
   1. Maintain existing active systems to remain in operation, and maintain access to equipment and operational components.

2. Where existing active systems serve occupied facilities but are to be replaced with new services, maintain existing systems in service until new systems are complete and ready for service.
3. Verify that abandoned services serve only abandoned facilities before removal.
4. Remove abandoned pipe, ducts, conduits, and equipment, including those above accessible ceilings. Remove back to source of supply where possible, otherwise cap stub and tag with identification.

F. Protect existing work to remain.
1. Prevent movement of structure. Provide shoring and bracing as required.
2. Perform cutting to accomplish removal work neatly and as specified for cutting new work.
3. Repair adjacent construction and finishes damaged during removal work.
4. Patch to match new work.

1.03 DEBRIS AND WASTE REMOVAL

A. Remove debris, junk, and trash from site.

B. Leave site in clean condition, ready for subsequent work.

C. Clean up spillage and wind-blown debris from public and private lands.

END OF SECTION 024100

SECTION 079200
JOINT SEALANTS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Nonsag gunnable joint sealants.

B. Joint backings and accessories.

1.02 RELATED REQUIREMENTS

A. Section 016116 - Volatile Organic Compound (VOC) Content Restrictions: Additional requirements for sealants and primers.

1.03 REFERENCE STANDARDS

A. ASTM C834 - Standard Specification for Latex Sealants; 2017 (Reapproved 2023).

B. ASTM C919 - Standard Practice for Use of Sealants in Acoustical Applications; 2022.

C. ASTM C1193 - Standard Guide for Use of Joint Sealants; 2016 (Reapproved 2023).

D. ASTM C1330 - Standard Specification for Cylindrical Sealant Backing for Use with Cold Liquid-Applied Sealants; 2023.

E. SCAQMD 1168 - Adhesive and Sealant Applications; 1989, with Amendment (2022).

1.04 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Product Data: Submit manufacturer's technical datasheets for each product to be used; include the following:

1. Physical characteristics, including movement capability, VOC content, hardness, cure time, and color availability.
2. List of backing materials approved for use with the specific product.
3. Substrates that product is known to satisfactorily adhere to and with which it is compatible.
4. Substrates the product should not be used on.

C. Product Data for Accessory Products: Submit manufacturer's technical data sheet for each product to be used, including physical characteristics, installation instructions, and recommended tools.

D. Color Cards for Selection: Where sealant color is not specified, submit manufacturer's color cards showing standard colors available for selection.

E. Executed warranty.

1.05 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years documented experience.

B. Installer Qualifications: Company specializing in performing the work of this section and with at least three years of documented experience.

1.06 WARRANTY

A. See Section 017800 - Closeout Submittals for additional warranty requirements.

B. Manufacturer Warranty: Provide 2-year manufacturer warranty for installed sealants and accessories that fail to achieve a watertight seal, exhibit loss of adhesion or cohesion, or do not cure. Complete forms in Owner's name and register with manufacturer.

C. Extended Correction Period: Correct defective work within 2-year period commencing on Date of Substantial Completion.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Nonsag Sealants:
   1. Adhesives Technology Corporatio: www.atcepoxy.com/#sle.
   2. Dow: www.dow.com/#sle.
   3. Hilti, Inc: www.hilti.com/#sle.
   4. Sika Corporation: www.usa.sika.com/#sle.
   5. Tremco Commercial Sealants & Waterproofing: www.tremcosealants.com/#sle.
   6. W. R. Meadows, Inc: www.wrmeadows.com/#sle.

2.02 JOINT SEALANTS - GENERAL

A. Sealants and Primers: Provide products with acceptable levels of volatile organic compound (VOC) content; see Section 016116.

2.03 NONSAG JOINT SEALANTS

A. Acrylic Emulsion Latex: Water-based; ASTM C834, single component, nonstaining, nonbleeding, nonsagging; not intended for exterior use.
   1. Color: To be selected by Architect from manufacturer's standard range.
   2. Grade: ASTM C834; Grade 0 Degrees F (Minus 18 Degrees C).
   3. Products:
      a. Pecora Corporation; AC-20 +Silicone: www.pecora.com/#sle.
      b. Sherwin-Williams Company; 950A Siliconized Acrylic Latex Caulk: www.sherwin-williams.com/#sle.
      c. Tremco Commercial Sealants & Waterproofing; Tremflex 834: www.tremcosealants.com/#sle.
      d. Substitutions: See Section 016000 - Product Requirements.

2.04 ACCESSORIES

A. Sealant Backing Rod, Open-Cell Type:
   1. Cylindrical flexible sealant backings complying with ASTM C1330 Type O.
   2. Size: 25 to 50 percent larger in diameter than joint width.
   3. Products:
      a. Nomaco, Inc; OCFoam: www.nomaco.com/#sle.
      b. Substitutions: See Section 016000 - Product Requirements.

B. Backing Tape: Self-adhesive polyethylene tape with surface that sealant will not adhere to and recommended by tape and sealant manufacturers for specific application.

C. Masking Tape: Self-adhesive, nonabsorbent, nonstaining, removable without adhesive residue, and compatible with surfaces adjacent to joints and sealants.

D. Joint Cleaner: Noncorrosive and nonstaining type, type recommended by sealant manufacturer; compatible with joint forming materials.

E. Primers: Type recommended by sealant manufacturer to suit application; nonstaining.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that joints are ready to receive work.

B. Verify that backing materials are compatible with sealants.

C. Verify that backer rods are of the correct size.

3.02 PREPARATION

A. Remove loose materials and foreign matter that could impair adhesion of sealant.

B. Clean joints, and prime as necessary, in accordance with manufacturer's instructions.

C. Perform preparation in accordance with manufacturer's instructions and ASTM C1193.

D. Mask elements and surfaces adjacent to joints from damage and disfigurement due to sealant work; be aware that sealant drips and smears may not be completely removable.

3.03 INSTALLATION

A. Install this work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.

B. Provide joint sealant installations complying with ASTM C1193.

C. Install acoustical sealant application work in accordance with ASTM C919.

D. Measure joint dimensions and size joint backers to achieve width-to-depth ratio, neck dimension, and surface bond area as recommended by manufacturer, except where specific dimensions are indicated.

E. Measure joint dimensions and size joint backers to achieve the following, unless otherwise indicated:
   1. Width/depth ratio of 2:1.
   2. Neck dimension no greater than 1/3 of the joint width.
   3. Surface bond area on each side not less than 75 percent of joint width.

F. Install bond breaker backing tape where backer rod cannot be used.

G. Install sealant free of air pockets, foreign embedded matter, ridges, and sags, and without getting sealant on adjacent surfaces.

H. Do not install sealant when ambient temperature is outside manufacturer's recommended temperature range, or will be outside that range during the entire curing period, unless manufacturer's approval is obtained and instructions are followed.

I. Nonsag Sealants: Tool surface concave, unless otherwise indicated; remove masking tape immediately after tooling sealant surface.

END OF SECTION 079200

SECTION 090300
CONSERVATION TREATMENT OF PERIOD FINISHES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Gypsum plastering.

B. Painting.

1.02 RELATED REQUIREMENTS

A. Section 013591 - Period Treatment Procedures for general historic preservation project requirements.

B. Section 099123 - Interior Painting.

C. Section 092300 - Gypsum Plastering: Plaster mixes.

1.03 REFERENCE STANDARDS

A. ASTM C28/C28M - Standard Specification for Gypsum Plasters; 2010 (Reapproved 2020).

B. ASTM C35 - Standard Specification for Inorganic Aggregates for Use in Gypsum Plaster; 2001 (Reapproved 2019).

C. ASTM C59/C59M - Standard Specification for Gypsum Casting Plaster and Gypsum Molding Plaster; 2025.

D. ASTM C842 - Standard Specification for Application of Interior Gypsum Plaster; 2005 (Reapproved 2025).

E. ASTM C1396/C1396M - Standard Specification for Gypsum Board; 2024.

F. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2023d.

1.04 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittals procedures.

B. Plaster Materials Product Data: Plaster materials, characteristics, and limitations of products.

C. Painting Materials Product Data: List of products to be used, with the following information:
   1. Manufacturer's name, product name, catalog number, and general product category.
   2. Cross-reference to specified paint system in which product is to be used with description of each system.

D. Samples: Minimum two full-size samples of each type of replacement element indicating finish, color, and texture.

E. Conservation treatment quality control plan.

1.05 QUALITY ASSURANCE

A. Conservation Treatment Quality Control Plan: Prior to commencing work of this section, receive written approval of plan of proposed restoration and cleaning work. Include the following:
   1. Methods of dust containment.
   2. Methods of protecting surrounding construction and landscape features.
   3. Sequencing, work procedures, materials, and tools proposed for each type of conservation treatment specified.
      a. Effects of likely weather variations on sequencing of treatments, overall construction schedule, and protection methods for completed work.
   4. Methods for shoring and providing a safe working environment.
   5. Methods for assuring repair material matching and compatibility with original materials.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials in original and unopened packaging, with brand names and manufacturer's labels intact and legible.

