



City of Franklin

Mailing Address:
109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

Meeting Agenda

Design Review Committee

Monday, March 17, 2025

4:00 PM

Eastern Flank Event Facility

MEETING LOCATION

Eastern Flank Event Facility
1368 Eastern Flank Circle

Notice is hereby given that a meeting of the Design Review Committee will be held on the date and time listed above at 1368 Eastern Flank Circle, Franklin, TN 37064. You may call 615.791.3212 for additional information. For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at 615.791.3216 at least 24 hours prior to the meeting. The typical process for discussing an item in this meeting setting is as follows: 1. Applicant / staff presentation, and 2. DRC comments. Accommodations have been made to ensure that the public is able to view the meeting. The public may view the meeting in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Attend in person in the Board Room. The public may also watch the meeting on the TV in the lobby.

CALL TO ORDER

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director/Staff for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Comments on agenda items may be made in person at the meeting or by emailing planningintake@franklintn.gov before noon on the day of the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPLICATIONS

1. Discussion Of Roof Replacement And Alterations At 231 Myles Manor Ct.(Jasmine Grove); Amanda McCreary, Applicant.
2. Discussion Of In-Kind Replacement, Roof Replacement, New Ramp, And Alterations At 135 4th Ave. S. (The Dan German Hospital); Ben McCreary, Applicant.

3. Discussion Of Repair And In-Kind Replacement of Exterior Elements At 305 Main St. (Williamson County Courthouse); Jenna Lee, Applicant.
4. Discussion Of Alterations (Rear Dormer) At 234 4th Ave. N.; Brandon Priddy, Applicant.
5. Discussion Of In-Kind Repair, Alterations, And New Front Yard Fencing At 936 Fair St.; Lisa Garcia, Applicant.
6. Discussion Of New Construction (Principal Building) At 115 Winslow Rd.; Michael Katsaitis, Applicant.
7. Discussion Of New Construction (Principal Building) At 246 Myles Manor Ct.; Jeff Castor, Applicant.
8. Discussion Of New Construction (The Belonging Co. Franklin Church) At 370 Franklin Rd.; Luke Dougal, Applicant.
9. Discussion Of Partial Demolition And New Construction At 251 2nd Ave. S. (The Ice House); Brandon Priddy, Applicant.
10. Discussion Of New Construction (Hotel & Parking Structure) And Partial Demolition At 230 Franklin Rd.; Benton Smothers, Application.

ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.

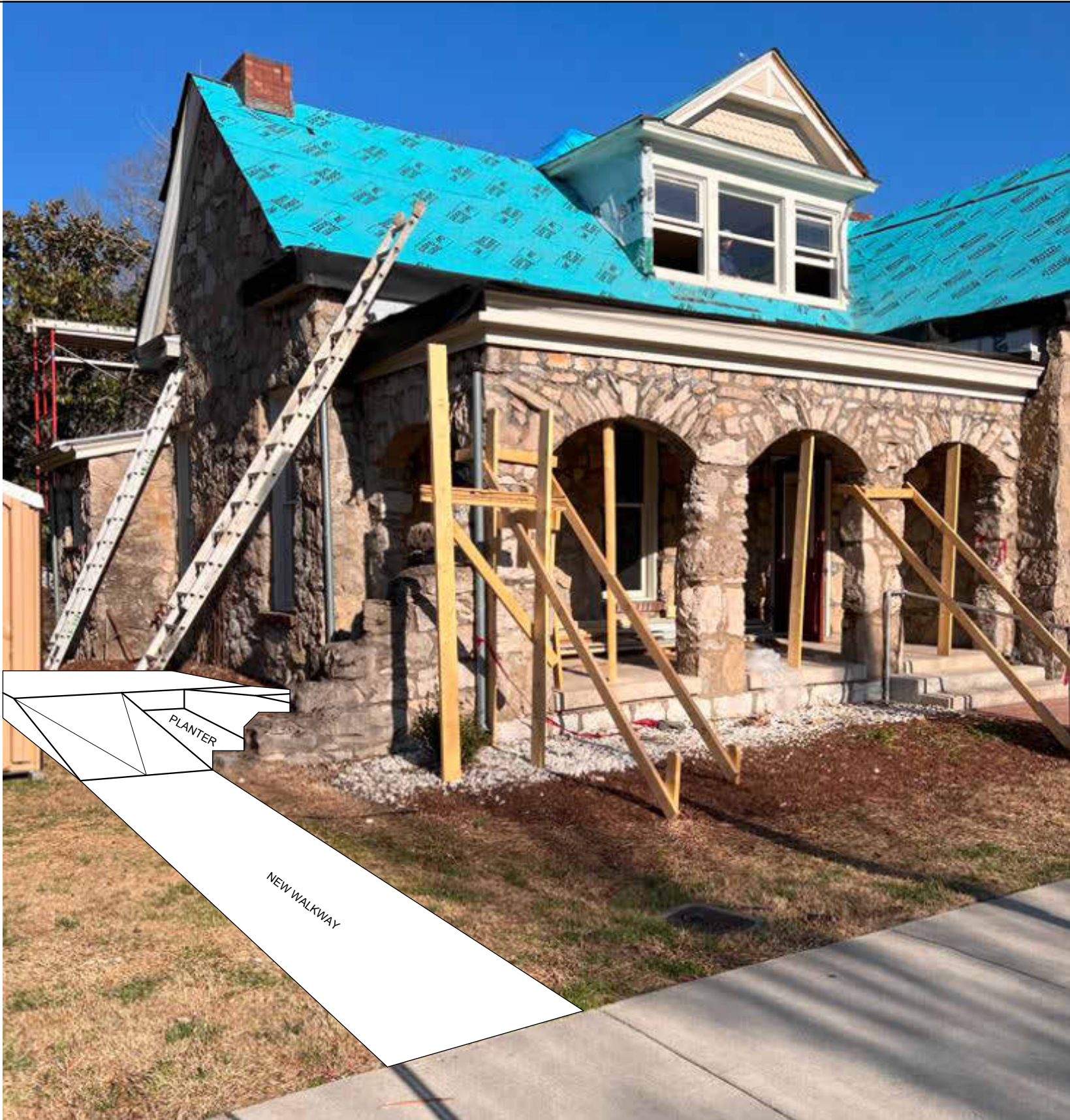
- SCOPE OF WORK:
- THE UNDERLAYMENT OF THE EXISTING METAL ROOF IS DETERIORATED AND NEEDS TO BE REPLACED. NEW METAL ROOF - DARK BRONZE
 - THE EXISTING GUTTERS ARE A COMBINATION OF ROUND AND SQUARE. THE ROUND GUTTERS ARE COPPER BUT SOME HAVE BEEN PAINTED WHITE. PROPOSED: NEW METAL ROUND DOWNSPOUTS - COPPER



RESIDENCE ENTRY



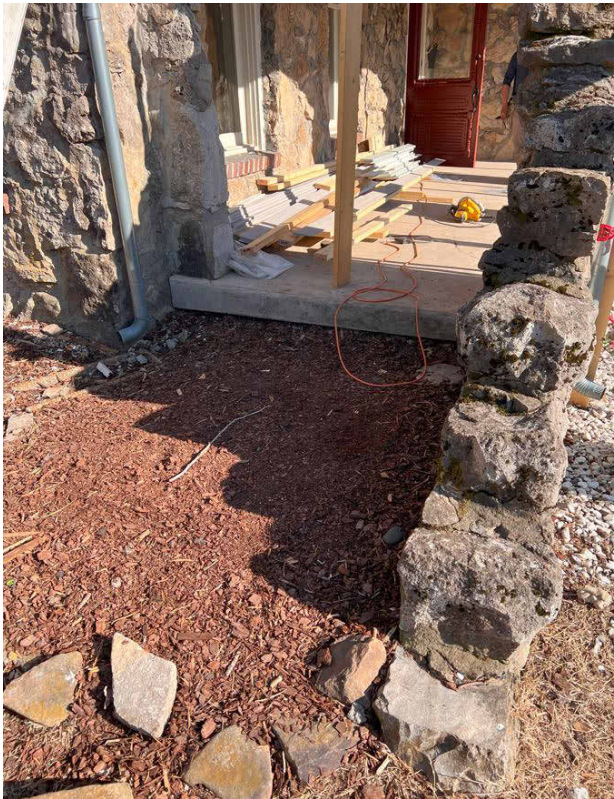
REAR PATIO



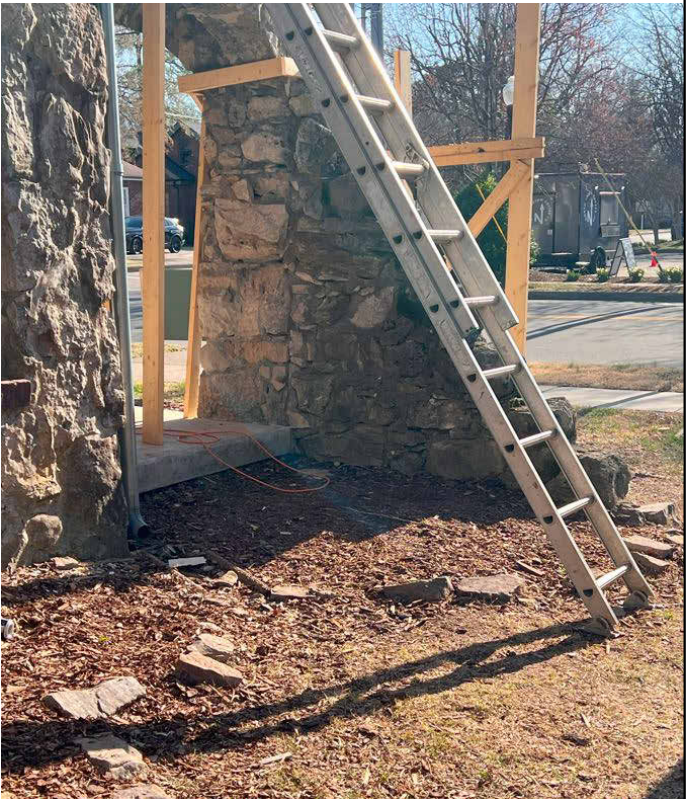
PROPOSED ACCESSIBLE RAMP TO 4TH AVE **HANDRAILS OMITTED FOR CLARITY**



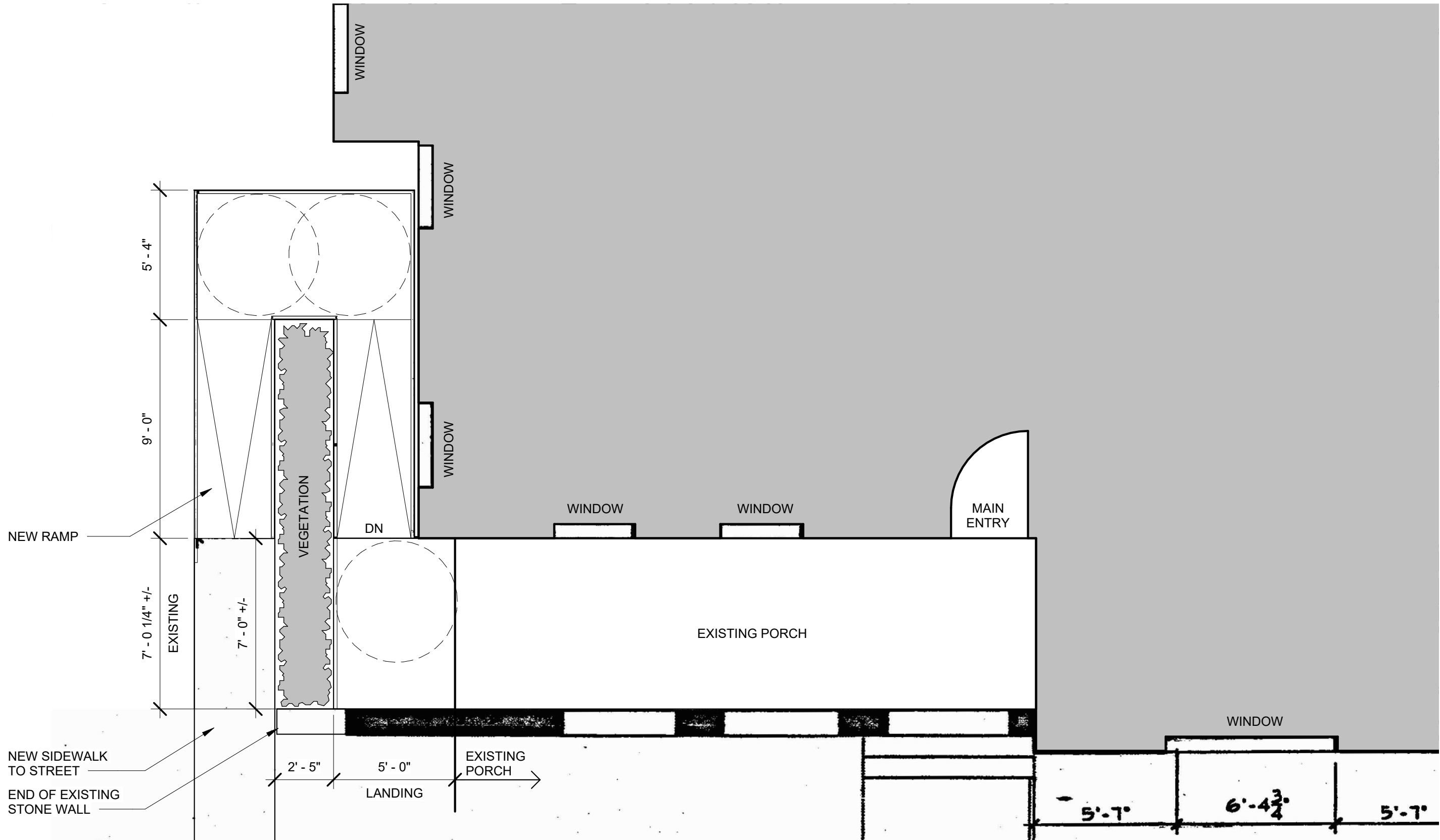
EXISTING ELEVATION



EXISTING SPACE BEHIND STONE FACADE EXTENSION



EXISTING SPACE BEHIND STONE FACADE EXTENSION





DETERIORATING TRIM ALONG 4TH AVE



DETERIORATING TRIM ALONG 4TH AVE



PREVIOUSLY REPLACED REAR TRIM



MIX OF METAL SHINGLES AT REAR DORMER



FRONT DORMER



PREVIOUSLY REPLACED TRIM

DETERIORATED TRIM
WILL BE REPLACED
IN-KIND WITH
MATCHING TRIM
PROFILES

DETERIORATED
ROOFING MATERIAL
WILL BE REPLACED
WITH NEWER
REPLACEMENT
SHINGLE STYLE FROM
A PREVIOUSLY
APPROVED
RENOVATION.

ORIGINAL METAL
SHINGLE STYLE IS
NOT AVAILABLE



EXISTING FASCIA TRIM PROFILES

PREVIOUSLY APPROVED REPLACEMENT METAL ROOF

REPLACEMENT METAL SHINGLE SIDING



















PROJECT MANUAL



EXTERIOR MAINTENANCE UPGRADES TO THE WILLIAMSON COUNTY HISTORIC COURTHOUSE

305 Public Square

Franklin, TN



Architect:

Lambe + Associates, LLC.

106 Mission Court, Suite 303

Franklin, Tennessee 37067

Phone: 615-973-4290

August 18, 2023

L+A Job No. 2303

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Williamson County Historic Courthouse, Exterior Maintenance Upgrades - 2303
Lambe + Associates, LLC

DOCUMENT 001113
ADVERTISEMENT FOR BIDS

NOTICE TO BIDDERS

Bids are invited for a General Contract for the Work of the following project.

OWNER: WILLIAMSON COUNTY GOVERNMENT
1320 West Main Street
Franklin, Tennessee 37064

PROJECT: Exterior Maintenance Upgrades at the
Williamson County Historic Courthouse
305 Public Square
Franklin, Tennessee 37064

PROJECT DESCRIPTION: The project consists of furnishing labor, material, services, and equipment for fabrication, delivery, and installation of work as identified in the Contract Documents prepared by Lambe + Associates, LLC dated 08.18.23. Work includes exterior surface preparation and painting including but limited to wood rakes, cornices, columns, porches, and railings as shown in the drawings and stabilization of internal roof gutters.

TYPE OF PROJECT: The project is for general construction with a lump-sum bid.

BIDDING DOCUMENTS: Bidding documents may be obtained by each bidder at their cost at:

CCAD Reprographics Printing Services
1897 General George Patton Drive
Franklin, Tennessee 37067
Phone: 615.614.0749
Email: franklin@ccadreprographics.com

Costs of the bidding documents are the responsibility of each bidder and will not be reimbursed by Williamson County Government regardless of whether the bidder is awarded the contract or not. The successful bidder will be provided with one (1) CD-Rom with electronic files of the Contract Documents in Portable Document Format (pdf) and five (5) complete, hard-copy sets of the Contract Documents for use in executing the work.

A Pre-Bid Conference will be held at the time and location specified below.

DATE/TIME: 9:00 A.M. Central Time, Friday, September 1, 2023

ADVERTISEMENT FOR BIDS 001113 - 2
Williamson County Historic Courthouse, Exterior Maintenance Upgrades - 2303
Lambe + Associates, LLC

LOCATION: Project Site at:

305 Public Square
Franklin, Tennessee 37064

Bids will be received by the OWNER and DESIGNER at the following location:

ADDRESS for BID DELIVERY:

WILLIAMSON COUNTY MAYOR'S OFFICE
1320 West Main Street, Suite 125 Franklin, Tennessee 37064

Until: 2:00 P.M. Central Time: Tuesday, September 19, 2023

At which time and place bids will be publicly opened by the OWNER.

Bids sent by mail should be directed to the attention of:

POINT OF CONTACT: Leslie Mitchell (see "Address for Bid Delivery" above)

BID SECURITY: Bid security in the form of a Bid Bond by the Bidder and a Surety Company licensed to do business in the State of Tennessee equal to five percent (5%) of the bid will be required. No bidder may withdraw his bid within thirty (30) days after the actual date of the opening thereof. Bid security will be returned to all bidders upon award of the Contract for Construction or rejection of the bids.

GUARANTY BOND: A Guaranty Bond in the form of a Performance/Labor and Material Bond in an amount equal to one hundred percent (100%) of the bid contract sum will be required, and the cost shall be included in the bid.

TENNESSEE CONTRACTOR'S LICENSE LAW: Bidding shall be in accordance with the Tennessee General Contractor's License Law. Bidders on construction in the amount of \$25,000 or more must be a licensed contractor as required by the Contractor's Licensing Act of 1976, Public Chapter #82 of the General Assembly of the State of Tennessee amended by Public Chapter #406, Public Acts 1977, and further amended by House Bill #2507 and approved May 10, 1994.

BIDDING ENVELOPE REQUIREMENTS: On the face of the bidding envelope, the bidder shall present the following information:

- The Project Name
- The Bidder's Name, Address, License Number, and License Date of Expiration
- The Date and Time of the Bid Opening
- The Name, Address, License Number (if applicable), and License Date of Expiration for each subcontractor as required by the state law.

Without this information on the face of the envelope, the bid will not be opened by the OWNER.

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Williamson County Historic Courthouse, Exterior Maintenance Upgrades - 2303
Lambe + Associates, LLC

All Bidders are to include the following documents with their bid, fully completed, signed, and notarized where required. Without this information included within the envelope, the bid will not be considered a legitimate bid by the OWNER and will not be accepted.

DRUG-FREE WORKPLACE AFFIDAVIT: Bidding shall be in accordance with the Tennessee Code Annotated 50-9-113. All bidders must submit a completed Drug-Free Workplace Affidavit with his/her bid. Any bid not accompanied by a signed and notarized Drug-Free Workplace Affidavit will not be accepted. A copy of the Drug-Free Workplace Affidavit is attached to the bid form.

ETHICAL STANDARDS AFFIDAVIT: Bidding shall be in accordance with the Tennessee Code Annotated 50-9-113. All bidders must submit a completed Ethical Standards Affidavit with his/her bid. Any bid not accompanied by a signed and notarized Ethical Standards Affidavit will not be accepted. A copy of the Ethical Standards Affidavit is included in the Project Manual (Division 0).

FAIR EMPLOYMENT AFFIDAVIT: All bidders must submit a completed Fair Employment Affidavit with his/her bid. Any bid not accompanied by a signed and notarized Fair Employment Affidavit will not be accepted. A copy of the Fair Employment Affidavit is included in the Project Manual (Division 0)

IMMIGRATION ATTESTATION AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT: Bidding shall be in accordance with the Tennessee Code Annotated 50-1-701. All bidders must submit a completed Immigration Attestation and Immigration Compliance Act Affidavit with his/her bid. Any bid not accompanied by a signed and notarized Immigration Attestation and Immigration Compliance Act Affidavit will not be accepted. A copy of the Immigration Attestation and Immigration Compliance Act Affidavit is included in the Project Manual (Division 0)

BUSINESS TAX AND LICENSE AFFIDAVIT: Bidding shall be in accordance with the Tennessee Code Annotated 50-9-113. All bidders must submit a completed Business Tax and License Affidavit with his/her bid. Any bid not accompanied by a signed and notarized Business Tax and License Affidavit will not be accepted. A copy of the Business Tax and License Affidavit is included in the Project Manual (Division 0).

CERTIFICATION OF COMPLIANCE WITH THE IRAN DIVESTMENT ACT: Bidding shall be in accordance with the Tennessee Code Annotated 12-12-101. All bidders must submit a completed Certification of Compliance with the Iran Divestment Act with his/her bid. Any bid not accompanied by a signed and notarized Certification of Compliance with the Iran Divestment Act will not be accepted. A copy of the Certification of Compliance with the Iran Divestment Act is included in the Project Manual (Division 0).

CERTIFICATION NOT TO BOYCOTT ISRAEL: Bidding shall be in accordance with the Tennessee Code Annotated, Section 12-4-119. All bidders must submit a completed Certification Not to Boycott Israel with his/her bid. Any bid not accompanied by a signed and notarized Certification Not to Boycott Israel will not be accepted. A copy of the Certification Not to Boycott Israel is included in the Project Manual (Division 0).

CONTRACTOR'S QUALIFICATION STATEMENT: All bidders must submit a completed Contractor's Qualification Statement as defined by Division 0 Document, Contractor's Qualification Statement with his/her bid. Any bid not accompanied by a signed and notarized Contractor's Qualification Statement will not be accepted.

The Owner reserves the right to waive formalities and to reject bids.

END OF DOCUMENT



WILLIAMSON COUNTY GOVERNMENT

January 18, 2023

To Whom It May Concern:

Williamson County is accepting bids for improvements to the Peytonsville Fire & Rescue Subsurface Disposal System. The project is located at 4950 Harpeth-Peytonsville Road, Thompson's Station, TN 37179.

It is not the intent of Williamson County to favor one vendor; however, we do, from time to time, have to rely on vendors' help in writing specifications. We will accept all bids with exceptions noted, and all bids will be given equal consideration.

A pre-bid conference will be held on February 6, 2023, 9:00 A.M. at the project site. Bids will be opened February 23, 2023, 2:00 p.m. Bids must be submitted in a sealed envelope to the County Mayor's Office, 1320 West Main Street, Suite 125, Franklin, TN 37064. Each envelope should be plainly marked: **Peytonsville Fire & Rescue Subsurface Disposal System, February 23, 2023, 2:00 p.m. Envelope must also include bidder's company name. IF THE SEALED PACKAGE IS NOT LABELED EXACTLY AS SPECIFIED ABOVE, THE BID WILL NOT BE OPENED.** A bid bond in the amount of 5% of the bid must also be included with the bid. An executed Drug-Free Affidavit, Ethical Standards Affidavit, Iran Divestment Affidavit, Immigration Attestation Affidavit, Fair Employment Affidavit, Israel Boycott Affidavit and Business Tax and License Affidavit and Contractor's Qualification Statement must also be included with the bid.

Bidding shall be in accordance with the Tennessee General Contractor's License Law. Bidders on construction in the amount of \$25,000 or more must be a licensed contractor as required by the Contractor's License Act of 1976. Public Chapter #82 of the General Assembly of the State of Tennessee amended by Public Chapter #406, Public Acts 1977, and further amended by House Bill #2507 and approved May 10, 1994. **If your bid meets the above criteria, the envelope must contain your company's license number, expiration date, and classification, and license number, expiration date and classification of any subcontractors that will be used in the areas of electrical, mechanical, plumbing or HVAC. IF THE SEALED PACKAGE IS NOT LABELED EXACTLY AS SPECIFIED ABOVE, THE BID WILL NOT BE OPENED.**

Williamson County reserves the right to reject any and/or all proposals, to waive technicalities or informalities, and to accept any proposal deemed to be in the best interest of Williamson County. **No bid shall be valid unless signed.** No bid shall be accepted by FAX machine.

The successful bidder will be required to comply with contract and insurance and to furnish Payment and Performance Bonds for 100% of the amount of the contract. Sample contracts are draft only and terms can change at the discretion of the County.

If you have any questions, please call Lambe and Associates, (615) 771-9601.

Sincerely,

Leslie Mitchell, NIGP-CPP, CPPO, CPPB
Williamson County Purchasing Agent



**INSTRUCTIONS TO BIDDERS 002113 - 1 Williamson County Historic
Courthouse, Exterior Maintenance Upgrades - 2303
Lambe + Associates, LLC**

INSTRUCTIONS TO BIDDERS

1. Defined Terms

Terms used in these Instructions to Bidders shall have the meanings assigned to them as stated in Article 2 of the General Conditions.

2. Qualifications of Bidders

The Owner reserves the right to investigate the ability of the Bidder to perform the work, and to request Bidder information and data for this purpose. Submit information to Owner within **5 days** of receiving a request. The Owner reserves the right to reject bids if investigated information reveals bidder is not qualified to complete the Work of the project. The Owner reserves the right to reject bids if bidder cannot provide information that confirms the bidder's ability to properly complete the Work of the project.

Where local, state, or federal law requires the Contractor performing the work to be licensed, the Bidder shall be properly qualified according to said laws and shall furnish to the Owner evidence of qualifications at the time the Bid is submitted.

3. Examination of Contract Documents and Site

Before submitting Bids, Bidders must (a) examine the Contract Documents thoroughly; (b) visit the site to become familiar with local conditions that may affect performance of the Work; (c) become familiar with federal, state, and local laws, ordinances, rules, and regulations affecting performance of the Work; and (d) carefully correlate observations made with the requirements of the Contract Documents.

The submission of a Bid will constitute an incontrovertible representation by the Bidder that he has complied with every requirement of this Article 3. Failure to do so will not relieve a successful Bidder of his obligation to furnish all material and labor necessary to carry out the provisions of the Agreement.

4. Interpretations and Addenda

Questions about the meaning or intent of the Contract Documents shall be submitted to Architect/Engineer in writing. Replies will be issued by Addenda emailed to parties recorded by Architect/Engineer as having received the bidding documents. Questions received less than **5 days** before the bid opening date will not be answered. Only questions answered by formal written Addenda will be binding. Addenda so issued shall become part of the Contract Documents. Oral and other interpretations of clarifications will be without legal effect.

Addenda to the Contract Documents will be acknowledged by bidders on bid forms. Failure to acknowledge receipt of Addenda is grounds for rejection.

5. Bid Security

Each Bid must be accompanied by Bid Security in the form of certified check of the bidder, or a Bid Bond prepared on an AIA Document A310, duly executed by the Bidder as principal and having as surety thereon a surety company approved by the Owner (those named on the current list of "Surety Companies Acceptable on Federal Bonds" as published by the Audit Staff Bureau of Accounts, U.S. Treasury Department will be acceptable to the Owner unless the Bidder receives written notification to the contrary from the Owner at least **5 days** prior to the date for the opening of Bids.)

**INSTRUCTIONS TO BIDDERS 002113 - 2 Williamson County Historic
Courthouse, Exterior Maintenance Upgrades - 2303
Lambe + Associates, LLC**

The Bid Security shall be in the amount of **5%** of the Bid. The Bid Security of the accepted Bidder will be retained until Bidder has executed the Agreement and has furnished the required Contract Security. If the accepted Bidder fails to execute and deliver the agreement and furnish the required Contract Security within **10** days of the issuance of the Notice of Award, Owner may annul the Notice of Award and the Bid Security of that Bidder will be forfeited.

The Bid Security of Bidders whom Owner believes to have a reasonable chance of receiving the award may be retained by Owner until the earliest of the fifth day after the executed Agreement is delivered by Owner to Contractor and the required Contract Security is furnished or the expiration of the time specified for the Bids to Remain Open. After such date, Bid Securities will be returned upon demand of the Bidder. Bid Security of other Bidders will be returned within **5 days** of the Bid opening.

Bid Security in the form of a Bid Bond will not normally be returned to Bidder unless specifically requested by Bidder. Certified check will be returned according to the above-stated procedures.

6. Bidding Documents

Refer to Division 0 Advertisement for Bids for instructions on obtaining bidding documents.

7. Rejection of Bids

Bids will be rejected as irregular if, prior to the formal opening of the bid, the following documents have not been signed: (1) Bid form, (2) Bid Certification form, (3) Bid Bond form or the Bid Security, whichever is applicable.

8. Contract Time

The number of days for the completion of Work (Contract Time) is set forth in the Bid Form and will be included in the executed Agreement. Bidder must agree to start work on or before a date to be specified in a written Notice to Proceed by the Owner and to fully complete the Work within the stated Contract Time. Bidder must agree also to pay as liquidated damages the sum specified in the Bid Form and to be included in the executed agreement for each day beyond the specified Contract Time that the Work remains incomplete. Provisions for liquidated damages are set forth in the Contract Documents.

9. Subcontractors

The Bidder is specifically advised that persons, firms, or other parties to whom it is proposed to award a Subcontract under the Agreement must be acceptable to the Owner. No part of the Agreement may be subcontracted without the prior written approval of the Owner.

If the Supplementary Conditions require the identity of certain Subcontractors and/or other persons and/or organizations to be submitted to Owner in advance of the Notice of Award, the apparent low Bidder and any other Bidder so requested will, within **7 days** after the day of the Bid opening, submit to Owner a list of all Subcontractors and/or other persons and organizations (including those who are to furnish the principal items of material and equipment) proposed for those portions of the Work as to which such identification is so required. Said list shall be accompanied by an experience statement with pertinent information as to similar projects and other evidence of qualification for each such Subcontractor, person, and/or organization if

INSTRUCTIONS TO BIDDERS 002113 - 3
Williamson County Historic Courthouse, Exterior Maintenance Upgrades - 2303
Lambe + Associates, LLC

requested by Owner. If Owner or Architect/Engineer, after due investigation, has reasonable objection to any proposed Subcontractor, person, or organization, he may, before giving the Notice of Award, request the apparent low Bidder to submit an acceptable substitute without an increase in Bid price. If the apparent low Bidder declines to make any such substitution, he will not thereby sacrifice his Bid Security. Any Subcontractor, other person, or organization so listed and to whom Owner or Architect/Engineer does not make written objection prior to the giving of the Notice of Award will be deemed acceptable to Owner and Architect/Engineer. Contractor shall not be required to employ any Subcontractor, other person, or organization against whom he has reasonable objection.

10. Bid Form

Each Bid must be submitted on the prescribed Bid Form with all blank spaces for bid prices completed in ink or typewritten.

Alteration of Bid Form by bidder shall constitute an irregular Bid and could result in rejection of the Bid by the Owner.

Bid shall be submitted on a lump sum or unit price basis as shown on the Bid Form. Unless otherwise stated on the Bid Form or in the Invitation to Bid, the Bid requested shall include furnishing all labor, tools, equipment, and materials necessary to complete the Work as described in the Contract Documents.

The Bid shall contain an acknowledgment of receipt of all Addenda, the numbers of which shall be filled in on the Bid Form.

Bids by corporations must be executed in the corporate name by the president or vice-president (or other corporate officer accompanied by evidence of authority to sign.) The corporate address and state of incorporation shall be shown below the signature. The corporate seal should be affixed and attested by the secretary or an assistant secretary.

Bids by partnerships must be executed in the partnership name and signed by a partner. The partner's title must appear under the signature, and the official address of the partnership must be shown below the signature.

Names must be typed or lettered (printed) below the signature.

The Owner may consider informal any Bid not prepared and submitted in accordance with the provisions stated in these Instructions to Bidders and may waive any informalities or reject any or all Bids because of such informalities.

Bids lacking required documents or not submitted in accordance with Tennessee State Bidding Laws will be rejected and may subject bidder to a one (1) year ban from submittal on future City of Franklin projects.

12. Submission of Bids

Bids shall be submitted at the time and place indicated in the Invitation to Bid. Any Bid received after the date and time specified for the opening of Bids will not be considered.

Each Bid must be submitted in a sealed opaque envelope. The envelope shall bear on the outside the following information: (1) Bidder's name and address, (2) Bidder's

INSTRUCTIONS TO BIDDERS 002113 - 4
Williamson County Historic Courthouse, Exterior Maintenance Upgrades - 2303
Lambe + Associates, LLC

current valid Contractor's license number for the state in which the Project is located, (3) the expiration date of such license, (4) the classification of such license applicable to the work, and (5) the name of the Project for which the Bid is submitted, including the Contract Number, if applicable. If forwarded by mail, the sealed envelope containing the Bid must be enclosed in another envelope addressed as specified in the Bid Form and clearly marked to show that the envelope contains a Bid for the named Project.

The Contractor shall comply with all provisions of TCA § 50-9-113 as it relates to Drug-Free Workplace requirements. The Drug-Free Affidavit must be completed and included at the time the Bid is submitted.

14. Opening of Bids

Bids will be opened at the place, time, on the date, and in the manner indicated in the Invitation to Bid, or as modified by any Addendum.

15. Bids to Remain Open

Bids shall remain open for **30 days** after the day of the Bid opening. The Owner may, in his sole discretion, release any Bid and return the Bid Security prior to that date.

16. Award of Contract

Owner reserves the right to reject any and all Bids and waive any and all informalities, and the right to disregard all nonconforming or conditional Bids or counter proposals.

In evaluating Bids, Owner shall consider the qualifications of the Bidders, whether or not the Bids comply with the prescribed requirements, and alternatives and unit prices, if requested in the Bid Forms. He may consider the qualifications and experience of Subcontractors and other persons and organizations (including those who are to furnish the principal items of material or equipment) proposed for those portions of the Work as to which the identity of Subcontractors and other persons and organizations must be submitted as specified in the Supplementary Conditions or Specifications. He may conduct such investigations as he deems necessary to establish the responsibility, qualifications, and financial ability of Bidders, proposed Subcontractors, and other persons and organizations to do the Work in accordance with the Contract Documents to Owner's satisfaction within the prescribed time. Owner reserves the right to reject the Bid of any Bidder who does not pass any such evaluation to Owner's satisfaction.

If a contract is to be awarded, it will be awarded to the lowest responsible Bidder whose evaluation by Owner indicates to Owner that the award will be in the best interests of the Project.

If the contract is to be awarded, Owner will give the apparent successful Bidder a Notice of Award within the time specified for Bids to remain open.

The apparent successful Bidder must execute and deliver to the Owner the Agreement and required Contract Security within **5 days** of the issuance of the Notice of Award.

Simultaneous with the delivery of the executed counterparts of the Agreement to Owner, Contractor shall deliver the required Contract Security. Surety bond or bonds shall be prepared on the Bond Form(s) included in this Project Manual (unless other

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Williamson County Historic Courthouse, Exterior Maintenance Upgrades - 2303
Lambe + Associates, LLC

forms are acceptable to the Owner) and in accordance with provisions of the General Conditions and Supplementary Conditions.

17. Insurance

Insurance requirements shall be as indicated in the General Conditions and Supplementary Conditions.

18. Laws and Regulations

The Bidder's attention is directed to the fact that all applicable federal, state, and local laws, as well as rules and regulations of all authorities having jurisdiction over construction of the Project shall apply to the work, and they will be deemed to be included in the Contract Documents just as though they were written out in full in said Contract Documents.

19. Modifications

Oral, fax or email modifications to bids will not be considered.

20. Acceptance of Bids

The owner reserves the right to reject or accept any or all bids or to enter into negotiations with any bidder. The Owner reserves the right to waive any alleged breach of technicality.

21. Questions

During the bidding period, submit questions to the person named below in writing. Questions will be answered in writing and copies distributed to bidders of record.

Qualifications to Questions and Addendums are to be noted as what date received on the Bid Form. **Responses** from the architect that are noted by letter, fax or email and identified by the words **ADDENDUM #** or **QUALIFICATIONS TO QUESTIONS #** are to be a part of the bid documents. It is the contractor's responsibility to notify or contact the architect of any clarification needed if different between documents.

Tim Lambe, Architect
Lambe + Associates, LLC.
106 Mission Court, Suite 303
Franklin Tennessee 37067
Office 615-973-4290 (mobile) or 615-771-9601 (office)
Fax. 1-615-771-9602
Email tlambe@comcast.net

22. Special Notice

Bidder's attention is directed to certain special requirements of the work.

1. Insurance and Bonding requirements as discussed in the General Conditions and Supplementary Conditions
2. The owner reserves the right to modify the Contract Documents and rebid the project if necessary, to meet Owner's budgetary requirements.
3. A site visit is required prior to bid.

END OF INSTRUCTION TO BIDDERS

BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT) 004113 - 1
Williamson County Historic Courthouse, Exterior Maintenance Upgrades - 2303
Lambe + Associates, LLC

DOCUMENT 004113 - BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)

1.1 BID INFORMATION

- A. Bidder: _____.
- B. Project Name: Improvements to Peytonsville Fire & Rescue Subsurface Disposal System
- C. Project Location: 4950 Harpeth-Peytonsville Road, Thompson's Station, TN 37179
- D. Owner: Williamson County Government
- E. Architect: Lambe + Associates, LLC

1.2 CERTIFICATIONS AND BASE BID

- A. Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by Lambe + Associates LLC date 01.22.23, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:

1. _____ Dollars

1.3 UNIT COSTS ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials ordered by Owner or selected by Architect under allowance and shall include [taxes,]freight[,] and delivery to Project site.
- B. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials ordered by Owner or selected by Architect under allowance shall be included as part of the Contract Sum and not part of the allowance.
- C. Unused Materials: Return unused materials purchased under an allowance to manufacturer or supplier for credit to Owner, after installation has been completed and accepted.
 - 1. If requested by Architect, retain and prepare unused material for storage by Owner. Deliver unused material to Owner's storage space as directed.