B. Store materials in dry location, fully protected from weather and direct exposure to sunlight.

1.07 FIELD CONDITIONS

A. Maintain temperature between 50 degrees F (10 degrees C) and 80 degrees F (27 degrees C) for not less than one week prior to applying plaster and continuously after applying plaster.

B. Maintain adequate ventilation to remove excess water while plaster dries.

PART 2 PRODUCTS

2.01 GYPSUM PLASTERING

A. Applications:
   1. Flat plaster walls.
   2. Flat plaster ceilings.

B. Materials:
   1. Ready-Mixed Gypsum Plaster: ASTM C28/C28M; mill-mixed, requiring only the addition of water.
      a. Manufacturers:
         1) National Gypsum Company; ____: www.nationalgypsum.com/#sle.
         2) USG Corporation; ____: www.usg.com/#sle.
         3) Substitutions: See Section 016000 - Product Requirements.
   2. Ready-Mixed Gypsum Finishing Plaster: ASTM C28/C28M; gypsum gauging plaster mixed with lime putty.
      a. Manufacturers:
         1) National Gypsum Company; ____: www.nationalgypsum.com/#sle.
         2) USG Corporation; ____: www.usg.com/#sle.
         3) Substitutions: See Section 016000 - Product Requirements.

C. Plaster Mixes: Manufacturer's recommend mix for specified applications.

D. Plaster Mixes: See Section 092300.

E. Plaster Repair Adhesives and Consolidants:
   1. Conditioners: Liquid consolidant and conditioner designed to penetrate gypsum coats and substrates.
   2. Adhesives: Water-based emulsion formulated to reattach plaster to wood lath.
   3. Accessories: Plaster adhesive repair product manufacturer's installation accessories.
      a. Clamps: 1-3/4 inch (44 mm) plastic washers.
      b. Fasteners: 1-3/4 inch (44 mm) long coarse thread wood screws with 1/8 inch (3 mm) diameter shank.
      c. Drill Bits: Carbide-tipped masonry bits, 3/16 inch (4.8 mm) diameter.

2.02 PAINT MATERIALS

A. Mineral-Based Paint: Water and potassium-silicate-based paint with earthen and mineral pigments and fillers; quartz binder.
   1. Color: _____. To Match Existing Finishes
   2. Manufacturers:
      a. KEIM Mineral Coatings of America, Inc; Innostar Interior Mineral Wall Paint: www.keim-usa.com/#sle.
      b. Substitutions: See Section 016000 - Product Requirements.

B. Interior Paint Products: See Section 099123 for additional paint products.

PART 3 EXECUTION

3.01 RESTORERS

3.02 PERIOD TREATMENT, GENERAL

3.03 EXAMINATION

A. Verify existing conditions are satisfactory before starting work.

B. Plastering Substrates:
   1. Masonry: Verify joints are cut flush and surface is ready to receive work of this section. Verify there are no bituminous or water repellent coatings on masonry surface.
   2. Concrete: Verify surfaces are flat, honeycomb is filled flush, and surface is ready to receive work of this section. Verify there are no bituminous, water repellent, or form release agents on concrete surfaces that are detrimental to plaster or plaster bond.

C. Mechanical and Electrical Elements: Verify services within walls and above inaccessible ceiling construction have been tested and approved.

3.04 PREPARATION

A. General: Remove and salvage elements and hardware for reinstallation; tag and protect surface-mounted items.

B. Install temporary protection measures.

C. Removal of Existing Damaged Plaster: Remove only portions indicated to be repaired or replaced.
   1. Remove soft or crumbled plaster using hand tools.
   2. Remove delaminated but otherwise sound plaster and lath using saws or grinders.
   3. Remove each coat to extent that will allow blending or keying new work into edges of existing installation.

D. Plastering on Masonry Substrates:
   1. Dampen masonry surfaces to reduce excessive suction.
   2. Clean surfaces of foreign matter. Thoroughly dampen surfaces before using acid solutions, solvent, or detergents to perform cleaning. Wash surface with clean water.
   3. Roughen smooth surfaces.
   4. Apply bonding agent in accordance with manufacturer's instructions.

3.05 STATIC CRACK PLASTER REPAIR

A. Fill crack with plaster finish coat material.

3.06 FLAT PLASTERING

A. Apply gypsum plaster in accordance with ASTM C842 and manufacturer's instructions.

B. Thickness of Plaster including Finish Coat:
   1. Over gypsum lath: 1/2 inch (13 mm).
   2. Direct to unit masonry: 5/8 inch (16 mm).

C. Apply color-tinted finish coat to prepared surfaces within ____ hours of plaster application. Apply in accordance with manufacturer's instructions.

D. Finish Texture: Float to a consistent and smooth finish.

E. Perform work in panels to nearest natural break or between accessories.

F. Cure patched areas to avoid rapid water loss from the plaster.

3.07 TOLERANCES

A. Maximum Variation from True Flatness: 1/8 inch in 10 feet (3 mm in 3 m).

END OF SECTION 090300

SECTION 096500
RESILIENT FLOORING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Resilient sheet flooring.

B. Resilient tile flooring.

C. Installation accessories.

1.02 RELATED REQUIREMENTS

A. Section 090561 - Common Work Results for Flooring Preparation: Removal of existing floor coverings, cleaning, and preparation.

1.03 REFERENCE STANDARDS

A. ASTM D6329 - Standard Guide for Developing Methodology for Evaluating the Ability of Indoor Materials to Support Microbial Growth Using Static Environmental Chambers; 1998 (Reapproved 2023).

B. ASTM E648 - Standard Test Method for Critical Radiant Flux of Floor-Covering Systems Using a Radiant Heat Energy Source; 2025a.

C. ASTM F1700 - Standard Specification for Solid Vinyl Floor Tile; 2020.

D. RFCI (RWP) - Recommended Work Practices for Removal of Resilient Floor Coverings; 2018.

1.04 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Product Data: Provide data on specified products, describing physical and performance characteristics; including sizes, patterns and colors available; and installation instructions.

C. Shop Drawings: Indicate seaming plans and floor patterns.

D. Verification Samples: Submit two samples, 6" x 6" in size illustrating color and pattern for each resilient flooring product specified.

1.05 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing specified flooring with minimum three years documented experience.

B. Installer Qualifications: Company specializing in installing specified flooring with minimum three years documented experience.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Upon receipt, immediately remove any shrink-wrap and check materials for damage and the correct style, color, quantity and run numbers.

B. Store all materials off of the floor in an acclimatized, weather-tight space.

C. Maintain temperature in storage area between 55 degrees F (13 degrees C) and 90 degrees F (72 degrees C).

D. Protect roll materials from damage by storing on end.

E. Do not double stack pallets.

1.07 FIELD CONDITIONS

A. Store materials for not less than 48 hours prior to installation in area of installation at a temperature of 70 degrees F (21 degrees C) to achieve temperature stability. Thereafter, maintain conditions above 55 degrees F (13 degrees C).

PART 2 PRODUCTS

2.01 SHEET FLOORING

2.02 TILE FLOORING

A. Vinyl Tile: Printed film type, with transparent or translucent wear layer; acoustic interlayer or backing.
   1. Manufacturers:
      a. Manufacturers: Provide Basis of Design manufacturer listed in the Interior Finish Schedule, or an approved standard or custom product from another manufacturers with equivalent performance, material properties, features, general configuration, appearance, and warranty:
      b. a. **BASIS OF DESIGN:** Tarkett iD Latitude Abstracts www.tarkett.com
      c. b. Substitutions: See Section 016000 - Product Requirements.
      d. Substitutions: See Section 016000 - Product Requirements.
   2. Minimum Requirements: Comply with ASTM F1700, Class III.
   3. Critical Radiant Flux (CRF): Minimum 0.45 watt per square centimeter, when tested in accordance with ASTM E648.
   4. Mold and Microbial Resistance: Highly resistant when tested in accordance with ASTM D6329.
   5. Square Tile Size: 18 by 18 inch (457.2 by 457.2 mm), nominal.
   6. Wear Layer Thickness: 0.79 inch (20 mm).
   7. Total Thickness: 0.12 inch (3 mm).
   8. Pattern: Monolithic.
   9. Color: To be "ROYAL" PLCZ 7553, if color unavaliable replacment to be selected by Architect from manufacturer's full range.

2.03 ACCESSORIES

A. Primers, Adhesives, and Seam Sealer: Waterproof; types recommended by flooring manufacturer.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that surfaces are flat to tolerances acceptable to flooring manufacturer, free of cracks that might telegraph through flooring, clean, dry, and free of curing compounds, surface hardeners, and other chemicals that might interfere with bonding of flooring to substrate.

B. Verify that wall surfaces are smooth and flat within the tolerances specified for that type of work, are dust-free, and are ready to receive resilient base.

3.02 PREPARATION

A. Remove existing resilient flooring and flooring adhesives; follow the recommendations of RFCI (RWP).

B. Prepare floor substrates for installation of flooring in accordance with Section 090561.

C. Prepare floor substrates as recommended by flooring and adhesive manufacturers.

D. Remove subfloor ridges and bumps. Fill minor low spots, cracks, joints, holes, and other defects with subfloor filler to achieve smooth, flat, hard surface.

E. Prohibit traffic until filler is fully cured.

F. Clean substrate.

G. Apply primer as required to prevent "bleed-through" or interference with adhesion by substances that cannot be removed.

3.03 INSTALLATION - GENERAL

A. Starting installation constitutes acceptance of subfloor conditions.

B. Install in accordance with manufacturer's written instructions.

C. Adhesive-Applied Installation:
   1. Spread only enough adhesive to permit installation of materials before initial set.
   2. Fit joints and butt seams tightly.
   3. Set flooring in place, press with heavy roller to attain full adhesion.

D. Where type of floor finish, pattern, or color are different on opposite sides of door, terminate flooring under centerline of door.

3.04 INSTALLATION - SHEET FLOORING

A. Lay flooring with joints and seams parallel to longer room dimensions, to produce minimum number of seams. Lay out seams to avoid widths less than 1/3 of roll width; match patterns at seams.

3.05 INSTALLATION - TILE FLOORING

A. Mix tile from container to ensure shade variations are consistent when tile is placed, unless otherwise indicated in manufacturer's installation instructions.

B. Lay flooring with joints and seams parallel to building lines to produce symmetrical pattern.

3.06 CLEANING

A. Remove excess adhesive from floor, base, and wall surfaces without damage.

B. Clean in accordance with manufacturer's written instructions.

3.07 PROTECTION

A. Prohibit traffic on resilient flooring for 48 hours after installation.

END OF SECTION 096500

SECTION 099123
INTERIOR PAINTING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Surface preparation.

B. Field application of paints.

C. Materials for backpriming woodwork.

D. Scope: Finish interior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated.
   1. Both sides and edges of plywood backboards for electrical and telecom equipment before installing equipment.
   2. Elevator pit ladders.
   3. Surfaces inside cabinets.
   4. Prime surfaces to receive wall coverings.
   5. Mechanical and Electrical:
      a. In finished areas, paint insulated and exposed pipes, conduit, boxes, insulated and exposed ducts, hangers, brackets, collars and supports, mechanical equipment, and electrical equipment, unless otherwise indicated.

E. Do Not Paint or Finish the Following Items:
   1. Items factory-finished unless otherwise indicated; materials and products having factory-applied primers are not considered factory finished.
   2. Items indicated to receive other finishes.
   3. Items indicated to remain unfinished.
   4. Fire rating labels, equipment serial number and capacity labels, bar code labels, and operating parts of equipment.
   5. Floors, unless specifically indicated.
   6. Glass.
   7. Concealed pipes, ducts, and conduits.

1.02 REFERENCE STANDARDS

A. ASTM D4442 - Standard Test Methods for Direct Moisture Content Measurement of Wood and Wood-Based Materials; 2020.

B. MPI (APSM) - Master Painters Institute Architectural Painting Specification Manual; Current Edition.

C. SSPC-SP 1 - Solvent Cleaning; 2015, with Editorial Revision (2016).

D. SSPC-SP 6 - Commercial Blast Cleaning; 2007.

1.03 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittal procedures.

B. Product Data: Provide complete list of products to be used, with the following information for each:
   1. Manufacturer's name, product name and/or catalog number, and general product category (e.g., "alkyd enamel").
   2. MPI product number (e.g., MPI #47).
   3. Cross-reference to specified paint system products to be used in project; include description of each system.

C. Samples: Submit three paper "draw down" samples, 8-1/2 by 11 inches (216 by 279 mm) in size, illustrating range of colors available for each finishing product specified.
   1. Where sheen is specified, submit samples in only that sheen.

2. Where sheen is not specified, discuss sheen options with Architect before preparing samples, to eliminate sheens not required.

D. Samples: Submit two paper chip samples, 6" x 6" in size illustrating range of colors and textures available for each surface finishing product scheduled.

E. Maintenance Data: Submit data including finish schedule showing where each product/color/finish was used, product technical data sheets, material safety data sheets (MSDS), care and cleaning instructions, touch-up procedures, repair of painted and finished surfaces, and color samples of each color and finish used.

F. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
1. See Section 016000 - Product Requirements, for additional provisions.
2. Extra Paint and Finish Materials: 1 gal (4 L) of each color; from the same product run, store where directed.
3. Label each container with color in addition to the manufacturer's label.

1.04 QUALITY ASSURANCE

A. Applicator Qualifications: Company specializing in performing the type of work specified with minimum 3 years experience and approved by manufacturer.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.

B. Container Label: Include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.

C. Paint Materials: Store at minimum ambient temperature of 45 degrees F (7 degrees C) and a maximum of 90 degrees F (32 degrees C), in ventilated area, and as required by manufacturer's instructions.

1.06 FIELD CONDITIONS

A. Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the paint product manufacturer.

B. Follow manufacturer's recommended procedures for producing best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.

C. Do not apply materials when relative humidity exceeds 85 percent, at temperatures less than 5 degrees F (3 degrees C) above the dew point, or to damp or wet surfaces.

D. Minimum Application Temperatures for Paints: 50 degrees F (10 degrees C) for interiors unless required otherwise by manufacturer's instructions.

E. Provide lighting level of 80 fc (860 lux) measured mid-height at substrate surface.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Provide paints and finishes from the same manufacturer to the greatest extent possible.
1. If a single manufacturer cannot provide specified products; minor exceptions will be permitted provided approval by Architect is obtained using the specified procedures for substitutions.

B. Paints:
1. Diamond Vogel Paints: www.diamondvogel.com/#sle.
2. Pittsburgh Paints: www.ppgpaints.com/#sle.
3. Sherwin-Williams Company: www.sherwin-williams.com/#sle.

C. Primer Sealers: Same manufacturer as top coats.

D. Substitutions: See Section 016000 - Product Requirements.

2.02 PAINTS AND FINISHES - GENERAL

A. Paints and Finishes: Ready-mixed, unless intended to be a field-catalyzed paint.
   1. Provide paints and finishes of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
   2. Supply each paint material in quantity required to complete entire project's work from a single production run.
   3. Do not reduce, thin, or dilute paint or finishes or add materials unless such procedure is specifically described in manufacturer's product instructions.

B. Flammability: Comply with applicable code for surface burning characteristics.

C. Sheens: Provide the sheens specified; where sheen is not specified, sheen will be selected later by Architect from the manufacturer's full line.

D. Colors: To be selected from manufacturer's full range of available colors.
   1. Selection to be made by Architect after award of contract.
   2. In finished areas, finish pipes, ducts, conduit, and equipment the same color as the wall/ceiling under which they are mounted.

2.03 PAINT SYSTEMS - INTERIOR

A. Paint I-OP - Interior Surfaces to be Painted, Unless Otherwise Indicated: Including gypsum board, concrete, concrete masonry units, brick, wood, plaster, uncoated steel, shop primed steel, galvanized steel, aluminum, and acoustical ceilings.
   1. Two top coats and one coat primer.

B. Paint I-OP-MD-DT - Medium Duty Door/Trim: For surfaces subject to frequent contact by occupants, including metals and wood:
   1. Medium duty applications include doors, door frames, railings, handrails, guardrails, and balustrades.
   2. Two top coats and one coat primer.
   3. Top Coat(s): Interior Alkyd; MPI #47, 48, 81, or 96.

2.04 PRIMERS

A. Primers: Provide the following unless other primer is required or recommended by manufacturer of top coats.
   1. Interior/Exterior Quick Dry Alkyd Primer for Metal; MPI #76.

2.05 ACCESSORY MATERIALS

A. Accessory Materials: Provide primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials as required for final completion of painted surfaces.

B. Patching Material: Latex filler.

C. Fastener Head Cover Material: Latex filler.

PART 3 EXECUTION

3.01 EXAMINATION

A. Do not begin application of paints and finishes until substrates have been adequately prepared.

B. Verify that surfaces are ready to receive work as instructed by the product manufacturer.

C. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.

D. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

E. Test shop-applied primer for compatibility with subsequent cover materials.

F. Measure moisture content of surfaces using an electronic moisture meter. Do not apply finishes unless moisture content of surfaces is below the following maximums:

1. Gypsum Wallboard: 12 percent.
2. Plaster and Stucco: 12 percent.
3. Masonry, Concrete, and Concrete Masonry Units: 12 percent.
4. Interior Wood: 15 percent, measured in accordance with ASTM D4442.

3.02 PREPARATION

A. Clean surfaces thoroughly and correct defects prior to application.

B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

C. Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces or finishing.

D. Seal surfaces that might cause bleed through or staining of topcoat.

E. Concrete:

F. Masonry:
1. Remove efflorescence and chalk. Do not coat surfaces if moisture content, alkalinity of surfaces, or if alkalinity of mortar joints exceed that permitted in manufacturer's written instructions. Allow to dry.
2. Prepare surface as recommended by top coat manufacturer.
3. Clean surfaces with pressurized water. Use pressure range of 600 to 1,500 psi (4,140 to 10,350 kPa) at 6 to 12 inches (150 to 300 mm). Allow to dry.