1. 4 Unit Cost for Rock Removal: \$_____/cubic yard

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1.4 LIQUIDATED DAMAGES

- A. The undersigned bidder agrees to accept the conditions for Liquidated Damages in the amount of **\$300 per calendar day**.

1.5 BID GUARANTEE

- A. The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within **5 calendar days** after a written Notice of Award, if offered within **30 calendar days** after receipt of bids, and on failure to do so agrees to forfeit to Owner the bid bond, as liquidated damages for such failure, in the following amount constituting five percent (5%) of the Base Bid amount above:

_____ Dollars
(\$_____).

- B. In the event Owner does not offer Notice of Award within the time limits stated above, Owner will return to the undersigned the bid bond.

1.6 TIME OF COMPLETION

- A. The undersigned Bidder proposes and agrees hereby to commence the Work of the **Contract Documents on a date specified in a written Notice to Proceed to be issued by Architect, and shall fully complete the work within one hundred twenty (120) calendar days.**

1.7 ACKNOWLEDGEMENT OF ADDENDA

- A. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:
1. Addendum No. 1, dated _____.
 2. Addendum No. 2, dated _____.
 3. Addendum No. 3, dated _____.

1.8 BID SUPPLEMENTS

- A. The following supplements are a part of this Bid Form and are attached hereto.

1.9 CONTRACTOR'S LICENSE

- A. The undersigned further states that it is a duly licensed contractor, for the type of work proposed, in the state of Tennessee, and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

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1.10 SUBMISSION OF BID

- A. Respectfully submitted this ____ day of _____, 2021.
- B. Submitted By: _____
(Name of bidding firm or corporation)
- C. Authorized Signature: _____
- D. Title: _____
(Owner/Partner/President/Vice President)
- E. Street Address: _____
- F. City, State, Zip: _____
- G. Phone: _____
- H. License No.: _____

END OF DOCUMENT

SECTION 005200 - AGREEMENT FORM

PART 1 - GENERAL

1.1 CONTRACT

- A. The OWNER/CONTRACTOR agreement is bound herein on the following pages.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION

LARGE CONSTRUCTION AGREEMENT
Use of Architect

THIS AGREEMENT is entered into by and between WILLIAMSON COUNTY, TENNESSEE, a political subdivision of the State of Tennessee located at 1320 West Main Street, Franklin, Tennessee, 37064 and _____ located at _____, for the _____.

This Agreement incorporates the following affidavits by reference and made a part hereof:

1. **Fair Employment Affidavit**
2. **Drug-Free Workplace Affidavit**
3. **Ethical Standards Affidavit**
4. **Illegal Immigration Attestation Affidavit**
5. **Business Tax and License Affidavit**
6. **The Iran Divestment Act**
7. **Certification Not to Boycott Israel**

ARTICLE I
DEFINITIONS

A. As used in this Agreement, the following terms have the specific meaning assigned to them:

1. **"Agreement"** means the entire Agreement between County and Contractor as contained herein and in any attachments or exhibits to this Agreement explicitly incorporated into this Agreement by the parties;

2. **"Architect"** means Lambe + Associates, LLC;

3. **"Contract Documents"** means this Agreement and any attachments, exhibits, construction plans, amendments, addendums, bonds, bid request documents, and bid response.

4. **"Contractor"** means _____;

5. **"County"** means Williamson County, Tennessee;

6. **"Fee"** or **"Contract Price"** means the total compensation that County shall pay to the

Contractor for the performance of all Services and Work and the Final Completion of the Project as required by this Agreement;

7. **"Final Completion"** means the point at which, as certified in writing by first the Architect and then the County, that the Project is 100% complete and in conformance with this Agreement;

8. **"Project"** means _____ as is more particularly described on the attached document and made a part of this Agreement;

9. **"Project Site"** means _____;

10. **"Services"** means all activities required to complete the Project to the Specifications and contractual duties contained herein, and more particularly described in the Specifications and drawings provided by the Architect which are made a part of this Agreement;

11. **"Specifications"** means the specifications contained in the plans, design documents, and project description included in the bid documents provided by Architect which may be amended as provided herein;

12. **"Substantial Completion"** means that point at which, as certified in writing by the Architect, the Project is at a level of completion in strict compliance with this Agreement and the Specifications such that Williamson County or its designee can enjoy beneficial use or occupancy and can use or operate it in all respects for its intended purpose. Partial use or occupancy of the Project shall not result in the Project being deemed Substantially Complete and such partial use or occupancy shall not be evidence of Substantial Completion; and

13. **"Work"** shall consist of the provision of all labor, services, equipment, material, and incidentals needed for the fabrication, delivery, and construction of the concession and restroom building by Contractor needed to complete the Project required in the Specifications and achievement of Final Completion.

B. Quotation marks and capital letters are not part of the defined terms above.

ARTICLE II INTENT AND INTERPRETATION

With respect to the intent and interpretation of this Agreement, Williamson County and the Contractor agree as follows:

- A.** Unless specifically stated to be the responsibility of Williamson County, anything that may be required, implied, or inferred by the Contract Documents, shall be provided by the Contractor for no extra fees. Specifications stating that the Contractor shall perform any particular responsibility at Contractor's own cost and/or expense shall not imply that any other obligation or responsibility of Contractor is not to be performed at Contractor's cost and expense;
- B.** Nothing contained in this Agreement shall create, nor be interpreted to create privity or any other relationship whatsoever between Williamson County and any person except the Contractor;
- C.** Whenever a word, term, or phrase is used in the Contract Documents, it shall be interpreted or construed first, as defined herein; second, if not defined, according to its generally accepted meaning in the construction industry; and third, if there is no generally accepted meaning in the construction industry, according to its common and customary usage;
- D.** The words "include", "includes" or "including", as used in this Agreement shall be deemed to be followed by the phrase, "without limitation";
- E.** The specifications herein of any act, failure, refusal, omission, event, occurrence, or condition as constituting a material breach of this Agreement shall not imply that any other non-specified act, failure, refusal, omission, event, occurrence, or condition shall be deemed not to constitute a material breach of this Agreement;
- F.** The Contractor shall have a continuing duty to read, examine, review, compare and contrast each of the documents which make up the Contract Documents, shop drawings, and other submittals and shall give written notice to Williamson County of any conflict, ambiguity, error, or omission which the Contractor may find with respect to the Contract Documents before proceeding with the Work. The express or implied approval of Williamson County of any shop drawings or other submittals shall not relieve the Contractor of the continuing duties imposed by this Agreement, nor shall any such approval be evidence of the Contractor's compliance with the Contract Documents; and,
- G.** In the event of any conflict, discrepancy, or inconsistency among any of the documents which make up this Agreement, the following shall control:
 - 1. As between figures given on plans and scaled measurements, the figures shall govern;
 - 2. As between large scale plans and small scale plans, the large scale plans shall govern;
 - 3. As between plans and Specifications, the requirements of the Specifications shall govern;
 - 4. As between this document and the Specifications, this document shall govern; and
 - 5. As between this document and any exhibit included herewith, this document shall govern.

ARTICLE III TERM AND TERMINATION

A. Term.

The Term of this Agreement shall extend from the date this Agreement is fully executed by the parties and shall continue until the Contractor's efforts have accomplished Final Completion of the Project. This Agreement may not be extended unless agreed in writing by the parties. In no event shall the term of this Agreement extend beyond five (5) years. Terms regarding indemnification, warranty, and any other term by its terms or effect that would extend beyond the termination of this Agreement shall survive termination.

B. Termination.

- 1. **Termination - Breach.** Should Contractor fail to fulfill, in a timely and proper manner, its obligations under this Agreement or if it should violate any of the terms of this Agreement, the County shall provide notice to the Contractor to cure the breach. Contractor shall have ten (10) calendar days to

cure the breach. Should Contractor fail to cure the breach within the ten (10) days then the County shall have the right to immediately terminate this Agreement. Such termination shall not relieve Contractor of any liability to County for damages sustained by virtue of any breach by Contractor.

2. **Termination - Funding.** Should funding for the Project be discontinued, County shall have the right to terminate this Agreement immediately upon written notice to Contractor.

3. **Termination - Notice.** The County may terminate this Agreement at any time upon thirty (30) calendar days' written notice to Contractor. Termination will become effective thirty (30) days after the date of the notice of termination, unless the County's notice provides for a different termination date beyond the thirty (30) day notice. Contractor shall be compensated for the provision of the Work that Contractor performed prior to the termination date and which is required to complete the Project.

4. **Termination - Bankruptcy.** County may terminate this Agreement if Contractor, or any successor or assignee of Contractor, shall file a petition in bankruptcy or insolvency or for reorganization under any bankruptcy act, or shall voluntarily take advantage of any such act or shall make assignment for the benefit of creditors or if involuntary proceedings under any bankruptcy laws or insolvency act shall be instituted against Contractor, or if a receiver or trustee shall be appointed for all or substantially all of the property of Contractor, and such proceedings shall not be dismissed or the receivership or trusteeship vacated within sixty (60) days after the institution or appointment.

ARTICLE IV REPRESENTATIONS OF CONTRACTOR

In order to induce Williamson County to execute this Agreement and recognizing that the County is relying thereon, the Contractor, by executing this Agreement, makes the following express representations to Williamson County:

A. Contractor is fully qualified to act as the contractor for the provision of the Work and has, and shall maintain, all licenses, permits, or other authorizations necessary to act as the contractor to complete the Work;

B. Contractor will review and carefully examine plans and specifications provided by or on behalf of County concerning each requested Project. The Contractor has become familiar with the Project Site and the local conditions under which the Project is to be constructed and operated. Contractor agrees to notify the County immediately of all conflicts, errors, ambiguities, or discrepancies that are discovered by Contractor concerning a particular Project;

C. Contractor's Bid is based exclusively upon the Contractor's own estimates and investigations and other data which was necessary for full and complete information upon which the Contractor's Bid was based;

D. Contractor is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal Department, State Department, or Local Department;

E. Contractor has not, within a three (3) year period preceding this proposal, been convicted of or had a civil judgment rendered against it for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

F. Contractor is not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of other similar crimes;

G. Contractor has not within a three (3) year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default; and

H. Contractor will comply with all Federal, State, and local governmental laws, rules, and regulations relating to its responsibilities, as set forth in the Contract Documents.

ARTICLE V CONTRACTOR'S DUTIES, OBLIGATIONS, AND RESPONSIBILITIES

In addition to any and all other duties, obligations, and responsibilities of the Contractor, the Contractor shall have and perform the following duties, obligations, and responsibilities at Contractor's expense:

A. The Contractor shall furnish all labor, materials, and equipment for the fabrication, delivery, and erection of all items to provide the Services and Work needed to achieve Final Completion of the Project in accordance with the Specifications. **All items provided herein shall be new and of superior quality.**

B. The Contractor shall provide and deliver to the Project Site all material and equipment needed to complete the Work as expeditiously as is consistent with professional skill and care.

C. The provision or furnishing, and the prompt payment of the labor, adequate supervision, Work, materials, supplies, equipment, fixtures, appliances, stools, transportation, storage, power, fuel, heat, light, cooling, or other utilities required for the provision of the Work and the Substantial Completion of the Project to achieve Final Completion and all necessary building permits and other permits required for the provision of Work, including any use and occupancy or similar permit(s) that may be required before the completed Project may be put in use.

D. The Contractor shall not perform any Work without adequate plans and specifications, or, as appropriate, approved shop drawings or other submittals. If the Contractor performs the Work knowing, or under circumstances that the Contractor should reasonably have known, the Work involves an error, or inconsistency with this Agreement without first providing written notice to the County, the Contractor shall be responsible for all costs to correct the Work;

E. The Contractor shall strictly supervise the labor and provision of Work and bear full responsibility for any and all acts or omissions of those engaged in the provision of Services and Work conducted by or on behalf of the Contractor;

F. The Contractor hereby warrants that the labor furnished under this Agreement shall be competent to perform the tasks undertaken, and shall yield only high quality results, all related items and other materials provided shall be new and of high quality, that the completed Project will be of high quality and without defects, and that the Work will strictly comply with the requirements of this Agreement. Any Work not strictly complying with the Specifications or the requirements of this Agreement shall constitute a breach of the Contractor's warranty;

G. The Contractor shall comply with all legal requirements applicable to the Contractor's obligations under the Contract Documents and shall obtain and pay for all required permits, fees, and licenses customarily obtained by a Contractor. Any required permits for sites used for the disposal and/or stockpiling of material must be obtained by the Contractor. The Contractor shall be responsible for any costs of moving materials, including illegally stored materials;

H. The Contractor shall provide the name, phone number, and other contact information of supervisory personnel who can be reached 24 hours a day in case of emergencies, to the County representative. The Contractor shall provide updated information should the name of the responsible supervisory personnel change;

I. The Contractor shall maintain the Project Site in a reasonably clean condition during performance of the Work. Upon achieving Final Completion of the Project, Contractor shall thoroughly clean the Project Site of all debris, trash, and excess materials or equipment;

J. The Contractor shall take all other precautions as shall be necessary, to prevent damage to persons or property. All structures and improvements in the vicinity of the Work shall be protected by the Contractor and, if such property is damaged, injured, or destroyed by the Contractor, Contractor's employees, subcontractors or agents, it shall be restored to a condition as good as prior to the provision of the Work. All safety provisions contained in applicable laws, regulations, ordinances, guidelines, or building and construction codes, shall be strictly adhered to;

K. Unless otherwise indicated in the Contract Documents, or unless otherwise taken care of by the County thereof, all utilities and all structures of any nature, whether below or above ground, that may be affected by the provision of Work, shall be protected by the Contractor and shall not be disturbed or damaged by the Contractor during the progress of the Work. Should the Contractor disturb, disconnect,

or damage any utility or any structure, all expenses of whatever nature arising from such disturbance or the replacement or repair thereof shall be borne by the Contractor;

L. At all times relevant to this Agreement, the Contractor shall permit the County to enter upon the Project Site and to review or inspect the Work at any time and without formality or other procedure;

M. Contractor shall be responsible for the cost of storing, moving, and transporting material and equipment to conduct the Work or store the materials in off-site storage if needed; and

N. Contractor shall make all inspections or testing, in addition to those required in the Contract Documents that are required for the completion of the Work and the Project.

O. Contractor shall make changes that are ordered by Williamson County or Architect which do not involve a change in the Contract Price, do not involve a change in the time for the Contractor's performance, and are consistent with the intent of this Agreement. Contractor shall also have made, or permit to be made, any inspections or testing, in addition to those required in the Contract Documents, that are required or directed by the County or the Architect as appropriate to ensure compliance with the requirements of this Agreement.

ARTICLE VI TIME FOR CONTRACTOR'S PERFORMANCE

A. The Contractor shall commence the performance of this Agreement ("Commencement of Work Date"), within five _____ calendar days of receipt of the Notice to Proceed. Once timely commenced, Contractor shall diligently continue its performance to and until Final Completion of the Project is achieved. The Contractor shall accomplish Substantial Completion of the Project within _____ calendar days after the date that the Notice to Proceed is issued. The Contractor shall accomplish Final Completion of the Project within _____ calendar days after the date that Substantial Completion is accomplished. **BECAUSE TIME IS OF THE ESSENCE AND IN ORDER TO SECURE THIS AGREEMENT, AND WITHIN THE TIME SPECIFIED, CONTRACTOR DISTINCTLY ACKNOWLEDGES THAT THE NON-FULFILLMENT OF ANY OBLIGATION UNDER THIS AGREEMENT REGARDING THE FAILURE TO ACHIEVE SUBSTANTIAL COMPLETION OR FINAL COMPLETION OF THE WORK WITHIN THE SPECIFIED TIMES PROVIDED ABOVE WILL FRUSTRATE THE USE OF THE ELEVATOR TO REACH THE OTHER FLOORS IN THE COMPLEX AND BECAUSE THE COUNTY WILL INCUR SUBSTANTIAL ECONOMIC DAMAGES AND LOSSES OF TYPES AND IN AMOUNTS WHICH ARE IMPOSSIBLE TO COMPUTE AND ASCERTAIN WITH CERTAINTY AS A BASIS FOR RECOVERY BY THE COUNTY OF ACTUAL DAMAGES, AND THAT LIQUIDATED DAMAGES REPRESENT A FAIR, REASONABLE, AND APPROPRIATE ESTIMATE THEREOF. ACCORDINGLY, IN LIEU OF ACTUAL DAMAGES FOR SUCH DELAY, THE CONTRACTOR AGREES THAT LIQUIDATED DAMAGES MAY BE ASSESSED AND RECOVERED BY THE COUNTY AS AGAINST CONTRACTOR AND ITS SURETY, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, IN THE EVENT OF DELAYED COMPLETION WITHOUT THE COUNTY BEING REQUIRED TO PRESENT ANY EVIDENCE OF THE AMOUNT OR CHARACTER OF ACTUAL DAMAGES SUSTAINED BY REASON THEREOF, CONTRACTOR SHALL BE LIABLE TO THE COUNTY FOR PAYMENT OF LIQUIDATED DAMAGES IN THE AMOUNT OF THREE HUNDRED AND 00/100 DOLLARS (\$300.00) FOR EACH DAY THAT SUBSTANTIAL COMPLETION OR FINAL COMPLETION IS DELAYED BEYOND THE SPECIFIED TIME PROVIDED ABOVE AS ADJUSTED FOR TIME EXTENSIONS PROVIDED BY THE CONTRACT DOCUMENTS. SUCH LIQUIDATED DAMAGES ARE INTENDED TO REPRESENT ESTIMATED ACTUAL DAMAGES AND ARE NOT INTENDED AS A PENALTY AND CONTRACTOR SHALL PAY THEM TO COUNTY WITHOUT LIMITING COUNTY'S RIGHT TO TERMINATE THIS AGREEMENT FOR DEFAULT OR ANY OTHER LEGAL REMEDY AVAILABLE TO THE COUNTY.**

B. Guarantees and equipment warranties required by this Agreement shall commence on the date of Final Completion.

C. All limitations of time set forth herein are material and are of the essence of this Agreement.

ARTICLE VII THE PROJECT ARCHITECT

- A. Williamson County and the Contractor shall communicate with each other in the first instance through the Architect.
- B. Contractor shall submit to the Architect, any needed request for interpretations necessary for the proper execution or progress of the Work.
- C. Contractor shall submit to the Architect, all requests and recommendations for change orders.
- D. All shop drawings and other submittals shall be submitted to and approved by the Architect.
- E. The Contractor shall be responsible for making requests to the County and the Architect for required inspections.
- F. **THE DUTIES, OBLIGATIONS, AND RESPONSIBILITIES OF THE CONTRACTOR, UNDER THIS AGREEMENT, SHALL IN NO MANNER WHATSOEVER BE CHANGED, ALTERED, DISCHARGED, RELEASED, OR SATISFIED BY ANY DUTY, OBLIGATION, OR RESPONSIBILITY OF THE ARCHITECT. THE CONTRACTOR IS NOT A THIRD-PARTY BENEFICIARY OF ANY AGREEMENT BY AND BETWEEN THE COUNTY AND THE ARCHITECT. IT IS EXPRESSLY ACKNOWLEDGED AND AGREED THAT THE DUTIES OF THE CONTRACTOR TO WILLIAMSON COUNTY ARE INDEPENDENT OF, AND ARE NOT DIMINISHED BY, ANY DUTIES OF THE ARCHITECT TO WILLIAMSON COUNTY.**

ARTICLE VIII COMPENSATION (FIXED PRICE)--AMOUNT AND PROCEDURES

- A. Williamson County shall pay and the Contractor shall accept, as full and complete payment for the Contractor's timely performance of its obligations hereunder, the lump fixed price of _____, as is more particularly described in the Contractor's bid response. The Contract Price shall not be modified except by change order as provided for in this Agreement or by amounts subject to liquidated damages.
- B. Within ten (10) calendar days of the Effective Date of this Agreement, the Contractor shall prepare and present to Williamson County and the Architect the Contractor's Schedule of Values apportioning the Contract Price among the different elements of the Project for purposes of periodic and final payment. The Contractor's Schedule of Values shall be presented in a format acceptable to Architect, with such detail and supporting information that the Architect or Williamson County requests. The Contractor shall not imbalance its Schedule of Values nor artificially inflate any element thereof. Violation of this provision by the Contractor shall constitute a material breach of this Agreement. The Contractor's Schedule of Values will be utilized for the Contractor's Payment Requests but shall only be so utilized after it has been approved in writing by the Architect and Williamson County.
- C. Williamson County shall pay the Contract Price to the Contractor in accordance with the procedures set forth in this Article. On or before the tenth (10th) day of each month after commencement of performance, but no more frequently than once monthly, the Contractor may submit a Payment Request for the period ending on the last day of the prior month. Therein, the Contractor may request payment for the portion of Work satisfactorily completed by Contractor allocable to Specifications properly provided, labor, materials, and equipment properly incorporated in the Project, and materials or equipment necessary for the Project and properly stored at the Project Site (or elsewhere if off site storage is approved in writing by Williamson County), less amounts held in retainage (up to a maximum of 5% of the total Contract Price) by County and less the total amounts of previous payments received from Williamson County. Any request for payment on account of stored materials or equipment must be accompanied by written proof that the County has free and clear title to such materials or equipment and that they are fully insured by Contractor against loss or damage. As a condition precedent to payment, the Contractor shall, if required by Williamson County, also furnish to Williamson County properly executed waivers of lien or other claims, in a form acceptable to Williamson County, from all subcontractors, materialmen, suppliers, or others having lien or other claim rights, wherein said subcontractors, materialmen, suppliers, or others having lien or other claim rights shall acknowledge receipt of all sums due pursuant to all prior Payment Requests and waive and relinquish any liens, lien rights, or other claims relating to the Project. Each Payment Request shall be signed by the Contractor and notarized and shall constitute the Contractor's representation that the quantity of Work has reached

the level for which payment is requested, that the Work has been properly installed or performed in strict compliance with this Agreement and that the Contractor knows of no reason why payment should not be made as requested. The submission by the Contractor of a Payment Request also constitutes an affirmative representation and warranty that all Work for which Williamson County has previously paid is free and clear of any lien, claim, or other encumbrance of any person whatsoever. Furthermore, the Contractor warrants and represents that, upon payment of the Payment Request submitted, title to all Work, materials, and equipment included in such payment, shall be vested in Williamson County. Thereafter, the Architect shall review the Payment Request and may also review the Work at the Project Site or elsewhere to determine whether the quantity and quality of the Work, materials, and equipment are as represented by the Payment Request and are as required by this Agreement. The Architect shall approve in writing the amount which, in the opinion of the Architect, is properly owing to the Contractor. Williamson County shall make every attempt to make payment to the Contractor within thirty (30) days following the Architect's written approval of a Payment Request. The amount of each such payment shall be the amount approved for payment by the Architect less such amounts, if any, otherwise owing by the Contractor to Williamson County or which Williamson County shall have the right to withhold as authorized by this Agreement. The Architect's approval of the Contractor's Payment Requests shall not preclude Williamson County from the exercise of any of its rights as set forth in this Article.

D. When payment is received from Williamson County, the Contractor shall, within fourteen (14) calendar days, pay all subcontractors, materialmen, laborers, and suppliers the amounts they are due for the Work covered by such payment. In the event Williamson County becomes informed that the Contractor has not paid a subcontractor, materialman, laborer, or supplier as provided herein, Williamson County shall have the right, but not the duty, to issue future checks and payments to the Contractor of amounts otherwise due hereunder naming the Contractor and any such subcontractor, materialman, laborer or supplier as joint payees. Such joint check procedure, if employed by Williamson County, shall create no rights in favor of any person or entity beyond the right of the named payees to payment of the check and shall not be deemed to commit Williamson County to repeat the procedure in the future.

E. Neither payment to the Contractor, utilization of the Project for any purpose by Williamson County, nor any other act or omission by Williamson County shall be interpreted or construed as an acceptance of any Work of the Contractor not strictly in compliance with the Specifications or the terms of this Agreement.

F. In addition to all other rights available to Williamson County, Williamson County shall have the right to refuse to make payment and, if necessary, may demand the return of a portion or all of the amounts previously paid to the Contractor due to:

1. The quality of a portion, or all, of the Work not being in accordance with the requirements of this Agreement;
2. The quantity of the Work not being as represented in the Contractor's payment request, or otherwise;
3. The Contractor's rate of progress being such that, in Williamson County's opinion, Substantial Completion or Final Completion, or both, may be inexcusably delayed;
4. The Contractor's failure to use the compensation, previously paid the Contractor by Williamson County, to pay Contractor's Project-related obligations including, but not limited to, subcontractors, laborers, and material and equipment suppliers;
5. Claims made, pending, or known against Williamson County or its property in relation to this Agreement or the acts or omissions of the Contractor or any of its subcontractors;
6. Loss caused by the Contractor; and,
7. The Contractor's failure or refusal to perform any of its obligations to Williamson County.

In the event that Williamson County makes written demand upon the Contractor for amounts previously paid by Williamson County as contemplated in this Article, the Contractor shall promptly comply with such demand.

G. If within forty-five (45) days from the date payment to the Contractor is due, Williamson County, without cause or basis hereunder, fails to pay the Contractor any undisputed amount then due and payable to the Contractor, the Contractor shall have the right to cease Work until receipt of proper payment after first providing ten (10) days written notice to Williamson County of the Contractor's intent to cease Work.

H. When Contractor believes Substantial Completion has been achieved, the Contractor shall notify Williamson County and the Architect in writing and shall furnish to the Architect a listing of those matters yet to be finished. The Architect will thereupon conduct an inspection to confirm that the Work is in fact Substantially Complete. Upon its confirmation that the Work is Substantially Complete, the Architect will so notify Williamson County and Contractor in writing and will therein set forth the date of Substantial Completion. If the Architect, through its inspection, finds that the Work is not Substantially Complete, and requires the Contractor to repeat all, or any portion of the Work, the Contractor shall bear the cost of such repeat inspection(s) which cost may be deducted by Williamson County from any payment then or thereafter due to the Contractor. Upon Substantial Completion, Williamson County shall pay the Contractor an amount sufficient to increase total payments to the Contractor less amounts held in a retainage fund and any amounts attributable to liquidated damages and deductions of the reasonable costs as determined by Williamson County for completing all incomplete Work, correcting and bringing into conformity all defective and nonconforming Work, and handling any outstanding or threatened claims.

I. When the Contractor is ready for a final inspection, it shall notify Williamson County and the Architect thereof in writing. Thereupon, the Architect will perform a final inspection of the Project. If the Architect confirms that the Project is complete in full accordance with this Agreement and that the Contractor has performed all of its obligations to Williamson County, the Architect will furnish a final Approval for Payment to Williamson County certifying to Williamson County that the Project has achieved Final Completion and the Contractor is entitled to the remainder of the unpaid Contract Price, less any amount withheld pursuant to this Agreement. If the Architect finds that the Project is not fully complete and is required to repeat all or any part of its final inspection of the Project, the Contractor shall bear the cost of such repeat inspection(s), which costs may be deducted by Williamson County from the Contractor's final payment or if cost exceeds final payment, then Contractor shall reimburse the County the difference in the amount of the excess cost and the amount paid.

J. When Williamson County reasonably believes that Substantial Completion or Final Completion will be inexcusably delayed, Williamson County shall be entitled, but not required, to withhold from any amounts otherwise due the Contractor an amount then believed by Williamson County to be adequate to recover liquidated damages applicable to such delays. If and when the Contractor overcomes the delay in achieving Substantial Completion or Final Completion, or any part thereof, for which Williamson County has withheld payment, Williamson County shall promptly release to the Contractor those funds withheld, but no longer applicable, as liquidated damages.

K. Prior to being entitled to receive final payment and as a condition precedent thereto, the Contractor shall furnish Williamson County, in the form and manner required by Williamson County, if any, with a copy to the Architect:

1. An affidavit that all of the Contractor's obligations to subcontractors, laborers, equipment and material suppliers, and other third parties in connection with the Project have been paid or otherwise satisfied;

2. Separate releases of claims or claim waivers from each subcontractor, lower tier subcontractor, laborer, supplier, or other person or entity who has or might have a claim against Williamson County or the payment bond;

3. Consent(s) of surety to final payment; and,

4. All product warranties, operating manuals, instruction manuals, and other record documents, drawings, and things customarily required of the Contractor, or expressly required herein, as part of or prior to Project close-out.

L. Williamson County shall, subject to its rights set forth in this Agreement, make every attempt to make final payment of all sums due the Contractor within forty-five (45) calendar days of the Architect's execution of a final Approval for Payment.

ARTICLE IX CHANGE ORDERS

A. Changes to the Work within the general scope of this Agreement shall be ordered by Change Order and must be submitted on the Change Order Form. To be authorized and implemented, all Change Orders shall be prepared and signed by the Contractor. The Change Order shall be signed by

the Architect, the Williamson County Mayor, the Williamson County Property Manager, and the Williamson County Budget Director, prior to the Contractor proceeding with any such change(s). Prior to final payment, a statement shall be prepared by the Contractor that reflects all changes to the Contract Price.

B. Any properly approved Change Orders that adjust the Contract Price shall be determined as follows:

1. If unit prices that apply to the Work are included in the Contract, the unit prices shall be used;

2. If there are no unit prices in the Contract Documents that apply to the Work, then the applicable usual and customary pricing for the Williamson County area shall be used; and,

3. If there is no usual and customary pricing that applies to the Work, then the change in the Contract Price shall be derived by determining the actual costs incurred or savings achieved, resulting from the revision in the Work. Such reasonable actual costs or savings shall include a component for direct jobsite overhead and profit but shall not include home-office (including non-job site and administrative costs) overhead or other indirect costs or components. Any such costs or savings shall be documented in the format and with such content and detail as Williamson County directs.

4. Any Change Order that would result in a net savings to either Contractor or Williamson County shall not impair any required functions and characteristics of the finished Project such as, but not limited to, service life, reliability, economy of operation, level of operational performance, ease of maintenance, standardized features, aesthetics, and fire protection and safety features. The following must be submitted to the Architect/Engineer and Williamson County:

a) Separate detailed cost estimates and associated construction schedules for both the requirements of the existing plans and specifications and the proposed change, and an estimate of the costs of the development and implementation of the Change Order. Each estimate shall consist of an itemized breakdown of all costs of the Contractor and all subcontractors' work in sufficient detail to show unit quantities and total costs of labor, material, overhead, and equipment.

b) Technical analysis in sufficient detail to identify and describe each requirement of the Plans and Specifications which must be changed if the Change Order is accepted, with recommendations as to how to accomplish each such change, and its effect on unchanged Work;

c) A statement of the time by which approval of the Change Order must be issued by Williamson County to obtain maximum cost reduction and/or construction schedule improvements, noting any effect on the completion dates or delivery schedule.

5. Should Contractor wish to substitute any materials or items, such substitutions must be approved as a Change Order as provided in this Article. Further, all substitutions must be of equal or superior character, quality, and design as that specified, and must be equally suited to the needs of Williamson County as the item(s) specified.

C. The performance of Work pursuant to a Change Order by the Contractor shall constitute conclusive evidence of the Contractor's agreement to the ordered changes in the Work and this Agreement as thus amended, including the Contract Price and the time for performance by the Contractor. The Contractor, by executing the Change Order, waives and forever releases any claim against Williamson County for additional time or compensation for matters relating to or arising out of or resulting from the Work included within or affected by the executed Change Order; and,

D. The Contractor shall notify and obtain the consent and approval of the Contractor's surety with reference to all Change Orders at no additional charge to Williamson County. The Contractor's execution of the Change Order shall constitute the Contractor's warranty to Williamson County that the surety has been notified of and consents to such Change Order, and the surety shall be conclusively deemed to have been notified of such Change Order and to have expressly consented thereto.

E. *It is specifically understood and agreed by the parties that the Contractor will not be reimbursed for any Work under this Agreement that was not authorized by a completed change order prior to the Work as specified in this Article.*

SURETY BONDS

The Contractor shall furnish separate performance and payment bonds to Williamson County in forms which the County approves. Each bond shall set forth a penal sum in an amount not less than the Contract Price. Each bond furnished by the Contractor shall incorporate by reference, the terms of this Agreement as fully as though they were set forth verbatim in such bonds. In the event the Contract Price is adjusted by change orders executed by the Contractor, the penal sum of both the performance bond and the payment bond shall be deemed adjusted by like amount. The performance and payment bonds furnished by the Contractor shall be in a form suitable to Williamson County and shall be executed by a surety, or sureties, licensed to do business in Tennessee and reasonably acceptable to Williamson County. Bonds shall be accompanied by a power of attorney indicating that the person executing the bond is doing so on behalf of the surety. The power of attorney shall have been conferred upon the attorney-in-fact prior to the date of the bond. The power of attorney shall show the date of appointment of the attorney-in-fact and that the appointment and powers have not been revoked and remain in effect.

ARTICLE XI WARRANTY

A. Contractor warrants that all Work provided under this Agreement by the Contractor, its employees, subcontractors, or any other third party shall be consistent with that level of care and skill ordinarily exercised by other similar contractors or entities providing similar Work. The Contractor warrants that all labor furnished by it or any other subcontractor, employees, or third parties under this Agreement shall be competent to perform the tasks undertaken, that the product of such labor shall yield only high quality results, that all materials and equipment provided shall be new and of high quality, that the completed Work will be complete and of high quality, and that all Work strictly complies with the requirements of this Agreement. Any Work not strictly complying with the requirements of this Agreement shall constitute a breach of the Contractor's warranty and this Agreement.

B. Contractor warrants the Project will be constructed in a good and workmanlike manner and free from defects in material and workmanship for a period of one (1) year following the date of Final Completion. During the warranty period, Williamson County may, at its option, request that Contractor conduct Work to correct the deficiencies causing the defect in the Work, by providing written notice to Contractor. In that event, Contractor shall conduct the Work or repair or replace the defective material, at Contractor's expense, within ten (10) days of receipt of notice. Exercise of this option shall not relieve Contractor of any liability to Williamson County for damages sustained by virtue of Contractor's breach of the warranty.

C. These warranties are in addition to all other warranties provided by contract or statutory law.

ARTICLE XII DISCOVERING AND CORRECTING DEFECTIVE OR INCOMPLETE WORK

A. In the event that the Contractor covers, conceals, or obscures its Work in violation of this Agreement or in violation of a directive from Williamson County, such Work shall be uncovered and displayed for Williamson County's inspection upon request and shall be reworked at no cost in time or money to Williamson County.

B. If any of the Work is covered, concealed, or obscured in a manner not covered by this Article, the Work shall, if directed by Williamson County, be uncovered and displayed for Williamson County's inspection. If the uncovered Work conforms strictly to the Contract Documents in all aspects, the costs incurred by the Contractor to uncover and subsequently replace such Work shall be borne by Williamson County. Otherwise, such costs shall be borne by the Contractor.

C. The Contractor shall, at no cost in time or money to Williamson County, correct Work rejected by Williamson County as defective or failing to conform to the Contract Documents. Additionally, the Contractor shall reimburse Williamson County for all testing, inspections, and other expenses incurred as a result of the rejected Work.

D. Williamson County may, but shall in no event be required, to choose to accept defective or nonconforming Work. In such event, the Contract Price shall be reduced by the greater of (1) the reasonable costs of removing and correcting the defective or nonconforming Work, and (2) the difference between the fair market value of the Project as constructed and the fair market value of the Project had it not been constructed in such a manner as to include defective or nonconforming Work. If the remaining portion of the unpaid Contract Price, if any, is insufficient to compensate Williamson County for the acceptance of the defective or nonconforming Work, the Contractor shall, upon written demand from Williamson County, pay Williamson County such remaining compensation for accepting defective or nonconforming Work.

ARTICLE XIII WILLIAMSON COUNTY'S RIGHT TO SUSPEND CONTRACTOR'S PERFORMANCE

A. Williamson County shall have the right, at any time, to direct the Contractor to suspend the performance, or any designated part thereof, for any reason whatsoever, or without reason. Upon notification of the suspension, the Contractor shall immediately comply with the suspension and shall demobilize as directed by Williamson County.

B. In the event Williamson County directs a suspension of performance under this Article, through no fault of the Contractor, Williamson County shall pay the Contractor as full compensation for such suspension, the Contractor's reasonable costs, actually incurred and paid, of:

1. demobilization and remobilization, including such costs paid to subcontractors;
2. preserving and protecting Work in place; and
3. storage of materials or equipment purchased for the Project.

ARTICLE XIV CLAIMS BY THE CONTRACTOR

Claims by the Contractor against Williamson County are subject to the following terms and conditions:

A. All Contractor claims, including any claim for an extension of time, against Williamson County shall be initiated by a written claim submitted to Williamson County and the Architect. Such claim shall be received by Williamson County and the Architect no later than ten (10) calendar days after the event, or the first appearance of the circumstances causing the claim, and same shall set forth in detail all known facts and circumstances supporting the claim;

B. The Contractor and Williamson County shall continue their performance of this Agreement regardless of the existence of any claim submitted by the Contractor;

C. The Contractor bears the risk of:

1. subsurface or otherwise concealed physical conditions which do not differ materially from those indicated in the Contract Documents, taking into account that unless otherwise stipulated in the Contract Documents, excavations, and other subsurface construction activity shall be unclassified down to design depth, regardless of substrate and abandoned or inactive infrastructures;
2. unknown physical conditions which do not differ materially from those ordinarily found to exist and are generally recognized as inherent in construction activities of the character provided for in this Agreement; and
3. the location of utilities.

D. No change shall be made in the Contract Price as a result of the foregoing risks borne by the Contractor. Changes in the Contract Price shall be made by a change order, if increased costs will result from risks not borne by the Contractor, including conditions that require redesign in order for the Project to be completed.

E. In the event the Contractor seeks to make a claim for an increase in the Contract Price, as a condition precedent to any liability of Williamson County therefor, the Contractor shall strictly comply with the requirements defined in this Article and such claim shall be made by the Contractor before proceeding

to execute any additional or changed Work. Failure of the condition precedent to occur shall constitute a waiver by the Contractor of any claim for additional compensation.

F. Williamson County shall have no liability for any claims or costs if the Contractor failed to obtain an approved change order in connection with the claim. Under no circumstances shall Williamson County be liable to the Contractor for claims of third-parties, including subcontractors.

G. In the event the Contractor should be delayed in performing any task, which at the time of the delay is then critical, or which during the delay becomes critical, as the sole result of any act or omission of Williamson County or someone acting on Williamson County's behalf, or by Williamson County authorized change orders, unusually bad weather not reasonably anticipated, fire, or other Acts of God, the date for achieving Substantial Completion, or, as applicable, Final Completion, shall be appropriately adjusted by Williamson County upon the written claim of the Contractor to Williamson County and the Architect. A task is critical within the meaning of this Article if, and only if, said task is on the critical path of the Project Schedule so that a delay in performing such task will delay the ultimate completion of the Project. Any claim for an extension of time by the Contractor shall strictly comply with the requirements of this Article. If the Contractor fails to make such claim as required in this Article, any claim for an extension of time shall be waived. Further, extensions of time shall be Contractor's sole remedy for any and all delays. No payment or compensation of any kind shall be made to Contractor for damages because of hindrance in the orderly progress of the Work or delay from any cause in the progress of the Work, whether such hindrances or delays be avoidable or unavoidable. Contractor expressly agrees not to make, and hereby waives, any claim for damages on account of any delay, obstruction, or hindrance attributable to any cause whatsoever and agrees that Contractor's sole right and remedy in the case of any delay, obstruction, or hindrance shall be an extension of the time fixed for completion of this Agreement.

ARTICLE XV ETHICAL STANDARDS

A. It shall be a breach of ethical standards for any person to offer, give, or agree to give any Williamson County employee or former Williamson County employee, or for any Williamson County employee or former Williamson County employee to solicit, demand, accept or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, preparation of any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy or other particular matter, pertaining to any program requirement or a contract or subcontract or to any solicitation or proposal therefor.

B. It shall also be a breach of ethical standards for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor or any person associated therewith, as an inducement for the award of a subcontract or order.

C. It shall also be a breach of ethical standards for a person to be retained, or to retain a person, to solicit or to secure a contract with Williamson County upon the agreement or understanding for a contingent commission, percentage or brokerage fee, except for the retention of bona fide employees or bona fide established commercial selling agencies for the purpose of securing business.

D. The Contractor affirms that it has not retained anyone in violation of this Article. A breach of ethical standards is a material breach of this Agreement and could result in civil or criminal sanctions and/or debarment or suspension from being a contractor or subcontractor under contracts with Williamson County.

ARTICLE XVI TERMINATION BY WILLIAMSON COUNTY

Williamson County may terminate this Agreement in accordance with the following terms and conditions:

A. Termination for Convenience. Williamson County may, for any reason whatsoever, terminate performance or any designated part thereof under this Agreement by the Contractor for convenience. Williamson County shall give written notice of such termination to the Contractor specifying when the termination becomes effective. The Contractor shall incur no further obligations in connection with the Work, and the Contractor shall stop Work when such termination becomes effective. The Contractor shall take such action as Williamson County may direct, for the protection, preservation, and/or return of the property related to this Agreement which is in the possession of the Contractor and in which Williamson County has or may acquire an interest. The Contractor shall also terminate outstanding orders, services and subcontractors. The Contractor shall settle the liability and claims arising out of the termination of subcontractors and orders. Williamson County may direct the Contractor to assign the Contractor's right, title, and interest under termination orders or subcontracts to Williamson County or its designee. The Contractor shall transfer title and deliver to Williamson County such completed or partially completed Work and materials, equipment, parts, fixtures, information, and contract rights as the Contractor has. The Contractor shall submit a Termination Claim to Williamson County and the Architect specifying the amounts due because of the termination for convenience together with costs, pricing, or other data required by Williamson County or the Architect. The total sum to be paid the Contractor under this Article shall not exceed the total Contract Price under any circumstances, as properly adjusted, reduced by the amount of payments otherwise made, and shall in no event include duplication of payment.

B. Breach.

1. In addition to any rights or remedies available to Williamson County, the County may terminate the performance of the Contractor and assume possession of the Project and of the materials and equipment and may complete the Work if the Contractor commits any of the following:

- a) Fails to perform the Work, or any part thereof, in a timely manner;
- b) Fails to respond to the County and Architect within three (3) calendar days after receipt of Notice of Breach;
- c) Fails to begin the Work within the time as defined in this Agreement;
- d) Fails to supply adequate labor, supervisory personnel, and proper equipment and materials;
- e) If Contractor fails to timely discharge its obligations for labor, equipment, and materials in the manner as provided for in the Contract Documents;
- f) If Contractor disobeys applicable law; or
- g) Otherwise commits a violation of a material provision of this Agreement.

2. If Williamson County exercises the right to take possession of the Project as provided in B, then the Contractor shall not be paid further until all Work is completed and all obligations contained in the Contract Documents have been satisfied.

3. After Final Completion has been achieved, if any portion of the Contract Price, as it may be modified hereunder, remains after the cost to Williamson County of completing the Work, including all costs and expenses of every nature incurred, has been deducted by Williamson County, such remainder shall belong to the Contractor. Otherwise, the Contractor shall pay and make whole Williamson County for such cost. This obligation for payment shall survive the termination of this Agreement and shall only be limited to applicable statute of limitations. In the event the employment of the Contractor is terminated by Williamson County for cause and it is subsequently determined by a court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a Termination for Convenience under this Agreement and as such, the Contractor will be reimbursed as if the Agreement was terminated for convenience.

C. Should funding for this Agreement be discontinued, Williamson County shall have the right to terminate this Agreement or any designated part thereof upon written notice to Contractor.

**ARTICLE XVII
TERMINATION BY THE CONTRACTOR**

If Williamson County repeatedly fails to perform its material obligations to the Contractor for a period of sixty (60) calendar days after receiving written notice from the Contractor of its intent to

terminate this Agreement, the Contractor may terminate its Work under this Agreement by providing written notice to Williamson County and the Architect. In such an event, the Contractor shall be entitled to recover from Williamson County as though Williamson County had terminated the Contractor's performance for convenience.

ARTICLE XVIII CEASE AND DESIST ORDER

A. In the event the Contractor fails or refuses to perform the Work as required herein, the County may instruct the Contractor to cease and desist from performing further Work in whole or in part by giving the Contractor a cease and desist order. Upon receipt of such instruction, the Contractor shall immediately cease and desist as instructed by the County and shall not proceed further until the cause for the County's instruction has been corrected to the satisfaction of the County, or no longer exists, or the County instructs the Contractor that the Work may resume. The County may demand that the Contractor provide additional assurances to the County within three (3) calendar days of receipt of the order. Should the Contractor fail to provide additional assurances to the County with a written description of how the Contractor shall correct, the County shall have the right, but not the obligation, to carry out the Work with its own force or with the forces of another contractor, and the Contractor shall be fully responsible and liable for the costs of performing such Work. The County's rights herein are in addition to, and without prejudice to, any other rights or remedies Williamson County may have against the Contractor.

B. In the event Williamson County directs a suspension of performance under this Article, through no fault of the Contractor, Williamson County shall pay the Contractor, as full compensation for such suspension, the Contractor's reasonable costs, actually incurred and paid, of:

1. demobilization and remobilization, including such costs paid to subcontractors;
2. preserving and protecting Work in place; and
3. storage of materials or equipment purchased for the Project.

ARTICLE XIX HAZARDOUS MATERIALS

A. Unless otherwise specified in the plans and specifications, it is the responsibility of Contractor to remove and dispose of any hazardous materials that are discovered during the construction of the Project. Williamson County shall be responsible for the removal and disposal of any Hazardous Waste that the County knows was located in the property prior to the execution of this Agreement.

B. The term "Hazardous Materials" shall be defined as any and all toxic or hazardous materials, substances, pollutants, compounds, wastes, or mixtures, and shall include, without limitations, asbestos containing materials, polychlorinated, January 6, 2006 biphenyls, petroleum products or byproducts, or other hydrocarbon substances. The term "Hazardous Material" shall also include any and all substances defined or listed as hazardous waste, hazardous substance, toxic substance, toxic pollutant, or similarly identified, prohibited, or regulated materials, substances, pollutants, compounds, wastes or mixtures, by, in or pursuant to any Environmental Laws or Regulations.

ARTICLE XX HEALTH AND SAFETY

A. The Contractor will be solely and completely responsible for the condition of the Project Site as a result of the Work, including the health and safety of all persons, including employees, agents, subcontractors, and all property during performance of the Work. This requirement will apply continuously and not be limited to normal working hours.

B. Health and safety provisions will conform to the following: U. S. Department of Labor, Occupational Safety and Health Act; all other applicable Federal, State, County and local laws, ordinances, codes, landfill regulations; and any other regulations as may be cited in the bid document. When any of these are in conflict, the more stringent regulation/requirement will be followed. The Contractor's failure to thoroughly familiarize himself/herself with the aforementioned safety provisions will

not relieve him/her from his/her responsibility to comply with the safety provisions.

C. If death, serious injuries, or serious property damages are caused, the accident or loss will be reported verbally and immediately to Williamson County Government, Risk Management Division at (615) 790-5466 during business hours and at (615) 791-6200 after business hours. In addition, the Contractor must promptly report in writing to Williamson County Government, Risk Management Division within 24 hours of all accidents or incidents of loss whatsoever arising out of or in connection with the Services or Work or whether in or adjacent to the property, giving full details.

D. If a claim is made by anyone against the Contractor on account of any accident or incident of loss, the Contractor will promptly report the facts in writing to Williamson County Government, Risk Management Division, giving full details of the claim.

ARTICLE XXI SUBCONTRACTORS

Upon execution of this Agreement, the Contractor shall identify to Williamson County, in writing, any subcontractor not previously identified on the Project. Williamson County shall, in writing, state any objection Williamson County may have to one or more of such subcontractors. The Contractor shall not enter into a subcontract with an intended subcontractor with reference to whom Williamson County objects. Should a proposed subcontractor that was provided by Contractor in its initial Bid Response or subsequent Contract Documents be disapproved after the execution of this Agreement, and the Contractor provides proof that the replacement subcontractor will charge Contractor a higher price than the disapproved subcontractor, then the Contract Price may be adjusted at a rate equal to the difference between the price charged Contractor by the new subcontractor and the price charged by the disapproved subcontractor.

ARTICLE XXII OWNERSHIP OF PROPERTY

A. The following shall remain the property of Williamson County:

1. All documents which make up the Contract Documents;
2. All other documents furnished by Williamson County;
3. All shop drawings and other submittals by Contractor or Architect;
4. All other original works of authorship, whether created by Williamson County, Architect or Contractor, embodied in any tangible medium of expression, including, without limitation, pictorial, graphic, sculptural works, two dimensional works, and three dimensional works.

Contractor, embodied in any tangible medium of expression, including, without limitation, pictorial, graphic, sculptural works, two dimensional works, and three dimensional works.

B. The Contractor shall have the right to keep one (1) copy of the aforementioned documents upon completion of the Project if approved by the County and Architect; provided, however, that in no event shall the Contractor use, or permit to be used, any portion of the aforementioned on other projects without Williamson County's prior written authorization and execution of an indemnification agreement as Williamson County may provide.

ARTICLE XXIII INDEMNIFICATION AND HOLD HARMLESS

A. Contractor shall indemnify and hold harmless Williamson County, its officers, agents, and employees from:

1. Any claims, damages, costs and attorney fees for injuries or damages arising in part or in whole, from the negligent or intentional acts or omissions of Contractor, its officers, employees and/or agents, including its sub or independent contractors, in connection with the performance of any of the Work or the performance of any other obligations provided in this Agreement;

2. Any claims, damages, penalties, costs and attorney fees arising from any failure of Contractor, its officers, employees and/or agents, including its sub or independent contractors, to observe applicable laws, including, but not limited to, labor laws and minimum wage laws; and

3. Any claims, damages, penalties, costs and attorney fees arising from any action brought against Williamson County by any of Contractor's officers, employees and/or agents arising out of any injury incurred by such officer, employee and/or agent in the course of the performance of the Work or the performance of any of Contractor's obligations, regardless of the cause of such injury.

B. Williamson County will not indemnify, defend, or hold harmless in any fashion the Contractor from any claims arising from any failure, regardless of any language in any attachment or other document that the Contractor may provide.

C. Contractor shall pay Williamson County any expenses incurred as a result of Contractor's failure to fulfill any obligation in a professional and timely manner under this Agreement.

ARTICLE XXIV INSURANCE REQUIREMENTS

Without limiting its liability under this Agreement, the Contractor will procure and maintain at his/her expense during the life of the Agreement any/all applicable insurance types and in the minimum amounts stated as follows:

1. General Liability – Must be on an Occurrence Form, Claims Made is Not Acceptable, and will include:
 - a) Per Occurrence limit of not less than \$ 1,000,000
 - b) General Aggregate will not be less than \$ 2,000,000
 - c) Medical Expense Limit will not be less than \$ 5,000 on any one person.
 - d) Completed Operations, including on-going operations in favor of the Additional Insured
 - e) Contractual Liability
 - f) Personal Injury
2. Business Auto Liability (including owned, non-owned, and hired vehicles)
 - a) Combined Single Limit \$ 1,000,000 or
 - b) Split Limit:
 - Bodily Injury: \$ 1,000,000 Each Person, \$ 1,000,000 Each Accident
 - Property Damage: \$ 1,000,000 Each Accident
3. Umbrella Excess Liability
 - a) \$ 1,000,000 over primary insurance
4. Workers Compensation
 - a) State: Statutory
 - b) Employer's Liability:
 - \$ 1,000,000 per Accident
 - \$ 1,000,000 Disease, Policy Limit
 - \$ 1,000,000 Disease Each Employee

The Commercial General Liability policy will name Williamson County Government as an Additional Insured with respect to this Agreement only. Said insurance will be written by a company or companies licensed to do business in the State of Tennessee and satisfactory to Williamson County Government Risk Management. Before commencing any Work hereunder, a Certificate of Insurance evidencing the maintenance of said insurance will be furnished to Williamson County Government Risk Management. All insurance provided by Contractor and subcontractors in compliance with this Agreement shall be primary as to any other insurance or self-insurance programs afforded to or maintained by County.

Any subcontractor of the Contractor will be required to procure and maintain during the life of the subcontract, the identical insurance required of the Contractor and comply with all provisions of this Article.

ARTICLE XXV GENERAL PROVISIONS

A. Resolution by Court of Law; Non-binding Mediation. Claims, disputes, or other matters in question between the parties to this Agreement arising out of or relating to this Agreement or breach thereof, shall be subject to and decided by a court of law. The parties can agree to non-binding mediation prior to litigation.

B. Arbitration. Governmental entities in Tennessee are not permitted to agree to arbitrate disagreements without being granted that authority specifically by the state legislature. Any arbitration clause included in this Agreement or any other documentation related to this Agreement is void.

C. Choice of Law. The validity, construction, and effect of this Agreement and any and all extensions and/or modifications thereof, shall be governed exclusively by the laws of the State of Tennessee. Tennessee law shall govern regardless of any language in any attachment or other document that the Contractor may provide.

D. Venue. Any action between the parties arising from this Agreement shall be maintained exclusively in the courts of Williamson County, Tennessee.

E. Attorney Fees. Contractor agrees that in the event either party deems it necessary to take legal action to enforce any provisions of this Agreement, and in the event County prevails, Contractor shall pay all expenses of such action including attorney fees and court costs at all stages of litigation.

F. Notices.

1. **Delivery.** Except as otherwise provided herein, any notice or other communication between the parties regarding the matters contemplated by this Agreement may be sent by United States mail (first class, airmail or express mail), commercial courier, facsimile or electronic mail, in each case delivered to the address set forth below for the recipient.

2. **Receipt.** Communications shall be deemed received, if by mail, on the earlier of receipt or the third calendar day after deposit in the mail with postage prepaid; if by courier, when delivered as evidenced by the courier's records; if by facsimile, upon confirmation of receipt by the sending telecopier; and if by electronic mail, when first available on the recipient's mail server. If received on a day other than a business day, or on a business day but after 4:30 p.m., recipient's local time, the communication will be deemed received at 9:00 a.m. the next business day.

3. **Addresses:**

- | | | |
|----|-------------------|--|
| a) | If to County: | Williamson County, Tennessee
1320 West Main Street, Suite 125
Franklin, TN 37064 |
| b) | If to Contractor: | |

G. Assignment. The provisions of this Agreement shall inure to the benefit of and be binding upon the respective successors and assignees of the parties hereto. Assignment of this Agreement or any of the rights and obligations of Contractor hereunder, in whole or in part, requires the prior written consent of County. Any such assignment shall not release Contractor from its obligations hereunder without the express written consent of County.

H. Limitation of Legal Avenues. County does not agree to any terms which limit its rights or opportunities to legal recourse in any way in a court of competent jurisdiction, including but not limited to, modification of the statute of limitations or binding arbitration. To limit the legal rights of the County granted by constitution or statute may require legislation by the Williamson County Board of Commissioners and the Tennessee State Legislature.

I. Tennessee Open Records Act. Contractor understands that County is subject to the Tennessee Open Records Act. This may require the County to provide requested documents to members of the public or press including, but not limited to, a copy of this Agreement. Compliance by County with the Open Records Act shall not be a breach of this Agreement.

J. Severability. Should any court of competent jurisdiction declare any provision of this Agreement invalid then such provision shall be severed and shall not affect the validity of the remaining provisions of this Agreement.

K. Entire Agreement. The complete understanding between the parties is set out in this Agreement, and this Agreement supersedes and voids all prior and contemporaneous understandings, proposals, letters, agreements, or conditions expressed or implied, oral or written, except as herein contained. Any amendment, modification, waiver, or discharge of any requirement of this Agreement will not be effective unless in writing signed by the parties hereto or by their authorized representatives.

L. Drug Free Work Place. If applicable, Contractor agrees to abide by all requirements set forth in Tennessee Code Annotated, Section 50-9-113, by establishing a drug free workplace program and to execute the drug free affidavit included herewith, evidencing Contractor's compliance.

M. Employment Practices. Contractor shall not subscribe to any personnel policy which permits or allows for the promotion, demotion, employment, dismissal or laying off of any individual due to race, creed, color, national origin, age, sex or which is in violation of applicable laws concerning the employment of individuals with disabilities. Contractor, if applicable, agrees to execute the Fair Employment Affidavit included in this Agreement evidencing Contractor's compliance of this policy.

N. Employment of Illegal Immigrants. The Contractor shall not knowingly hire any unauthorized employees or fail to comply with record keeping requirements set forth in the Federal Immigration Reform and Control Act of 1986, Chapter 878 of the 2006 Tennessee Public Acts and all other applicable laws. Failure to comply with the requirements of these immigration laws or other applicable laws is considered a material breach of this Agreement and may lead to civil penalties and debarment or suspension from being a contractor or subcontractor under contracts with Williamson County."

O. Relationship Between the Parties. The relationship of the parties shall be that of an independent contractor. No principal-agent or employer-employee relationship is created by this Agreement. Neither party shall hold itself out in a manner contrary to the terms of this paragraph. No party shall become liable for any representation, act, or omission of any other party contrary to the terms of this paragraph.

P. Authority of a Governmental Entity. Williamson County cannot agree to any terms which limit its rights or opportunities to legal recourse in a court of competent jurisdiction, including but not limited to, modification of the statute of limitations or binding arbitration. To limit the legal rights of Williamson County granted by constitution or statute may require legislation by the Williamson County Board of Commissioners and/or the Tennessee State Legislature.

Q. Maintenance of Records. Contractor shall maintain documentation for all charges against Williamson County. The books, records, and documents of the Contractor, insofar as they relate to Work performed or money received under this Agreement, shall be maintained for a period of three (3) full years from the date of final payment and will be subject to audit, at any reasonable time and upon reasonable notice, by the County or its duly appointed representatives. The books and records shall be maintained in accordance with generally accepted accounting principles.

R. Anti-Deficiency Clause. Nothing contained in this Agreement shall be construed as binding Williamson County to expend any sum in excess of appropriations made by its Legislative Body for the purposes of this Agreement, or as involving Williamson County in any contract or other obligation for the further expenditure of money in excess of such appropriations.

S. Time is of the essence. Since this Project is funded by public money, the parties agree that time is of the essence for the Substantial Completion of all Work within the time limitations defined by the County. Failure to complete the Work within the time limitations shall subject the Contractor to reduction of the Fee paid to Contractor. This section does not limit any other remedy available to the County.

T. American with Disabilities Act. All design and construction activities shall be completed in full compliance with the Americans with Disabilities Act (ADA) 2010 Standards for Accessible Design. Contractor must conduct all construction activities in a manner that ensures compliance with ADA standards. Before a Final Completion will be issued all ADA issues addressed in the review and/or inspections must be corrected in a manner that fully complies with ADA standards. The Contractor must include these requirements in each subcontract entered into with Contractor under this Agreement.

Contractor's License. Contractor swears, affirms, and represents that it has complied with all the provisions of the Contractors Licensing Act of 1976 of the State of Tennessee, the same being set out in Tennessee Code Annotated, Section 62-6-101 et seq., and that it is licensed by the Tennessee State Board of Licensing Contractors. The Board is authorized to receive complaints relative to Contractor's professional conduct. The Contractor's license number is _____, the date of expiration is _____, and that part of the classification applying to this Agreement is _____.

U. Headings. The headings in this Agreement are for convenience and reference and are not intended to define or limit the scope of any provisions of this Agreement.

V. Effective Date. This Agreement shall not be binding upon the parties until it has been signed first by Contractor and then by the authorized representatives of the Williamson County government and has been filed in the office of the Williamson County Mayor. When it has been so signed and filed, this Agreement shall be effective as of the date first written below.

LAST ITEM ON PAGE

AFFIDAVITS AND SIGNATURE PAGE FOLLOWS

FAIR EMPLOYMENT PRACTICES AFFIDAVIT

State of _____ **County of** _____

Fair Employment Practices Affidavit: After first being duly sworn according to law, the undersigned (Affiant) states that he is familiar with the employment policies of the Contractor and as the _____ of Contractor. Affiant states that by Contractor's employment policy, standards, and practices the Contractor does not subscribe to any personnel policy which permits or allows for the promotion, demotion, employment, dismissal, or laying off of any individual due to his/her race, creed, color, national origin, age, or sex, and that the Contractor is not in violation of and will not violate any applicable laws concerning the employment of individuals with disabilities.

And Further Affiant sayeth not:

By: _____

Title: _____

Address: _____

Sworn to and subscribed before me on this _____ day of _____,
20____.

Notary Public
My commission expires: _____

**IMMIGRATION ATTESTATION
AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT**

CONTRACTOR'S LEGAL ENTITY NAME _____

CONTRACTOR'S TENNESSEE LICENSE NUMBER _____

The Contractor, identified above, does hereby attest, certify, warrant, and assure that the Contractor shall not knowingly utilize the services of an illegal immigrant in the performance of the Agreement and shall not knowingly utilize the services of any subcontractor who will utilize the services of an illegal immigrant in the performance of any Services under this Agreement.

By executing this affidavit, the undersigned person or entity verifies its compliance with the Tennessee Lawful Employment Act codified at *Tennessee Code Annotated, Section 50-1-701, et. seq.*, stating affirmatively that the Contractor which is contracting with Williamson County government has registered with and is participating in the federal work authorization program commonly known as E-Verify or has obtained and maintains copies of the required documents in accordance with the applicable provisions of the Tennessee Lawful Employment Act.

The Contractor further agrees that it will continue to comply with all provisions of the Tennessee Lawful Employment Act, and it will contract for the physical performance of services in satisfaction of such contract only with subcontractors who comply with the applicable provisions of the Tennessee Lawful Employment Act.

The undersigned person or entity further agrees to maintain records of the documents or of such compliance including documentation for all subcontractor(s) retained to perform such service on behalf of the Contractor for the minimum period provided in the Tennessee Lawful Employment Act.

BY: Authorized Officer or Agent Date
(Name of Person or Entity)

Title of Authorized Officer or Agent

Printed Name of Authorized Officer or Agent

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the authorizing representative of _____, and that he/she as such authorizing representative executed the foregoing instrument for the purpose therein contained, by signing his/her name on behalf of _____.

WITNESS my hand and seal, at office in Franklin, Tennessee, this ____ day of _____, 20____.

Notary Public

My Commission Expires: _____

Fair Employment Practices Affidavit

State of _____ County of _____

Fair Employment Practices Affidavit: After first being duly sworn according to law, the undersigned (Affiant) states that he/she is the _____ (Offeror) and that by its employment policy, standards, and practices the Offeror does not subscribe to any personnel policy which permits or allows for the promotion, demotion, employment, dismissal, or laying off of any individual due to his/her race, creed, color, national origin, age, or sex, and that the Offeror is not in violation of and will not violate any applicable laws concerning the employment of individuals with disabilities.

And Further Affiant sayeth not:

By: _____

Title: _____

Address: _____

Sworn to and subscribed before me on this _____ day of _____, 20____.

Notary Public

My commission expires: _____

DRUG-FREE WORKPLACE AFFIDAVIT

STATE OF _____

COUNTY OF _____

The undersigned, principal officer of _____, an Employer of five (5) or more employees contracting with _____ County government to provide construction services, hereby states under oath as follows:

1. The undersigned is a principal officer of _____ (hereinafter referred to as the "Company"), and is duly authorized to execute this Affidavit on behalf of the Company.
2. The company submits this Affidavit pursuant to T.C.A. § 50-9-113, which requires each employer with no less than five (5) employees receiving pay who contracts with the state or any local government to provide construction services to submit an affidavit stating that such employer has a drug-free workplace program that complies with Title 50, Chapter 9, of the *Tennessee Code Annotated*.
3. The company is in compliance with T.C.A. § 50-9-113.

Further affiant saith not.

Principal Officer

STATE OF _____
COUNTY OF _____

Before me personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing affidavit for the purposes therein contained.

Witness my hand and seal at office this _____ day of _____, 20____.

Notary Public

My commission expires: _____

ETHICAL STANDARDS AFFIDAVIT

After first being sworn according to law, the undersigned ("Affiant") states that he/she has the legal authority to swear to this on behalf of _____. ("Contractor") that no part of any other governmental monies provided for the services or products contemplated in this Agreement which was received from the State of Tennessee and/or Williamson County shall be paid directly to an employee or official of the State of Tennessee or Williamson County as wages, compensation, or gifts in exchange for acting as an officer, agent, employee, subcontractor, or consultant to the County or the Contractor in connection with any work contemplated or performed relative to this Agreement. Affiant and Contractor further swears that no federally, state, or county appropriated funds have been paid or will be paid, by or on behalf of the Contractor, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, any employee of the State of Tennessee, or employee of Williamson County in connection with the awarding of any federal, state, or county contract, the making or awarding of any government grant, the making of any government loan, and entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal, state or county contract, grant, loan, or cooperative agreement.

Affiant

By: _____

Title: _____

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge himself/herself to be the authorizing representative of _____, and that he/she as such authorizing representative executed the foregoing instrument for the purpose therein contained, by signing his/her name on behalf of _____.

WITNESS my hand and seal, at office in Franklin, Tennessee, this ____ day
of _____, 20____.

Notary PublicMy Commission Expires:

**ATTESTATION REGARDING PERSONNEL USED IN CONTRACT/AGREEMENT
PERFORMANCE**

SUBJECT AGREEMENT NUMBER:	
CONTRACTOR'S LEGAL ENTITY NAME:	
CONTRACTOR'S LICENSE NUMBER:	

The Contractor, identified above, does hereby attest, certify, warrant, and assure that the Contractor shall not knowingly utilize the services of an illegal immigrant in the performance of this Agreement and shall not knowingly utilize the services of any subcontractor who will utilize the services of an illegal immigrant in the performance of this Agreement.

SIGNATURE & DATE:

NOTICE: This attestation MUST be signed by an individual empowered to contractually bind the Contractor. If said individual is not the chief executive or president, this document shall attach evidence showing the individual's authority to contractually bind the Contractor.

Business Tax and License Affidavit

Business Tax and License Affidavit. The undersigned, ("Affiant"), states that he/she has the legal authority to swear to this on behalf of _____, ("Contractor"); that Contractor is not in any manner in violation of *Tennessee Code Annotated, Section, 5-14-108(l)* which provides that "(n)o purchase shall be made or purchase order or contract of purchase issued for tangible personal property or services by county officials or employees, acting in their official capacity, from any firm or individual whose business tax or license is delinquent." Affiant affirms and warrants that Contractor's licenses are currently valid and all business taxes have been paid and are current as of the date of this affidavit. Contractor is licensed and pays business taxes in _____ (County), Tennessee.

Affiant

By: _____

Title: _____

Date: _____

Witness: _____

Date: _____

**CERTIFICATION OF COMPLIANCE WITH
Tennessee Code Annotated, Section 12-4-119**

Effective July 1, 2022, this form must be submitted for any contract that is \$250,000.00 or more to comply with Tenn. Code Ann. § 12-4-119, et seq., ("Act"). This form must be submitted with any bid or proposal regardless of where the principal place of business is located.

Pursuant to the Act, this certification must be completed by any corporation, general partnership, limited partnership, limited liability partnership, joint venture, nonprofit organization, or other business organization that is contracting with Williamson County, Tennessee which has ten (10) or more employees and is for \$250,000.00 or more in value.

Certification Requirements.

No state agency or local government shall enter into any contract subject to the Act or amend or renew any such contract with any bidder/contractor who is found ineligible under the Act.

Complete all sections of this certification and sign and date it.

CERTIFICATION:

I, the undersigned, certify that by submission of this bid, each bidder and each person signing on behalf of any Authorized Official certifies, and in the case of a joint bid or contract each party thereto certifies, as to its own organization, will not for the duration of the contract engage in, a boycott of Israel in any manner.

Authorized Official represents it has the full power, knowledge, and authority to make this Certification and that the signatory signing this Certification on behalf of bidder/contractor has been duly authorized to do so on behalf of the bidder/contractor.

Sworn as true to the best of my knowledge and belief, subject to the penalties of false statement.

Printed Name of Authorized Official

Signature of Authorized Official

**CERTIFICATION OF COMPLIANCE WITH
THE IRAN DIVESTMENT ACT**

Effective July 1, 2016, this form must be submitted for any contract that is subject to the Iran Divestment Act, Tenn. Code Ann. § 12-12-101, et seq., ("Act"). This form must be submitted with any bid or proposal regardless of where the principal place of business is located.

Pursuant to the Act, this certification must be completed by any corporation, general partnership, limited partnership, limited liability partnership, joint venture, nonprofit organization, or other business organization that is contracting with a political subdivision of the State of Tennessee.

Certification Requirements.

No state agency or local government shall enter into any contract subject to the Act, or amend or renew any such contract with any bidder/contractor who is found ineligible under the Act.

Complete all sections of this certification and sign and date it, under oath, in the presence of a Notary Public or a person authorized to take an oath in another state.

CERTIFICATION:

I, the undersigned, certify that by submission of this bid, each bidder and each person signing on behalf of any Respondent certifies, and in the case of a joint bid or contract each party thereto certifies, as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each bidder is not on the list created pursuant to Tenn. Code Ann. § 12-12-106.

Respondent represents it has the full power, knowledge, and authority to make this Certification and that the signatory signing this Certification on behalf of bidder/contractor has been duly authorized to do so on behalf of the bidder/contractor.

Sworn as true to the best of my knowledge and belief, subject to the penalties of false statement.

Printed Respondent Name Printed Name of Authorized Official

Signature of Authorized Official

STATE OF _____

COUNTY OF _____

Before me personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing affidavit for the purposes therein contained.

Witness my hand and seal at office this _____ day of _____, 20____.

Notary Public

My commission expires: _____

SUMMARY

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes
 - 1. Intent of Contract Documents
 - 2. Work covered by Contract Documents.
 - 3. Access to site.
 - 4. Work restrictions.
 - 5. Specification and drawing conventions.

1.2 INTENT OF CONTRACT DOCUMENTS

- A. If there are any conflicts or discrepancies within or between any of the Contract Documents involving the quality or quantity of work required, it is the intention of the Contract that the work of highest quality or greatest quantity shown or specified shall be furnished, unless such conflict or discrepancy was brought to the attention of the architect and approved in writing thru Addendum, ASI or Letter of Clarification.

1.3 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work of the Project consists of the following:
 - 1. Work includes exterior surface preparation and painting including but limited to wood rakes, cornices, columns, porches, and railings as shown in the drawings and stabilization of internal roof gutters. This work is defined by the Contract Documents prepared by Lambe + Associates, dated August 18, 2023.
 - 2. Type of Contract: Project will be constructed under a single prime contract.

1.4 CONTRACTOR'S USE OF SITE AND PREMISES

- A. Limits on Use of Site: Limit use of Project site to Work in areas indicated. On Drawings. Do not disturb portions of Project site beyond areas in which the Work is indicated.
 - 1. Driveways, Walkways and Entrances: Keep driveways, loading areas, and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or for storage of materials.
 - a. Schedule deliveries to minimize use of driveways and entrances by construction operations.
 - b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.

- B. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.

1.5 COORDINATION WITH OCCUPANTS

- A. Partial Owner Occupancy: Owner will occupy the premises during entire construction period, with the exception of areas under construction. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's operations. Maintain existing exits unless otherwise indicated.
 - 1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and authorities having jurisdiction.
 - 2. Provide not less than 72 hours' notice to Owner of activities that will affect Owner's operations.

1.6 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with restrictions on construction operations.
 - 1. Comply with limitations on use of public streets and other requirements of authorities having jurisdiction.
 - 2. Staging area(s), deliveries, etc. will be limited to certain areas, doors of the building since this is an operational recreation building. Coordinate staging with the Architect and Owner during the pre-construction meeting.
 - 3. Availability to the premises for the Work to be performed will be accommodated by the Owner to the extent possible upon coordination of anticipated project schedule with the Owner.

1.7 SPECIFICATION AND DRAWING CONVENTIONS

- A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
 - 1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
 - 2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.
- C. Drawing Coordination: Requirements for materials and products identified on the Drawings are described in detail in the Specifications. One or more of the following are used on the Drawings to identify materials and products:

SUMMARY 011000 - 3

Williamson County Historic Courthouse, Exterior Maintenance Upgrades - 2303
Lambe + Associates, LLC

1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION

ALLOWANCES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
 - 1. Certain items are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when direction will be provided to Contractor. If necessary, additional requirements will be issued by Change Order.
- B. Types of allowances include the following:
 - 1. Unit cost allowances.

1.2 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Architect from the designated supplier.

1.3 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.

1.4 INFORMATIONAL SUBMITTALS

- A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- B. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.5 COORDINATION

- A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

1.6 UNIT-COST ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials ordered by Owner or selected by Architect under allowance and shall include **taxes, freight,** and delivery to Project site.
- B. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials ordered by Owner or selected by Architect under allowance shall be included as part of the Contract Sum and not part of the allowance.
- C. Unused Materials: Return unused materials purchased under an allowance to manufacturer or supplier for credit to Owner, after installation has been completed and accepted.
 - 1. If requested by Architect, retain and prepare unused material for storage by Owner. Deliver unused material to Owner's storage space as directed.

1.7 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, and similar margins.
 - 1. Include installation costs in purchase amount only where indicated as part of the allowance.
 - 2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other margins claimed.
 - 3. Submit substantiation of a change in scope of work, if any, claimed in Change Orders related to unit-cost allowances.
 - 4. Owner reserves the right to establish the quantity of work-in-place by independent quantity survey, measure, or count.
- B. Submit claims for increased costs because of a change in scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.
 - 1. Do not include Contractor's or subcontractor's indirect expense in the Change Order cost amount unless it is clearly shown that the nature or extent of work has changed from what could have been foreseen from information in the Contract Documents.

ALLOWANCES 012100 - 3

Williamson County Historic Courthouse, Exterior Maintenance Upgrades - 2303
Lambe + Associates, LLC

2. No change to Contractor's indirect expense is permitted for selection of higher- or lower-priced materials or systems of the same scope and nature as originally indicated.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

- A. Unit-Cost Allowances: Include the sum of \$350.00 per thousand for face brick, as specified in Division 4, Unit Masonry and as shown on Drawings.

END OF SECTION

ALTERNATES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for alternates.

1.2 DEFINITIONS

- A. Alternate: An amount proposed for certain work defined in construction documents that may be added to or deducted from the construction cost if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - 1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
 - 2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

1.3 PROCEDURES

- A. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated revisions to alternates.
- C. Execute accepted alternates under the same conditions as other work of the Contract.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

- A. See General Notes, Symbols and Bid Alternates Sheet of Drawings.

END OF SECTION

SUBSTITUTION PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for substitutions.

1.2 ACTION SUBMITTALS

- A. Substitution Requests: Submit three copies of each request for consideration. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.
 - 1. Substitution Request Form: Complete form in Section 012507.
 - 2. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within seven days of receipt of a request for substitution. Architect will notify Contractor of acceptance or rejection of proposed substitution within 15 days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.
 - a. Forms of Acceptance: Change Order, Construction Change Directive, or Architect's Supplemental Instructions for minor changes in the Work.
 - b. Use product specified if Architect does not issue a decision on use of a proposed substitution within time allocated.

1.3 QUALITY ASSURANCE

- A. Compatibility of Substitutions: Investigate and document compatibility of proposed substitution with related products and materials. Engage a qualified testing agency to perform compatibility tests recommended by manufacturers.

1.4 PROCEDURES

- A. Coordination: Revise or adjust affected work as necessary to integrate work of the approved substitutions.

PART 2 - PRODUCTS

2.1 SUBSTITUTIONS

SUBSTITUTION PROCEDURES 012500 - 2

Williamson County Historic Courthouse, Exterior Maintenance Upgrades - 2303
Lambe + Associates, LLC

- A. Substitutions for Cause: Submit requests for substitution immediately on discovery of need for change, but not later than 15 days prior to time required for preparation and review of related submittals.
1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:
- a. Requested substitution is consistent with the Contract Documents and will produce indicated results.
 - b. Substitution request is fully documented and properly submitted.
 - c. Requested substitution will not adversely affect Contractor's construction schedule.
 - d. Requested substitution has received necessary approvals of authorities having jurisdiction.
 - e. Requested substitution is compatible with other portions of the Work.
 - f. Requested substitution has been coordinated with other portions of the Work.
 - g. Requested substitution provides specified warranty.
 - h. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.
- B. Substitutions for Convenience: Not allowed.