G. Gypsum Board: Fill minor defects with filler compound. Spot prime defects after repair.

H. Plaster: Fill hairline cracks, small holes, and imperfections with latex patching plaster. Make smooth and flush with adjacent surfaces. Wash and neutralize high-alkali surfaces.

I. Aluminum: Remove surface contamination and oils and wash with solvent according to SSPC-SP 1.

J. Galvanized Surfaces:

K. Ferrous Metal:
1. Solvent clean according to SSPC-SP 1.
2. Shop-Primed Surfaces: Sand and scrape to remove loose primer and rust. Feather edges to make touch-up patches inconspicuous. Clean surfaces with solvent. Prime bare steel surfaces. Re-prime entire shop-primed item.
3. Remove rust, loose mill scale, and other foreign substances using methods recommended in writing by paint manufacturer and blast cleaning according to SSPC-SP 6 Commercial Blast Cleaning. Protect from corrosion until coated.

L. Wood Surfaces to Receive Opaque Finish: Wipe off dust and grit prior to priming. Seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes and cracks after primer has dried; sand between coats. Back prime concealed surfaces before installation.

M. Wood Doors to be Field-Finished: Seal wood door top and bottom edge surfaces with clear sealer.

N. Metal Doors to be Painted: Prime metal door top and bottom edge surfaces.

3.03 APPLICATION

A. Remove unfinished louvers, grilles, covers, and access panels on mechanical and electrical components and paint separately.

B. Apply products in accordance with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual".

C. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.

D. Apply each coat to uniform appearance in thicknesses specified by manufacturer.

E. Sand wood and metal surfaces lightly between coats to achieve required finish.

F. Vacuum clean surfaces of loose particles. Use tack cloth to remove dust and particles just prior to applying next coat.

G. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and fittings removed prior to finishing.

3.04 FIELD QUALITY CONTROL

A. See Section 014000 - Quality Requirements, for general requirements for field inspection.

3.05 CLEANING

A. Collect waste material that could constitute a fire hazard, place in closed metal containers, and remove daily from site.

3.06 PROTECTION

A. Protect finishes until completion of project.

B. Touch-up damaged finishes after Substantial Completion.

END OF SECTION 099123

SECTION 142110
ELEVATOR MODERNIZATION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Modernization of existing hydraulic passenger elevators.
   1. Freight type, 7-stop, One (1) thus.

B. All engineering, equipment, labor and permits required to satisfactorily complete elevator installation as required by contract documents.

C. Hoistway, pit and machine room barricades as required.

D. Cartage and Hoisting: all required staging, hoisting, and movement to, on and from site including new equipment, reused equipment or dismantling and removal of existing equipment.

E. Permit, license and inspection fees necessary to complete the work.

F. Elevator Preventative Maintenance Contract.

G. Summary of Elevator Modernization and Equipment to be Replaced:
   1. Install a new non-proprietary elevator controller.
   2. Install solid state motor starter.
   3. Install new solid state landing system.
   4. Install new hoistway and car wiring.
   5. Install a new cab enclosure complete with a code compliant emergency exit and electrical switch.
   6. Install new car operating panel with all code compliant buttons, lights and keyed switches mounted at code required heights.
   7. Install new corridor call buttons and fixtures at code required heights.
   8. Install new digital position indicators in the elevator.
   9. Replace any lobby position indicators with new digital indicators.
   10. Install a new car-riding lantern with visible and audible signals. The audible signal will sound once if the elevator is traveling in the “up” direction and the “up” arrow will light. The audible signal will sound twice if the elevator is traveling in the “down” direction and the “down” arrow will light.
   11. Install a passing chime that will sound as the elevator stops at or passes each floor.
   12. Install a new code compliant telephone at required height. A working dedicated telephone line to the elevator controller in the elevator equipment room is to be supplied and installed by the owner. A 24 hour per day seven (7) days per week phone number must be supplied.
   13. Install an electronic door screen. The door screen will reflect infrared beams across the entire door opening to approximately six feet high. If any of these beams are obstructed, the door will reopen and remain open until the doorway is clear.
   14. Install a new car top inspection station as required by code.
   15. Install a new 2-speed exhaust fan in the elevator.
   16. Install a new code compliant toe guard.
   17. Install new variable frequency door operators.
   18. Install new car door equipment to include clutches and electrical switches.
   19. Install new hoistway door locks, closers, and pickup assembly on each hoistway entrance.
   20. Install a new pit switch at proper height.
   21. Replace the power unit with a complete new power unit.
   22. Install new geared hoist motor
   23. Install all related bed plates, deflector sheaves, gaurd, ect for new machine
   24. Install new microprocessor AC Variable Voltage Variable Frequency controller
   25. Install new AC VVVF Drive to accommodate controllers.
   26. Install new rope gripper as required by code.

27. Install new governor and pit tension sheaves, governor rope.
28. Install new main hoist ropes.
29. Install new encoder to accommodate new controllers.
30. Install new Isolation transformers and/or position transducers as necessary.
31. Complete new traveling cables & hoistway wiring.
32. Install new rope shackles and brake switch
33. Install fire tabs on the top and bottom of each hoistway door as required by Code.
34. Install Emergency signs at Hall Stations.
35. Provide “Elevator Personnel Only” key box and keys (1307.0067 subp. 9). Elevator keys will be provided by the Elevator Contractor, building and other special keys will be provided by owner.
36. Number all elevators consecutively, crossheads, toe guards, controllers and main line disconnects.
37. Install all code data plates.

1.02 RELATED REQUIREMENTS

A. Section 011000 - Summary: Phasing of work, time restrictions, utility outages, security requirements.

B. Section 015000 - Temporary Facilities and Controls: protection of floor openings and personnel barriers; temporary power and lighting.

C. Section 079200 - Joist Sealants

D. Section 096500 - Resilient Flooring: Floor finish in car, to be provided as part of elevator upgrade.

1.03 REFERENCE STANDARDS

A. ADA Standards - Americans with Disabilities Act (ADA) Standards for Accessible Design.

B. AISC 360 - Specification for Structural Steel Buildings.

C. ANSI A117.3 - Buildings and Facilities, Providing Accessibility and Usability for Physically Handicapped People.

D. ASME A17.1 - Safety Code for Elevators and Escalators.

E. ASME A17.3 - Safety Code for Elevators and Escalators; 2015

F. ASTM A36/A36M - Standard Specification for Carbon Structural Steel.

G. ASTM A276/A276M - Standard Specification for Stainless Steel Bars and Shapes.

H. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.

I. ASTM A666 - Standard Specification for Annealed or Cold-Worked Austenitic Stainless Steel Sheet, Strip, Plate, and Flat Bar.

J. ASTM A1008/A1008M - Standard Specification for Steel, Sheet, Cold-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, Solution Hardened, and Bake Hardenable.

K. ASTM B209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate.

L. ASTM B209M - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate (Metric).

M. ASTM B221 - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes.

N. ASTM B221M - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes (Metric).

O. AWS D1.1/D1.1M - Structural Welding Code - Steel.

P. ITS (DIR) - Directory of Listed Products.

Q. NFPA 70 - National Electrical Code.

R. UL (DIR) - Online Certifications Directory.

1.04 ADMINISTRATIVE REQUIREMENTS

A. Coordination:
   1. Coordinate work with other installers to provide necessary conduits for proper installation of wiring, including but not limited to, the following:
      a. Elevator equipment devices remote from elevator machine room or hoistway.
      b. Remote group automatic panel from controller cabinet.
      c. Telephone service for machine room.
      d. Elevator pit for lighting and sump pump.
      e. Automatic transfer switch from controller cabinet.
      f. Fire alarm panel from controller cabinet.
   2. Coordinate work with other installers for equipment provisions necessary for proper elevator operation, including but not limited to, the following:
      a. Automatic transfer switches with auxiliary contacts for emergency power transfer status indication.
      b. Shunt trip devices for automatic disconnection of elevator power prior to fire suppression system activation; include provisions for shunt trip power monitoring.
      c. Overcurrent protection devices selected to achieve required selective coordination.

B. Schedule:
   1. All new controllers and associated equipment (machine room) must be installed and wired prior to the removal of the first existing car from service.

C. Permits and Inspections: Provide licenses and permits and perform required inspections and tests.

D. Preinstallation Meeting: Convene meeting at least one week prior to start of this work.
   1. Review schedule of installation, proper procedures and conditions, and coordination with related work.

E. Construction Use of Elevator: Not permitted.

1.05 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittal procedures.

B. Product Data: Submit data on following items:
   1. Signal and operating fixtures, operating panels, and indicators.
   2. Car design, dimensions, layout, and components.
   3. Electrical characteristics and connection requirements.

C. Shop Drawings: Submit drawings and details on following items:
   1. Individual weight of principal components; load reaction at points of support.
   2. Loads on hoisting beams.
   3. Interface with building security system.
   4. Electrical characteristics and connection requirements.
   5. Indicate arrangement of elevator equipment and allow for clear passage of equipment through access openings.