PART 3 - EXECUTION (Not Used)

END OF SECTION

SUBSTITUTION REQUEST FORM 012507- 1

Williamson County Historic Courthouse, Exterior Maintenance Upgrades - 2303
Lambe + Associates, LLC

SUBSTITUTION REQUEST FORM

Submit to: Lambe + Associates, LLC
106 Mission Court, Suite 303
Franklin, TN 37067
Attention: Tim Lambe

Date Submitted:_____

Specification Section No. and Title_____ - _____

Specified Item:_____

Paragraph No. (Example 2.3.A.)_____

Proposed Substitute:_____

Substitute Manuf. website/Direct link to product:_____

1. How will dimensions, gauges, and weights indicated in Contract Documents be changed by proposed substitute?_____

2. How will wiring, piping, and duct work indicated in Contract Documents be changed by proposed substitute?_____

3. How will other trades be affected by proposed substitute?_____

4. How will the construction schedule be affected by the proposed substitute?_____

5. How will the proposed substitute change unit costs? Circle and complete one below:

No change. Cost will decrease by _____. Cost will increase by_____.

Provide breakdown for cost changes on attached sheet.

6. How will the manufacturer's warranty of proposed substitute differ from warranty indicated in Construction Documents? _____

SUBSTITUTION REQUEST FORM 012507- 2

Williamson County Historic Courthouse, Exterior Maintenance Upgrades - 2303
Lambe + Associates, LLC

7. Provide a point-by-point comparison of the important salient characteristics of proposed substitute against the specified item. Attach additional pages as needed. Do not leave this section blank or use words like "no difference" or "None".

Specified Item	Proposed Item

8. The undersigned makes the following certifications:
- The proposed substitution has been fully investigated and determined to have overall performance and longevity equal or superior to the specified product.
 - That cost data is complete and that no claim for additional cost will be made after Substitution Request is accepted.
 - That coordination, installation and changes associated with substitution will be complete.

General Contractor Company Name: _____
Company _____
Representative: _____
Address: _____
Telephone Number _____ Email Address _____
Signature & Date: _____

9. Architects Acceptance

Accepted _____ Accepted as noted _____ Rejected(See comment below) _____
Comment _____

Architect's Signature & Date: _____

CONTRACT MODIFICATION PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for handling and processing Contract modifications.

1.2 MINOR CHANGES IN THE WORK

- A. Architect will issue supplemental instructions authorizing minor changes in the Work, not involving adjustment to the Contract Sum or the Contract Time, on AIA Document G710, "Architect's Supplemental Instructions.

1.3 PROPOSAL REQUESTS

- A. Owner-Initiated Proposal Requests: Architect will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.
 - 1. Work Change Proposal Requests issued by Architect are not instructions either to stop work in progress or to execute the proposed change.
 - 2. Within time specified in Proposal Request or 20 days, when not otherwise specified, after receipt of Proposal Request, submit a quotation estimating cost adjustments to the Contract Sum and the Contract Time necessary to execute the change.
 - a. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
 - b. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
 - c. Include costs of labor and supervision directly attributable to the change.
 - d. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
 - e. Quotation Form: Use forms acceptable to Architect.
- B. Contractor-Initiated Proposals: If latent or changed conditions require modifications to the Contract, Contractor may initiate a claim by submitting a request for a change to Architect.

1. Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract Time.
2. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
3. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
4. Include costs of labor and supervision directly attributable to the change.
5. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
6. Comply with requirements in Division 1, Substitution Procedures if the proposed change requires substitution of one product or system for product or system specified.
7. Proposal Request Form: Use form acceptable to Architect.

1.4 ADMINISTRATIVE CHANGE ORDERS

- A. Allowance Adjustment: See Division 1, Allowances for administrative procedures for preparation of Change Order Proposal for adjusting the Contract Sum to reflect actual costs of allowances.
- B. Unit-Price Adjustment: See Division 1, Unit Prices for administrative procedures for preparation of Change Order Proposal for adjusting the Contract Sum to reflect measured scope of unit-price work.

1.5 CHANGE ORDER PROCEDURES

- A. On Owner's approval of a Work Changes Proposal Request, Architect will issue a Change Order for signatures of Owner and Contractor on AIA Document G701.

1.6 CONSTRUCTION CHANGE DIRECTIVE

- A. Construction Change Directive: Architect may issue a Construction Change Directive on AIA Document G71. Construction Change Directive instructs Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.
 1. Construction Change Directive contains a complete description of change in the Work. It also designates method to be followed to determine change in the Contract Sum or the Contract Time.
- B. Documentation: Maintain detailed records on a time and material basis of work required by the Construction Change Directive.

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1. After completion of change, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the Contract.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION

WEATHER DELAYS

PART 1 - GENERAL

1.01 EXTENSIONS OF CONTRACT TIME:

- A. If the basis exists for an extension of time, an extension of time on the basis of weather may be granted only for the number of Weather Delay Days in excess of the number of days listed as the Standard Baseline for that month.

1.02 STANDARD BASELINE FOR AVERAGE CLIMATIC RANGE:

- A. The Owner has reviewed weather data available from the National Oceanic and Atmospheric Administration and determined a Standard Baseline of average climatic range for the State of Tennessee.
- B. Standard Baseline shall be regarded as the normal and anticipatable number of calendar days for each month during which construction activity shall be expected to be prevented and suspended by cause of adverse weather. Suspension of construction activity for the number of days each month as listed in the Standard Baseline is included in the Work and is not eligible for extension of Contract Time.
- C. Standard Baseline is as follows:

Jan 12	Feb 11	Mar 8	Apr 7	May 7	Jun 6	Jul 7	Aug 5	Sep 4	Oct 5	Nov 6	Dec 11
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1.03 ADVERSE WEATHER AND WEATHER DELAY DAYS:

- A. Adverse Weather is defined as the occurrence of one or more of the following conditions which prevents exterior construction activity or access to the site within 24 hours:
 - 1. Precipitation (rain, snow, or ice) in excess of 0.10" liquid measure.
 - 2. Temperatures which do not rise above 32 degrees F by 10:00 a.m.
 - 3. Temperatures which do not rise above that specified for the day=s construction activity by 10:00 a.m., if any is specified.
 - 4. Sustained wind in excess of 25 m.p.h.
 - 5. Standing snow in excess 1".
- B. Adverse Weather may include, if appropriate, A dry-out@ or Amud@ days:
 - 1. For rain days above the standard baseline.
 - 2. Only if there is a hindrance to site access or sitework, such as excavation, backfill, and footings.
 - 3. At a rate no greater than 1 make-up for each day or consecutive days of rain beyond the standard baseline that total 1" or more, liquid measure, unless specifically recommended otherwise by the Architect.
- C. A Weather Delay Day may be counted if adverse weather prevents work on the Project for 50% or more of the Contractor=s scheduled work day, including a weekend day or holiday if Contractor has scheduled construction activity that day.

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1.04 DOCUMENTATION AND SUBMITTALS:

- A. Submit daily jobsite work logs showing which and to what extent construction activities have been affected by weather on a monthly basis.
- B. Submit actual weather data to support claim for time extension obtained from nearest NOAA wether station or other independently verified source approved by the Architect at beginning of Project.
- C. Use Standard Baseline data provided in this Section when documenting actual delays due to wether in excess of the average climatic range.
- D. Organize claim and documentation to facilitate evaluation on a basis of calendar month periods, and submit in accordance with the procedures for Claims established herein.
- E. If an extension of Contract Time is appropriate, it shall be affected in accordance with the provisions the General Conditions.

END OF SECTION

PAYMENT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section specifies administrative and procedural requirements necessary to prepare and process Applications for Payment.
 - 1. Strict compliance of the scheduling requirements shall be a condition precedent to payment of the Contractor.

1.2 SCHEDULE OF VALUES

- A. Coordination: Coordinate preparation of the schedule of values with preparation of Contractor's construction schedule. Critical Path Method Schedule may serve to satisfy requirements for the schedule of values.
 - 1. Correlate line items in the schedule of values with other required administrative forms and schedules, including the following:
 - a. Application for Payment forms with continuation sheets.
 - b. Submittal schedule.
 - c. Items required to be indicated as separate activities in Contractor's construction schedule.
 - 2. Submit the schedule of values to Architect at earliest possible date but no later than 7 days before the date scheduled for submittal of initial Applications for Payment.
 - 3. Sub-schedules for Separate Elements of Work: Where the Contractor's construction schedule defines separate elements of the Work, provide subschedules showing values correlated with each element.
- B. Format and Content: Use the Project Manual table of contents as a guide to establish line items for the schedule of values. Provide at least one line item for each Specification Section.
 - 1. Identification: Include the following Project identification on the schedule of values:
 - a. Project name and location.
 - b. Name of Architect.
 - c. Architect's project number.
 - d. Contractor's name and address.
 - e. Date of submittal.
 - 2. Arrange schedule of values consistent with format of AIA Document G703.
 - 3. Arrange the schedule of values in tabular form with separate columns to indicate the following for each item listed:
 - a. Related Specification Section or Division.
 - b. Description of the Work.
 - c. Name of subcontractor.

- d. Name of manufacturer or fabricator.
- e. Name of supplier.
- f. Change Orders (numbers) that affect value.
- g. Dollar value of the following, as a percentage of the Contract Sum to nearest one-hundredth percent, adjusted to total 100 percent.
 - 1) Labor.
 - 2) Materials.
 - 3) Equipment.
- 4. Provide a breakdown of the Contract Sum in enough detail to facilitate continued evaluation of Applications for Payment and progress reports. Coordinate with the Project Manual table of contents. Provide multiple line items for principal subcontract amounts in excess of 5 percent of Contract Sum.
- 5. Round amounts to nearest whole dollar; total shall equal the Contract Sum.
- 6. Provide a separate line item in the schedule of values for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored, but not yet installed.
 - a. Differentiate between items stored on-site and items stored off-site. If required, include evidence of insurance.
- 7. Provide separate line items in the schedule of values for initial cost of materials, for each subsequent stage of completion, and for total installed value of that part of the Work.
- 8. Allowances: Provide a separate line item in the schedule of values for each allowance. Show line-item value of unit-cost allowances, as a product of the unit cost, multiplied by measured quantity. Use information indicated in the Contract Documents to determine quantities.
- 9. Purchase Contracts: Provide a separate line item in the schedule of values for each purchase contract. Show line-item value of purchase contract. Indicate owner payments or deposits, if any, and balance to be paid by Contractor.
- 10. Each item in the schedule of values and Applications for Payment shall be complete. Include total cost and proportionate share of general overhead and profit for each item.
 - a. Temporary facilities and other major cost items that are not direct cost of actual work-in-place may be shown either as separate line items in the schedule of values or distributed as general overhead expense, at Contractor's option.
- 11. Schedule Updating: Update and resubmit the schedule of values before the next Applications for Payment when Change Orders or Construction Change Directives result in a change in the Contract Sum.

PART 2 - PRODUCTS – Not Used

PART 3 - EXECUTION

3.1 APPLICATIONS FOR PAYMENT

- A. Each Application for Payment shall be consistent with previous applications and payments as certified by Architect and paid for by Owner.
 - 1. Initial Application for Payment, Application for Payment at time of Substantial Completion, and final Application for Payment involve additional requirements.
- B. Payment Application Times: The date for each progress payment is indicated in the Agreement between Owner and Contractor. The period of construction work covered by each Application for Payment is the period indicated in the Agreement.
- C. Application for Payment Forms: Use AIA Document G702 and AIA Document G703 as form for Applications for Payment.
- D. Application Preparation: Complete every entry on form. Notarize and execute by a person authorized to sign legal documents on behalf of Contractor. Architect will return incomplete applications without action.
 - 1. Entries shall match data on the schedule of values and Contractor's construction schedule. Use updated schedules if revisions were made.
 - 2. Include amounts for work completed following previous Application for Payment, whether or not payment has been received. Include only amounts for work completed at time of Application for Payment.
 - 3. Include amounts of Change Orders and Construction Change Directives issued before last day of construction period covered by application.
- E. Stored Materials: Include in Application for Payment amounts applied for materials or equipment purchased or fabricated and stored, but not yet installed. Differentiate between items stored on-site and items stored off-site.
 - 1. Provide certificate of insurance, evidence of transfer of title to Owner, and consent of surety to payment, for stored materials.
 - 2. Provide supporting documentation that verifies amount requested, such as paid invoices. Match amount requested with amounts indicated on documentation; do not include overhead and profit on stored materials.
 - 3. Provide summary documentation for stored materials indicating the following:
 - a. Materials previously stored and included in previous Applications for Payment.
 - b. Work completed for this Application utilizing previously stored materials.
 - c. Additional materials stored with this Application.
 - d. Total materials remaining stored, including materials with this Application.
- F. Transmittal: Submit 3 signed and notarized original copies of each Application for Payment to Architect by a method ensuring receipt within 24 hours. One copy shall include waivers of lien and similar attachments if required.
 - 1. Transmit each copy with a transmittal form listing attachments and recording appropriate information about application.

- G. Waivers of Mechanic's Lien: With each Application for Payment, submit waivers of mechanic's liens from every entity who is lawfully entitled to file a mechanics lien arising out of the Contract and related to the Work covered by the payment.
- H. Waivers of Mechanic's Lien: With each Application for Payment, submit waivers of mechanic's liens from subcontractors, sub-subcontractors, and suppliers for construction period covered by the previous application.
 - 1. Submit partial waivers on each item for amount requested in previous application, after deduction for retainage, on each item.
 - 2. When an application shows completion of an item, submit conditional final or full waivers.
 - 3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
 - 4. Submit final Application for Payment with or preceded by conditional final waivers from every entity involved with performance of the Work covered by the application who is lawfully entitled to a lien.
 - 5. Waiver Forms: Submit waivers of lien on forms, executed in a manner acceptable to Owner.
- I. Initial Application for Payment: Administrative actions and submittals that must precede or coincide with submittal of first Application for Payment include the following:
 - 1. List of subcontractors.
 - 2. Schedule of values.
 - 3. Contractor's construction schedule (preliminary if not final).
 - 4. Products list (preliminary if not final).
 - 5. Submittal schedule (preliminary if not final).
 - 6. List of Contractor's staff assignments.
 - 7. List of Contractor's principal consultants.
 - 8. Copies of building permits.
 - 9. Copies of authorizations and licenses from authorities having jurisdiction for performance of the Work.
 - 10. Initial progress report.
 - 11. Report of preconstruction conference.
 - 12. Certificates of insurance and insurance policies.
 - 13. Performance and payment bonds.
 - 14. Data needed to acquire Owner's insurance.
- J. Application for Payment at Substantial Completion: After issuing the Certificate of Substantial Completion, submit an Application for Payment showing 100 percent completion for portion of the Work claimed as substantially complete.
 - 1. Include documentation supporting claim that the Work is substantially complete and a statement showing an accounting of changes to the Contract Sum.
 - 2. This application shall reflect Certificates of Partial Substantial Completion issued previously for Owner occupancy of designated portions of the Work.

K. Final Payment Application: Submit final Application for Payment with releases and supporting documentation not previously submitted and accepted, including, but not limited, to the following:

1. Evidence of completion of Project closeout requirements.
2. Insurance certificates for products and completed operations where required and proof that taxes, fees, and similar obligations were paid.
3. Updated final statement, accounting for final changes to the Contract Sum.
4. AIA Document G706, "Contractor's Affidavit of Payment of Debts and Claims."
5. AIA Document G706A, "Contractor's Affidavit of Release of Liens."
6. AIA Document G707, "Consent of Surety to Final Payment."
7. Evidence that claims have been settled.
8. Final meter readings for utilities, a measured record of stored fuel, and similar data as of date of Substantial Completion or when Owner took possession of and assumed responsibility for corresponding elements of the Work.
9. Final liquidated damages settlement statement.

END OF SECTION

PROJECT MANAGEMENT AND COORDINATION

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative provisions for coordinating construction operations on Project including, but not limited to, the following:
 - 1. General coordination procedures.
 - 2. Requests for Information (RFIs).
 - 3. Project meetings.

1.2 INFORMATIONAL SUBMITTALS

- A. Subcontract List: Prepare a written summary identifying individuals or firms proposed for each portion of the Work, including those who are to furnish products or equipment fabricated to a special design. Include the following information in tabular form:
 - 1. Name, address, and telephone number of entity performing subcontract or supplying products.
 - 2. Number and title of related Specification Section(s) covered by subcontract.
 - 3. Drawing number and detail references, as appropriate, covered by subcontract.
- B. Key Personnel Names: Within 15 days of starting construction operations, submit a list of key personnel assignments, including superintendent and other personnel in attendance at Project site. Identify individuals and their duties and responsibilities; list addresses and telephone numbers, including home, office, and cellular telephone numbers and e-mail addresses. Provide names, addresses, and telephone numbers of individuals assigned as alternates in the absence of individuals assigned to Project.

1.3 GENERAL COORDINATION PROCEDURES

- A. Coordination: Coordinate construction operations included in different Sections of the Specifications to ensure efficient and orderly installation of each part of the Work. Coordinate construction operations, included in different Sections, that depend on each other for proper installation, connection, and operation.
 - 1. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
 - 2. Coordinate installation of different components to ensure maximum performance and accessibility for required maintenance, service, and repair.
 - 3. Make adequate provisions to accommodate items scheduled for later installation.

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- B. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities to avoid conflicts and to ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:
1. Preparation of Contractor's construction schedule.
 2. Preparation of the schedule of values.
 3. Installation and removal of temporary facilities and controls.
 4. Delivery and processing of submittals.
 5. Progress meetings.
 6. Preinstallation conferences.
 7. Project closeout activities.
 8. Startup and adjustment of systems.
- C. Conservation: Coordinate construction activities to ensure that operations are carried out with consideration given to conservation of energy, water, and materials. Coordinate use of temporary utilities to minimize waste.

1.4 REQUESTS FOR INFORMATION (RFIs)

- A. General: Immediately on discovery of the need for additional information or interpretation of the Contract Documents, Contractor shall prepare and submit an RFI in the form specified.
1. Architect will return RFIs submitted to Architect by other entities controlled by Contractor with no response.
 2. Coordinate and submit RFIs in a prompt manner so as to avoid delays in Contractor's work or work of subcontractors.
- B. Content of the RFI: Include a detailed, legible description of item needing information or interpretation and the following:
1. Project name.
 2. Project number.
 3. Date.
 4. Name of Contractor.
 5. Name of Architect.
 6. RFI number, numbered sequentially.
 7. RFI subject.
 8. Specification Section number and title and related paragraphs, as appropriate.
 9. Drawing number and detail references, as appropriate.
 10. Field dimensions and conditions, as appropriate.
 11. Contractor's suggested resolution. If Contractor's suggested resolution impacts the Contract Time or the Contract Sum, Contractor shall state impact in the RFI.
 12. Contractor's signature.
 13. Attachments: Include sketches, descriptions, measurements, photos, Product Data, Shop Drawings, and other information necessary to fully describe items needing interpretation.

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- a. Include dimensions, thicknesses, structural grid references, and details of affected materials, assemblies, and attachments on attached sketches.
- C. Architect's Action: Architect will review each RFI, determine action required, and respond. Allow seven working days for Architect's response for each RFI. RFIs received by Architect after 1:00 p.m. will be considered as received the following working day.
 - 1. The following Contractor-generated RFIs will be returned without action:
 - a. Requests for approval of submittals.
 - b. Requests for approval of substitutions.
 - c. Requests for approval of Contractor's means and methods.
 - d. Requests for coordination information already indicated in the Contract Documents.
 - e. Requests for adjustments in the Contract Time or the Contract Sum.
 - f. Requests for interpretation of Architect's actions on submittals.
 - g. Incomplete RFIs or inaccurately prepared RFIs.
 - 2. Architect's action may include a request for additional information, in which case Architect's time for response will date from time of receipt of additional information.
 - 3. Architect's action on RFIs that may result in a change to the Contract Time or the Contract Sum may be eligible for Contractor to submit Change Proposal according to Section 012600 "Contract Modification Procedures."
 - a. If Contractor believes the RFI response warrants change in the Contract Time or the Contract Sum, notify Architect in writing within 10 days of receipt of the RFI response.

1.5 PROJECT MEETINGS

- A. General: Schedule and conduct meetings and conferences at Project site unless otherwise indicated.
 - 1. Attendees: Inform participants and others involved, and individuals whose presence is required, of date and time of each meeting. Notify Owner and Architect of scheduled meeting dates and times.
 - 2. Agenda: Prepare the meeting agenda. Distribute the agenda to all invited attendees.
 - 3. Record significant discussions and agreements achieved. Distribute the meeting minutes to everyone concerned, including Owner and Architect, within three days of the meeting.
- B. Preconstruction Conference: Schedule and conduct a preconstruction conference before starting construction, at a time convenient to Owner and Architect, but no later than 15 days after execution of the Agreement.
 - 1. Conduct the conference to review responsibilities and personnel assignments.

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2. Attendees: Authorized representatives of Owner Architect, and their consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the conference. Participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
 3. Suggested Agenda: Discuss items of significance that could affect progress, including the following:
 - a. Tentative construction schedule.
 - b. Phasing.
 - c. Critical work sequencing and long-lead items.
 - d. Designation of key personnel and their duties.
 - e. Lines of communications.
 - f. Procedures for processing field decisions and Change Orders.
 - g. Procedures for RFIs.
 - h. Procedures for testing and inspecting.
 - i. Procedures for processing Applications for Payment.
 - j. Distribution of the Contract Documents.
 - k. Submittal procedures.
 - l. Preparation of record documents.
 - m. Use of the premises.
 - n. Work restrictions.
 - o. Working hours.
 - p. Owner's occupancy requirements.
 - q. Responsibility for temporary facilities and controls.
 - r. Procedures for moisture and mold control.
 - s. Procedures for disruptions and shutdowns.
 - t. Construction waste management and recycling.
 - u. Parking availability.
 - v. Office, work, and storage areas.
 - w. Equipment deliveries and priorities.
 - x. First aid.
 - y. Security.
 - z. Progress cleaning.
 4. Minutes: Record and distribute meeting minutes.
- C. Progress Meetings: Conduct progress meetings at monthly intervals.
1. Coordinate dates of meetings with preparation of payment requests.
 2. Attendees: In addition to representatives of Owner and Architect, each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the meeting shall be familiar with Project and authorized to conclude matters relating to the Work.
 3. Suggested Agenda: Review and correct or approve minutes of previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.

PROJECT MANAGEMENT AND COORDINATION 013100- 5

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- a. Contractor's Construction Schedule: Review progress since the last meeting. Determine whether each activity is on time, ahead of schedule, or behind schedule, in relation to Contractor's construction schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.
 - 1) Review schedule for next period.
 - b. Review present and future needs of each entity present, including the following:
 - 1) Interface requirements.
 - 2) Sequence of operations.
 - 3) Resolution of BIM component conflicts.
 - 4) Status of submittals.
 - 5) Deliveries.
 - 6) Off-site fabrication.
 - 7) Access.
 - 8) Site utilization.
 - 9) Temporary facilities and controls.
 - 10) Progress cleaning.
 - 11) Quality and work standards.
 - 12) Status of correction of deficient items.
 - 13) Field observations.
 - 14) Status of RFIs.
 - 15) Status of proposal requests.
 - 16) Pending changes.
 - 17) Status of Change Orders.
 - 18) Pending claims and disputes.
 - 19) Documentation of information for payment requests.
4. Minutes: Entity responsible for conducting the meeting will record and distribute the meeting minutes to each party present and to parties requiring information.
 - a. Schedule Updating: Revise Contractor's construction schedule after each progress meeting where revisions to the schedule have been made or recognized. Issue revised schedule concurrently with the report of each meeting.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION

CONSTRUCTION PROGRESS DOCUMENTATION

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for documenting the progress of construction during performance of the Work, including the following:
 - 1. Contractor's construction schedule.
 - 2. Construction schedule updating reports.
 - 3. Daily construction reports.
 - 4. Material location reports.
 - 5. Site condition reports.
 - 6. Special reports.

1.2 INFORMATIONAL SUBMITTALS

- A. Format for Submittals: Submit required submittals in the following format:
 - 1. Working electronic copy of schedule file, where indicated.
 - 2. PDF electronic file.
- B. Contractor's Construction Schedule: Initial schedule, of size required to display entire schedule for entire construction period.
 - 1. Submit a working electronic copy of schedule, using software indicated, and labeled to comply with requirements for submittals. Include type of schedule (initial or updated) and date on label.

1.3 QUALITY ASSURANCE

- A. Scheduling Consultant Qualifications: An experienced specialist in CPM scheduling and reporting, with capability of producing CPM reports and diagrams within 24 hours of Architect's request.
- B. Prescheduling Conference: Conduct conference at Project site to comply with requirements in Section 013100 "Project Management and Coordination." Review methods and procedures related to the preliminary construction schedule and Contractor's construction schedule, including, but not limited to, the following:
 - 1. Review software limitations and content and format for reports.
 - 2. Verify availability of qualified personnel needed to develop and update schedule.
 - 3. Discuss constraints, including interim milestones.
 - 4. Review delivery dates for Owner-furnished products.
 - 5. Review schedule for work of Owner's separate contracts.

6. Review submittal requirements and procedures.
7. Review time required for review of submittals and resubmittals.
8. Review requirements for tests and inspections by independent testing and inspecting agencies.
9. Review time required for Project closeout and Owner startup procedures, including commissioning activities.
10. Review and finalize list of construction activities to be included in schedule.
11. Review procedures for updating schedule.

1.4 COORDINATION

- A. Coordinate Contractor's construction schedule with the schedule of values, submittal schedule, progress reports, payment requests, and other required schedules and reports.
 1. Secure time commitments for performing critical elements of the Work from entities involved.
 2. Coordinate each construction activity in the network with other activities and schedule them in proper sequence.

PART 2 - PRODUCTS

2.1 CONTRACTOR'S CONSTRUCTION SCHEDULE

- A. Refer to the General Conditions of the Conditions of the Contract for Construction.

PART 3 - EXECUTION

3.1 CONTRACTOR'S CONSTRUCTION SCHEDULE

- A. Execute as specified in the General Conditions of the Contract.
- B. END OF SECTION

SUBMITTAL PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes requirements for the submittal schedule and administrative and procedural requirements for submitting Shop Drawings, Product Data, Samples, and other submittals.

1.2 DEFINITIONS

- A. Action Submittals: Written and graphic information and physical samples that require Architect's responsive action. Action submittals are those submittals indicated in individual Specification Sections as action submittals.
- B. Informational Submittals: Written and graphic information and physical samples that do not require Architect's responsive action. Submittals may be rejected for not complying with requirements. Informational submittals are those submittals indicated in individual Specification Sections as informational submittals.
- C. File Transfer Protocol (FTP): Communications protocol that enables transfer of files to and from another computer over a network and that serves as the basis for standard Internet protocols. An FTP site is a portion of a network located outside of network firewalls within which internal and external users are able to access files.
- D. Portable Document Format (PDF): An open standard file format licensed by Adobe Systems used for representing documents in a device-independent and display resolution-independent fixed-layout document format.

1.3 ACTION SUBMITTALS

- A. Submittal Schedule: Submit a schedule of submittals, arranged in chronological order by dates required by construction schedule. Include time required for review, ordering, manufacturing, fabrication, and delivery when establishing dates. Include additional time required for making corrections or modifications to submittals noted by the Architect and additional time for handling and reviewing submittals required by those corrections.
 - 1. Coordinate submittal schedule with list of subcontracts, the schedule of values, and Contractor's construction schedule.
 - 2. Initial Submittal: Submit concurrently with start-up construction schedule. Include submittals required during the first 60 days of construction. List those submittals required to maintain orderly progress of the Work and those required early because of long lead time for manufacture or fabrication.

3. Final Submittal: Submit concurrently with the first complete submittal of Contractor's construction schedule.
 - a. Submit revised submittal schedule to reflect changes in current status and timing for submittals.
4. Format: Arrange the following information in a tabular format:
 - a. Scheduled date for first submittal.
 - b. Specification Section number and title.
 - c. Submittal category: Action, informational.
 - d. Name of subcontractor.
 - e. Description of the Work covered.
 - f. Scheduled date for Architect's final release or approval.
 - g. Scheduled dates for purchasing.
 - h. Scheduled dates for installation.
 - i. Activity or event number.

1.4 SUBMITTAL ADMINISTRATIVE REQUIREMENTS

- A. Architect's Digital Data Files: Electronic copies of CAD Drawings of the Contract Drawings will not be provided by Architect for Contractor's use in preparing submittals.
- B. Coordination: Coordinate preparation and processing of submittals with performance of construction activities.
 1. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.
 2. Submit all submittal items required for each Specification Section concurrently unless partial submittals for portions of the Work are indicated on approved submittal schedule.
 3. Submit action submittals and informational submittals required by the same Specification Section as separate packages under separate transmittals.
 4. Coordinate transmittal of different types of submittals for related parts of the Work so processing will not be delayed because of need to review submittals concurrently for coordination.
 - a. Architect reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals are received.
- C. Processing Time: Allow time for submittal review, including time for resubmittals, as follows. Time for review shall commence on Architect's receipt of submittal. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.
 1. Initial Review: Allow 10 working days for initial review of each submittal. Allow additional time if coordination with subsequent submittals is required. Architect will advise Contractor when a submittal being processed must be delayed for coordination.

2. Intermediate Review: If intermediate submittal is necessary, process it in same manner as initial submittal.
 3. Resubmittal Review: Allow 10 working days for review of each resubmittal.
 4. Concurrent Consultant Review: Where the Contract Documents indicate that submittals may be transmitted simultaneously to Architect and to Architect's consultants, allow 15 days for review of each submittal. Submittal will be returned to Architect before being returned to Contractor.
- D. Identification and Information: Place a permanent label or title block on each paper copy submittal item for identification.
1. Indicate name of firm or entity that prepared each submittal on label or title block.
 2. Provide a space approximately 6 by 8 inches on label or beside title block to record Contractor's review and approval markings and action taken by Architect.
 3. Include the following information for processing and recording action taken:
 - a. Project name.
 - b. Date.
 - c. Name of Architect.
 - d. Name of Construction Manager.
 - e. Name of Contractor.
 - f. Name of subcontractor.
 - g. Name of supplier.
 - h. Name of manufacturer.
 - i. Submittal Numbering
 - 1) Number each submittal individually
 - 2) Number submittals using specification section numbers hyphen and sub number for each submittal.
 - 3) Example for Cast Stone Masonry Submittals:
 - a) Stone: 047200-1
 - b) Anchors: 047200-2
 - c) Grout: 047200-3
 - j. Number and title of appropriate Specification Section.
 - k. Drawing number and detail references, as appropriate.
 - l. Location(s) where product is to be installed, as appropriate.
 - m. Other necessary identification.
- E. Identification and Information: Identify and incorporate information in each electronic submittal file as follows:
1. Assemble complete submittal package into a single indexed file with links enabling navigation to each item.
 2. Name file with submittal number or other unique identifier, including revision identifier.
 - a. File name shall use project identifier and Specification Section number followed by a decimal point and then a sequential number (e.g., LNHS-061000.01). Resubmittals shall include an alphabetic suffix after another decimal point (e.g., LNHS-061000.01.A).

3. Provide means for insertion to permanently record Contractor's review and approval markings and action taken by Architect.
4. Include the following information on an inserted cover sheet:
 - a. Project name.
 - b. Date.
 - c. Name and address of Architect.
 - d. Name of Construction Manager.
 - e. Name of Contractor.
 - f. Name of firm or entity that prepared submittal.
 - g. Name of subcontractor.
 - h. Name of supplier.
 - i. Name of manufacturer.
 - j. Number and title of appropriate Specification Section.
 - k. Drawing number and detail references, as appropriate.
 - l. Location(s) where product is to be installed, as appropriate.
 - m. Related physical samples submitted directly.
 - n. Other necessary identification.
5. Include the following information as keywords in the electronic file metadata:
 - a. Project name.
 - b. Number and title of appropriate Specification Section.
 - c. Manufacturer name.
 - d. Product name.
- F. Options: Identify options requiring selection by the Architect.
- G. Deviations: Identify deviations from the Contract Documents on submittals.
- H. Additional Paper Copies: Unless additional copies are required for final submittal, and unless Architect observes noncompliance with provisions in the Contract Documents, initial submittal may serve as final submittal.
- I. Transmittal: Assemble each submittal individually and appropriately for transmittal and handling. Transmit each submittal using a transmittal form. Architect will return submittals, without review, received from sources other than Contractor.
 1. Transmittal Form: Contractors form as approved by Architect.
 2. On an attached separate sheet, prepared on Contractor's letterhead, record relevant information, requests for data, revisions other than those requested by Architect on previous submittals, and deviations from requirements in the Contract Documents, including minor variations and limitations. Include same identification information as related submittal.
- J. Resubmittals: Make resubmittals in same form and number of copies as initial submittal.
 1. Note date and content of previous submittal.

2. Note date and content of revision in label or title block and clearly indicate extent of revision.
 3. Resubmit submittals until they are marked with approval notation from Architect's action stamp. An unlimited number of resubmittals is not allowed.
- K. Distribution: Furnish copies of final submittals to manufacturers, subcontractors, suppliers, fabricators, installers, authorities having jurisdiction, and others as necessary for performance of construction activities. Show distribution on transmittal forms.
- L. Use for Construction: Use only final submittals that are marked with approval notation from Architect's action stamp.

PART 2 - PRODUCTS

2.1 SUBMITTAL PROCEDURES

- A. General Submittal Procedure Requirements: Prepare and submit submittals required by individual Specification Sections. Types of submittals are indicated in individual Specification Sections.
1. Submit electronically (10 MB file size max) unless they are large sheets of shop drawings. For Shop Drawings on sheets larger than 11 by 17 inches, submit 5 paper copies minimum.
 - a. Architect, will return annotated file or marked up paper copies. Annotate and retain one copy of file or paper copy as an electronic Project record document file.
 2. Action Submittals: Submit electronic copies of each submittal, unless otherwise indicated. Architect, will return electronic copies.
 3. Informational Submittals: Submit electronic copies of each submittal, unless otherwise indicated. Architect will not return electronic copies.
 4. Closeout Submittals and Maintenance Material Submittals: Comply with requirements specified in Division 01 Section "Closeout Procedures."
 5. Certificates and Certifications Submittals: Provide a statement that includes signature of entity responsible for preparing certification. Certificates and certifications shall be signed by an officer or other individual authorized to sign documents on behalf of that entity.
 6. Test and Inspection Reports Submittals: Comply with requirements specified in Division 01 Section "Quality Requirements."
- B. Product Data: Collect information into a single submittal for each element of construction and type of product or equipment.
1. If information must be specially prepared for submittal because standard published data are not suitable for use, submit as Shop Drawings, not as Product Data.

2. Mark each copy of each submittal to show which products and options are applicable.
 3. Include the following information, as applicable:
 - a. Manufacturer's catalog cuts.
 - b. Manufacturer's product specifications.
 - c. Standard color charts.
 - d. Statement of compliance with specified referenced standards.
 - e. Testing by recognized testing agency.
 - f. Application of testing agency labels and seals.
 - g. Notation of coordination requirements.
 - h. Availability and delivery time information.
 4. For equipment, include the following in addition to the above, as applicable:
 - a. Wiring diagrams showing factory-installed wiring.
 - b. Printed performance curves.
 - c. Operational range diagrams.
 - d. Clearances required to other construction, if not indicated on accompanying Shop Drawings.
 5. Submit Product Data before or concurrent with Samples.
 6. Submit Product Data in the following format:
 - a. PDF electronic file.
- C. Shop Drawings: Prepare Project-specific information, drawn accurately to scale. Do not base Shop Drawings on reproductions of the Contract Documents or standard printed data.
1. Preparation: Fully illustrate requirements in the Contract Documents. Include the following information, as applicable:
 - a. Identification of products.
 - b. Schedules.
 - c. Compliance with specified standards.
 - d. Notation of coordination requirements.
 - e. Notation of dimensions established by field measurement.
 - f. Relationship and attachment to adjoining construction clearly indicated.
 - g. Seal and signature of professional engineer if specified.
 2. Sheet Size: Except for templates, patterns, and similar full-size drawings, submit Shop Drawings on sheets at least 8-1/2 by 11 inches but no larger than 30 by 42 inches .
 3. Submit Shop Drawings in the following format:
 - a. Five opaque (bond) copies of each submittal. Architect, will return one copy.

- D. Samples: Submit Samples for review of kind, color, pattern, and texture for a check of these characteristics with other elements and for a comparison of these characteristics between submittal and actual component as delivered and installed.
1. Transmit Samples that contain multiple, related components such as accessories together in one submittal package. Number each sample individually.
 2. Identification: Attach label on unexposed side of Samples that includes the following:
 - a. Generic description of Sample.
 - b. Product name and name of manufacturer.
 - c. Sample source.
 - d. Number and title of applicable Specification Section.
 3. Disposition: Maintain sets of approved Samples at Project site, available for quality-control comparisons throughout the course of construction activity. Sample sets may be used to determine final acceptance of construction associated with each set.
 - a. Samples that may be incorporated into the Work are indicated in individual Specification Sections. Such Samples must be in an undamaged condition at time of use.
 - b. Samples not incorporated into the Work, or otherwise designated as Owner's property, are the property of Contractor.
 4. Samples for Initial Selection: Submit manufacturer's color charts consisting of units or sections of units showing the full range of colors, textures, and patterns available. Submit actual paper charts. Electronic color charts will not be accepted.
 - a. Number of Samples: Submit two full set(s) of available choices where color, pattern, texture, or similar characteristics are required to be selected from manufacturer's product line. Architect, will return one submittal with options selected.
 5. Samples for Verification: Submit full-size units or Samples of size indicated, prepared from same material to be used for the Work, cured and finished in manner specified, and physically identical with material or product proposed for use, and that show full range of color and texture variations expected. Samples include, but are not limited to, the following: partial sections of manufactured or fabricated components; small cuts or containers of materials; complete units of repetitively used materials; swatches showing color, texture, and pattern; color range sets; and components used for independent testing and inspection.
 - a. Number of Samples: Submit three sets of Samples. Architect will retain one Sample sets; remainder will be returned. Mark up and retain one returned Sample set as a Project record sample.

- 1) Submit a single Sample where assembly details, workmanship, fabrication techniques, connections, operation, and other similar characteristics are to be demonstrated.
 - 2) If variation in color, pattern, texture, or other characteristic is inherent in material or product represented by a Sample, submit at least three sets of paired units that show approximate limits of variations.
- E. Product Schedule: As required in individual Specification Sections, prepare a written summary indicating types of products required for the Work and their intended location. Include the following information in tabular form:
1. Type of product. Include unique identifier for each product indicated in the Contract Documents.
 2. Manufacturer and product name, and model number if applicable.
 3. Number and name of room or space.
 4. Location within room or space.
 5. Submit product schedule in the following format:
 - a. PDF electronic file.
- F. Contractor's Construction Schedule: Comply with requirements specified in Division 01 Section "Construction Progress Documentation."
- G. Application for Payment: Comply with requirements specified in Division 01 Section "Payment Procedures."
- H. Schedule of Values: Comply with requirements specified in Division 01 Section "Payment Procedures."
- I. Subcontract List: Prepare a written summary identifying individuals or firms proposed for each portion of the Work, including those who are to furnish products or equipment fabricated to a special design. Use CSI Form 1.5A. Include the following information in tabular form:
1. Name, address, and telephone number of entity performing subcontract or supplying products.
 2. Number and title of related Specification Section(s) covered by subcontract.
 3. Drawing number and detail references, as appropriate, covered by subcontract.
 4. Submit subcontract list in the following format:
 - a. PDF electronic file.
- J. Qualification Data: Prepare written information that demonstrates capabilities and experience of firm or person. Include lists of completed projects with project names and addresses, contact information of architects and owners, and other information specified.
- K. Welding Certificates: Prepare written certification that welding procedures and personnel comply with requirements in the Contract Documents. Submit record of

Welding Procedure Specification and Procedure Qualification Record on American Welding Society (AWS) forms. Include names of firms and personnel certified.

- L. Installer Certificates: Submit written statements on manufacturer's letterhead certifying that Installer complies with requirements in the Contract Documents and, where required, is authorized by manufacturer for this specific Project.
- M. Manufacturer Certificates: Submit written statements on manufacturer's letterhead certifying that manufacturer complies with requirements in the Contract Documents. Include evidence of manufacturing experience where required.
- N. Product Certificates: Submit written statements on manufacturer's letterhead certifying that product complies with requirements in the Contract Documents.
- O. Material Certificates: Submit written statements on manufacturer's letterhead certifying that material complies with requirements in the Contract Documents.
- P. Material Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting test results of material for compliance with requirements in the Contract Documents.
- Q. Product Test Reports: Submit written reports indicating current product produced by manufacturer complies with requirements in the Contract Documents. Base reports on evaluation of tests performed by manufacturer and witnessed by a qualified testing agency, or on comprehensive tests performed by a qualified testing agency.
- R. Research Reports: Submit written evidence, from a model code organization acceptable to authorities having jurisdiction, that product complies with building code in effect for Project. Include the following information:
 - 1. Name of evaluation organization.
 - 2. Date of evaluation.
 - 3. Time period when report is in effect.
 - 4. Product and manufacturers' names.
 - 5. Description of product.
 - 6. Test procedures and results.
 - 7. Limitations of use.
- S. Schedule of Tests and Inspections: Comply with requirements specified in Division 01 Section "Quality Requirements."
- T. Preconstruction Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of tests performed before installation of product, for compliance with performance requirements in the Contract Documents.
- U. Compatibility Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of compatibility tests performed before installation of product. Include written recommendations for primers and substrate preparation needed for adhesion.

- V. Field Test Reports: Submit reports indicating and interpreting results of field tests performed either during installation of product or after product is installed in its final location, for compliance with requirements in the Contract Documents.
- W. Maintenance Data: Comply with requirements specified in Division 01 Section "Operation and Maintenance Data."
- X. Design Data: Prepare and submit written and graphic information, including, but not limited to, performance and design criteria, list of applicable codes and regulations, and calculations. Include list of assumptions and other performance and design criteria and a summary of loads. Include load diagrams if applicable. Provide name and version of software, if any, used for calculations. Include page numbers.

2.2 DELEGATED-DESIGN SERVICES

- A. Performance and Design Criteria: Where professional design services or certifications by a design professional are specifically required of Contractor by the Contract Documents, provide products and systems complying with specific performance and design criteria indicated.
 - 1. If criteria indicated are not sufficient to perform services or certification required, submit a written request for additional information to Architect.
- B. Delegated-Design Services Certification: In addition to Shop Drawings, Product Data, and other required submittals, submit digitally-signed PDF electronic file of certificate, signed and sealed by the responsible design professional, for each product and system specifically assigned to Contractor to be designed or certified by a design professional.
 - 1. Indicate that products and systems comply with performance and design criteria in the Contract Documents. Include list of codes, loads, and other factors used in performing these services.

PART 3 - EXECUTION

3.1 CONTRACTOR'S REVIEW

- A. Action and Informational Submittals: Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to Architect.
- B. Project Closeout and Maintenance/Material Submittals: Refer to requirements in Division 01 Section "Closeout Procedures."
- C. Approval Stamp: Stamp each submittal with a uniform, approval stamp. Include Project name and location, submittal number, Specification Section title and number, name of reviewer, date of Contractor's approval, and statement certifying that submittal

has been reviewed, checked, and approved for compliance with the Contract Documents.

3.2 ARCHITECT'S ACTION

- A. General: Architect will not review submittals that do not bear Contractor's approval stamp and will return them without action.
- B. Action Submittals: Architect will review each submittal, make marks to indicate corrections or modifications required, and return it. Architect will stamp each submittal with an action stamp and will mark stamp appropriately to indicate action as follows:
 - 1. Final Unrestricted Release: Where marked "Approved" or "No Exceptions Taken", the work covered by the submittal may proceed, provided it complies with the requirements of the Contract Documents.
 - 2. Final But Restricted Release: Where marked "Approved As Noted" or "Make Corrections Noted" the work covered by the submittal may proceed, provided it complies with the notations or corrections on the submittal and the requirements of the Contract Documents. Do Not Resubmit.
 - 3. Return for Resubmittal: Where marked "Not Approved, Revise and Resubmit" or "Rejected", do not proceed with the work covered by the submittal, including purchasing, fabrication, delivery or any other activity. Revise or prepare a new submittal according to the notations on the submittal or on the return transmittal. Resubmit without delay, repeating as necessary to obtain a final release action mark.
 - 4. No Action: Where a submittal is for the record or for information or for another purpose not requiring review action, the submittal may not be returned or may be returned and marked "Action Not required."
- C. Informational Submittals: Architect will review each submittal and will not return it, or will return it if it does not comply with requirements. Architect will forward each submittal to appropriate party.
- D. Partial submittals prepared for a portion of the Work will be reviewed when use of partial submittals has received prior approval from Architect.
- E. Incomplete submittals are not acceptable, will be considered nonresponsive, and will be returned without review.
- F. Submittals not required by the Contract Documents may not be reviewed and may be discarded.

END OF SECTION

QUALITY REQUIREMENTS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for quality assurance and quality control.
- B. Testing and inspecting services are required to verify compliance with requirements specified or indicated. These services do not relieve Contractor of responsibility for compliance with the Contract Document requirements.
 - 1. Specific quality-assurance and -control requirements for individual construction activities are specified in the Sections that specify those activities. Requirements in those Sections may also cover production of standard products.
 - 2. Specified tests, inspections, and related actions do not limit Contractor's other quality-assurance and -control procedures that facilitate compliance with the Contract Document requirements.
 - 3. Requirements for Contractor to provide quality-assurance and -control services required by Architect, Owner, or authorities having jurisdiction are not limited by provisions of this Section.

1.2 DEFINITIONS

- A. Quality-Assurance Services: Activities, actions, and procedures performed before and during execution of the Work to guard against defects and deficiencies and substantiate that proposed construction will comply with requirements.
- B. Quality-Control Services: Tests, inspections, procedures, and related actions during and after execution of the Work to evaluate that actual products incorporated into the Work and completed construction comply with requirements. Services do not include contract enforcement activities performed by Architect.
- C. Preconstruction Testing: Tests and inspections performed specifically for the Project before products and materials are incorporated into the Work to verify performance or compliance with specified criteria.
- D. Product Testing: Tests and inspections that are performed by an NRTL, an NVLAP, or a testing agency qualified to conduct product testing and acceptable to authorities having jurisdiction, to establish product performance and compliance with specified requirements.
- E. Source Quality-Control Testing: Tests and inspections that are performed at the source, i.e., plant, mill, factory, or shop.

- F. Field Quality-Control Testing: Tests and inspections that are performed on-site for installation of the Work and for completed Work.
- G. Testing Agency: An entity engaged to perform specific tests, inspections, or both. Testing laboratory shall mean the same as testing agency.
- H. Installer/Applicator/Erector: Contractor or another entity engaged by Contractor as an employee, Subcontractor, or Sub-subcontractor, to perform a particular construction operation, including installation, erection, application, and similar operations.
 - 1. Use of trade-specific terminology in referring to a trade or entity does not require that certain construction activities be performed by accredited or unionized individuals, or that requirements specified apply exclusively to specific trade or trades.
- I. Experienced: When used with an entity or individual, "experienced" means having successfully completed a minimum of five previous projects similar in nature, size, and extent to this Project; being familiar with special requirements indicated; and having complied with requirements of authorities having jurisdiction.

1.3 CONFLICTING REQUIREMENTS

- A. General: If compliance with two or more standards is specified and the standards establish different or conflicting requirements for minimum quantities or quality levels, comply with the most stringent requirement. Refer conflicting requirements that are different, but apparently equal, to Architect for a decision before proceeding.
- A. Minimum Quantity or Quality Levels: The quantity or quality level shown or specified shall be the minimum provided or performed. The actual installation may comply exactly with the minimum quantity or quality specified, or it may exceed the minimum within reasonable limits. To comply with these requirements, indicated numeric values are minimum or maximum, as appropriate, for the context of requirements. Refer uncertainties to Architect for a decision before proceeding.

1.4 INFORMATIONAL SUBMITTALS

- A. Contractor's Quality-Control Manager Qualifications: For supervisory personnel.
- B. Contractor's Statement of Responsibility: When required by authorities having jurisdiction, submit copy of written statement of responsibility sent to authorities having jurisdiction before starting work on the following systems.
 - 1. Seismic-force resisting system, designated seismic system, or component listed in the designated seismic system quality assurance plan prepared by the Architect.
 - 2. Main wind-force resisting system or a wind-resisting component listed in the wind-force-resisting system quality assurance plan prepared by the Architect.

- C. Testing Agency Qualifications: For testing agencies specified in "Quality Assurance" Article to demonstrate their capabilities and experience. Include proof of qualifications in the form of a recent report on the inspection of the testing agency by a recognized authority.
- D. Schedule of Tests and Inspections: Prepare in tabular form and include the following:
 - 1. Specification Section number and title.
 - 2. Entity responsible for performing tests and inspections.
 - 3. Description of test and inspection.
 - 4. Identification of applicable standards.
 - 5. Identification of test and inspection methods.
 - 6. Number of tests and inspections required.
 - 7. Time schedule or time span for tests and inspections.
 - 8. Requirements for obtaining samples.
 - 9. Unique characteristics of each quality-control service.

1.5 REPORTS AND DOCUMENTS

- A. Test and Inspection Reports: Prepare and submit certified written reports specified in other Sections. Include the following:
 - 1. Date of issue.
 - 2. Project title and number.
 - 3. Name, address, and telephone number of testing agency.
 - 4. Dates and locations of samples and tests or inspections.
 - 5. Names of individuals making tests and inspections.
 - 6. Description of the Work and test and inspection method.
 - 7. Identification of product and Specification Section.
 - 8. Complete test or inspection data.
 - 9. Test and inspection results and an interpretation of test results.
 - 10. Record of temperature and weather conditions at time of sample taking and testing and inspecting.
 - 11. Comments or professional opinion on whether tested or inspected Work complies with the Contract Document requirements.
 - 12. Name and signature of laboratory inspector.
 - 13. Recommendations on retesting and reinspecting.
- B. Manufacturer's Technical Representative's Field Reports: Prepare written information documenting manufacturer's technical representative's tests and inspections specified in other Sections. Include the following:
 - 1. Name, address, and telephone number of technical representative making report.
 - 2. Statement on condition of substrates and their acceptability for installation of product.
 - 3. Statement that products at Project site comply with requirements.
 - 4. Summary of installation procedures being followed, whether they comply with requirements and, if not, what corrective action was taken.

5. Results of operational and other tests and a statement of whether observed performance complies with requirements.
 6. Statement whether conditions, products, and installation will affect warranty.
 7. Other required items indicated in individual Specification Sections.
- C. Factory-Authorized Service Representative's Reports: Prepare written information documenting manufacturer's factory-authorized service representative's tests and inspections specified in other Sections. Include the following:
1. Name, address, and telephone number of factory-authorized service representative making report.
 2. Statement that equipment complies with requirements.
 3. Results of operational and other tests and a statement of whether observed performance complies with requirements.
 4. Statement whether conditions, products, and installation will affect warranty.
 5. Other required items indicated in individual Specification Sections.
- D. Permits, Licenses, and Certificates: For Owner's records, submit copies of permits, licenses, certifications, inspection reports, releases, jurisdictional settlements, notices, receipts for fee payments, judgments, correspondence, records, and similar documents, established for compliance with standards and regulations bearing on performance of the Work.

1.6 QUALITY ASSURANCE

- A. General: Qualifications paragraphs in this article establish the minimum qualification levels required; individual Specification Sections specify additional requirements.
- B. Manufacturer Qualifications: A firm experienced in manufacturing products or systems similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
- C. Fabricator Qualifications: A firm experienced in producing products similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
- D. Installer Qualifications: A firm or individual experienced in installing, erecting, or assembling work similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful in-service performance.
- E. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for installations of the system, assembly, or product that are similar to those indicated for this Project in material, design, and extent.
- F. Specialists: Certain Specification Sections require that specific construction activities shall be performed by entities who are recognized experts in those operations.

Specialists shall satisfy qualification requirements indicated and shall be engaged for the activities indicated.

1. Requirements of authorities having jurisdiction shall supersede requirements for specialists.
- G. Testing Agency Qualifications: An NRTL, an NVLAP, or an independent agency with the experience and capability to conduct testing and inspecting indicated, as documented according to ASTM E 329; and with additional qualifications specified in individual Sections; and where required by authorities having jurisdiction, that is acceptable to authorities.
1. NRTL: A nationally recognized testing laboratory according to 29 CFR 1910.7.
 2. NVLAP: A testing agency accredited according to NIST's National Voluntary Laboratory Accreditation Program.
- H. Manufacturer's Technical Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to observe and inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.
- I. Factory-Authorized Service Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.
- J. Preconstruction Testing: Where testing agency is indicated to perform preconstruction testing for compliance with specified requirements for performance and test methods, comply with the following:
1. Contractor responsibilities include the following:
 - a. Provide test specimens representative of proposed products and construction.
 - b. Submit specimens in a timely manner with sufficient time for testing and analyzing results to prevent delaying the Work.
 2. Testing Agency Responsibilities: Submit a certified written report of each test, inspection, and similar quality-assurance service to Architect with copy to Contractor. Interpret tests and inspections and state in each report whether tested and inspected work complies with or deviates from the Contract Documents.

1.7 QUALITY CONTROL

- A. Owner Responsibilities: Where quality-control services are indicated as Owner's responsibility, Owner will engage a qualified testing agency to perform these services.

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1. Owner will furnish Contractor with names, addresses, and telephone numbers of testing agencies engaged and a description of types of testing and inspecting they are engaged to perform.
 2. Payment for these services will be made from testing and inspecting allowances, as authorized by Change Orders.
 3. Costs for retesting and reinspecting construction that replaces or is necessitated by work that failed to comply with the Contract Documents will be charged to Contractor, and the Contract Sum will be adjusted by Change Order.
- B. Contractor Responsibilities: Tests and inspections not explicitly assigned to Owner are Contractor's responsibility. Perform additional quality-control activities required to verify that the Work complies with requirements, whether specified or not.
1. Unless otherwise indicated, provide quality-control services specified and those required by authorities having jurisdiction. Perform quality-control services required of Contractor by authorities having jurisdiction, whether specified or not.
 2. Where services are indicated as Contractor's responsibility, engage a qualified testing agency to perform these quality-control services.
 - a. Contractor shall not employ same entity engaged by Owner, unless agreed to in writing by Owner.
 3. Notify testing agencies at least 24 hours in advance of time when Work that requires testing or inspecting will be performed.
 4. Where quality-control services are indicated as Contractor's responsibility, submit a certified written report, in duplicate, of each quality-control service.
 5. Testing and inspecting requested by Contractor and not required by the Contract Documents are Contractor's responsibility.
 6. Submit additional copies of each written report directly to authorities having jurisdiction, when they so direct.
- C. Manufacturer's Field Services: Where indicated, engage a factory-authorized service representative to inspect field-assembled components and equipment installation, including service connections. Report results in writing as specified in Division 01 Section "Submittal Procedures."
- D. Manufacturer's Technical Services: Where indicated, engage a manufacturer's technical representative to observe and inspect the Work. Manufacturer's technical representative's services include participation in preinstallation conferences, examination of substrates and conditions, verification of materials, observation of Installer activities, inspection of completed portions of the Work, and submittal of written reports.
- E. Retesting/Reinspecting: Regardless of whether original tests or inspections were Contractor's responsibility, provide quality-control services, including retesting and reinspecting, for construction that replaced Work that failed to comply with the Contract Documents.

- F. Testing Agency Responsibilities: Cooperate with Architect and Contractor in performance of duties. Provide qualified personnel to perform required tests and inspections.
1. Notify Architect and Contractor promptly of irregularities or deficiencies observed in the Work during performance of its services.
 2. Determine the location from which test samples will be taken and in which in-situ tests are conducted.
 3. Conduct and interpret tests and inspections and state in each report whether tested and inspected work complies with or deviates from requirements.
 4. Submit a certified written report, in duplicate, of each test, inspection, and similar quality-control service through Contractor.
 5. Do not release, revoke, alter, or increase the Contract Document requirements or approve or accept any portion of the Work.
 6. Do not perform any duties of Contractor.
- G. Associated Services: Cooperate with agencies performing required tests, inspections, and similar quality-control services, and provide reasonable auxiliary services as requested. Notify agency sufficiently in advance of operations to permit assignment of personnel. Provide the following:
1. Access to the Work.
 2. Incidental labor and facilities necessary to facilitate tests and inspections.
 3. Adequate quantities of representative samples of materials that require testing and inspecting. Assist agency in obtaining samples.
 4. Facilities for storage and field curing of test samples.
 5. Delivery of samples to testing agencies.
 6. Preliminary design mix proposed for use for material mixes that require control by testing agency.
 7. Security and protection for samples and for testing and inspecting equipment at Project site.
- H. Coordination: Coordinate sequence of activities to accommodate required quality-assurance and -control services with a minimum of delay and to avoid necessity of removing and replacing construction to accommodate testing and inspecting.
1. Schedule times for tests, inspections, obtaining samples, and similar activities.
- I. Schedule of Tests and Inspections: Prepare a schedule of tests, inspections, and similar quality-control services required by the Contract Documents as a component of the Contractor's quality-control plan. Coordinate and submit concurrently with Contractor's construction schedule. Update as the Work progresses. .
1. Distribution: Distribute schedule to Owner, Architect, testing agencies, and each party involved in performance of portions of the Work where tests and inspections are required.

1.8 SPECIAL TESTS AND INSPECTIONS

- A. Special Tests and Inspections: Engage a qualified testing agency to conduct special tests and inspections required by authorities having jurisdiction as the responsibility of Owner, and as follows:
- B. Special Tests and Inspections: Conducted by a qualified testing agency as required by authorities having jurisdiction, as indicated in individual Specification Sections, and as follows:
 - 1. Verifying that manufacturer maintains detailed fabrication and quality-control procedures and reviewing the completeness and adequacy of those procedures to perform the Work.
 - 2. Notifying Architect and Contractor promptly of irregularities and deficiencies observed in the Work during performance of its services.
 - 3. Submitting a certified written report of each test, inspection, and similar quality-control service to Architect with copy to Contractor and to authorities having jurisdiction.
 - 4. Submitting a final report of special tests and inspections at Substantial Completion, which includes a list of unresolved deficiencies.
 - 5. Interpreting tests and inspections and stating in each report whether tested and inspected work complies with or deviates from the Contract Documents.
 - 6. Retesting and reinspecting corrected work.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 TEST AND INSPECTION LOG

- A. Prepare a record of tests and inspections. Include the following:
 - 1. Date test or inspection was conducted.
 - 2. Description of the Work tested or inspected.
 - 3. Date test or inspection results were transmitted to Architect.
 - 4. Identification of testing agency or special inspector conducting test or inspection.
- B. Maintain log at Project site. Post changes and modifications as they occur. Provide access to test and inspection log for Architect's reference during normal working hours.

3.2 REPAIR AND PROTECTION

- A. General: On completion of testing, inspecting, sample taking, and similar services, repair damaged construction and restore substrates and finishes.

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1. Provide materials and comply with installation requirements specified in other Specification Sections or matching existing substrates and finishes. Restore patched areas and extend restoration into adjoining areas with durable seams that are as invisible as possible. Comply with the Contract Document requirements for cutting and patching in Division 01 Section "Execution."
- B. Protect construction exposed by or for quality-control service activities.
- C. Repair and protection are Contractor's responsibility, regardless of the assignment of responsibility for quality-control services.

END OF SECTION

TEMPORARY FACILITIES AND CONTROLS

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. Use Charges: Cost or use charges for temporary facilities shall be included in the Contract Sum.
- B. Electrical Service: Comply with NEMA, NECA, and
- C. UL standards and regulations for temporary electric service. Install service to comply with NFPA 70.

PART 2 - PRODUCTS

2.1 EQUIPMENT

- A. Heating Equipment: Unless Owner authorizes use of permanent heating system, provide vented, self-contained heaters with thermostatic control.
 - 1. Use of gasoline-burning space heaters, open-flame heaters, or salamander-type heating units is prohibited.
 - 2. Heating Units: Listed and labeled, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

PART 3 - EXECUTION

3.1 TEMPORARY UTILITIES

- A. Sanitary Facilities: Coordinate with Owner on use of Owner facilities.
- B. Heating and Cooling: Provide temporary heating and cooling required for curing or drying of completed installations or for protecting installed construction from adverse effects of low temperatures or high humidity. Select equipment that will not have a harmful effect on completed installations or elements being installed.
- C. Provide temporary lighting with local switching that provides adequate illumination for construction operations, observations, inspections, and traffic conditions.

3.2 TEMPORARY SUPPORT FACILITIES

- A. Provide field offices, storage and fabrication sheds, and other support facilities as necessary for construction operations.
- B. Provide waste-collection containers in sizes adequate to handle waste from construction operations. Collect waste daily and, when containers are full, legally dispose of waste off-site. Comply with requirements of authorities having jurisdiction.
- C. Install project identification and other signs in locations approved by Owner to inform the public and persons seeking entrance to Project.

3.3 TEMPORARY SECURITY AND PROTECTION FACILITIES

- A. Security Enclosure and Lockup: Install temporary enclosure around partially completed areas of construction. Provide lockable entrances to prevent unauthorized entrance, vandalism, theft, and similar violations of security. Lock entrances at end of each work day.
- B. Provide temporary environmental protection, operate temporary facilities, and conduct construction in ways and by methods that comply with environmental regulations and that minimize possible air, waterway, and subsoil contamination or pollution or other undesirable effects.
- C. Provide temporary enclosures for protection of construction and workers from inclement weather and for containment of heat.
- D. Comply with requirements of authorities having jurisdiction for erecting structurally adequate barricades, including warning signs and lighting.
- E. Until fire protection needs are supplied by permanent facilities, install and maintain temporary fire protection facilities of the types needed to protect against reasonably predictable and controllable fire losses. Comply with NFPA 10 "Standard for Portable Fire Extinguishers" and NFPA 241 "Standard for Safeguarding Construction, Alterations and Demolition Operations".

3.4 TERMINATION AND REMOVAL

- A. Remove temporary facilities and controls no later than Substantial Completion. Personnel remaining after Substantial Completion will be permitted to use permanent facilities, under conditions acceptable to Owner.

END OF SECTION

PRODUCT REQUIREMENTS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for selection of products for use in Project; product delivery, storage, and handling; manufacturers' standard warranties on products; special warranties; and comparable products.

1.2 DEFINITIONS

- A. Products: Items obtained for incorporating into the Work, whether purchased for Project or taken from previously purchased stock. The term "product" includes the terms "material," "equipment," "system," and terms of similar intent.
 - 1. Named Products: Items identified by manufacturer's product name, including make or model number or other designation shown or listed in manufacturer's published product literature, that is current as of date of the Contract Documents.
 - 2. New Products: Items that have not previously been incorporated into another project or facility. Products salvaged or recycled from other projects are not considered new products.
 - 3. Comparable Product: Product that is demonstrated and approved through submittal process to have the indicated qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics that equal or exceed those of specified product.
- B. Design Basis Product Specification: A specification in which a specific manufacturer's product is named and accompanied by the words "Design Basis," including make or model number or other designation, to establish the significant qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics for purposes of evaluating comparable products of additional manufacturers named in the specification.

1.3 ACTION SUBMITTALS

- A. Comparable Product Requests: Submit request for consideration of each comparable product. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.
 - 1. Include data to indicate compliance with the requirements specified in "Comparable Products" Article.
 - 2. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within one week of receipt of a comparable product request. Architect will notify Contractor of approval or rejection of proposed comparable product request within 15 days of receipt of request, or 7 days of receipt of additional information or documentation, whichever is later.
 - a. Form of Approval: As specified in Division 01 Section "Submittal Procedures."
 - b. Use product specified if Architect does not issue a decision on use of a comparable product request within time allocated.

- B. Design Basis Product Specification Submittal: Comply with requirements in Division 01 Section "Submittal Procedures." Show compliance with requirements.

1.4 QUALITY ASSURANCE

- A. 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.
 - 1. Each contractor is responsible for providing products and construction methods compatible with products and construction methods of other contractors.
 - 2. Verify that electrical characteristics of products are compatible with electrical systems; notify architect of discrepancies.
 - 3. If a dispute arises between contractors over concurrently selectable but incompatible products, Architect will determine which products shall be used.

1.5 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft and vandalism. Comply with manufacturer's written instructions.
- B. Delivery and Handling:
 - 1. Schedule delivery to minimize long-term storage at Project site and to prevent overcrowding of construction spaces.
 - 2. Coordinate delivery with installation time to ensure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration, theft, and other losses.
 - 3. Deliver products to Project site in an undamaged condition in manufacturer's original sealed container or other packaging system, complete with labels and instructions for handling, storing, unpacking, protecting, and installing.
 - 4. Inspect products on delivery to determine compliance with the Contract Documents and to determine that products are undamaged and properly protected.
- C. Storage:
 - 1. Store products to allow for inspection and measurement of quantity or counting of units.
 - 2. Store materials in a manner that will not endanger Project structure.
 - 3. Store products that are subject to damage by the elements, under cover in a weathertight enclosure above ground, with ventilation adequate to prevent condensation.
 - 4. Store foam plastic from exposure to sunlight, except to extent necessary for period of installation and concealment.
 - 5. Comply with product manufacturer's written instructions for temperature, humidity, ventilation, and weather-protection requirements for storage.
 - 6. Protect stored products from damage and liquids from freezing.
 - 7. Provide a secure location and enclosure at Project site for storage of materials and equipment by Owner's construction forces. Coordinate location with Owner.

1.6 PRODUCT WARRANTIES

- A. Warranties specified in other Sections shall be in addition to, and run concurrent with, other warranties required by the Contract Documents. Manufacturer's disclaimers and limitations on product warranties do not relieve Contractor of obligations under requirements of the Contract Documents.

1. Manufacturer's Warranty: Written warranty furnished by individual manufacturer for a particular product and specifically endorsed by manufacturer to Owner.
 2. Special Warranty: Written warranty required by the Contract Documents to provide specific rights for Owner.
- B. Special Warranties: Prepare a written document that contains appropriate terms and identification, ready for execution.
1. Manufacturer's Standard Form: Modified to include Project-specific information and properly executed.
 2. Specified Form: When specified forms are included with the Specifications, prepare a written document using indicated form properly executed.
 3. Refer to Divisions 02 through 49. Sections for specific content requirements and particular requirements for submitting special warranties.
- C. Submittal Time: Comply with requirements in Division 01 Section "Closeout Procedures."

PART 2 - PRODUCTS

2.1 PRODUCT SELECTION PROCEDURES

- A. General Product Requirements: Provide products that comply with the Contract Documents, are undamaged and, unless otherwise indicated, are new at time of installation.
1. Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation and indicated use and effect.
 2. Standard Products: If available, and unless custom products or nonstandard options are specified, provide standard products of types that have been produced and used successfully in similar situations on other projects.
 3. Owner reserves the right to limit selection to products with warranties not in conflict with requirements of the Contract Documents.
 4. Where products are accompanied by the term "as selected," Architect will make selection.
 5. Descriptive, performance, and reference standard requirements in the Specifications establish salient characteristics of products.
 6. Or Equal: For products specified by name and accompanied by the term "or equal," or "or approved equal," or "or approved," comply with requirements in "Comparable Products" Article to obtain approval for use of an unnamed product.
- B. Product Selection Procedures:
1. Product: Where Specifications name a single manufacturer and product, provide the named product that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.
 2. Manufacturer/Source: Where Specifications name a single manufacturer or source, provide a product by the named manufacturer or source that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.
 3. Products:
 - a. Where Specifications include a list of names of both manufacturers and products, provide one of the products listed that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered, unless otherwise indicated.

4. Manufacturers:

- a. Where Specifications include a list of manufacturers' names, provide a product by one of the manufacturers listed that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered, unless otherwise indicated.

5. Design Basis Product: Where Specifications name a product, or refer to a product indicated on Drawings, and include a list of manufacturers, provide the specified or indicated product or a comparable product by one of the other named manufacturers. Drawings and Specifications indicate sizes, profiles, dimensions, and other characteristics that are based on the product named. Comply with requirements in "Comparable Products" Article for consideration of an unnamed product by one of the other named manufacturers.

- C. Visual Matching Specification: Where Specifications require "match Architect's sample", provide a product that complies with requirements and matches Architect's sample. Architect's decision will be final on whether a proposed product matches.

1. If no product available within specified category matches and complies with other specified requirements, comply with requirements in Division 01 Section "Substitution Procedures" for proposal of product.

- D. Visual Selection Specification: Where Specifications include the phrase "as selected by Architect from manufacturer's full range" or similar phrase, select a product that complies with requirements. Architect will select color, gloss, pattern, density, or texture from manufacturer's product line that includes both standard and premium items.

2.2 COMPARABLE PRODUCTS

- A. Conditions for Consideration: Architect will consider Contractor's request for comparable product when the following conditions are satisfied. If the following conditions are not satisfied, Architect may return requests without action, except to record noncompliance with these requirements:

1. Evidence that the proposed product does not require revisions to the Contract Documents that it is consistent with the Contract Documents and will produce the indicated results, and that it is compatible with other portions of the Work.
2. Detailed comparison of significant qualities of proposed product with those named in the Specifications. Significant qualities include attributes such as performance, weight, size, durability, visual effect, and specific features and requirements indicated.
3. Evidence that proposed product provides specified warranty.
4. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners, if requested.
5. Samples, if requested.

PART 3 - EXECUTION (Not Used)

END OF SECTION

EXECUTION

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes general administrative and procedural requirements governing execution of the Work including, but not limited to, the following:
 - 1. Construction layout.
 - 2. Installation of the Work.
 - 3. Cutting and patching.
 - 4. Coordination of Owner-installed products.
 - 5. Progress cleaning.
 - 6. Starting and adjusting.
 - 7. Protection of installed construction.
 - 8. Correction of the Work.

1.2 INFORMATIONAL SUBMITTALS

- A. Cutting and Patching Plan: Submit plan describing procedures at least 10 days prior to the time cutting and patching will be performed. Include the following information:
 - 1. Extent: Describe reason for and extent of each occurrence of cutting and patching.
 - 2. Changes to In-Place Construction: Describe anticipated results. Include changes to structural elements and operating components as well as changes in building appearance and other significant visual elements.
 - 3. Products: List products to be used for patching and firms or entities that will perform patching work.
 - 4. Dates: Indicate when cutting and patching will be performed.
 - 5. Utilities and Mechanical and Electrical Systems: List services and systems that cutting and patching procedures will disturb or affect. List services and systems that will be relocated and those that will be temporarily out of service. Indicate how long services and systems will be disrupted.
- B. Landfill Receipts: Submit copy of receipts issued by a landfill facility, licensed to accept hazardous materials, for hazardous waste disposal.

1.3 QUALITY ASSURANCE

- A. Cutting and Patching: Comply with requirements for and limitations on cutting and patching of construction elements.
 - 1. Structural Elements: When cutting and patching structural elements, notify Architect of locations and details of cutting and await directions from the Architect before proceeding. Shore, brace, and support structural element during cutting and patching. Do not cut and patch structural elements in a manner that could change their load-carrying capacity or increase deflection.

2. Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or that results in increased maintenance or decreased operational life or safety. Operational elements include the following:
 - a. Primary operational systems and equipment.
 - b. Fire separation assemblies.
 - c. Air or smoke barriers.
 - d. Fire-suppression systems.
 - e. Mechanical systems piping and ducts.
 - f. Conveying systems.
 - g. Control systems.
 - h. Communication systems.
 - i. Electrical wiring systems.
 - j. Operating systems of special construction.
 3. Other Construction Elements: Do not cut and patch other construction elements or components in a manner that could change their load-carrying capacity, that results in reducing their capacity to perform as intended, or that results in increased maintenance or decreased operational life or safety. Other construction elements include but are not limited to the following:
 - a. Water, moisture, or vapor barriers.
 - b. Membranes and flashings.
 - c. Equipment supports.
 - d. Piping, ductwork, vessels, and equipment.
 - e. Noise- and vibration-control elements and systems.
 4. Visual Elements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch exposed construction in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.
- B. Cutting and Patching Conference: Before proceeding, meet at Project site with parties involved in cutting and patching, including mechanical and electrical trades. Review areas of potential interference and conflict. Coordinate procedures and resolve potential conflicts before proceeding.
- C. Manufacturer's Installation Instructions: Obtain and maintain on-site manufacturer's written recommendations and instructions for installation of products and equipment.

1.4 WARRANTY

PART 2 - PRODUCTS

2.1 MATERIALS

- A. General: Comply with requirements specified in other Sections.

- B. In-Place Materials: Use materials for patching identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible.
 - 1. If identical materials are unavailable or cannot be used, use materials that, when installed, will provide a match acceptable to the Architect for the visual and functional performance of in-place materials.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Existing Conditions: The existence and location of underground and other utilities and construction indicated as existing are not guaranteed. Before beginning sitework, investigate and verify the existence and location of underground utilities, mechanical and electrical systems, and other construction affecting the Work.
 - 1. Before construction, verify the location and invert elevation at points of connection of sanitary sewer, storm sewer, and water-service piping; underground electrical services, and other utilities.
 - 2. Furnish location data for work related to Project that must be performed by public utilities serving Project site.
- B. Examination and Acceptance of Conditions: Before proceeding with each component of the Work, examine substrates, areas, and conditions, with Installer or Applicator present where indicated, for compliance with requirements for installation tolerances and other conditions affecting performance. Record observations.
 - 1. Written Report: Where a written report listing conditions detrimental to performance of the Work is required by other Sections, include the following:
 - a. Description of the Work.
 - b. List of detrimental conditions, including substrates.
 - c. List of unacceptable installation tolerances.
 - d. Recommended corrections.
 - 2. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers.
 - 3. Examine roughing-in for mechanical and electrical systems to verify actual locations of connections before equipment and fixture installation.
 - 4. Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed.
 - 5. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance of surfaces and conditions.

3.2 PREPARATION

- A. Existing Utility Information: Furnish information to local utility that is necessary to adjust, move, or relocate existing utility structures, utility poles, lines, services, or other utility appurtenances located in or affected by construction. Coordinate with authorities having jurisdiction.

- B. **Field Measurements:** Take field measurements as required to fit the Work properly. Recheck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
- C. **Space Requirements:** Verify space requirements and dimensions of items shown diagrammatically on Drawings.
- D. **Review of Contract Documents and Field Conditions:** Immediately on discovery of the need for clarification of the Contract Documents caused by differing field conditions outside the control of the Contractor, submit a request for information to Architect according to requirements in Division 01 Section "Project Management and Coordination."
- E. **Surface and Substrate Preparation:** Comply with manufacturer's recommendations for preparation of substrates to receive subsequent work.

3.3 INSTALLATION

- A. **General:** Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated.
 - 1. Make vertical work plumb and make horizontal work level.
 - 2. Where space is limited, install components to maximize space available for maintenance and ease of removal for replacement.
 - 3. Conceal pipes, ducts, and wiring in finished areas, unless otherwise indicated.
 - 4. Maintain minimum headroom clearance of 96 inches in occupied spaces and 90 inches in unoccupied spaces.
- B. Comply with manufacturer's written instructions and recommendations for installing products in applications indicated.
- C. Install products at the time and under conditions that will ensure the best possible results. Maintain conditions required for product performance until Substantial Completion.
- D. Conduct construction operations so no part of the Work is subjected to damaging operations or loading in excess of that expected during normal conditions of occupancy.
- E. **Tools and Equipment:** Do not use tools or equipment that produces harmful noise levels.
- F. **Templates:** Obtain and distribute to the parties involved templates for work specified to be factory prepared and field installed. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing products to comply with indicated requirements.
- G. **Attachment:** Provide blocking and attachment plates and anchors and fasteners of adequate size and number to securely anchor each component in place, accurately located and aligned with other portions of the Work. Where size and type of attachments are not indicated, verify size and type required for load conditions.
 - 1. **Mounting Heights:** Where mounting heights are not indicated, mount components at heights directed by Architect.
 - 2. Allow for building movement, including thermal expansion and contraction.