D. Samples: Submit samples illustrating car interior finishes and handrail material and finish in the form of cut sheets or finish color selection brochures.

E. Warranty Documentation: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.

F. Initial Maintenance Contract: See 3.05 A & B.

G. Operation and Maintenance Data:
   1. Operation and maintenance manual.

2. Schematic drawings of equipment, and wiring diagrams of installed electrical equipment with list of corresponding symbols to identify markings on machine room and hoistway apparatus.

1.06 QUALITY ASSURANCE

A. Designer Qualifications: Perform design under direct supervision of a licensed Professional Structural Engineer experienced in design of this type of work and licensed in the State in which the Project is located.

B. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section with minimum ten years documented experience.

C. Installer Qualifications: Supervisor along with trained elevator installation personnel on staff of elevator equipment manufacturer.

D. Products Requiring Fire Resistance Rating: Listed and classified by ITS (DIR), UL (DIR), or testing agency acceptable to authorities having jurisdiction.

E. Products Requiring Electrical Connection: Listed and classified by UL (DIR) or testing agency acceptable to authorities having jurisdiction as suitable for the purpose indicated in construction documents.

F. Site Visitation: Contractor must review contract documents and existing site conditions for compatibility with product prior to submitting bid. Site review shall include, but not be limited to, elevator hoistways, pits, machine rooms, overhead clearances, electrical power characteristics, and structural support conditions.
   1. Submit written questions to Architect prior to bid. All exceptions or clarifications must be issued via addendum.
   2. Purchaser will not pay for change to building structure, structural supports, mechanical, electrical or other systems required to accommodate Contractor's equipment if not identified before bid.

1.07 NONPROPRIETARY REQUIREMENTS

A. In order for the owner to maintain flexibility and a competitive posture in the procurement of elevator maintenance and repair contract, bidders shall furnish non-proprietary elevator control system.
   1. The elevator controller shall utilize a non-proprietary micro processor based logic system and shall comply with ANSI A17.1, “Safety Code for Elevators and Escalators”, latest edition.
   2. The system shall provide comprehensive means to access the computer memory for elevator diagnostic purposes without need of external devices and shall have permanent indicators to indicate important elevator statuses as an integral part of the controller. Systems that require hook-up of external devices for trouble-shooting are not acceptable.
   3. The owner shall have ready access to software revisions and any necessary technical support after completion of the installation. Any diagnostic devices necessary to adjust, troubleshoot and change parameters, shall be part of the control system and shall become the owner’s property upon completion of the job. If exceptions to this language are taken or if this language is in any way altered by the bidder, their bid shall be considered non-responsive and returned without consideration.
   4. The elevator contractor will make all spare parts, manuals, adjusting information, wiring diagrams and pertinent safety upgrades available to the owner.

1.08 DELIVERY, STORAGE AND HANDLING

A. Designate receiving/storage areas for incoming products so that they are delivered according to installation schedule and placed convenient to work area in order to minimize waste due to excessive materials handling and misapplication.

B. Store and protect products in accordance with manufacturers' instructions.

C. Store with seals and labels intact and legible.

D. Store sensitive products in weather tight, climate controlled, enclosures in an environment favorable to product.

E. For exterior storage of fabricated products, place on sloped supports above ground.

F. Cover products subject to deterioration with impervious sheet covering. Provide ventilation to prevent condensation and degradation of products.

G. Prevent contact with material that may cause corrosion, discoloration, or staining.

1.09 WARRANTY

A. See Section 017800 - Closeout Submittals, for additional warranty requirements.

B. Provide manufacturer's warranty for elevator operating equipment and devices for one year from Date of Substantial Completion.

C. Perform maintenance in accordance with terms and conditions as indicated. No prorations of equipment or parts shall be allowed on the preventative maintenance contract.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Basis of Design - Schumacher Elevator Company

B. Other Acceptable Manufacturers - Hydraulic Elevators:
   1. Otis Elevator Company: www.otis.com.
   2. Schindler Elevator Corporation: www.us.schindler.com/#sle.
   3. Schumacher Elevator Company - Basis of Design
   4. ThyssenKrupp Elevator: www.thyssenkruppelevator.com.

C. Substitutions: See Section 016000 - Product Requirements.
   1. For any product not identified as Basis of Design, submit information as specified for substitutions.

D. Products other than Basis of Design are subject to compliance with specified requirements. By using products other than Basis of Design, the Contractor accepts responsibility for costs associated with any necessary modifications to related work, including any design fees.

E. Source Limitations: Provide elevator and associated equipment and components produced by a single manufacturer and obtained from a single supplier.

2.02 SCOPE OF WORK

A. Machine Room Components
   1. Controller: NEW
      a. A microcomputer based control system shall be provided to perform all of the functions of safe elevator motion. Included shall be all of the hardware required to connect, transfer and interrupt power, and to protect the motor against overloading. The system shall also perform car and group operational control.
      b. Each controller cabinet containing memory equipment shall be properly shielded from line pollution. The microcomputer system shall be designed to accept reprogramming with minimum system down time.
      c. All high voltage (110V or above) contact points inside the controller cabinet shall be protected from accidental contact in a situation where the controller doors are open.
   2. Remote Elevator Monitoring:
      a. Install a remote monitoring device to allow 24 monitoring of the health of the elevator system and to dispatch a service call as required in an entrapment.
   3. Emergency Fire Service
      a. The elevator will be provided with Fire Service and proper signage as required by local statures and National Elevator Code. The Elevator Contractor will supply contacts in the controller for the provisions of heat and/or smoke detectors. Heat and/or smoke sensors and all related wiring to the controller are supplied and

installed by the electrical contractor, not the Elevator Contractor.

B. Elevator Equipment
   1. Controllers, Controls, Buttons, Wiring, Devices, and Indicators: REPLACE
   2. Motors, Traction Equipment:
      a. Motors, Controllers, Controls, Buttons, Wiring, Devices, and Indicators: Comply with NFPA 70 requirements.
         See Section 260583 for additional information.
      b. Guide Rails, Cables, Counterweights, Sheaves, Buffers, Attachment Brackets, and
      c. Anchors: Design criteria for components includes safety factors in accordance with applicable requirements of Elevator Code, ASME A17.1.
      d. Buffers:
         1) Spring type for elevators with speed less than or equal to 200 feet per minute (1 m per second).
      e. Lubrication Equipment:
         1) Provide grease fittings for periodic lubrication of bearings.
         2) Grease Cups: Automatic feed type.Lubrication Points: Visible and easily accessible.
         3) Includes pump, tank, valves and gaskets.

C. Hoistway Components:
   1. Carframe and Safety: REPLACE
      a. The entire cab enclosure will be replaced. Provide a standard railing on the car top where the horizontal distance from the edge of the car top to the hoistway wall exceeds 12”
      b. Car Top Inspection Station
         1) Car top inspection station with emergency stop switch and the constant pressure “up-down” direction buttons will be provided when activated making normal operation devices inoperative and give the inspector complete control of the elevator.
         2) It will also have a GFCI receptacle, light and guard.
         3) Install a code compliant emergency exit with electrical switch.
   2. Hoistway Operating Devices: REPLACE
      a. Normal terminal stopping devices shall be provided to slow down and stop the car automatically at the terminal landings and to automatically cut off the power and apply the brake should the car travel beyond the terminal landings.
   3. Buffers: REPLACE
      a. Buffers shall be installed in the pit as a means for stopping the car and counterweight at the bottom limits of travel. Buffers shall be provided with a switch that prevents the car from moving if the buffer's plunger is not in its fully extended position
   4. Pit Ladder: RETAIN
      a. Code-compliant galvanzied steel pit ladder, wall-mounted.

D. Hoistway Entrances:
   1. Doors: REPLACE
      a. Replace door rollers and gibs to achieve as-new operation.
      b. New interlocks shall be installed. The interlocks shall prevent operation of the elevator unless all doors for that elevator are closed and shall maintain the doors in their closed position while the elevator is away from the landing. Emergency access to the hoistway as required by governing codes shall be provided.
      c. Replace door closers, spring or spirator type
      d. Car door restrictors: Folding hoistway door restrictors shall be installed.
      e. Replace car door hangers.
   2. Frames: REPLACE
      a. REPLACE, paint frames and associated trim, color selected by Owner

3. Entrance Markings: REPLACE
    a. 4” x 4” (102 mm x 102 mm) plates having raised floor markings with Braille adjacent will be provided on both door jambs. Characters will be 2” high, raised 1/32”, upper case block letters, grade 2 Braille and located 60” above the floor.
4. Gasketing: REPLACE
    a. Provide acoustic type gasketing at hoistway doors and frames to eliminate audible noise due to car activities in the hoistway, and air pressure differential between hoistway and landing floors.
5. Toe guard: MODIFY AS REQUIRED