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3. Coordinate installation of anchorages. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.
- H. Joints: Make joints of uniform width. Where joint locations in exposed work are not indicated, arrange joints for the best visual effect. Fit exposed connections together to form hairline joints.
- I. Hazardous Materials: Use products, cleaners, and installation materials that are not considered hazardous.

3.4 CUTTING AND PATCHING

- A. Cutting and Patching, General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.
 1. Cut in-place construction to provide for installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.
- B. Temporary Support: Provide temporary support of work to be cut.
- C. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.
- D. Adjacent Occupied Areas: Where interference with use of adjoining areas or interruption of free passage to adjoining areas is unavoidable, coordinate cutting and patching in accordance with requirements of Division 01 Section "Summary."
- E. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to minimize prevent interruption to occupied areas.
- F. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.
 1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots neatly to minimum size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
 2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
 3. Concrete and Masonry: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill.
 4. Excavating and Backfilling: Comply with requirements in applicable Division 31 Sections where required by cutting and patching operations.
 5. Mechanical and Electrical Services: Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after cutting.
 6. Proceed with patching after construction operations requiring cutting are complete.

- G. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other work. Patch with durable seams that are as invisible as practicable. Provide materials and comply with installation requirements specified in other Sections, where applicable.
1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate physical integrity of installation.
 2. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will minimize evidence of patching and refinishing.
 - a. Clean piping, conduit, and similar features before applying paint or other finishing materials.
 - b. Restore damaged pipe covering to its original condition.
 3. Floors and Walls: Where walls or partitions that are removed extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish, color, texture, and appearance. Remove in-place floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.
 - a. Where patching occurs in a painted surface, prepare substrate and apply primer and intermediate paint coats appropriate for substrate over the patch, and apply final paint coat over entire unbroken surface containing the patch. Provide additional coats until patch blends with adjacent surfaces.
 4. Ceilings: Patch, repair, or rehang in-place ceilings as necessary to provide an even-plane surface of uniform appearance.
 5. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition.
- H. Cleaning: Clean areas and spaces where cutting and patching are performed. Remove paint, mortar, oils, putty, and similar materials from adjacent finished surfaces.

3.5 OWNER-INSTALLED PRODUCTS

- A. Site Access: Provide access to Project site for Owner's construction personnel.
- B. Coordination: Coordinate construction and operations of the Work with work performed by Owner's construction personnel.
1. Construction Schedule: Inform Owner of Contractor's preferred construction schedule for Owner's portion of the Work. Adjust construction schedule based on a mutually agreeable timetable. Notify Owner if changes to schedule are required due to differences in actual construction progress.
 2. Preinstallation Conferences: Include Owner's construction personnel at preinstallation conferences covering portions of the Work that are to receive Owner's work. Attend preinstallation conferences conducted by Owner's construction personnel if portions of the Work depend on Owner's construction.

3.6 PROGRESS CLEANING

- A. General: Clean Project site and work areas daily, including common areas. Enforce requirements strictly. Dispose of materials lawfully.
 - 1. Comply with requirements in NFPA 241 for removal of combustible waste materials and debris.
 - 2. Do not hold waste materials more than seven days during normal weather or three days if the temperature is expected to rise above 80 deg F.
 - 3. Containerize hazardous and unsanitary waste materials separately from other waste. Mark containers appropriately and dispose of legally, according to regulations.
 - a. Utilize containers intended for holding waste materials of type to be stored.
 - 4. Coordinate progress cleaning for joint-use areas where more than one installer has worked.
- B. Site: Maintain Project site free of waste materials and debris.
- C. Work Areas: Clean areas where work is in progress to the level of cleanliness necessary for proper execution of the Work.
 - 1. Remove liquid spills promptly.
 - 2. Where dust would impair proper execution of the Work, broom-clean or vacuum the entire work area, as appropriate.
- D. Installed Work: Keep installed work clean. Clean installed surfaces according to written instructions of manufacturer or fabricator of product installed, using only cleaning materials specifically recommended. If specific cleaning materials are not recommended, use cleaning materials that are not hazardous to health or property and that will not damage exposed surfaces.
- E. Concealed Spaces: Remove debris from concealed spaces before enclosing the space.
- F. Exposed Surfaces in Finished Areas: Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.
- G. Waste Disposal: Do not bury or burn waste materials on-site. Do not wash waste materials down sewers or into waterways. Comply with waste disposal requirements in Division 01 Section and "Construction Waste Management and Disposal."
- H. During handling and installation, clean and protect construction in progress and adjoining materials already in place. Apply protective covering where required to ensure protection from damage or deterioration at Substantial Completion.
- I. Clean and provide maintenance on completed construction as frequently as necessary through the remainder of the construction period. Adjust and lubricate operable components to ensure operability without damaging effects.
- J. Limiting Exposures: Supervise construction operations to assure that no part of the construction, completed or in progress, is subject to harmful, dangerous, damaging, or otherwise deleterious exposure during the construction period.

3.7 STARTING AND ADJUSTING

- A. Start equipment and operating components to confirm proper operation. Remove malfunctioning units, replace with new units, and retest.
- B. Adjust equipment for proper operation. Adjust operating components for proper operation without binding.
- C. Test each piece of equipment to verify proper operation. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
- D. Manufacturer's Field Service: Comply with qualification requirements in Division 01 Section "Quality Requirements."

3.8 PROTECTION OF INSTALLED CONSTRUCTION

- A. Provide final protection and maintain conditions that ensure installed Work is without damage or deterioration at time of Substantial Completion.
- B. Comply with manufacturer's written instructions for temperature and relative humidity.

3.9 CORRECTION OF THE WORK

- A. Repair or remove and replace defective construction. Restore damaged substrates and finishes.
 - 1. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment.
- B. Restore permanent facilities used during construction to their specified condition.
- C. Remove and replace damaged surfaces that are exposed to view if surfaces cannot be repaired without visible evidence of repair.
- D. Repair components that do not operate properly. Remove and replace operating components that cannot be repaired.
- E. Remove and replace chipped, scratched, and broken glass or reflective surfaces.

END OF SECTION

CLOSEOUT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for contract closeout, including, but not limited to, the following:
1. Substantial Completion procedures.
 2. Final completion procedures.
 3. Warranties.
 4. Final cleaning.
 5. Building Flush Out.
 6. Demonstration and Training

1.2 SUBSTANTIAL COMPLETION

- A. Preliminary Procedures: Before requesting inspection for determining date of Substantial Completion, complete the following. List items below that are incomplete with request.
1. Prepare a list of items to be completed and corrected (punch list), the value of items on the list, and reasons why the Work is not complete.
 2. Advise Owner of pending insurance changeover requirements.
 3. Submit specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.
 4. Obtain and submit releases permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
 5. Prepare and submit Project Record Documents, operation and maintenance manuals, final completion construction photographic documentation, damage or settlement surveys, property surveys, and similar final record information.
 6. Deliver tools, spare parts, extra materials, and similar items to location designated by Owner. Label with manufacturer's name and model number where applicable.
 7. Make final changeover of permanent locks and deliver keys to Owner. Advise Owner's personnel of changeover in security provisions.
 8. Complete startup testing of systems.
 9. Submit test/adjust/balance records.
 10. Terminate and remove temporary facilities from Project site, construction tools, and similar elements.
 11. Advise Owner of changeover in heat and other utilities.
 12. Submit changeover information related to Owner's occupancy, use, operation, and maintenance.
 13. Complete final cleaning requirements, including touchup painting.

14. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.

B. Inspection: Submit a written request for inspection for Substantial Completion. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of items, either on Contractor's list or additional items identified by Architect, that must be completed or corrected before certificate will be issued.

1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.
2. Results of completed inspection will form the basis of requirements for final completion.

1.3 FINAL COMPLETION

A. Preliminary Procedures: Before requesting final inspection for determining final completion, complete the following:

1. Submit a final Application for Payment according to Division 01 Section "Payment Procedures."
2. Submit certified copy of Architect's Substantial Completion inspection list of items to be completed or corrected (punch list), endorsed and dated by Architect. The certified copy of the list shall state that each item has been completed or otherwise resolved for acceptance.
3. Submit evidence of final, continuing insurance coverage complying with insurance requirements.
4. Submit pest-control final inspection report and warranty.
5. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems. Submit demonstration and training video recordings.

B. Inspection: Submit a written request for final inspection for acceptance. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare a final Certificate for Payment after inspection or will notify Contractor of construction that must be completed or corrected before certificate will be issued.

1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.

1.4 LIST OF INCOMPLETE ITEMS (PUNCH LIST)

A. Organization of List: Include name and identification of each space and area affected by construction operations for incomplete items and items needing correction including, if necessary, areas disturbed by Contractor that are outside the limits of construction. Use CSI Form 14.1A. or comparable form acceptable to architect.

1. Organize list of spaces in sequential order, starting with exterior areas first.
2. Organize items applying to each space by major element, including categories for ceiling, individual walls, floors, equipment, and building systems.
3. Include the following information at the top of each page:
 - a. Project name.
 - b. Date.
 - c. Name of Architect
 - d. Name of Contractor.
 - e. Page number.
4. Submit list of incomplete items in the following format:
 - a. PDF electronic file.

WARRANTIES

- B. Submittal Time: Submit written warranties on request of Architect for designated portions of the Work where commencement of warranties other than date of Substantial Completion is indicated.
- C. Partial Occupancy: Submit properly executed warranties within 15 days of completion of designated portions of the Work that are completed and occupied or used by Owner during construction period by separate agreement with Contractor.
- D. Organize warranty documents into an orderly sequence based on the table of contents of the Project Manual.
 1. Bind warranties and bonds in heavy-duty, three-ring, vinyl-covered, loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8-1/2-by-11-inch paper.
 2. Provide heavy paper dividers with plastic-covered tabs for each separate warranty. Mark tab to identify the product or installation. Provide a typed description of the product or installation, including the name of the product and the name, address, and telephone number of Installer.
 3. Identify each binder on the front and spine with the typed or printed title "WARRANTIES," Project name, and name of Contractor.
 4. Scan warranties and bonds and assemble complete warranty and bond submittal package into a single indexed electronic PDF file with links enabling navigation to each item. Provide table of contents at beginning of document.
- E. Provide additional copies of each warranty to include in operation and maintenance manuals.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Cleaning Agents: Use cleaning materials and agents recommended by manufacturer or fabricator of the surface to be cleaned. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces.

PART 3 - EXECUTION

3.1 FINAL CLEANING

- A. General: Perform final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.
- B. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.
 - 1. Complete the following cleaning operations before requesting inspection for certification of Substantial Completion for entire Project or for a portion of Project:
 - a. Clean Project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.
 - b. Sweep paved areas broom clean. Remove petrochemical spills, stains, and other foreign deposits.
 - c. Remove tools, construction equipment, machinery, and surplus material from Project site.
 - d. Remove snow and ice to provide safe access to building.
 - e. Clean exposed exterior and interior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances. Avoid disturbing natural weathering of exterior surfaces. Restore reflective surfaces to their original condition.
 - f. Remove debris and surface dust from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.
 - g. Sweep concrete floors broom clean in unoccupied spaces.
 - h. Vacuum carpet and similar soft surfaces, removing debris and excess nap; shampoo if visible soil or stains remain.
 - i. Clean transparent materials, including mirrors and glass in doors and windows. Remove glazing compounds and other noticeable, vision-obscuring materials. Replace chipped or broken glass and other damaged transparent materials. Polish mirrors and glass, taking care not to scratch surfaces.
 - j. Remove labels that are not permanent.
 - k. Touch up and otherwise repair and restore marred, exposed finishes and surfaces. Replace finishes and surfaces that cannot be satisfactorily repaired or restored or that already show evidence of repair or restoration.

- 1) Do not paint over "UL" and other required labels and identification, including mechanical and electrical nameplates.
- l. Wipe surfaces of mechanical and electrical equipment, and similar equipment. Remove excess lubrication, paint and mortar droppings, and other foreign substances.
- m. Replace parts subject to operating conditions during construction that may impede operation or reduce longevity.
- n. Clean plumbing fixtures to a sanitary condition, free of stains, including stains resulting from water exposure.
- o. Replace disposable air filters and clean permanent air filters. Clean exposed surfaces of diffusers, registers, and grills.
- p. Clean ducts, blowers, and coils if units were operated without filters during construction or that display contamination with particulate matter upon inspection.
- 1) Clean HVAC system in compliance with NADCA Standard 1992-01. Provide written report upon completion of cleaning.
- q. Clean light fixtures, lamps, globes, and reflectors to function with full efficiency. Replace burned-out bulbs, and those noticeably dimmed by hours of use, and defective and noisy starters in fluorescent and mercury vapor fixtures to comply with requirements for new fixtures.
- r. Leave Project clean and ready for occupancy.
- C. Pest Control: Engage an experienced, licensed exterminator to make a final inspection and rid Project of rodents, insects, and other pests. Prepare a report.
- D. Construction Waste Disposal: Comply with waste disposal requirements in Division 01 Section "Temporary Facilities and Controls and Division 01 Section "Construction Waste Management and Disposal."

3.2 DEMONSTRATION AND TRAINING

- A. Engage qualified instructors to instruct Owner's personnel to adjust, operate, and maintain elevators.

END OF SECTION

OPERATION AND MAINTENANCE DATA

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for preparing operation and maintenance manuals, including the following:
 - 1. Operation and maintenance documentation directory.
 - 2. Emergency manuals.
 - 3. Operation manuals for systems, subsystems, and equipment.
 - 4. Product maintenance manuals.
 - 5. Systems and equipment maintenance manuals.

1.2 DEFINITIONS

- A. System: An organized collection of parts, equipment, or subsystems united by regular interaction.
- B. Subsystem: A portion of a system with characteristics similar to a system.

1.3 CLOSEOUT SUBMITTALS

- A. Manual Content: Operations and maintenance manual content is specified in individual specification sections to be reviewed at the time of Section submittals. Submit reviewed manual content formatted and organized as required by this Section.
 - 1. Where applicable, clarify and update reviewed manual content to correspond to modifications and field conditions.
- B. Format: Submit operations and maintenance manuals in the following formats:
 - 1. PDF electronic file of Initial and Final Submittals. Assemble each manual into a composite electronically-indexed file. Submit on digital media acceptable to Architect.
 - a. Name each indexed document file in composite electronic index with applicable item name. Include a complete electronically-linked operation and maintenance directory.
 - b. Enable inserted reviewer comments on draft submittals.
 - 2. Two paper copies of Final Submittal. Include a complete Operation & Maintenance Directory. Enclose title pages and directories in clear plastic sleeves. Architect will return both copies.
- C. Initial Manual Submittal: Submit draft copy of each manual at least 30 days before commencing demonstration and training. Architect will comment on whether general scope and content of manual are acceptable.

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- D. Final Manual Submittal: Submit each manual in final form prior to requesting inspection for Substantial Completion and at least 15 days before commencing demonstration and training. Architect will return copy with comments.
 - 1. Correct or modify each manual to comply with Architect's Comments. Submit copies of each corrected manual within 15 days of receipt of Architect's Comments and prior to commencing demonstration and training.

PART 2 - PRODUCTS

2.1 OPERATION AND MAINTENANCE DOCUMENTATION DIRECTORY

- A. Organization: Include a section in the directory for each of the following:
 - 1. List of documents.
 - 2. List of systems.
 - 3. List of equipment.
 - 4. Table of contents.
- B. List of Systems and Subsystems: List systems alphabetically. Include references to operation and maintenance manuals that contain information about each system.
- C. List of Equipment: List equipment for each system, organized alphabetically by system. For pieces of equipment not part of system, list alphabetically in separate list.
- D. Tables of Contents: Include a table of contents for each emergency, operation, and maintenance manual.
- E. Identification: In the documentation directory and in each operation and maintenance manual, identify each system, subsystem, and piece of equipment with same designation used in the Contract Documents. If no designation exists, assign a designation according to ASHRAE Guideline 4, "Preparation of Operating and Maintenance Documentation for Building Systems."

2.2 REQUIREMENTS FOR EMERGENCY, OPERATION, AND MAINTENANCE MANUALS

- A. Organization: Unless otherwise indicated, organize each manual into a separate section for each system and subsystem, and a separate section for each piece of equipment not part of a system. Each manual shall contain the following materials, in the order listed:
 - 1. Title page.
 - 2. Table of contents.
 - 3. Manual contents.
- B. Title Page: Include the following information:
 - 1. Subject matter included in manual.
 - 2. Name and address of Project.
 - 3. Name and address of Owner.
 - 4. Date of submittal.
 - 5. Name and contact information for Contractor.

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6. Name and contact information for Architect.
 7. Names and contact information for major consultants to the Architect that designed the systems contained in the manuals.
 8. Cross-reference to related systems in other operation and maintenance manuals.
- C. Table of Contents: List each product included in manual, identified by product name, indexed to the content of the volume, and cross-referenced to Specification Section number in Project Manual.
1. If operation or maintenance documentation requires more than one volume to accommodate data, include comprehensive table of contents for all volumes in each volume of the set.
- D. Manual Contents: Organize into sets of manageable size. Arrange contents alphabetically by system, subsystem, and equipment. If possible, assemble instructions for subsystems, equipment, and components of one system into a single binder.
- E. Manuals, Electronic Files: Submit manuals in the form of a multiple file composite electronic PDF file for each manual type required.
1. Electronic Files: Use electronic files prepared by manufacturer where available. Where scanning of paper documents is required, configure scanned file for minimum readable file size.
 2. File Names and Bookmarks: Enable bookmarking of individual documents based upon file names. Name document files to correspond to system, subsystem, and equipment names used in manual directory and table of contents. Group documents for each system and subsystem into individual composite bookmarked files, then create composite manual, so that resulting bookmarks reflect the system, subsystem, and equipment names in a readily navigated file tree. Configure electronic manual to display bookmark panel upon opening file.
- F. Manuals, Paper Copy: Submit manuals in the form of hard copy, bound and labeled volumes.
1. Binders: Heavy-duty, three-ring, vinyl-covered, loose-leaf binders, in thickness necessary to accommodate contents, sized to hold 8-1/2-by-11-inch paper; with clear plastic sleeve on spine to hold label describing contents and with pockets inside covers to hold folded oversize sheets.
 - a. If two or more binders are necessary to accommodate data of a system, organize data in each binder into groupings by subsystem and related components. Cross-reference other binders if necessary to provide essential information for proper operation or maintenance of equipment or system.
 - b. Identify each binder on front and spine, with printed title "OPERATION AND MAINTENANCE MANUAL," Project title or name, subject matter of contents, and indicate Specification Section number on bottom of spine. Indicate volume number for multiple-volume sets.
 2. Dividers: Heavy-paper dividers with plastic-covered tabs for each section of the manual. Mark each tab to indicate contents. Include typed list of products and major components of equipment included in the section on each divider, cross-referenced to Specification Section number and title of Project Manual.
 3. Protective Plastic Sleeves: Transparent plastic sleeves designed to enclose diagnostic software storage media for computerized electronic equipment.
 4. Supplementary Text: Prepared on 8-1/2-by-11-inch white bond paper.

5. Drawings: Attach reinforced, punched binder tabs on drawings and bind with text.
 - a. If oversize drawings are necessary, fold drawings to same size as text pages and use as foldouts.
 - b. If drawings are too large to be used as foldouts, fold and place drawings in labeled envelopes and bind envelopes in rear of manual. At appropriate locations in manual, insert typewritten pages indicating drawing titles, descriptions of contents, and drawing locations.

2.3 EMERGENCY MANUALS

- A. Content: Organize manual into a separate section for each of the following:
 1. Type of emergency.
 2. Emergency instructions.
 3. Emergency procedures.
- B. Type of Emergency: Where applicable for each type of emergency indicated below, include instructions and procedures for each system, subsystem, piece of equipment, and component:
 1. Fire.
 2. Flood.
 3. Gas leak.
 4. Water leak.
 5. Power failure.
 6. Water outage.
 7. System, subsystem, or equipment failure.
 8. Chemical release or spill.
- C. Emergency Instructions: Describe and explain warnings, trouble indications, error messages, and similar codes and signals. Include responsibilities of Owner's operating personnel for notification of Installer, supplier, and manufacturer to maintain warranties.
- D. Emergency Procedures: Include the following, as applicable:
 1. Instructions on stopping.
 2. Shutdown instructions for each type of emergency.
 3. Operating instructions for conditions outside normal operating limits.
 4. Required sequences for electric or electronic systems.
 5. Special operating instructions and procedures.

2.4 OPERATION MANUALS

- A. Content: In addition to requirements in this Section, include operation data required in individual Specification Sections and the following information:
 1. System, subsystem, and equipment descriptions. Use designations for systems and equipment indicated on Contract Documents.
 2. Performance and design criteria if Contractor is delegated design responsibility.
 3. Operating standards.
 4. Operating procedures.
 5. Operating logs.

6. Wiring diagrams.
7. Control diagrams.
8. Piped system diagrams.
9. Precautions against improper use.
10. License requirements including inspection and renewal dates.

B. Descriptions: Include the following:

1. Product name and model number. Use designations for products indicated on Contract Documents.
2. Manufacturer's name.
3. Equipment identification with serial number of each component.
4. Equipment function.
5. Operating characteristics.
6. Limiting conditions.
7. Performance curves.
8. Engineering data and tests.
9. Complete nomenclature and number of replacement parts.

C. Operating Procedures: Include the following, as applicable:

1. Startup procedures.
2. Equipment or system break-in procedures.
3. Routine and normal operating instructions.
4. Regulation and control procedures.
5. Instructions on stopping.
6. Normal shutdown instructions.
7. Seasonal and weekend operating instructions.
8. Required sequences for electric or electronic systems.
9. Special operating instructions and procedures.

D. Systems and Equipment Controls: Describe the sequence of operation, and diagram controls as installed.

E. Piped Systems: Diagram piping as installed, and identify color-coding where required for identification.

2.5 PRODUCT MAINTENANCE MANUALS

A. Content: Organize manual into a separate section for each product, material, and finish. Include source information, product information, maintenance procedures, repair materials and sources, and warranties and bonds, as described below.

B. Source Information: List each product included in manual, identified by product name and arranged to match manual's table of contents. For each product, list name, address, and telephone number of Installer or supplier and maintenance service agent, and cross-reference Specification Section number and title in Project Manual and drawing or schedule designation or identifier where applicable.

C. Product Information: Include the following, as applicable:

1. Product name and model number.
2. Manufacturer's name.

3. Color, pattern, and texture.
4. Material and chemical composition.
5. Reordering information for specially manufactured products.

D. Maintenance Procedures: Include manufacturer's written recommendations and the following:

1. Inspection procedures.
2. Types of cleaning agents to be used and methods of cleaning.
3. List of cleaning agents and methods of cleaning detrimental to product.
4. Schedule for routine cleaning and maintenance.
5. Repair instructions.

E. Repair Materials and Sources: Include lists of materials and local sources of materials and related services.

F. Warranties and Bonds: Include copies of warranties and bonds and lists of circumstances and conditions that would affect validity of warranties or bonds.

1. Include procedures to follow and required notifications for warranty claims.

2.6 SYSTEMS AND EQUIPMENT MAINTENANCE MANUALS

A. Content: For each system, subsystem, and piece of equipment not part of a system, include source information, manufacturers' maintenance documentation, maintenance procedures, maintenance and service schedules, spare parts list and source information, maintenance service contracts, and warranty and bond information, as described below.

B. Source Information: List each system, subsystem, and piece of equipment included in manual, identified by product name and arranged to match manual's table of contents. For each product, list name, address, and telephone number of Installer or supplier and maintenance service agent, and cross-reference Specification Section number and title in Project Manual and drawing or schedule designation or identifier where applicable.

C. Manufacturers' Maintenance Documentation: Manufacturers' maintenance documentation including the following information for each component part or piece of equipment:

1. Standard maintenance instructions and bulletins.
2. Drawings, diagrams, and instructions required for maintenance, including disassembly and component removal, replacement, and assembly.
3. Identification and nomenclature of parts and components.
4. List of items recommended to be stocked as spare parts.

D. Maintenance Procedures: Include the following information and items that detail essential maintenance procedures:

1. Test and inspection instructions.
2. Troubleshooting guide.
3. Precautions against improper maintenance.
4. Disassembly; component removal, repair, and replacement; and reassembly instructions.
5. Aligning, adjusting, and checking instructions.
6. Demonstration and training video recording, if available.

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- E. Maintenance and Service Schedules: Include service and lubrication requirements, list of required lubricants for equipment, and separate schedules for preventive and routine maintenance and service with standard time allotment.
 - 1. Scheduled Maintenance and Service: Tabulate actions for daily, weekly, monthly, quarterly, semiannual, and annual frequencies.
 - 2. Maintenance and Service Record: Include manufacturers' forms for recording maintenance.
- F. Spare Parts List and Source Information: Include lists of replacement and repair parts, with parts identified and cross-referenced to manufacturers' maintenance documentation and local sources of maintenance materials and related services.
- G. Maintenance Service Contracts: Include copies of maintenance agreements with name and telephone number of service agent.
- H. Warranties and Bonds: Include copies of warranties and bonds and lists of circumstances and conditions that would affect validity of warranties or bonds.
 - 1. Include procedures to follow and required notifications for warranty claims.

PART 3 - EXECUTION

3.1 MANUAL PREPARATION

- A. Operation and Maintenance Documentation Directory: Prepare a separate manual that provides an organized reference to emergency, operation, and maintenance manuals.
- B. Emergency Manual: Assemble a complete set of emergency information indicating procedures for use by emergency personnel and by Owner's operating personnel for types of emergencies indicated.
- C. Product Maintenance Manual: Assemble a complete set of maintenance data indicating care and maintenance of each product, material, and finish incorporated into the Work.
- D. Operation and Maintenance Manuals: Assemble a complete set of operation and maintenance data indicating operation and maintenance of each system, subsystem, and piece of equipment not part of a system.
 - 1. Engage a factory-authorized service representative to assemble and prepare information for each system, subsystem, and piece of equipment not part of a system.
 - 2. Prepare a separate manual for each system and subsystem, in the form of an instructional manual for use by Owner's operating personnel.
- E. Manufacturers' Data: Where manuals contain manufacturers' standard printed data, include only sheets pertinent to product or component installed. Mark each sheet to identify each product or component incorporated into the Work. If data include more than one item in a tabular format, identify each item using appropriate references from the Contract Documents. Identify data applicable to the Work and delete references to information not applicable.

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1. Prepare supplementary text if manufacturers' standard printed data are not available and where the information is necessary for proper operation and maintenance of equipment or systems.
- F. Drawings: Prepare drawings supplementing manufacturers' printed data to illustrate the relationship of component parts of equipment and systems and to illustrate control sequence and flow diagrams. Coordinate these drawings with information contained in record Drawings to ensure correct illustration of completed installation.
1. Do not use original project record documents as part of operation and maintenance manuals.
 2. Comply with requirements of newly prepared record Drawings in Division 01 Section "Project Record Documents."
- G. Comply with Division 01 Section "Closeout Procedures" for schedule for submitting operation and maintenance documentation.

END OF SECTION

PROJECT RECORD DOCUMENTS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for project record documents, including the following:
 - 1. Record Drawings.
 - 2. Record Specifications.
 - 3. Miscellaneous record submittals.

1.2 CLOSEOUT SUBMITTALS

- A. Record Drawings: Submit record digital data files and one set(s) of plots
 - 1. Faithfully record all changes from the contract drawings, including accurate dimensions where applicable including invert elevations for all below-grade outside utilities with reference to permanent above-grade objects.
 - 2. At completion of the work, record neatly with red ink by the contractor on an unused set of the contract drawing prints supplied by the Architect. Submit red line changes to Architect for use in modifying contract drawings to reflect and incorporate all field changes.
 - 3. Architect will turn over resulting Record Drawings in paper copies, one half size set of prints and a disk of CAD-generated material.
- B. Record Specifications: Submit Annotated PDF electronic files of Project's Specifications, including addenda and contract modifications.
- C. Record Product Data: Submit paper copy and annotated PDF electronic files and directories of each submittal.
 - 1. Where record Product Data are required as part of operation and maintenance manuals, submit duplicate marked-up Product Data as a component of manual.
- D. Miscellaneous Record Submittals: Refer to other Specification Sections for miscellaneous record-keeping requirements and submittals in connection with various construction activities. Submit annotated PDF electronic files and directories of each submittal.
- E. Reports: Submit written report weekly indicating items incorporated in Project record documents concurrent with progress of the Work, including modifications, concealed conditions, field changes, product selections, and other notations incorporated.

PART 2 - PRODUCTS

2.1 RECORD DRAWINGS

- A. Record Digital Data Files: Immediately before inspection for Certificate of Substantial Completion, review marked-up record prints with Architect. When authorized, prepare a full set of corrected digital data files of the Contract Drawings, as follows:

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1. Format: Same digital data software program, version, and operating system as the original Contract Drawings.
 2. Incorporate changes and additional information previously marked on record prints. Delete, redraw, and add details and notations where applicable.
 3. Refer instances of uncertainty to Architect for resolution.
 4. Architect will furnish Contractor one set of digital data files of the Contract Drawings for use in recording information.
- B. Format: Identify and date each record Drawing; include the designation "PROJECT RECORD DRAWING" in a prominent location.
1. Record Digital Data Files: Organize digital data information into separate electronic files that correspond to each sheet of the Contract Drawings. Name each file with the sheet identification. Include identification in each digital data file.
 2. Identification: As follows:
 - a. Project name.
 - b. Date.
 - c. Designation "PROJECT RECORD DRAWINGS."
 - d. Name of Architect
 - e. Name of Contractor.

2.2 MISCELLANEOUS RECORD SUBMITTALS

- A. Assemble miscellaneous records required by other Specification Sections for miscellaneous record keeping and submittal in connection with actual performance of the Work. Bind or file miscellaneous records and identify each, ready for continued use and reference.
- B. Format: Submit miscellaneous record submittals as PDF electronic file.
1. Include miscellaneous record submittals directory organized by specification section number and title, electronically linked to each item of miscellaneous record submittals.

PART 3 - EXECUTION

3.1 RECORDING AND MAINTENANCE

- A. Recording: Maintain one copy of each submittal during the construction period for project record document purposes. Post changes and modifications to project record documents as they occur; do not wait until the end of Project.
- B. Maintenance of Record Documents and Samples: Store record documents and Samples in the field office apart from the Contract Documents used for construction. Do not use project record documents for construction purposes. Maintain record documents in good order and in a clean, dry, legible condition, protected from deterioration and loss. Provide access to project record documents for Architect's reference during normal working hours.

END OF SECTION

SELECTIVE STRUCTURE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes: Demolition and removal of selected portions of building or structure.
- B. Because the building is a contributing building in the Franklin Historic District listed on the National Register of Historic Places, use additional caution with demolition and execute demolition in a way the remaining disturbed finishes can be accurately restored repaired, or replaced to match existing.

1.2 MATERIALS OWNERSHIP

- A. Unless otherwise indicated, demolition waste becomes property of Contractor.

1.3 INFORMATIONAL SUBMITTALS

- A. Predemolition Photographs or Video: Submit before Work begins.
- B. Warranties: Documentation indicated that existing warranties are still in effect after completion of selective demolition.

1.4 FIELD CONDITIONS

- A. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
- B. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
- C. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.
 - 1. If suspected hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.
- D. Storage or sale of removed items or materials on-site is not permitted.

1.5 **WARRANTY**

- A. Notify warrantor on completion of selective demolition, and obtain documentation verifying that existing system has been inspected and warranty remains in effect. Submit documentation at Project closeout.

PART 2 - PRODUCTS

2.1 **PERFORMANCE REQUIREMENTS**

- A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
- B. Standards: Comply with ANSI/ASSE A10.6 and NFPA 241.

PART 3 - EXECUTION

3.1 **EXAMINATION**

- A. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
- B. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to Architect.
- C. Perform an engineering survey of condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective building demolition operations.
 - 1. Perform surveys as the Work progresses to detect hazards resulting from selective demolition activities.
- D. Survey of Existing Conditions: Record existing conditions by use of measured drawings, preconstruction photographs, and preconstruction videotapes.
 - 1. Inventory and record the condition of items to be removed and salvaged. Provide photographs or video of conditions that might be misconstrued as damage caused by salvage operations.

3.2 **PREPARATION**

- A. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.

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1. Comply with requirements for access and protection specified in Division 1, Temporary Facilities and Controls.
- B. Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
 1. Provide protection to ensure safe passage of people around selective demolition area and to and from occupied portions of building.
 2. Provide temporary weather protection, during interval between selective demolition of existing construction on exterior surfaces and new construction, to prevent water leakage and damage to structure and interior areas.
 3. Protect walls, ceilings, floors, and other existing finish work that are to remain or that are exposed during selective demolition operations.
 4. Cover and protect furniture, furnishings, and equipment that have not been removed.
 5. Comply with requirements for temporary enclosures, dust control, heating, and cooling specified in Division 1, Temporary Facilities and Controls.
- C. Temporary Shoring: Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.
 1. Strengthen or add new supports when required during progress of selective demolition.

3.3 SELECTIVE DEMOLITION, GENERAL

- A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:
 1. Proceed with selective demolition systematically, from higher to lower level. Complete selective demolition operations above each floor or tier before disturbing supporting members on the next lower level.
 2. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain.
 3. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
 4. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain fire watch and portable fire-suppression devices during flame-cutting operations.
 5. Maintain adequate ventilation when using cutting torches.
 6. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.
 7. Remove structural framing members and lower to ground by method suitable to avoid free fall and to prevent ground impact or dust generation.

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8. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
9. Dispose of demolished items and materials promptly.

B. Removed and Reinstalled Items:

1. Clean and repair items to functional condition adequate for intended reuse.
2. Pack or crate items after cleaning and repairing. Identify contents of containers.
3. Protect items from damage during transport and storage.
4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.

C. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and cleaned and reinstalled in their original locations after selective demolition operations are complete.

3.4 DISPOSAL OF DEMOLISHED MATERIALS

A. General: Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them in an EPA-approved landfill.

1. Do not allow demolished materials to accumulate on-site.
2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
3. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.

B. Burning: Do not burn demolished materials.

C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

3.5 CLEANING

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

END OF SECTION

EXTERIOR ARCHITECTURAL WOODWORK

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Wood trim and moulding
 - 2. Wood furring, blocking, shims, and hanging strips for installing exterior architectural woodwork items that are not concealed within other construction.

1.2 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Shop Drawings:
 - 1. Include dimensioned plans, elevations, sections, and attachment details.
 - 2. Show locations and sizes of furring, blocking, and hanging strips, including blocking and reinforcement concealed by construction and specified in other Sections.
- C. Samples for Initial Selection: For each type of exposed finish.

1.3 DELIVERY, STORAGE, AND HANDLING

- A. Comply with Architectural Woodwork Standards, Section 2.
- B. Store woodwork in installation areas or in areas where environmental conditions comply with requirements specified in "Field Conditions" Article.

1.4 FIELD CONDITIONS

- A. Weather Limitations: Proceed with installation of exterior architectural woodwork only when existing and forecasted weather conditions permit work to be performed and at least one coat of specified finish to be applied without exposure to rain, snow, or dampness.
- B. Field Measurements: Where exterior architectural woodwork is indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication, and indicate measurements on Shop Drawings.

PART 2 - PRODUCTS

2.1 WOOD TRIM AND MOULDING

- A. Replace material where damaged beyond repair with compatible materials of matching profiles.

2.2 FASTENERS

- A. Description: Stainless steel of size and type recommended by bracket manufacturer.

2.3 PRIMING

- A. Preparations for Finishing: Comply with the Architectural Woodwork Standards for sanding, filling countersunk fasteners, sealing concealed surfaces, and similar preparations for finishing exterior architectural woodwork, as applicable to each unit of work.
- B. Exterior Architectural Woodwork for Painted Finish: Refer to Division 9.

2.4 FINISHING

- A. Preparation for Finishing: Comply with the Architectural Woodwork Standards for sanding, filling countersunk fasteners, sealing concealed surfaces, and similar preparations for finishing exterior architectural woodwork, as applicable to each unit of work.
 - 1. Backpriming: Apply one coat of sealer or primer, compatible with finish coats, to concealed surfaces of exterior architectural woodwork. Apply two coats to end-grain surfaces.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Before installation, condition exterior architectural woodwork to average prevailing humidity conditions at Project site.
- B. Before installing exterior architectural woodwork, examine shop-fabricated work for completion, and complete work as required, including removing packing and backpriming concealed surfaces.

3.2 INSTALLATION

- A. Grade: Install exterior architectural woodwork to comply with same grade as item to be installed.
- B. Assemble exterior architectural woodwork, and complete fabrication at Project site to the extent that it was not completed during shop fabrication.
- C. Install exterior architectural woodwork level, plumb, true in line, and without distortion.
 - 1. Shim as required with concealed shims.
 - 2. Install level and plumb to a tolerance of 1/8 inch in 96 inches.
- D. Scribe and cut exterior architectural woodwork to fit adjoining work, refinish cut surfaces, and repair damaged finish at cuts.
- E. Anchor exterior architectural woodwork to anchors or blocking built in or directly attached to substrates.
 - 1. Secure with countersunk, concealed fasteners and blind nailing.
 - 2. Use fine finishing nails or finishing screws for exposed fastening, countersunk and filled flush with exterior architectural woodwork.
 - 3. For exposed work, arrange fasteners in straight rows parallel with edges of members, with fasteners evenly spaced and with adjacent rows staggered.
 - 4. For shop-finished items, use filler matching finish of items being installed.
- F. Touch up finishing work specified in this Section after installation of exterior architectural woodwork.
 - 1. Fill nail holes with matching filler where exposed.
 - 2. Apply specified finish coats, including paste fillers if any, to exposed surfaces where only sealer/prime coats are shop applied.
- G. Field Finishing: See Division 9, Paint Section for final finishing of installed exterior architectural woodwork.

3.3 REPAIR

- A. Repair damaged and defective exterior architectural woodwork, where possible, to eliminate functional and visual defects.
- B. Where not possible to repair, replace defective woodwork.

3.4 CLEANING

- A. Clean exterior architectural woodwork on exposed and semi exposed surfaces.

END OF SECTION

JOINT SEALANTS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Silicone joint sealants.

1.2 PRECONSTRUCTION TESTING

A. Preconstruction Compatibility and Adhesion Testing: Submit to joint-sealant manufacturers, for testing indicated below, samples of materials that will contact or affect joint sealants.

1. Use ASTM C 1087 manufacturer's standard test method to determine whether priming and other specific joint preparation techniques are required to obtain rapid, optimum adhesion of joint sealants to joint substrates.
2. Submit not fewer than eight pieces of each kind of material, including joint substrates, shims, joint-sealant backings, secondary seals, and miscellaneous materials.
3. Schedule sufficient time for testing and analyzing results to prevent delaying the Work.
4. For materials failing tests, obtain joint-sealant manufacturer's written instructions for corrective measures including use of specially formulated primers.
5. Testing will not be required if joint-sealant manufacturers submit joint preparation data that are based on previous testing, not older than 24 months, of sealant products for adhesion to, and compatibility with, joint substrates and other materials matching those submitted.

B. Preconstruction Field-Adhesion Testing: Before installing sealants, field test their adhesion to Project joint substrates as follows:

1. Locate test joints where indicated on Project or, if not indicated, as directed by Architect.
2. Conduct field tests for each application indicated below:
 - a. Each kind of sealant and joint substrate indicated.
3. Notify Architect seven days in advance of dates and times when test joints will be erected.
4. Arrange for tests to take place with joint-sealant manufacturer's technical representative present.
 - a. Test Method: Test joint sealants according to Method A, Field-Applied Sealant Joint Hand Pull Tab, in Appendix X1 in ASTM C 1193 or Method A, Tail Procedure, in ASTM C 1521.

- 1) For joints with dissimilar substrates, verify adhesion to each substrate separately; extend cut along one side, verifying adhesion to opposite side. Repeat procedure for opposite side.
5. Report whether sealant failed to adhere to joint substrates or tore cohesively. Include data on pull distance used to test each kind of product and joint substrate. For sealants that fail adhesively, retest until satisfactory adhesion is obtained.
6. Evaluation of Preconstruction Field-Adhesion-Test Results: Sealants not evidencing adhesive failure from testing, in absence of other indications of noncompliance with requirements, will be considered satisfactory. Do not use sealants that fail to adhere to joint substrates during testing.

1.3 SUBMITTALS

- A. Product Data: For each joint-sealant product indicated.
- B. Samples for Initial Selection: Manufacturer's color charts consisting of strips of cured sealants showing the full range of colors available for each product exposed to view.
 1. Provide listing of conditions for which architect is to provide color selection.
- C. Qualification Data: For qualified Installer and testing agency.
- D. Product Certificates: For each kind of joint sealant and accessory, from manufacturer.
- E. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, indicating that sealants comply with requirements.
- F. Warranties: Sample of special warranties.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications: Manufacturer's authorized representative who is trained and approved for installation of units required for this Project.
- B. Source Limitations: Obtain each kind of joint sealant from single source from single manufacturer.

1.5 PROJECT CONDITIONS

- A. Do not proceed with installation of joint sealants under the following conditions:
 1. When ambient and substrate temperature conditions are outside limits permitted by joint-sealant manufacturer or are below 40 deg F.
 2. When joint substrates are wet.
 3. Where joint widths are less than those allowed by joint-sealant manufacturer for applications indicated.
 4. Where contaminants capable of interfering with adhesion have not yet been removed from joint substrates.

1.6 WARRANTY

- A. Special warranties specified in this article exclude deterioration or failure of joint sealants from the following:
 - 1. Movement of the structure caused by structural settlement or errors attributable to design or construction resulting in stresses on the sealant exceeding sealant manufacturer's written specifications for sealant elongation and compression.
 - 2. Disintegration of joint substrates from natural causes exceeding design specifications.
 - 3. Mechanical damage caused by individuals, tools, or other outside agents.
 - 4. Changes in sealant appearance caused by accumulation of dirt or other atmospheric contaminants.

PART 2 - PRODUCTS

2.1 MATERIALS, GENERAL

- A. Compatibility: Provide joint sealants, backings, and other related materials that are compatible with one another and with joint substrates under conditions of service and application, as demonstrated by joint-sealant manufacturer, based on testing and field experience.
- B. Liquid-Applied Joint Sealants: Comply with ASTM C 920 and other requirements indicated for each liquid-applied joint sealant specified, including those referencing ASTM C 920 classifications for type, grade, class, and uses related to exposure and joint substrates.
 - 1. Suitability for Immersion in Liquids. Where sealants are indicated for Use I for joints that will be continuously immersed in liquids, provide products that have undergone testing according to ASTM C 1247. Liquid used for testing sealants is deionized water, unless otherwise indicated.
- C. Stain-Test-Response Characteristics: Where sealants are specified to be nonstaining to porous substrates, provide products that have undergone testing according to ASTM C 1248 and have not stained porous joint substrates indicated for Project.
- D. Colors of Exposed Joint Sealants: As selected by Architect from manufacturer's full range.

2.2 SILICONE JOINT SEALANTS

- A. Single-Component, Nonsag, Neutral-Curing Silicone Joint Sealant: ASTM C 920, Type S, Grade NS, Class 50, for Use NT.
 - 1. Products: Subject to compliance with requirements, provide one of the following:
 - a. BASF Building Systems; Omniseal 50.
 - b. Dow Corning Corporation; 795.
 - c. Pecora Corporation; 895.
 - d. Tremco Incorporated; Spectrem 2 S.
 - e. CK Acoustical Sealant.

- f. Approved substitute.

2.3 JOINT SEALANT BACKING

- A. General: Provide sealant backings of material that are nonstaining; are compatible with joint substrates, sealants, primers, and other joint fillers; and are approved for applications indicated by sealant manufacturer based on field experience and laboratory testing.
- B. Cylindrical Sealant Backings: ASTM C 1330, Type C (closed-cell material with a surface skin) Type O (open-cell material) Type B (bicellular material with a surface skin) or any of the preceding types, as approved in writing by joint-sealant manufacturer for joint application indicated, and of size and density to control sealant depth and otherwise contribute to producing optimum sealant performance.
- C. Bond-Breaker Tape: Polyethylene tape or other plastic tape recommended by sealant manufacturer for preventing sealant from adhering to rigid, inflexible joint-filler materials or joint surfaces at back of joint. Provide self-adhesive tape where applicable.

2.4 MISCELLANEOUS MATERIALS

- A. Primer: Material recommended by joint-sealant manufacturer where required for adhesion of sealant to joint substrates indicated, as determined from preconstruction joint-sealant-substrate tests and field tests.
- B. Cleaners for Nonporous Surfaces: Chemical cleaners acceptable to manufacturers of sealants and sealant backing materials, free of oily residues or other substances capable of staining or harming joint substrates and adjacent nonporous surfaces in any way, and formulated to promote optimum adhesion of sealants to joint substrates.
- C. Masking Tape: Nonstaining, nonabsorbent material compatible with joint sealants and surfaces adjacent to joints.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine joints indicated to receive joint sealants, with Installer present, for compliance with requirements for joint configuration, installation tolerances, and other conditions affecting joint-sealant performance.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Surface Cleaning of Joints: Clean out joints immediately before installing joint sealants to comply with joint-sealant manufacturer's written instructions and the following requirements:

1. Remove all foreign material from joint substrates that could interfere with adhesion of joint sealant, including dust, paints (except for permanent, protective coatings tested and approved for sealant adhesion and compatibility by sealant manufacturer), old joint sealants, oil, grease, waterproofing, water repellents, water, surface dirt, and frost.
2. Clean porous joint substrate surfaces by brushing, grinding, mechanical abrading, or a combination of these methods to produce a clean, sound substrate capable of developing optimum bond with joint sealants. Remove loose particles remaining after cleaning operations above by vacuuming or blowing out joints with oil-free compressed air. Porous joint substrates include the following:
 - a. Concrete.
 - b. Masonry.
 - c. Unglazed surfaces of ceramic tile.
3. Remove laitance and form-release agents from concrete.
4. Clean nonporous joint substrate surfaces with chemical cleaners or other means that do not stain, harm substrates, or leave residues capable of interfering with adhesion of joint sealants. Nonporous joint substrates include the following:
 - a. Metal.
 - b. Glass.
 - c. Porcelain enamel.
 - d. Glazed surfaces of ceramic tile.

- B. Joint Priming: Prime joint substrates where recommended by joint-sealant manufacturer or as indicated by preconstruction joint-sealant-substrate tests or prior experience. Apply primer to comply with joint-sealant manufacturer's written instructions. Confine primers to areas of joint-sealant bond; do not allow spillage or migration onto adjoining surfaces.
- C. Masking Tape: Use masking tape where required to prevent contact of sealant or primer with adjoining surfaces that otherwise would be permanently stained or damaged by such contact or by cleaning methods required to remove sealant smears. Remove tape immediately after tooling without disturbing joint seal.

3.3 INSTALLATION OF JOINT SEALANTS

- A. General: Comply with joint-sealant manufacturer's written installation instructions for products and applications indicated, unless more stringent requirements apply.
- B. Sealant Installation Standard: Comply with recommendations in ASTM C 1193 for use of joint sealants as applicable to materials, applications, and conditions indicated.
- C. Install sealant backings of kind indicated to support sealants during application and at position required to produce cross-sectional shapes and depths of installed sealants relative to joint widths that allow optimum sealant movement capability.
 1. Do not leave gaps between ends of sealant backings.
 2. Do not stretch, twist, puncture, or tear sealant backings.

3. Remove absorbent sealant backings that have become wet before sealant application and replace them with dry materials.
- D. Install bond-breaker tape behind sealants where sealant backings are not used between sealants and backs of joints.
- E. Install sealants using proven techniques that comply with the following and at the same time backings are installed:
 1. Place sealants so they directly contact and fully wet joint substrates.
 2. Completely fill recesses in each joint configuration.
 3. Produce uniform, cross-sectional shapes and depths relative to joint widths that allow optimum sealant movement capability.
- F. Tooling of Nonsag Sealants: Immediately after sealant application and before skinning or curing begins, tool sealants according to requirements specified in subparagraphs below to form smooth, uniform beads of configuration indicated; to eliminate air pockets; and to ensure contact and adhesion of sealant with sides of joint.
 1. Remove excess sealant from surfaces adjacent to joints.
 2. Use tooling agents that are approved in writing by sealant manufacturer and that do not discolor sealants or adjacent surfaces.
 3. Provide concave joint profile per Figure 8A in ASTM C 1193, unless otherwise indicated.
 4. Provide flush joint profile where indicated per Figure 8B in ASTM C 1193.
 5. Provide recessed joint configuration of recess depth and at locations indicated per Figure 8C in ASTM C 1193.
 - a. Use masking tape to protect surfaces adjacent to recessed tooled joints.
- G. Installation of Preformed Silicone-Sealant System: Comply with the following requirements:
 1. Apply masking tape to each side of joint, outside of area to be covered by sealant system.
 2. Apply silicone sealant to each side of joint to produce a bead of size complying with preformed silicone-sealant system manufacturer's written instructions and covering a bonding area of not less than 3/8 inch. Hold edge of sealant bead 1/4 inch inside masking tape.
 3. Within 10 minutes of sealant application, press silicone extrusion into sealant to wet extrusion and substrate. Use a roller to apply consistent pressure and ensure uniform contact between sealant and both extrusion and substrate.
 4. Complete installation of sealant system in horizontal joints before installing in vertical joints. Lap vertical joints over horizontal joints. At ends of joints, cut silicone extrusion with a razor knife.

3.4 FIELD QUALITY CONTROL

- A. Evaluation of Field-Adhesion Test Results: Sealants not evidencing adhesive failure from testing or noncompliance with other indicated requirements will be considered satisfactory. Remove sealants that fail to adhere to joint substrates during testing or to comply with other

requirements. Retest failed applications until test results prove sealants comply with indicated requirements.

3.5 CLEANING

- A. Clean off excess sealant or sealant smears adjacent to joints as the Work progresses by methods and with cleaning materials approved in writing by manufacturers of joint sealants and of products in which joints occur.

3.6 PROTECTION

- A. Protect joint sealants during and after curing period from contact with contaminating substances and from damage resulting from construction operations or other causes so sealants are without deterioration or damage at time of Substantial Completion. If, despite such protection, damage or deterioration occurs, cut out and remove damaged or deteriorated joint sealants immediately so installations with repaired areas are indistinguishable from original work.

3.7 JOINT-SEALANT SCHEDULE

- A. Joint-Sealant Application: Exterior joints in vertical surfaces and horizontal nontraffic surfaces .
 - 1. Joint Locations:
 - a. Control and expansion joints in unit masonry.
 - b. Joints between different materials listed above.
 - c. Perimeter joints between materials listed above and frames of doors windows.
 - d. Control and expansion joints in ceilings.
 - 2. Silicone Joint Sealant: Single component, nonsag, neutral curing, Class 50.
 - 3. Joint-Sealant Color: As selected by Architect from manufacturer's full range.

END OF SECTION

PAINT REMOVAL SYSTEMS

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Water-based removal systems.

1.2 SUBMITTALS

- A. Product Data:
 - 1. Manufacturer's data sheets on each product to be used.
 - 2. Preparation instructions and recommendations.
 - 3. Storage and handling requirements and recommendations.
 - 4. Typical installation methods.
- B. Field Test: For the project record, submit written report of field test performed for each application and results achieved.

1.3 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section with a minimum five years documented experience.
- B. Installer Qualifications: Company specializing in performing Work of this section with minimum two years documented experience with projects of similar scope and complexity.
- C. Field Test: Use manufacturer's test kit prior to application of any materials. Obtain Architect's approval of test results prior to starting subsequent operations.
 - 1. If required, repeat field test until Architect's acceptance.

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Store and handle in strict compliance with manufacturer's written instructions and recommendations.
 - 1. Shelf Life, All Products: 3 years.
- B. Protect from damage due to weather, excessive temperature, and construction operations.

1.5 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.

1.6 WARRANTY

- A. Manufacturer's Warranty: Provide manufacturer's standard limited warranty.

PART 2 PRODUCTS

2.1 PAINT REMOVERS

- A. Subject to requirements of these specifications, provide products by one of the following:
 - 1. Dumond, Inc., Web: <https://dumondglobal.com> (Design Basis)
 - 2. The 3M Company

3. Diedrich Technologies, Inc.

B. Description

1. Design Basis: Smart Strip Advanced Paint Remover water-based, by Dumond Inc.
2. Weight per Gallon: 10 lbs (4.5 kg).
3. Flash Point: None.
4. pH Level: 6.
5. Freeze Point: 5 degrees F (Minus 15 degrees C).
6. Shelf Life: 3 years in a tightly sealed container.
7. Form: White paste.
8. Does not contain methylene chloride, NMP, or any caustics,
9. Removes up to 15 coats a single application.
10. Application Temperature: 50 to 90 degrees F (10 to 32 degrees C).
11. Average Spread Rate: 40 to 45 sq ft (3.7 to 4.6 sq m) per gal.
12. Dwell Time: 3 to 24 hours.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly constructed and prepared.
- B. If substrate preparation is the responsibility of another installer, notify Architect in writing of unsatisfactory preparation before proceeding.

3.2 PREPARATION

- A. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- B. Protect adjacent surfaces as recommended by manufacturer.
- C. Clean surfaces and remove large particles as recommended by manufacturer.

3.3 APPLICATION

- A. Apply in accordance with manufacturer's instructions, approved submittals and approved mock-ups:
 1. Use tools and application methods recommended by manufacturer.
 2. Allow sufficient time for solution to remain on surface.
 3. Agitate as recommended by manufacturer.
 4. Rinse and remove product as recommended by manufacturer.

3.4 CLEANING AND PROTECTION

- A. When lead-based coatings are being removed, comply with regulations of US Environmental Protection Agency (EPA), and state and local agencies.
- B. Clean surfaces in accordance with the manufacturer's recommendations.

END OF SECTION

EXTERIOR PAINTING

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes surface preparation and the application of paint systems on the following exterior substrates:
 - 1. Galvanized metal.
 - 2. Ferrous Metals
 - 3. Wood

1.2 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Samples for Initial Selection: For each type of topcoat product indicated.

1.3 QUALITY ASSURANCE

- A. MPI Standards:
 - 1. Products: Complying with MPI standards indicated and listed in "MPI Approved Products List."
 - 2. Preparation and Workmanship: Comply with requirements in "MPI Architectural Painting Specification Manual" for products and paint systems indicated.

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Store materials not in use in tightly covered containers in well-ventilated areas with ambient temperatures continuously maintained at not less than 45 deg F.
 - 1. Maintain containers in clean condition, free of foreign materials and residue.
 - 2. Remove rags and waste from storage areas daily.

1.5 PROJECT CONDITIONS

- A. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F.
- B. Do not apply paints in snow, rain, fog, or mist; when relative humidity exceeds 85 percent; at temperatures less than 5 deg F above the dew point; or to damp or wet surfaces.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 1. Benjamin Moore & Co.
 - 2. PPG Porter Paints.
 - 3. Sherwin-Williams Company (The).

2.2 PAINT, GENERAL

- A. Material Compatibility:
 - 1. Provide materials for use within each paint system that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
- B. Colors: As selected by Architect from manufacturer's full range.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of work.
- B. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.
- C. Begin coating application only after unsatisfactory conditions have been corrected and surfaces are dry.
 - 1. Beginning coating application constitutes Contractor's acceptance of substrates and conditions.

3.2 PREPARATION

- A. Comply with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual" applicable to substrates and paint systems indicated.
- B. Remove plates, machined surfaces, and similar items already in place that are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.
 - 1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection if any.
 - 2. Do not paint over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.

- C. Clean substrates of substances that could impair bond of paints, including dirt, oil, grease, and incompatible paints and encapsulants.
 - 1. Remove incompatible primers and reprime substrate with compatible primers as required to produce paint systems indicated.
- D. Galvanized-Metal Substrates: Remove grease and oil residue from galvanized sheet metal fabricated from coil stock by mechanical methods to produce clean, lightly etched surfaces that promote adhesion of subsequently applied paints.

3.3 APPLICATION

- A. Apply paints according to manufacturer's written instructions.
 - 1. Use applicators and techniques suited for paint and substrate indicated.
 - 2. Paint surfaces behind movable items same as similar exposed surfaces. Before final installation, paint surfaces behind permanently fixed items with prime coat only.
- B. Tint each undercoat a lighter shade to facilitate identification of each coat if multiple coats of same material are to be applied. Tint undercoats to match color of topcoat, but provide sufficient difference in shade of undercoats to distinguish each separate coat.
- C. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.
- D. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.

3.4 FIELD QUALITY CONTROL

- A. Testing of Paint Materials: Owner reserves the right to invoke the following procedure at any time and as often as Owner deems necessary during the period when paints are being applied:
 - 1. Owner will engage the services of a qualified testing agency to sample paint materials being used. Samples of material delivered to Project site will be taken, identified, sealed, and certified in presence of Contractor.
 - 2. Testing agency will perform tests for compliance of paint materials with product requirements.
 - 3. Owner may direct Contractor to stop applying paints if test results show materials being used do not comply with product requirements. Contractor shall remove noncomplying-paint materials from Project site, pay for testing, and repaint surfaces painted with rejected materials. Contractor will be required to remove rejected materials from previously painted surfaces if, on repainting with complying materials, the two paints are incompatible.

3.5 CLEANING AND PROTECTION

- A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.

- B. After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.
- C. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.
- D. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.6 EXTERIOR PAINTING SCHEDULE

- A. Non-Ferrous METAL - (Aluminum, Galvanized):
 - 1. 1st Coat: S-W Metalatex Acrylic Semi-Gloss, B42 Series
 - 2. 2nd Coat: S-W Metalatex Acrylic Semi-Gloss, B42 Series (4 mils wet, 1.5 mils dry per coat)
- B. Ferrous Metal - (Misc. Iron, Ornamental Iron, Structural Iron & Steel, Ferrous Metal)
 - 1. 1st Coat: S-W Pro Industrial Pro-Cryl Universal Primer, B66-310 Series (5-10 mils wet, 2-4 mils dry)
 - 2. 2nd Coat: S-W Metalatex Acrylic Semi-Gloss, B42 Series
 - 3. 3rd Coat: S-W Metalatex Acrylic Semi-Gloss, B42 Series (4 mils wet, 1.5 mils dry per coat)
- C. Wood (Windows, Columns, Soffits)
 - 1. 1st Coat: S-W Exterior Primer
 - 2. 2nd Coat: S-W Exterior Acrylic Latex

END OF SECTION

EXTERIOR MAINTENANCE UPGRADES AT THE
WILLIAMSON COUNTY

HISTORIC COURTHOUSE

135 FOURTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064



for

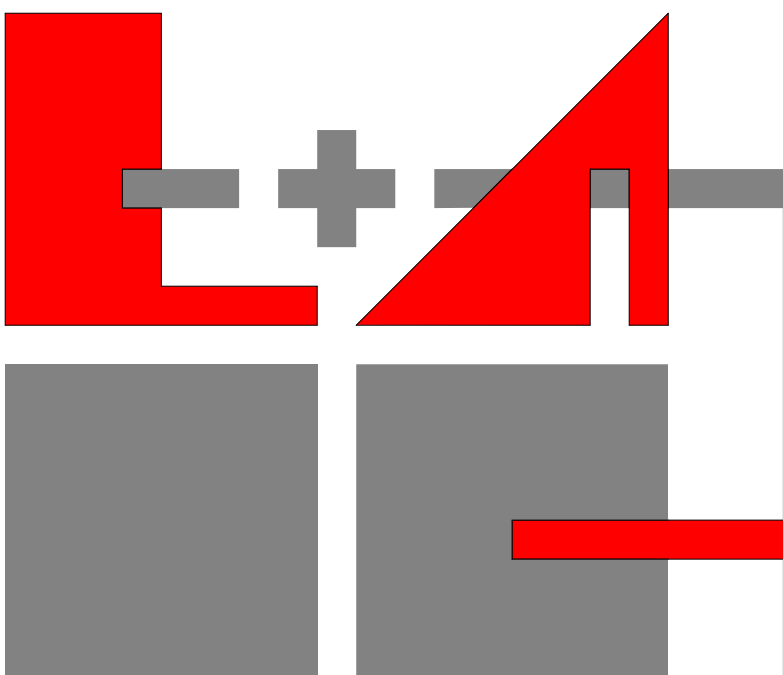
WILLIAMSON COUNTY PROPERTY MANAGEMENT

1320 WEST MAIN STREET
FRANKLIN, TENNESSEE 37067

PERMIT DOCUMENTS PACKAGE

L+A PROJECT No: 2303

ARCHITECT:



Lambe+Associates, LLC

architecture • planning • design/build

creative solutions to build on

LAMBE + ASSOCIATES, LLC

106 MISSION COURT
SUITE 303
FRANKLIN, TENNESSEE 37067

INDEX TO DRAWINGS

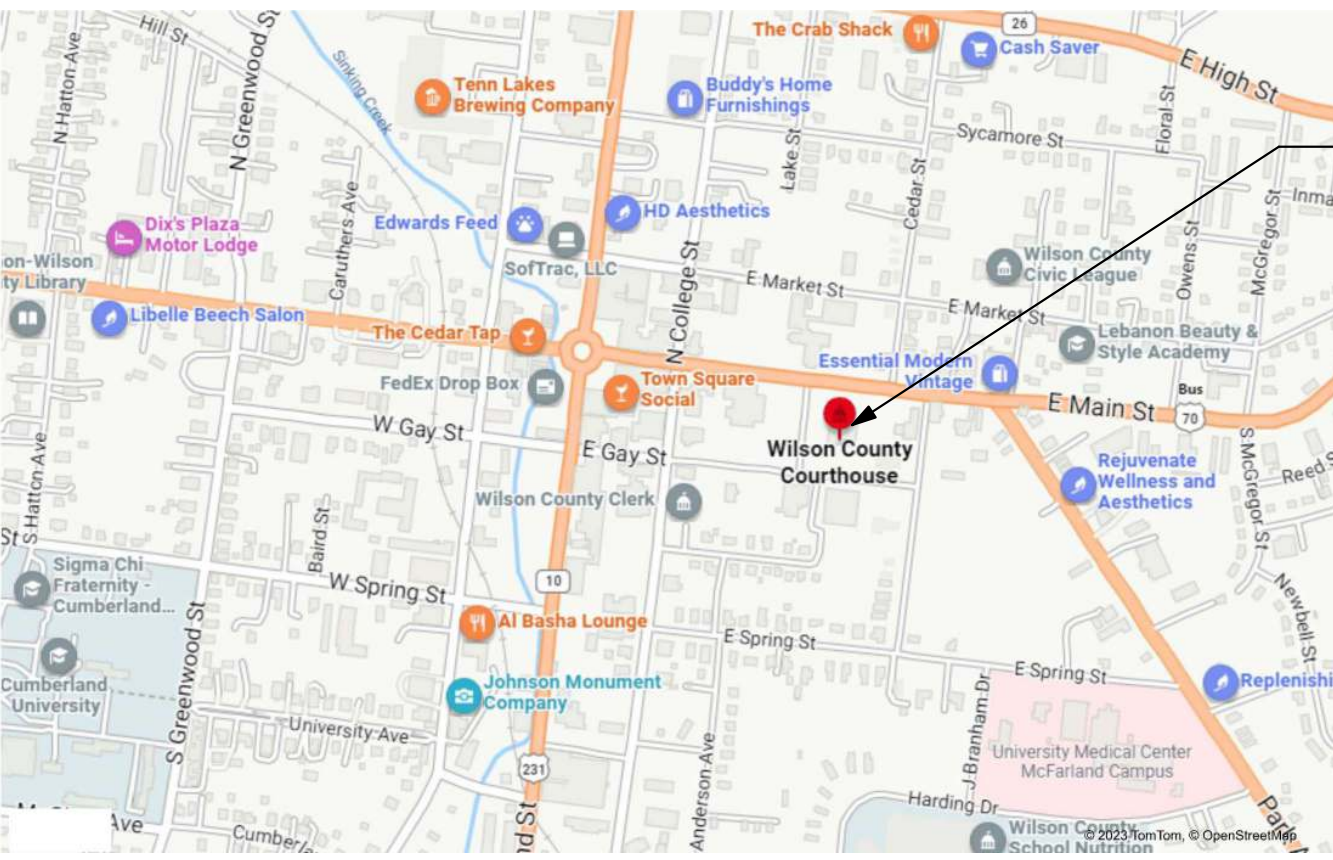
GENERAL

G000 PROJECT COVER (THIS SHEET)
G001 SYMBOLS LEGEND, GENERAL NOTES, ETC.

ARCHITECTURAL

A100 BASE BID (ROOF RETURNS, GUTTERS, AND CORNICES)
A101 BASE BID (ROOF RETURNS, GUTTERS, AND CORNICES)
A102 BASE BID (ROOF RETURNS, GUTTERS, AND CORNICES)
A103 BID ALTERNATE #1 (COLUMNS @ FRONT ENTRY)
A104 BID ALTERNATE #2 (PORCH SOFFITS @ FRONT ENTRY)
A105 BID ALTERNATE #3 (EXTERIOR PORCH RAILS)
A106 BID ALTERNATE #4 (EXTERIOR SITE RAILS)
A107 BID ALTERNATE #5 (WINDOWS)
A108 BID ALTERNATE #6 (FRONT ENTRY DOOR SURROUNDS)
A109 BID ALTERNATE #7 (EXTERIOR DOORS AND FRAMES)

LOCATION MAP



PROJECT
LOCATION

CODE ANALYSIS

DAVIDSON COUNTY GOVERNING CODES:

2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL FUEL GAS CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 INTERNATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS
2017 ICC-ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
2018 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
2018 NFPA 101, LIFE SAFETY CODE - WITH LOCAL AMENDMENTS

SCOPE OF WORK:

GENERAL NOTES:

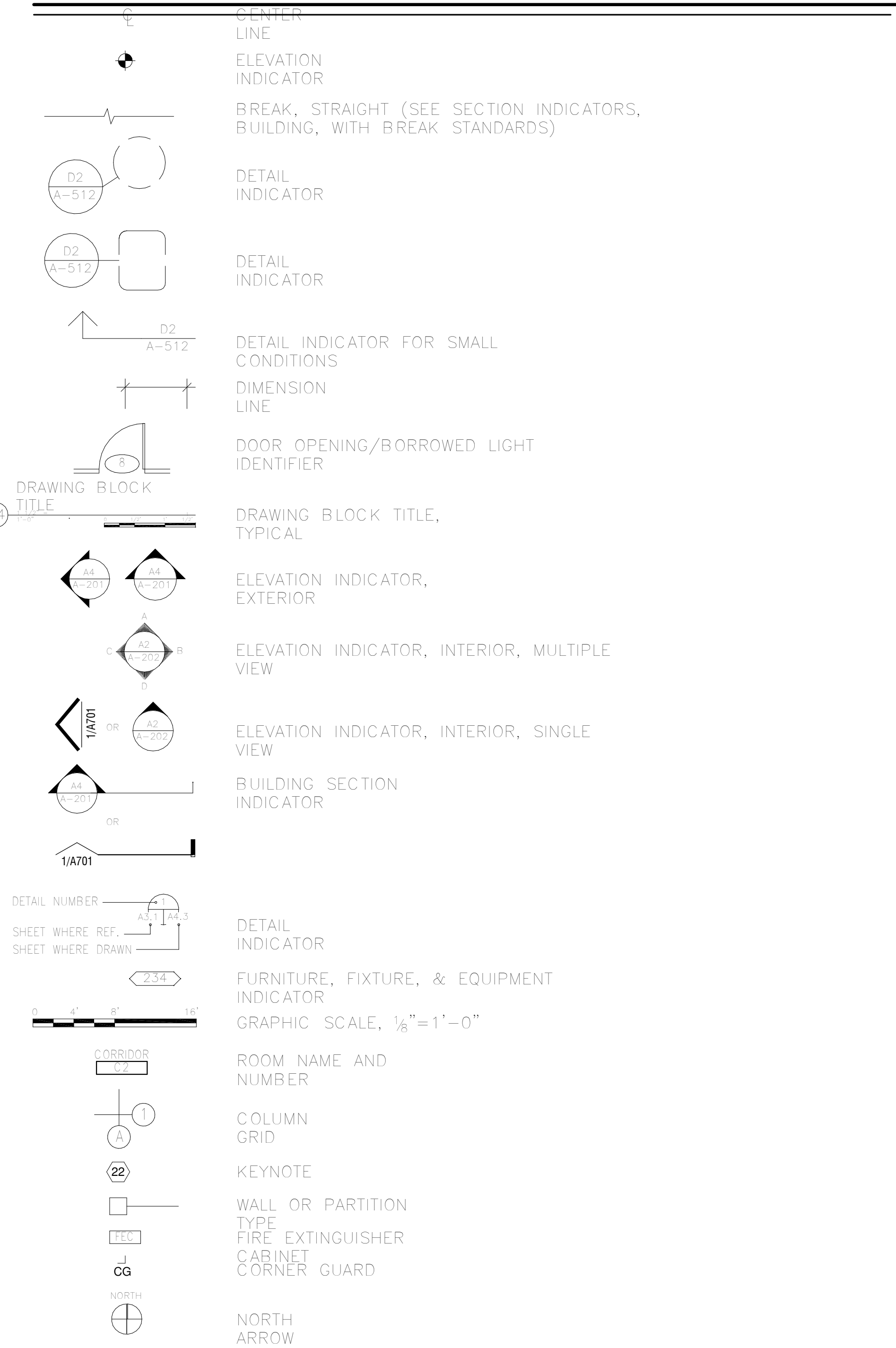
1. THE PROJECT SCOPE (HEREAFTER REFERRED TO AS THE "SCOPE" OR "WORK") INCLUDES PORTIONS OF THE ENTIRE FRANKLIN HISTORIC COURTHOUSE COMPLEX (COURTHOUSE AND ANNEX BUILDINGS) AND MINIMUM WORK AT THE COURTYARD CONNECTOR/INFILL BUILDING COMPLETED IN 2008.
2. THE PROJECT SCOPE EXCLUDES ANY PAINTING OF EXISTING EXTERIOR STONE AND/OR CONCRETE COMPONENTS.

THE WORK UNDER THE BASE BID SHALL INCLUDE:

1. REPLACEMENT OF THE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS AT BOTH EAST AND WEST GABLES OF THE COURTHOUSE AND ANNEX BUILDINGS (NOTED AS "MR-1" - SEE BELOW).
2. RESTORATION OF THE EXISTING BUILT-IN (YANKEE-STYLE) GUTTERS AT BOTH NORTH AND SOUTH SIDES OF THE COURTHOUSE AND ANNEX BUILDINGS AT THE HORIZONTAL CORNICES (NOTED AS "GR-1" - SEE BELOW).
3. SURFACE PREPARATION AND PAINTING OF THE EXISTING CORNICES, CORNICE RAKES, FACIAS, SOFFITS, DENTIL MOULDING AT PERIMETER OF BOTH BUILDINGS (COURTHOUSE AND ANNEX), 4 GABLES, AND CLOCK GABLE:
 - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

THE WORK UNDER THE BID ALTERNATES SHALL INCLUDE:

1. SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR WOOD OR METAL COMPONENT(S) AS INDICATED, INCLUDING BUT NOT LIMITED TO COLUMNS, PORCH CEILINGS (UPPER AND LOWER), PORCH RAILS, SITE RAILS, WINDOWS, FRONT ENTRY DOORS, SIDE LITES (UPPER AND LOWER), AND DOORS AND FRAMES AT PERIMETER OF THE BUILDINGS (NOTED AS "BA-1" THROUGH "BA-7"). EXISTING STONE COMPONENTS ARE NOT TO BE PAINTED OR ALTERED.
 - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.



	CONCRETE		BRICK		PLYWOOD		GYP. BD.
	CONCRETE, PRE-CAST (WHEN INDICATED GRAPHICALLY)		C.M.U.		FINISH WOOD		INSULATION, BATT
	CONCRETE, LIGHT-WEIGHT		COMPACTED EARTH FILL		WOOD BLOCKING		INSULATION, RIGID
	CONCRETE (ELEVATION)		BASE COURSE		STONE		INSULATION, BLOWN-IN
NOTE: SOME MATERIALS SHOWN HERE MAY NOT OCCUR IN THIS PROJECT							
	STEEL		MARBLE		TERRAZZO		ALUMINUM
	SOLID SURFACING						

TYPICAL ABBREVIATIONS			
ACW	ALUMINUM CURTAIN WALL	E.J.	EXPANSION JOINT
A.F.F.	ABOVE FINISH FLOOR	E.S.P.	EXPOSED STRUCTURE
A.T.	ACOUSTICAL TILE	E.W.C.	ELECTRIC WATER COOLER
ALT.	ALTERNATE	FIN.	FINISH
ALUM	ALUMINUM	FIN.	FINISH
A.B.	ANCHOR BOLT	F.A.S.	FINISH ALL SIDES
APPROX.	APPROXIMATELY	F.F.E.	FINISH FLOOR ELEVATION
AS	ALUMINUM STORE FRONT	F.F.L.	FINISH FLOOR
B.C.	BASE CABINET	F.F.E.	FIRE EXTINGUISHER
B.J.	BRICK JOINT	F.R.	FIRE RATED
BM	BEAM	FT.	FOOT
BET.	BETWEEN	FR.	FRAME
BLK.	BLOCK	GALV.	GALVANIZED
BO.	BOARD	GA.	GAUGE
BTM	BOTTOM	GB.	GRAB BAR
B.M.O.	BRICK MASONRY OPENING	G.C.C.B.	GLASS COATED CONC. BLOCK
B.D.G.	BUILDING	GR.	GRADE
B.N.	BULLNOSE	GYP.	GYPSUM BD.
CAB.	CABINET	H.C.	HANDICAPPED
C.	CARPET	H.C.M.	HANDICAPPED MIRROR
CLG.	CEILING	HEWC.	HANDICAPPED ELECTRIC
CMU	CONCRETE MASONRY UNIT	W.C.	WATER COOLER
CTR.	CENTER	H.V.A.C.	HEATING, VENTILATION & AIR-CONDITIONING
C.	CENTERLINE	H.T.	HEIGHT
C.T.	CERAMIC TILE	HOL.	HOLLOW
C.H.	CHANGEROOM	H.M.	HOLLOW METAL
C.R.	CHANNEL	HOR.	HORIZONTAL
C.A.T.	COATED ACOUSTICAL TILE	I.C.	IN CONTRACT
C.R.C.	COLD ROLLED CHANNEL	I.D.	INSIDE DIAMETER
CONC.	CONCRETE	INSUL.	INSULATION
C.B.M.O.	CONCRETE BLOCK MASONRY OPG.	LAM.	LAMINATED
CONT.	CONTINGENT	L.P.	LEVEL POSE
CONCRETE	CONCRETE	L.F.	LEVEL FOOT
C.H.	CHANGEROOM	M.	MIRROR
C.A.	CORNER GUARD	M.K.	MARKER BOARD
C.G.	CORNER GUARD	M.B.M.	METAL BUILDING MFG.
DECK	DECK	MANUF.	MANUFACTURER
DET.	DETAIL	M.P.	MASONRY OPENING
DET.	DETAIL	M.T.	METAL
DIA.	DIAMETER	M.H.	MOP HOLDER
DSP.	DISPENSER	M.N.	MINIMUM
D.M.B.	DRY MARKER BOARD	M.S.C.	MISCELLANEOUS
DN.	DOWN	N.O.A.	NORMAL
D.B.N.	DOUBLE BULLNOSE	N.C.	NOT IN CONTRACT
D.F.	DRINKING FOUNTAIN	N.T.S.	NOT TO SCALE
EH.	ELECTRIC HAND DRYER	O.C.	ON CENTER
ELECT.	ELECTRICAL	O.P.	OPPOSITE
ELEV.	ELEVATION	O.D.	OUTSIDE DIAMETER
E.F.C.B.	EPOXY PAINTED CONC. BLOCK	P.C.B.	PAINTED CONC. BLOCK
E.F.	EQUAL		
EXP.	EXPANSION		

GENERAL INFORMATION

General Notes & Conditions:

Do not scale the drawings. If additional information is required to clarify these documents, contact the Architect immediately.

The Contractor shall furnish and pay for all drawings necessary for use on the project by the Contractor's employees and subcontractors.