E. Car Components: The entire cab enclosure will be replaced
1. Doors: REPLACE
    a. Replace doors
2. Door Frames: RETAIN
    a. Retain frames
3. Car Frame: RETAIN
4. Car Safeties: REPLACE
    a. Device will be provided and mounted under the car platform, securely bolted to the Car Frame. The safety will be actuated by a centrifugal governor mounted at the top of the hoistway. The Safety is designed to operate in case the car attains excessive descending speed.
5. Platform, Passenger: RETAIN
6. Car Guides: REplace
7. Cab Finish: REPLACE
    a. Car Walls (Side and Rear):
        1) Type 304 Stainless Steel; No.4 finish.
    b. Ceiling: REPLACE
        1) Suspended Type 304 Stainless Steel; No.4 finish.
        2) Provide emergency access panel for egress from car at ceiling.
    c. Wall Base: Recessed stainless steel, 4 inch high.
8. Handrail: REPLACE
    a. Flat bar, stainless steel, at all three sides. Provide open clearance space 1-1/2 inch (38 mm) wide to face of wall.
    b. Mount handrail at 32 inches above the finished floor.
9. Flooring: REPLACE
    a. LVT: as specified in Section 096500 - Resilient Flooring.
10. Threshold: RETAIN
    a. Extruded aluminum; mill finish.
11. Lighting: REPLACE
    a. Round, LED spotlights.
12. Emergency access panel for egress with electrical contact on the car-top exit: REPLACE
13. Emergency Car Signals: REPLACE
    a. Emergency Siren: Siren mounted on top of cab that is activated when the alarm button in the car operating panel is engaged. Siren shall have rated sound pressure level of 80 dB(A) at a distance of three feet from device. Siren shall respond with a delay of not more than one second after activation of alarm button.
    b. Emergency Car Lighting: Provide emergency power unit employing a 12-volt sealed rechargeable battery and totally static circuits shall illuminate the elevator car and provide current to the alarm bell in the event of building power failure.
14. Ventilation: REPLACE
15. Car Accessories:
    a. Certificate Frame: REPLACE
        1) Stainless steel frame glazed with polycarbonate, and attached with tamper-proof screws.

b. Protective Pads: not required.
c. Signage:REPLACE
1) Vinyl adhered signage on door panel, to match existing.

F. Signal Devices and Fixtures: <u>All items to be tamper-proof.</u>
1. Car-Operating Panel: REPLACE
a. A panel shall be provided which contains all push buttons, key switches, and message indicators for elevator operation. Raised markings and Braille markings shall be provided for each push-button. The emergency call button shall be connected to a bell that serves as an emergency signal. LED button illumination with 1/8” projecting target.
b. Car Fixture Finish: satin stainless steel #4
c. Other devices in the car-operating panel shall include:
1) In car stop - keyswitch
2) Firefighters' Service Phase I message indicator and buzzer.
3) Firefighters' Service Phase II keyswitch and Call Cancel Button.
2. Car Position Indicator: REPLACE
a. A digital, LED display car position indicator shall be integral to the car operating panel. The position of the car in the hoistway shall be shown by the illumination of the indication corresponding to the landing at which the car is stopped or passing.
1) Provide stainless steel to cover up any cutouts remaining in header.
3. Hands-free telephone shall be provided which has been designed in response to ADAAG requirements. Communications equipment and connections to the building service system shall be furnished and installed as work of electrical subcontractor.
4. Emergency car lamp to be lit upon loss of power to the car operating panel.
5. Independent Service Keyswitch.
6. Hall Fixtures:
a. Hall Call Buttons: REPLACE
1) Provide vandal-resistant, mechanical illuminated buttons with raised markings shall be provided. At each terminal landing, a fixture containing a single button shall be provided and at each intermediate landing, a fixture containing "UP" and "DOWN" buttons shall be provided. When a call is registered by momentary pressure on a hall button, that button shall become illuminated and shall remain illuminated until the call is answered.
2) Faceplates will be finished in #4 stainless steel and will be made to cover the opening in the wall where the existing push button is located.
3) One access keyswitch per car at upper and lower landings for maintenance.
4) A code compliant “DO NOT USE IN CASE OF FIRE” pictograph at each hall station will be provided by manufacturer.
b. Hall Lanterns - REPLACE
1) Provide new lanterns containing 10,000 hours LED lights, and an adjustable chime notifying direction of travel for the elevator. Single stroke chime for up and double stroke chime for down. Lanterns must be manufactured with ADA sidebars and must cover fully the existing hole in the wall so that NO cutting and patching is required. Approvals of supplied lanterns must be submitted prior to manufacturing.
7. Data Plate with capacity in pounds, Manufacturer's logo, and car number.
a. Fixture Finish: satin stainless steel #4
8. Landing Passing Signal: A chime bell shall sound in the car to tell a passenger that the car is either stopping at or passing a floor served by the elevator.
9. Firefighters' Service Phase I keyswitch at a designated landing.

G. Travel Cables: REPLACE
1. Include 10% spares, 1 coax cable, and 6 extra shields

2. All wiring and electrical interconnections shall comply with the governing codes. Insulated wiring shall have flame retarding and moisture-proof outer covering, and shall be run in conduit, tubing or electrical wireways. Traveling cables shall be flexible and suitably suspended to relieve strain on individual conductors.

2.03 WORK BY OTHERS

A. New mainline disconnects and wiring from disconnects to the first controller point of attachment. This work will be completed prior to the start of the modernization.

B. Guards on existing lighting and installation of new GFI outlets in machine room and pit.

C. Modification to existing smoke detector system to accommodate the ASME A17.1-2019 elevator code.

D. Supply of two dry contacts for emergency power operation. 1- pre transfer and 1- building normal power.

E. Installation of two dedicated phones lines to new controllers.

F. Installation of two lockable cab lighting circuits to the new controllers.

G. Access panel in overhead for smoke detector as required.

2.04 PERFORMANCE REQUIREMENTS

A. Regulatory Requirements: Comply with ASME A17.1, applicable local codes, and authorities having jurisdiction (AHJ).

B. Accessibility Requirements: Comply with ADA Standards.
   1. Leveling Accuracy - The controller shall have a self-leveling feature that shall automatically bring the car to floor landings within a tolerance of 1/2 inch (12.7 mm) or better under all loading conditions up to the rated load.
   2. Hall Lanterns - The controller shall have outputs to drive the visible and audible signals that are required at each hoistway entrance to indicate which elevator car is answering a call. Audible signals shall sound once for up, twice for down.
   3. Car Position Indicators - The controller shall have a position indicator output to drive the required position indicators (one each car operating panel) which shall indicate the corresponding floor numbers as the car passes or stops at a floor. An audible signal shall sound as the position indicator changes floors.
   4. The controller shall have a voice annunciator output to announce direction and floor number. There will also be an announcement for activation of Fireman's Service.

C. Perform structural steel design, fabrication, and installation in accordance with AISC 360.

D. Perform welding of steel in accordance with AWS D1.1/D1.1M.

E. Perform electrical work in accordance with NFPA 70.

F. Speed: + 2% of contract speed under any loading condition or direction of travel.

G. Stopping Accuracy: ±1/4" (6.4 mm) under any loading condition or direction of travel.

H. Platform Load Weighing: A device shall measure carload so that proper starting torque is applied to motor.

2.05 OPERATION CONTROLS

A. Elevator Controls: Provide landing operating panels and landing indicator panels.
   1. Tamper-proof.
   2. Landing Operating Panels: Metallic type, one for originating "Up" and one for originating "Down" calls, one button only at terminating landings; with illuminating indicators.
   3. Landing Indicator Panels: Illuminating.
   4. Comply with ADA Standards for elevator controls.

B. Interconnect elevator control system with building security, fire alarm, card access, smoke alarm, and building management control systems.

C. Door Operation Controls:
   1. Tamper-proof
   2. Program door control to open doors automatically when car arrives at floor landing.
   3. Render "Door Close" button inoperative when car is standing at dispatch landing with doors open.
   4. Door Safety Devices: Moveable, retractable safety edges, quiet in operation; equipped with infrared door protection devices.
      a. New door operators with variable frequency motor will be provided to open and close the car and hoistway doors simultaneously. Door movement will be cushioned at both limits of travel.
      b. An electro-mechanical interlock and pickup assembly will be used at each hoistway entrance to prevent the operation of the elevator unless all doors are closed and locked.
      c. Door tracks, hangers and sheaves will be used on the car and all hoistway doors. New gibs and fire tabs will be installed on all doors.
      d. Door closers will also be provided for each hoistway door to automatically close the door with the car not being present.
         1) Door closers will also be provided for each hoistway door to automatically close the door with the car not being present.
      e. A car-riding lantern will be mounted in the return jamb of the car door entrance. The lantern will contain one arrow for the up direction and one arrow for the down direction. The arrow corresponding to the direction the car is traveling will be lit. The lantern will be equipped with audible tones corresponding to the direction of travel one tone for travel in the up direction and two tones for travel in the down direction. Faceplates will be finished in #4 stainless steel.
      f. A passing gong that will sound as the elevator stops at or passes each floor will be installed.
      g. New clutches with zone restrictors will be provided for each car door. The zone restrictors will mechanically lock the car door until the car is within approximately one foot of the landing.
   5. Nudging
      a. If the doors are prevented from closing after a preset time interval because of an obstruction in the door opening, the doors will become inoperative and a buzzer will sound until the obstruction is removed. After the obstruction is removed, the car will recycle and return to normal operation.
   6. Car Top Inspection Station
      a. Car top inspection station with emergency stop switch and the constant pressure “up-down” direction buttons will be provided when activated making normal operation devices inoperative and give the inspector complete control of the elevator.
      b. It will also have a GFCI receptacle, light and guard.
      c. Install a code compliant emergency exit with electrical switch.
   7. Toe Guard
      a. Install a code compliant toe guard.
   8. Doors on the car and at the hoistway entrances shall be power operated by means of a closed loop door operator mounted on top of the car. The door operator is a fully closed loop system designed to give consistent door performance with changes in temperature, wind or minor debris in the door track. The system continually monitors door speed and position and adjusts it accordingly to match the pre-determined profile.
      a. Door operation shall be automatic at each landing with door opening being initiated as the car arrives at the landing and closing taking place after expiration of an adjustable time interval. An electric car door contact shall prevent the elevator from operating unless the car door is in the closed position.
      b. Door close shall be arranged to start after a minimum time, consistent with Handicap Requirements.

c. Doors shall be arranged to remain open for an adjustable time period sufficient to meet ADA requirements.
d. The time interval for which the elevator doors remain open when a car stops at a landing shall be independently adjustable for response to car calls and response to hall calls.

D. Proximity Door Protection Device
1. The passenger car door will be protected with a 36 or more, light-ray device extending to a height of approximately 5’ 0” above the floor. Interruption of one or more of the light rays will prevent the doors from closing or cause them to stop and reopen if they are in the process of closing. The interruption of the light rays will cause the doors to remain open as long as the obstruction is in the path of one or more of the light rays. The doors will start to close shortly after the obstruction is removed.
2. Door Noise: Door noise will be 50 dBA. This includes reversals.
3. Door Control & Closing:
a. Door control to open doors automatically when car arrives at a landing in response to a normal hall or car call.
b. Elevator doors shall be provided with a reopening device that will stop and reopen the car door(s) and hoistway door(s) automatically should the door(s) become obstructed by an object or person.
c. A solid state, infrared passenger protection device shall be installed on the car door. This device provides infrared light beams that create an invisible safety net across the elevator entrance. If these beams strike an object in the middle of the entryway, some of the light is reflected into special photo-diode receivers which scan into the entryway at a nominal 30 degree angle. If the receivers detect enough light, a reversal signal is generated to open the doors. The maximum projection of these 12 additional beams at any time is one-third of the door opening width.
d. If any beam is interrupted, the door-reversal signal will cause the elevator doors to reopen instantly without touching the passenger. After a car stop is made, the door shall remain open for a predetermined interval before closing. If, while the door is closing, the matrix of invisible light beams is interrupted by a passenger entering or leaving the car, the door shall stop and reopen, after which the door shall again start to close.
e. Graceful degradation operation is also included. If one or two isolated beams (up to a maximum of 36 beams) are interrupted, the door-reversal signal will cause the doors to reopen instantly. If the beams remain blocked for more than 80 seconds, the beams are considered permanently blocked. The infrared device then ignores these blockages and the detector will continue to operate as it would without any blockages.
f. If three or more adjacent beams are interrupted, the door-reversal signal will cause the doors to reopen instantly. If they remain blocked for more than 80 seconds, they are considered permanently blocked. The doors will then either remain open indefinitely, go into nudging mode or remain open for a specified period of time, depending on local codes and the door operating system. The doors will remain in this mode until the blockage is corrected.
g. Adjustable Door Dwell Time: The time interval that elevator doors stand open after a stop shall be independently adjustable for car call stops and hall call stops. A separate door time shall be adjustable for lobby door hall calls.
h. Door Time Open Protection: If the car doors do not open completely within a predetermined time, the car shall extinguish its hall and car direction lanterns (if provided), sound the in-car alarm buzzer, and shall if part of a group, remove itself from group operation. Then the car shall proceed to the next landing in its direction of travel (or reverse direction from a top or bottom landing) and again attempt to open its doors fully. If the car moves to three consecutive landings without being able to open its doors fully, it shall shutdown with the doors closed.

i. Door Time Close Protection: If the Nudging Operation does not completely close the car doors within a predetermined time, the car will extinguish its hall and car direction lanterns (if provided), sound the in-car alarm buzzer, and shall, if part of a group, remove itself from group operation. Then the car shall open its doors fully and again attempt to close them. If the car cannot fully close its doors after three attempts, it shall shutdown with the doors open. Every two minutes the car shall retry closing its doors.

E. Signal Equipment
   1. Car Station
      a. The car station will be manufactured with #4 stainless steel finish, including the following operation devices: one button for each floor served; alarm bell button; keyed emergency stop button; door open button; door close button; door hold switch; digital dot matrix car position indicator; keyed light and fan switch. Code compliant ADA telephone will be incorporated in car station and emergency light with rechargeable battery pack. Also included are any other buttons, lamps or keyed switches as required by code.
   2. ADA Telephone
      a. A new telephone will be installed at required height in car station. A working dedicated telephone line to the elevator controller in the elevator equipment room will be supplied by the owner.
   3. Car Riding Lantern and Passing Chime

F. Fan and Light Protection: The cab's fan and light shall automatically turn off if the car is idle for a selectable period of time as allowed by A17.1 code compliancy.

G. Provide "Firefighter's Emergency Operation" in accordance with ASME A17.1, applicable building codes, and authorities having jurisdiction (AHJ).
   1. Designated Landing: Main Lobby.

2.06 SERVICE CONTROL TYPE

A. Independent Service Control:
   1. Provide key operated "Independent Service" on car operating panel. Key activation will remove that car from normal operation and cancel pre-registered car calls.
   2. Car will respond to selected floor. Car will not respond to any calls from landing call buttons. Car will only respond to calls placed on the car operating panel. Doors will remain open at last landing requested. Doors will close with a constant pressure on "Door Close" button.
   3. Key activation to normal operation will return car to normal operation.

2.07 SECURITY FEATURES

A. Car Secure Access:
   1. This feature shall allow each car call button to be secured or cleared. If a car call button is secured, it shall not register a call unless a landing access code is correctly entered on the car operating buttons within a predetermined time period after the secured car button is pressed.
   2. Selection and changing of the landing access codes shall be done on each car-operating panel using the Car Secure Access keyswitch.

2.08 FIREFIGHTERS' SERVICE OPERATION FEATURES

A. Firefighters' Service Phase I:
   1. When a building smoke sensor or a keyswitch located at the designated return landing is activated, all cars in the group shall perform an emergency return to the designated landing. The return operation shall be in compliance with applicable codes.
   2. Passengers shall be alerted that the car is returning by a buzzer and a message indicator showing "Please Exit when Doors open" and a Fireman's Hat light is also illuminated.

B. Alternate Return Landing for Phase I:

1. The car(s), while responding to a Phase 1 Firefighters' Service operation, shall return to a reselected alternate landing if the smoke detector at the designated return landing has been activated.

C. Firefighters' Service Phase II:
1. This feature shall be activated by the fire fighting personnel using a keyswitch in the car and shall place the elevator under their control. The operation shall be in compliance with applicable codes. This feature shall include a Call Cancel push-button. When the button is activated all registered calls will be canceled and a traveling car will stop at the next landing.

2.09 MAINTENANCE OPERATION FEATURES

A. Top of Car Inspection:
1. Enabling switches in the car operating panel and on top of the car shall make the car and hall buttons inoperative and allow the controls in a fixture on the top of the car to be used to move the car at reduced speed for installation, inspection, and maintenance. This operating station shall include a push-button, which must be continuously depressed to permit the elevator to move in either the up or down direction. The top-of-car inspection station shall include a 125V, 15 Amp convenience outlet with ground-fault-circuit-interrupter protection and a convenience light with switch. The top of car fixture shall also include an emergency stop button.

B. Pit Emergency Stop Switch: A switch, accessible from the pit access door, shall be provided for each car. When a switch is activated, the corresponding car shall stop running.

C. Zoned Access at Bottom Landing: This feature, activated by a keyswitch located at the landing, shall permit the operation of the car at the landing with the hoistway door and the car door or gate open, in order to permit access to the hoistway pit. Movement of the car away from the landing shall be limited or "zoned" as required by applicable codes

D. Zoned Access at Upper Landing: This feature, activated by a keyswitch located at the landing, shall permit the operation of the car at the landing with the hoistway door and the car door or gate open, in order to permit access to the top of the car. Movement of the car away from the landing shall limited or "zoned" as required by applicable codes.

2.10 MATERIALS

A. Rolled Steel Sections, Shapes, Rods: ASTM A36/A36M.

B. Steel Sheet: ASTM A1008/A1008M, Designation CS (commercial steel), with matte finish.

C. Sheet Steel: Hot-dipped galvanized steel sheet, ASTM A653/A653M, with G90/Z275 coating.

D. Stainless Steel Sheet: ASTM A666, Type 304; No. 4 Brushed finish unless otherwise indicated.

E. Stainless Steel Bars, Shapes and Moldings: ASTM A276/A276M, Type 304.

F. Extruded Aluminum: ASTM B221 (ASTM B221M), natural anodized finish unless otherwise indicated.

G. Aluminum Sheet: ASTM B209 (ASTM B209M), 3105 alloy, O temper.

H. Resilient Flooring: Vinyl tile flooring, as specified in Section 096500.

I. Body Filler for repair of existing doors and frames: repair putty for filling dents and gouges in galvanized and non-galvanized hollow metal doors and frames; Bondo All-Purpose Putty by 3M or approved equal.

2.11 MACHINE ROOM FITTINGS

A. Monitoring Device Interface:
1. Fabricate one multiple terminal block in controller relay panel or selector, in location indicated, for connection of monitoring devices for:
a. Landing and car registration circuits.

b. Motor generator running circuits.
c. Load weighing circuits.
d. Up and down peak programming circuits.
e. Independent service switches.

2. Label terminals for use with alligator test clips.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify existing conditions before starting this work.

B. Verify that hoistway, pit, and machine room are ready for work of this section.

C. Verify hoistway shaft and openings are of correct size and within tolerance.

D. Verify location and size of machine foundation and position of machine foundation bolts.

E. Verify that electrical power is available and of correct characteristics.

3.02 PREPARATION

A. Arrange for temporary electrical power for installation work and testing of elevator components. Comply with requirements of Section 015000 - Temporary Facilities and Controls.

B. Maintain elevator pit excavation free of water.

3.03 INSTALLATION

A. Install system components, and connect equipment to building utilities.

B. Install hoistway, elevator equipment, and components in accordance with approved shop drawings.

C. Structural Metal Surfaces: Clean surfaces of rust, oil or grease; wipe clean with solvent; prime with two coats.

D. Wood Surfaces not Exposed to Public View: Finish with one coat primer; one coat enamel.

E. Adjust equipment for smooth and quiet operation.

3.04 CLOSEOUT ACTIVITIES

A. Demonstrate proper operation of equipment to Owner's designated representative.

B. Demonstration: Demonstrate operation of system to Owner's personnel.
1. Use operation and maintenance data as reference during demonstration.
2. Briefly describe function, operation, cleaning and maintenance of each component.
3. Each elevator shall run in test mode of 24 hours without shutdown prior to the turnover to the building.

3.05 MAINTENANCE

A. Maintenance service consisting of regular examinations and adjustments of the elevator equipment shall be provided by the elevator contractor for a period of 12 months after the elevator has been turned over for the customer’s use. This service shall not be subcontracted but shall be performed by the elevator contractor. All work shall be performed by competent employees during regular working hours of regular working days. This service shall not cover adjustments, repairs or replacement of parts due to negligence, misuse, abuse or accidents caused by persons other than the elevator contractor. Only genuine parts and supplies as used in the manufacture and installation of the original equipment shall be provided.

B. The elevator control system must:
1. Provide in the controller the necessary devices to run the elevator on inspection operation.
2. Provide on top of the car the necessary devices to run the elevator in inspection operation.
3. Provide in the controller an emergency stop switch. This emergency stop switch when opened disconnects power from the brake and prevents the motor from running.

AIA® Document A101® – 2017

Standard Form of Agreement Between Owner and Contractor *where the basis of payment is a Stipulated Sum*

AGREEMENT made as of the Thirty-first day of March in the year Two Thousand Twenty-Six
(In words, indicate day, month and year.)

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

Woodbury County, Iowa
620 Douglas St.
Sioux City, IA 51101

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

To Be Determined (TBD)

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

25286 Woodbury County-Courthouse Freight Elevator Replacement
Sioux City, IA

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

Cannon Moss Brygger & Associates, P.C.
dba CMBA Architects
302 Jones St.
Suite 200
Sioux City, IA 51101

The Owner and Contractor agree as follows.

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

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

The parties should complete A101®–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201®–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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TABLE OF ARTICLES

1 THE CONTRACT DOCUMENTS

2 THE WORK OF THIS CONTRACT

3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

4 CONTRACT SUM

5 PAYMENTS

6 DISPUTE RESOLUTION

7 TERMINATION OR SUSPENSION

8 MISCELLANEOUS PROVISIONS

9 ENUMERATION OF CONTRACT DOCUMENTS

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

[X] The date of this Agreement.

[ ] A date set forth in a notice to proceed issued by the Owner.

[ ] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

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

[X] By the following date: 12-31-2026

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§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be ($), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance

§ 4.3 Allowances, if any, included in the Contract Sum:
(Identify each allowance.)

Item	Price

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

Item	Units and Limitations	Price per Unit ($0.00)

§ 4.5 Liquidated damages, if any:
(Insert terms and conditions for liquidated damages, if any.)

§ 4.6 Other:
(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

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§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the First day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the Thirtieth day of the same month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than Thirty (30) days after the Architect receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201™–2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- **.1** That portion of the Contract Sum properly allocable to completed Work;
- **.2** That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- **.3** That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- **.1** The aggregate of any amounts previously paid by the Owner;
- **.2** The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
- **.3** Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- **.4** For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and
- **.5** Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:
(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

Three Percent (3%)

§ 5.1.7.1.1 The following items are not subject to retainage:
(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:
(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit

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an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:
(Insert any other conditions for release of retainage upon Substantial Completion.)

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

.1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and

.2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

§ 5.3 Interest

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

1.50 % monthly

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:
(Check the appropriate box.)

[ ] Arbitration pursuant to Section 15.4 of AIA Document A201–2017

[X] Litigation in a court of competent jurisdiction

[ ] Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

§ 7.1.1 If the Contract is terminated for the Owner's convenience in accordance with Article 14 of AIA Document

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A201–2017, then the Owner shall pay the Contractor a termination fee as follows:
(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)

Owner will pay only for work completed at the time of termination.

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner's representative:
(Name, address, email address, and other information)

Kenny Schmitz, Director-Building Services
Woodbury County
401 8th St.
Sioux City, IA 51101
Email: kschmitz@woodburycountyiowa.gov

§ 8.3 The Contractor's representative:
(Name, address, email address, and other information)

TBD

§ 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™–2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with a building information modeling exhibit, if completed, or as otherwise set forth below:
(If other than in accordance with a building information modeling exhibit, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

§ 8.7 Other provisions:

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

- **.1** AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor
- **.2** AIA Document A101™–2017, Exhibit A, Insurance and Bonds
- **.3** AIA Document A201™–2017, General Conditions of the Contract for Construction
- **.4** Building information modeling exhibit, dated as indicated below:
  (Insert the date of the building information modeling exhibit incorporated into this Agreement.)

- **.5** Drawings

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Number	Title	Date
Attached as Exhibit		

.6 Specifications

Section	Title	Date	Pages
Attached as Exhibit			

.7 Addenda, if any:

Number	Date	Pages

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.8 Other Exhibits:
(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

[ ] AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

[ ] The Sustainability Plan:

Title	Date	Pages

[X] Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Section 00 73 00	Supplementary Conditions	03/04/2026	1 Page

.9 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™–2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

This Agreement entered into as of the day and year first written above.

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OWNER *(Signature)*

BY: Daniel Bittenger II, Chairperson

(Printed name and title)

CONTRACTOR *(Signature)*

(Printed name and title)

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Additions and Deletions Report for
AIA® Document A101® – 2017

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 08:43:06 CST on 03/04/2026.

Changes to original AIA text

PAGE 7

Number	Title	Date	
Attached as Exhibit			

Section	Title	Date	Pages
Attached as Exhibit			

Document	Title	Date	Pages
Section 00 73 00	Supplementary Conditions	03/04/2026	1 Page

Variable Information

PAGE 1

AGREEMENT made as of the Thirty-first day of March in the year Two Thousand Twenty-Six
(In words, indicate day, month and year.)

Woodbury County, Iowa

620 Douglas St.

Sioux City, IA 51101

To Be Determined (TBD)

25286 Woodbury County-Courthouse Freight Elevator Replacement

Sioux City, IA

Cannon Moss Brygger & Associates, P.C.

dba CMBA Architects

302 Jones St.
Suite 200

Sioux City, IA 51101

PAGE 2

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[X] The date of this Agreement.

[ ] A date set forth in a notice to proceed issued by the Owner.

[ ] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

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

[X] By the following date: 12-31-2026

PAGE 4

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the First day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the Thirtieth day of the same month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than Thirty (30) days after the Architect receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

Three Percent (3%)

PAGE 5

1.50 % monthly

[ ] Arbitration pursuant to Section 15.4 of AIA Document A201–2017

[X] Litigation in a court of competent jurisdiction

[ ] Other *(Specify)*

PAGE 6

Owner will pay only for work completed at the time of termination.

Kenny Schmitz, Director-Building Services

Woodbury County

401 8th St.

Sioux City, IA 51101

Email: kschmitz@woodburycountyiowa.gov

TBD

PAGE 7

[X] Supplementary and other Conditions of the Contract:

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