The consumption of food and drink, or smoking shall not be permitted on the premises except in areas designated by the Owner or his representative.

The Contractor shall maintain sanitary facilities on the site, and refrain from utilizing the existing facilities, unless prior arrangements are made with the Owner in writing.

The building envelope is to be maintained in a watertight condition at all times during the course of the work.

The Contractor is responsible for the following:

- The means and methods of construction, including scheduling, sequencing, and coordination of trades.
- The scheduling and arranging for hoisting, parking and handling of materials.
- Compliance with codes, ordinances and regulations applicable to the project location. He shall obtain all necessary permits and approvals and shall maintain copies of these documents at the job site throughout the duration of the project. If it is ascertained that the requirements of these documents are at variance with applicable laws, ordinances, regulations or building code requirements, immediately notify the Architect.
- The verification of all field measurements, field construction installation criteria, coordination of all trades and owner supplied items. Contractor shall verify all dimensions and job conditions and shall report to Architect any discrepancies or omissions which would interfere with satisfactory completion of the work.
- Become acquainted with all available information concerning the job site conditions, nature of the work, general local conditions, codes and ordinances, disposal, handling and storage of materials, availability of labor, as well as all other matters which may in any way affect the work or cost thereof. Failure to do so will not relieve him of the responsibility of properly estimating the difficulty or cost of successfully performing the work.

The Contractor(s) will provide all materials necessary to construct the total project. If additional information is required, contact the O/A and Architect by issuing a formal Request for Information (RFI). All work shall conform to the drawings and specifications. Both the drawings and specifications contain information vital to the performance of the work and shall never be considered separately. These documents are to be considered only as a total package. If discrepancies appear in the contract documents, notify the Architect before proceeding with the work. If such a conflict occurs in or between drawings and specifications, provide the more restrictive condition or material.

Changes in the Work:

The Architect or Owner, without invalidating the agreement, may order changes in the work by altering, adding to or deleting from the work. Such changes shall be made only when issued in writing by the Architect.

Coordination of Work:

The Contractor shall coordinate his work, subcontractor work, and work of the various trades included to execute the work so as to avoid conflicts between any parties. The Contractor shall produce coordination drawings of all MEP, LV, and HVAC trades to confirm potential conflicts.

Any changes in the work resulting from failure to coordinate the work shall be the sole responsibility of the Contractor, including any loss of material, time, expense or other damage.

Workmanship and Materials:

All workmanship shall be of good quality and in accordance with the best custom and practice currently prevailing in the trade.

Unless otherwise specified, all materials, supplies, parts, equipment and articles incorporated in the work shall be new, free from defects and imperfections and of recent manufacture. Whenever practical, the standard product of a recognized, reputable manufacture shall be used.

When "Approved Equal" or "Equal to" or other qualifying terms are used, it shall be based upon the review of the Architect. With prior written Approval of the Architect the Contractor may use materials and articles of quality and merit equal to those specified. Request for substitution shall be submitted to the Architect and must be accompanied by all technical information and data relative to quality, performance, etc. If requested, the Contractor shall submit samples of any proposed substitution. Any substitution used without approval shall be subject to rejection and replacement at the Contractor's expense.

Contractor shall, at his expense, make any changes required in detail, dimensions, arrangement, equipment or any other addition or alteration to the work resulting from any approved substitution. The entire system to which the substitution applies and all work installed in connection with or related to must function as a unit as originally specified.

Shop Drawings and Samples:

For materials indicated on the drawings, the Contractor shall transmit electronically through email PDF copies of accurate shop drawings, submittals, samples depicting details of his work, and the connections and coordination with the work of other trades. These drawings shall clearly indicate all elevations, sections, dimensions, methods of construction, types of finish, dates of preliminary submittal, revisions, name and location of the work and the Owner and Architect name.

After the Contractors review of the submittal for completeness and compliance with the contract documents, the Contractor shall review the Contractor's shop drawing with reasonable promptness, making comments for correction.

Drawings and other data that are returned "approved" need not be resubmitted. If returned "approved as noted", the contractor may proceed with the work per added notation and corrections. Contractor shall, at his expense, issue copies of the noted and corrected drawings to others involved in the work. Drawings and data that are marked "Rejected" or "Resubmit" shall be revised as indicated and resubmitted. No work shall proceed until the Contractor has received shop drawings approved by the Architect. Contractor shall maintain at the job site one (1) set of approved shop drawings.

No substitutions or changes will be allowed without the Architects written approval.

All costs pertaining to the preparation and submittal of samples and shop drawings shall be the responsibility of the Contractor.

Safety:

Contractor shall exercise caution at all times for the protection of persons (including employees) and property. Observe the provisions of applicable laws, building and construction codes and OSHA. In no case shall the Owner or the Architect be responsible for means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work. Nor shall the Owner/Architect be responsible for the Contractor's failure to employ proper safety procedures.

Final cleanup:

Prior to final inspections and the Architect's / Owner's acceptance of the work, clean all areas of the project site within the area of work. These cleanup operations include but are not limited to:

- cleaning glass and mirrors, both interior and exterior.
- cleaning exposed unpainted metals.
- removal of trash and debris and providing legal disposal.
- cleaning all exposed surfaces including lenses of all light fixtures.
- removal of construction dust, paint over spray, and hand prints.
- clean all toilet partitions, fixtures and accessories.
- remove all surplus materials, tools, and other unused materials.
- vacuum all carpeted floors
- clean and prepare resilient flooring per manufacturer's recommendations.
- all cleaning operations shall be performed in strict accordance with the manufacturer's written recommendations using products approved by the manufacturer for the materials being cleaned.

NOT FOR CONSTRUCTION
08-14-2023

Lambe+Associates, LLC
architecture • planning • design/build
creative solutions to build on

Lambe + Associates, LLC
106 Mission Court, Suite 303
Franklin, TN 37067
phone: 615.777.5901
lambe@lambe.com

This drawing and the design shown is the property of the Architect. The reproduction, copying, or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

Consultants
CIVIL ENGINEER:
Civil & Environmental Consultants, Inc.
STRUCTURAL ENGINEER:
John Roberts Engineering
MECHANICAL ENGINEER:
Harpoth Park Engineering, LLC.
ELECTRICAL ENGINEER:
Harpoth Park Engineering, LLC.
Project

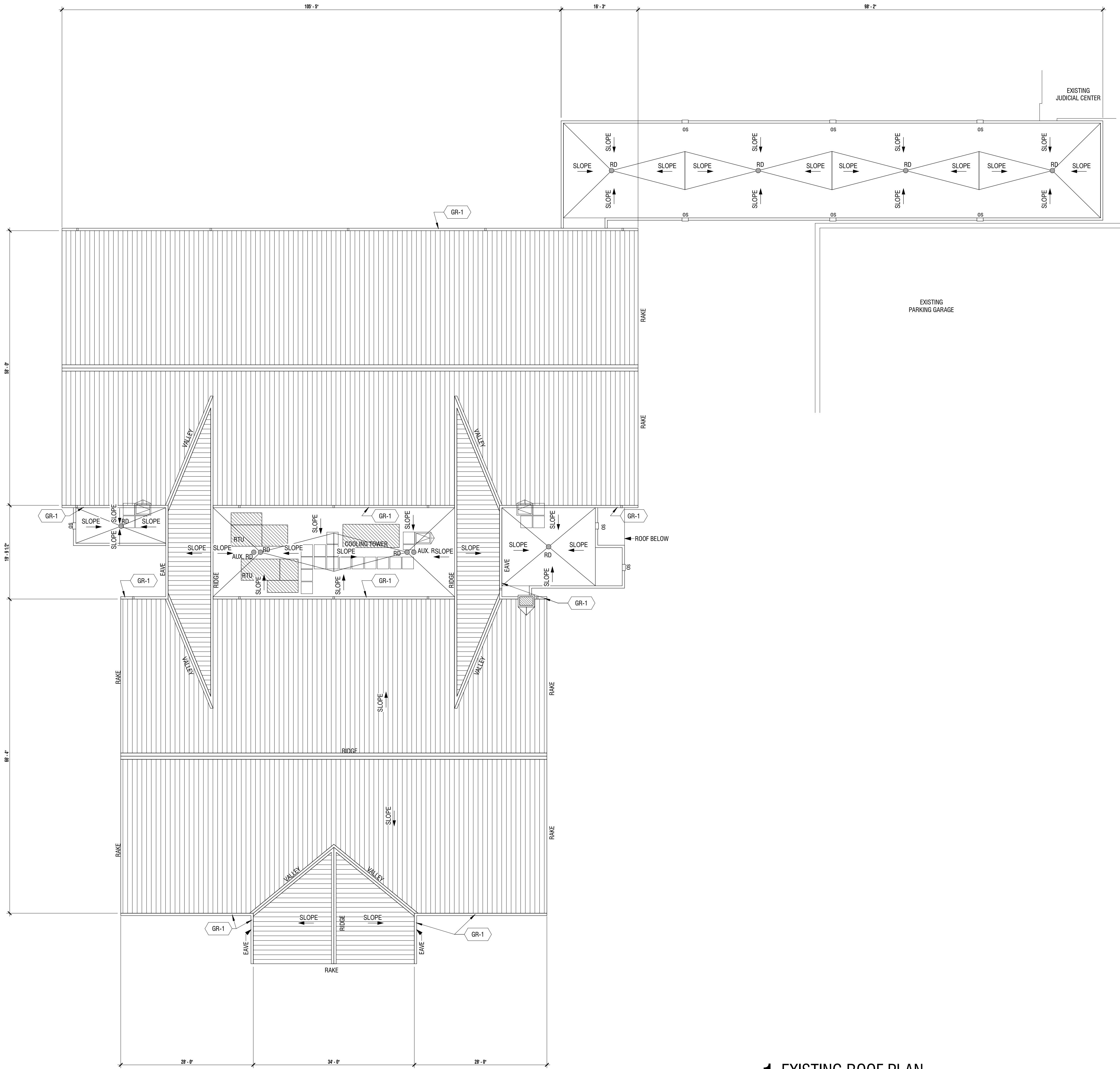
REHABILITATION OF THE
HISTORIC COURTHOUSE
135 FOURTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

rev.	date	description
1		
2		
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9		
10		

L+A Job No. 2303

SYMBOLS LEGEND,
GENERAL NOTES, ETC.

G001
sheet



1 EXISTING ROOF PLAN
SCALE: 3/32" = 1'-0"

GENERAL NOTES

1. THE PROJECT SCOPE (HEREAFTER REFERRED TO AS THE "SCOPE" OR "WORK") INCLUDES PORTIONS OF THE ENTIRE FRANKLIN HISTORIC COURTHOUSE COMPLEX (COURTHOUSE AND ANNEX BUILDINGS) AND MINIMUM WORK AT THE COURTYARD CONNECTOR/INFILL BUILDING COMPLETED IN 2008.
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3. SURFACE PREPARATION AND PAINTING OF THE EXISTING CORNICES, CORNICE RAKES, FACIAS, SOFFITS, DENTIL MOULDING AT PERIMETER OF BOTH BUILDINGS (COURTHOUSE AND ANNEX), 4 GABLES, AND CLOCK GABLE.
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 - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

KEYNOTES

BASE BID - KEYED NOTES:

- MR-1** REPLACE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS:
- A. REMOVE AND DISPOSE OF EXISTING METAL ROOF RETURNS AS SHOWN ON THE DRAWINGS
 - B. PROVIDE AND INSTALL NEW HORIZONTAL METAL ROOF RETURNS:
 - TIN WATTE (TENN COATED) STAINLESS STEEL, 26 GAUGE, ALLOY 439
 - 18" WIDE PANELS WITH 1" INTERLOCKING PANEL SEAMS WITH INTEGRAL CONTINUOUS DRIP EDGE, CONTINUOUS APRON FLASHING (4" HIGH MIN.) AND COUNTERFLASHING WITH REGLET, BACKER ROD, AND EXTERIOR SEALANT
- GR-1** RESTORE THE BUILT-IN (YANKEE-STYLE) GUTTERS:
- A. PROVIDE AND INSTALL STAINLESS STEEL EXPANSION JOINTS AT ALL EXISTING BUILT-IN AND/OR EXPOSED GUTTERS WHERE SOLDER JOINTS HAVE FAILED:
 - PLATE OVER VALLEYS AND INSIDE CORNERS WHERE BROKEN SOLDER JOINTS ARE PRESENT

BID ALTERNATES - KEYED NOTES:

- BA-1** PAINT EXTERIOR 2-STORY COLUMNS (4):
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR COLUMNS AT THE NORTH ENTRY.
 - B. COLUMN WORK SHALL INCLUDE BUT NOT BE LIMITED TO STYLOBATES, SHAFTS, CAPITALS, ARCHITRAVES, FRIEZES, CORNICES, RAKE CORNICES, DENTIL MOULDINGS, AND CLOCK GABLE.
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-2** PAINT EXTERIOR PORCH SOFFITS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR SOFFITS AT THE NORTH ENTRY (UPPER AND LOWER).
 - B. SOFFITS WORK SHALL INCLUDE BUT NOT BE LIMITED TO CEILING SOFFITS AND ADJACENT ENTABLATURES:
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-3** PAINT EXTERIOR METAL PORCH RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PORCH RAILS AT THE UPPER FLOOR PORCH AT THE NORTH ENTRY (3 SIDES):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-4** PAINT EXTERIOR METAL PERIMETER SITE RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PERIMETER SITE (FENCE) RAILS AT THE SITE (3 SIDES):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-5** PAINT ALL EXTERIOR (WOOD) WINDOWS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) WINDOWS (UPPER AND LOWER) AT THE PERIMETER OF THE EXISTING BUILDINGS (COURTHOUSE AND ANNEX):
 - B. WINDOW WORK SHALL INCLUDE BUT NOT BE LIMITED TO WINDOW HEADS, STOOLS, SIDE JAMBS, HEAD JAMBS, TOP RAILS, BOTTOM RAILS, SASHES, CASINGS, MULLIONS, AND MUNTINS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-6** PAINT EXTERIOR (WOOD) FRONT ENTRY DOORS, SIDE-LITES, AND SURROUNDS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) COMPONENTS AT FRONT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING.
 - B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING WOOD DOORS, SIDE-LITES, AND SURROUNDS (INCLUDING MULLIONS AND MUNTINS, EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-7** PAINT EXTERIOR (STEEL) DOORS AND SURROUNDS @ BUILDING PERIMETER:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (STEEL) COMPONENTS AT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING.
 - B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING STEEL DOORS, TRANSOMS, AND FRAMS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS

GENERAL RENOVATION NOTES

- A. SCOPE:**
1. GENERAL RENOVATION NOTES APPLY TO WORK UNLESS SPECIFICALLY INDICATED OTHERWISE.
- B. EXISTING DIMENSIONS AND CONDITIONS:**
1. DRAWINGS INDICATE APPROXIMATE EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL VISIBLE CONDITIONS PRIOR TO BIDDING AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS IN ORDER THAT THESE DISCREPANCIES CAN BE CORRECTED PRIOR TO BIDDING.
 2. DIMENSIONS INDICATED IN DRAWINGS RELATIVE TO THE EXISTING BUILDING AND AREAS WHERE NEW WORK INTERFACES WITH EXISTING ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS WHICH AFFECT BID PRICE PRIOR TO BIDDING. NO CHANGES TO THE CONTRACT AMOUNT SHALL BE CONSIDERED IF THE CHANGE IS THE RESULT OF NOT VERIFYING DIMENSIONS.
- C. REMOVAL OF MATERIALS:**
1. ALL MATERIALS REMOVED FROM THE PROJECT DUE TO RENOVATION WORK SHALL BE THE PROPERTY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS AND DEBRIS SHALL BE PROPERLY REMOVED AND DISPOSED OF, OFF SITE, BY THE GENERAL CONTRACTOR.
 3. WHERE NEW MATERIALS INDICATED TO BE INSTALLED THE CONTRACTOR SHALL REMOVE EXISTING MATERIALS COMPLETELY UNLESS SPECIFICALLY NOTED OTHERWISE.
 4. REMOVAL OF EXISTING CONSTRUCTION SHALL BE ACCOMPLISHED USING MEANS AND METHODS NECESSARY TO MINIMIZE DAMAGE TO ADJACENT AND/OR REMAINING MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING ADJACENT ITEMS AND FINISHES FOR THE DURATION OF THE WORK.
- D. DAMAGED MATERIALS:**
1. WHERE EXISTING MATERIALS, SURFACES, OR FINISHES ARE DAMAGED DUE TO WORK OF THIS CONTRACT, THE CONTRACTOR SHALL REPAIR SUCH DAMAGED AREAS WITH NEW MATERIALS OF TYPE, SIZE, AND FINISH TO MATCH EXISTING.
 2. WHERE REMOVAL OF MATERIALS RESULTS IN OPENINGS IN EXISTING SURFACES CONTRACTOR SHALL FILL OPENING WITH MATERIALS AND USING METHODS TO MATCH EXISTING.
- E. ROOF:**
1. REMOVE EXISTING METAL ROOF AS NECESSARY TO COMPLETE THE CURRENT SCOPE OF WORK. CONTRACTOR IS ADVISED TO ONLY REMOVE EXISTING ROOFING THAT CAN BE COVERED IN THE SAME DAY TO PREVENT ROOF LEAKS THROUGHOUT CONSTRUCTION. THE BUILDING SHALL REMAIN IN OPERATION AT ALL TIMES AND CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A WEATHERTIGHT CONDITION AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED SHOULD LEAKING OCCUR DURING CONSTRUCTION.
 2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER AND ARCHITECT FOR APPROVAL WHICH SHALL DETAIL ALL REQUIRED FLASHINGS, ATTACHMENTS, AND TRIM TO PROVIDE A WEATHERTIGHT CONDITION FOR THIS PROJECT.
 3. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE EXISTING METAL ON ROOF RETURNS.
 4. NEW METAL ROOF SYSTEM SHALL MATCH COLOR, PROFILE, MATERIAL, AND FINISH OF EXISTING ADJACENT METAL ROOF SYSTEM. INSTALL ROOFING PANELS AS NECESSARY TO PROVIDE A CLEAN, WATERIGHT CONNECTION TO THE EXISTING METAL ROOF SYSTEM. CONTRACTOR IS RESPONSIBLE TO PROVIDE WORK IN A MANNER SO AS NOT TO VOID EXISTING ROOF WARRANTY, IF POSSIBLE. OBTAIN WRITTEN APPROVAL/VERIFICATION FROM EXISTING ROOF MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.
 5. CONTRACTOR SHALL REPAIR ALL DAMAGED AND/OR ROTTED CORNICE WORK UNDER GUTTERS AT ROOFLINE.
 6. CONTRACTOR SHALL NOTE THAT HIGH-REACH EQUIPMENT MAY BE NECESSARY TO COMPLETE THE SCOPE OF REPAIRS.
- F. BUILDING FINISHES:**
1. EXTERIOR PAINT: WHERE NEW PAINT IS INDICATED TO BE PERFORMED, THE CONTRACTOR SHALL REMOVE THE EXISTING PAINT COMPLETELY.
 - a. CONTRACTOR SHALL NOTE THAT IN CERTAIN AREAS MORE THAN ONE LAYER OF PAINT MAY EXIST.
 - b. FOR THE PURPOSES OF THIS CONTRACT THE CONTRACTOR SHALL CONSIDER SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.
 - c. ALL MATERIALS TO BE PPG, SHERWIN WILLIAMS, OR APPROVED EQUAL
 - d. ALL PAINTED AREAS SHALL BE PROPERLY PREPPED, CAULKED, AND PRIMED PRIOR TO RECEIVING TWO LAYERS OF NEW BRUSH APPLIED PAINT.
 2. ANY AREA IN SCOPE OF WORK AFFECTED BY DETERIORATED OR ROTTED WOOD SHALL BE REPLACED
 - a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.
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 - c. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.
- H. WINDOWS:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR WINDOW FRAMES, SASHES, MULLIONS, AND TRIM COMPLETELY.
 - a. CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
 - b. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.
 2. ANY DETERIORATED OR ROTTED WOOD IN OR SURROUNDING THE WINDOWS SHALL BE PROPERLY REPAIRED OR REPLACED
 - a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.
 - b. THE CONTRACTOR SHALL CONSIDER ALL REPAIRS AND SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.

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Consultants
CIVIL ENGINEER:
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STRUCTURAL ENGINEER:
John Roberts Engineering

MECHANICAL ENGINEER:
Harpoth Park Engineering, LLC.

ELECTRICAL ENGINEER:
Harpoth Park Engineering, LLC.

Project

REHABILITATION
OF THE
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135 FOURTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

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L+A Job No. 2303

BASE BID (ROOF
RETURNS, GUTTERS, AND
CORNICES)

A100
sheet



A101.1



A101.2



A101.3



A101.4



A101.5



A101.6



A101.7



A101.8

GENERAL NOTES

1. THE PROJECT SCOPE (HEREAFTER REFERRED TO AS THE "SCOPE" OR "WORK") INCLUDES PORTIONS OF THE ENTIRE FRANKLIN HISTORIC COURTHOUSE COMPLEX (COURTHOUSE AND ANNEX BUILDINGS) AND MINIMUM WORK AT THE COURTYARD CONNECTOR/INFILL BUILDING COMPLETED IN 2008.
2. THE PROJECT SCOPE EXCLUDES ANY PAINTING OF EXISTING EXTERIOR STONE AND/OR CONCRETE COMPONENTS.

THE WORK UNDER THE BASE BID SHALL INCLUDE:

1. REPLACEMENT OF THE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS AT BOTH EAST AND WEST GABLES OF THE COURTHOUSE AND ANNEX BUILDINGS (NOTED AS "MR-1" - SEE BELOW).
2. RESTORATION OF THE EXISTING BUILT-IN (YANKEE-STYLE) GUTTERS AT BOTH NORTH AND SOUTH SIDES OF THE COURTHOUSE AND ANNEX BUILDINGS AT THE HORIZONTAL CORNICES (NOTED AS "GR-1" - SEE BELOW).
3. SURFACE PREPARATION AND PAINTING OF THE EXISTING CORNICES, CORNICE RAKES, FACIAS, SOFFITS, DENTIL MOULDING AT PERIMETER OF BOTH BUILDINGS (COURTHOUSE AND ANNEX), 4 GABLES, AND CLOCK GABLE.
 - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

THE WORK UNDER THE BID ALTERNATES SHALL INCLUDE:

1. SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR WOOD OR METAL COMPONENT(S) AS INDICATED, INCLUDING BUT NOT LIMITED TO COLUMNS, PORCH CEILINGS (UPPER AND LOWER), PORCH RAILS, SITE RAILS, WINDOWS, FRONT ENTRY DOORS, SIDE LITES (UPPER AND LOWER), AND DOORS AND FRAMES AT PERIMETER OF THE BUILDINGS (NOTED AS "BA-1 THROUGH BA-7"). EXISTING STONE COMPONENTS ARE NOT TO BE PAINTED OR ALTERED.
 - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

KEYNOTES

BASE BID - KEYED NOTES:

- MR-1** REPLACE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS:
- A. REMOVE AND DISPOSE OF EXISTING METAL ROOF RETURNS AS SHOWN ON THE DRAWINGS
 - B. PROVIDE AND INSTALL NEW HORIZONTAL METAL ROOF RETURNS:
 - TIN PLATE (TENSILE COATED) STAINLESS STEEL, 26 GAUGE, ALLOY 439
 - 16" WIDE PANELS WITH 1.5" INTERLOCKING PANEL SEAMS WITH INTEGRAL CONTINUOUS DRIP EDGE, CONTINUOUS APRON FLASHING (4" HIGH MIN.), AND COUNTERFLASHING WITH NAILLET, JACKER ROD, AND EXTERIOR SEALANT
- GR-1** RESTORE THE BUILT-IN (YANKEE-STYLE) GUTTERS:
- A. PROVIDE AND INSTALL STAINLESS STEEL EXPANSION JOINTS AT ALL EXISTING BUILT-IN AND/OR EXPOSED GUTTERS WHERE SOLDER JOINTS HAVE FAILED:
 - PLATE OVER VALLEYS AND INSIDE CORNERS WHERE BROKEN SOLDER JOINTS ARE PRESENT

BID ALTERNATES - KEYED NOTES:

- BA-1** PAINT EXTERIOR 2-STORY COLUMNS (4):
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR COLUMNS AT THE NORTH ENTRY:
 - B. COLUMN WORK SHALL INCLUDE BUT NOT BE LIMITED TO STYLOBATES, SHAFTS, CAPITALS, ARCHITRAVES, FRIEZES, CORNICES, RAKE CORNICES, DENTIL MOULDINGS, AND CLOCK GABLE:
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-2** PAINT EXTERIOR PORCH SOFFITS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR SOFFITS AT THE NORTH ENTRY (UPPER AND LOWER):
 - B. SOFFITS WORK SHALL INCLUDE BUT NOT BE LIMITED TO CEILING SOFFITS AND ADJACENT ENTABLATURES:
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-3** PAINT EXTERIOR METAL PORCH RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PORCH RAILS AT THE UPPER FLOOR PORCH AT THE NORTH ENTRY (3 SIDES):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-4** PAINT EXTERIOR METAL PERIMETER SITE RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PERIMETER SITE (FENCE) RAILS AT THE SITE (3 SIDES):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-5** PAINT ALL EXTERIOR (WOOD) WINDOWS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) WINDOWS (UPPER AND LOWER) AT THE PERIMETER OF THE EXISTING BUILDINGS (COURTHOUSE AND ANNEX):
 - B. WINDOW WORK SHALL INCLUDE BUT NOT BE LIMITED TO WINDOW HEADS, STOODS, SIDE JAMBS, HEAD JAMBS, TOP RAILS, BOTTOM RAILS, SASHES, CASINGS, MULLIONS, AND MUNTINS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-6** PAINT EXTERIOR (WOOD) FRONT ENTRY DOORS, SIDE-LITES, AND SURROUNDS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) COMPONENTS AT FRONT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING:
 - B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING WOOD DOORS, SIDE-LITES, AND SURROUNDS (INCLUDING MULLIONS AND MUNTINS, EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-7** PAINT EXTERIOR (STEEL) DOORS AND SURROUNDS @ BUILDING PERIMETER:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (STEEL) COMPONENTS AT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING:
 - B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING STEEL DOORS, TRANSOMS, AND FRAMES (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS

GENERAL RENOVATION NOTES

- A. SCOPE:**
1. GENERAL RENOVATION NOTES APPLY TO WORK UNLESS SPECIFICALLY INDICATED OTHERWISE.

- B. EXISTING DIMENSIONS AND CONDITIONS:**
1. DRAWINGS INDICATE APPROXIMATE EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL VISIBLE CONDITIONS PRIOR TO BIDDING AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS IN ORDER THAT THESE DISCREPANCIES CAN BE CORRECTED PRIOR TO BIDDING.
 2. DIMENSIONS INDICATED IN DRAWINGS RELATIVE TO THE EXISTING BUILDING AND AREAS WHERE NEW WORK INTERFACES WITH EXISTING ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS WHICH AFFECT BID PRICE PRIOR TO BIDDING. NO CHANGES TO THE CONTRACT AMOUNT SHALL BE CONSIDERED IF THE CHANGE IS THE RESULT OF NOT VERIFYING DIMENSIONS.

- C. REMOVAL OF MATERIALS:**
1. ALL MATERIALS REMOVED FROM THE PROJECT DUE TO RENOVATION WORK SHALL BE THE PROPERTY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS AND DEBRIS SHALL BE PROPERLY REMOVED AND DISPOSED OF, OFF SITE, BY THE GENERAL CONTRACTOR.
 3. WHERE NEW MATERIALS INDICATED TO BE INSTALLED THE CONTRACTOR SHALL REMOVE EXISTING MATERIALS COMPLETELY UNLESS SPECIFICALLY NOTED OTHERWISE.
 4. REMOVAL OF EXISTING CONSTRUCTION SHALL BE ACCOMPLISHED USING MEANS AND METHODS NECESSARY TO MINIMIZE DAMAGE TO ADJACENT AND/OR REMAINING MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING ADJACENT ITEMS AND FINISHES FOR THE DURATION OF THE WORK.

- D. DAMAGED MATERIALS:**
1. WHERE EXISTING MATERIALS, SURFACES, OR FINISHES ARE DAMAGED DUE TO WORK OF THIS CONTRACT, THE CONTRACTOR SHALL REPAIR SUCH DAMAGED AREAS WITH NEW MATERIALS OF TYPE, SIZE, AND FINISH TO MATCH EXISTING.
 2. WHERE REMOVAL OF MATERIALS RESULTS IN OPENINGS IN EXISTING SURFACES CONTRACTOR SHALL FILL OPENING WITH MATERIALS AND USING METHODS TO MATCH EXISTING.

- E. ROOF:**
1. REMOVE EXISTING METAL ROOF AS NECESSARY TO COMPLETE THE CURRENT SCOPE OF WORK. CONTRACTOR IS ADVISED TO ONLY REMOVE EXISTING ROOFING THAT CAN BE COVERED IN THE SAME DAY TO PREVENT ROOF LEAKS THROUGHOUT CONSTRUCTION. THE BUILDING SHALL REMAIN IN OPERATION AT ALL TIMES AND CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A WEATHERTIGHT CONDITION AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED SHOULD LEAKING OCCUR DURING CONSTRUCTION.
 2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER AND ARCHITECT FOR APPROVAL WHICH SHALL DETAIL ALL REQUIRED FLASHINGS, ATTACHMENTS, AND TRIM TO PROVIDE A WEATHERTIGHT CONDITION FOR THIS PROJECT.
 3. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE EXISTING METAL ON ROOF RETURNS.
 4. NEW METAL ROOF SYSTEM SHALL MATCH COLOR, PROFILE, MATERIAL, AND FINISH OF EXISTING ADJACENT METAL ROOF SYSTEM. INSTALL ROOFING PANELS AS NECESSARY TO PROVIDE A CLEAN, WATERIGHT CONNECTION TO THE EXISTING METAL ROOF SYSTEM. CONTRACTOR IS RESPONSIBLE TO PROVIDE WORK IN A MANNER SO AS NOT TO VOID EXISTING ROOF WARRANTY, IF POSSIBLE. OBTAIN WRITTEN APPROVAL/VERIFICATION FROM EXISTING ROOF MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.
 5. CONTRACTOR SHALL REPAIR ALL DAMAGED AND/OR ROTTED CORNICE WORK UNDER GUTTERS AT ROOFLINE.
 6. CONTRACTOR SHALL NOTE THAT HIGH-REACH EQUIPMENT MAY BE NECESSARY TO COMPLETE THE SCOPE OF REPAIRS.

- F. BUILDING FINISHES:**
1. EXTERIOR PAINT: WHERE NEW PAINT IS INDICATED TO BE PERFORMED, THE CONTRACTOR SHALL REMOVE THE EXISTING PAINT COMPLETELY.
 - a. CONTRACTOR SHALL NOTE THAT IN CERTAIN AREAS MORE THAN ONE LAYER OF PAINT MAY EXIST.
 - b. FOR THE PURPOSES OF THIS CONTRACT THE CONTRACTOR SHALL CONSIDER SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.
 - c. ALL MATERIALS TO BE PPG, SHERWIN WILLIAMS, OR APPROVED EQUAL
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- G. DOORS, FRAMES AND HARDWARE:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR DOORS AND FRAMES COMPLETELY.
 - a. HARDWARE SHALL BE PROPERLY REMOVED, CLEANED, POLISHED AND REINSTALLED, UNLESS OTHERWISE NOTED.
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L+A Job No. 2303

**BASE BID (ROOF
RETURNS, GUTTERS, AND
CORNICES)**

A101

sheet



A102.1



A102.2



A102.2

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3. SURFACE PREPARATION AND PAINTING OF THE EXISTING CORNICES, CORNICE RAKES, FACIAS, SOFFITS, DENTIL MOULDING AT PERIMETER OF BOTH BUILDINGS (COURTHOUSE AND ANNEX), 4 GABLES, AND CLOCK GABLE.
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BASE BID - KEYED NOTES:

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 - 16" WIDE PANELS WITH 1/2" INTERLOCKING PANEL SEAMS WITH INTEGRAL CONTINUOUS DRIP EDGE, CONTINUOUS APRON FLASHING (4" HIGH MIN.) AND COUNTERFLASHING WITH REGLET, BACKER ROD, AND EXTERIOR SEALANT
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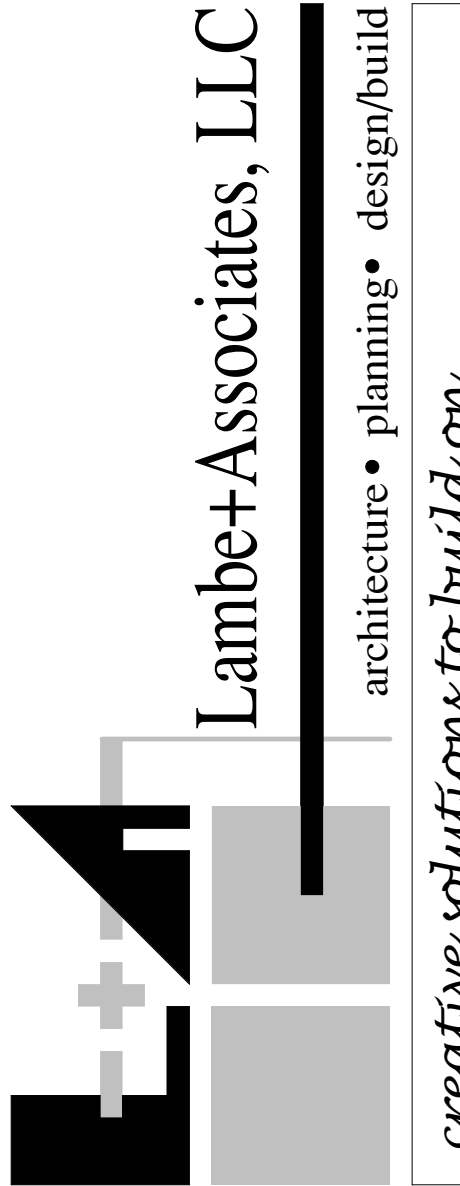
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 - B. COLUMN WORK SHALL INCLUDE BUT NOT BE LIMITED TO STYLOBATES, SHAFTS, CAPITALS, ARCHITRAVES, FRIEZES, CORNICES, RAKE CORNICES, DENTIL MOULDINGS, AND CLOCK GABLE.
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- BA-2** PAINT EXTERIOR PORCH SOFFITS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR SOFFITS AT THE NORTH ENTRY (UPPER AND LOWER);
 - B. SOFFITS WORK SHALL INCLUDE BUT NOT BE LIMITED TO CEILING SOFFITS AND ADJACENT ENTABLATURES:
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- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PORCH RAILS AT THE UPPER FLOOR PORCH AT THE NORTH ENTRY (3 SIDES):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
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- BA-5** PAINT ALL EXTERIOR (WOOD) WINDOWS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) WINDOWS (UPPER AND LOWER) AT THE PERIMETER OF THE EXISTING BUILDINGS (COURTHOUSE AND ANNEX):
 - B. WINDOW WORK SHALL INCLUDE BUT NOT BE LIMITED TO WINDOW HEADS, STOOLS, SIDE JAMBS, HEAD JAMBS, TOP RAILS, BOTTOM RAILS, SASHES, CASINGS, MULLIONS, AND MUNTINS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
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 - B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING WOOD DOORS, SIDE-LITES, AND SURROUNDS (INCLUDING MULLIONS AND MUNTINS, EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-7** PAINT EXTERIOR (STEEL) DOORS AND SURROUNDS @ BUILDING PERIMETER:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (STEEL) COMPONENTS AT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING.
 - B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING STEEL DOORS, TRANSOMS, AND FRAMS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS

GENERAL RENOVATION NOTES

- A. SCOPE:**
1. GENERAL RENOVATION NOTES APPLY TO WORK UNLESS SPECIFICALLY INDICATED OTHERWISE.
- B. EXISTING DIMENSIONS AND CONDITIONS:**
1. DRAWINGS INDICATE APPROXIMATE EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL VISIBLE CONDITIONS PRIOR TO BIDDING AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS IN ORDER THAT THESE DISCREPANCIES CAN BE CORRECTED PRIOR TO BIDDING.
 2. DIMENSIONS INDICATED IN DRAWINGS RELATIVE TO THE EXISTING BUILDING AND AREAS WHERE NEW WORK INTERFACES WITH EXISTING ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS WHICH AFFECT BID PRICE PRIOR TO BIDDING. NO CHANGES TO THE CONTRACT AMOUNT SHALL BE CONSIDERED IF THE CHANGE IS THE RESULT OF NOT VERIFYING DIMENSIONS.
- C. REMOVAL OF MATERIALS:**
1. ALL MATERIALS REMOVED FROM THE PROJECT DUE TO RENOVATION WORK SHALL BE THE PROPERTY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED
 2. ALL MATERIALS AND DEBRIS SHALL BE PROPERLY REMOVED AND DISPOSED OF, OFF SITE, BY THE GENERAL CONTRACTOR.
 3. WHERE NEW MATERIALS INDICATED TO BE INSTALLED THE CONTRACTOR SHALL REMOVE EXISTING MATERIALS COMPLETELY UNLESS SPECIFICALLY NOTED OTHERWISE.
 4. REMOVAL OF EXISTING CONSTRUCTION SHALL BE ACCOMPLISHED USING MEANS AND METHODS NECESSARY TO MINIMIZE DAMAGE TO ADJACENT AND/OR REMAINING MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING ADJACENT ITEMS AND FINISHES FOR THE DURATION OF THE WORK.
- D. DAMAGED MATERIALS:**
1. WHERE EXISTING MATERIALS, SURFACES, OR FINISHES ARE DAMAGED DUE TO WORK OF THIS CONTRACT, THE CONTRACTOR SHALL REPAIR SUCH DAMAGED AREAS WITH NEW MATERIALS OF TYPE, SIZE, AND FINISH TO MATCH EXISTING.
 2. WHERE REMOVAL OF MATERIALS RESULTS IN OPENINGS IN EXISTING SURFACES CONTRACTOR SHALL FILL OPENING WITH MATERIALS AND USING METHODS TO MATCH EXISTING.
- E. ROOF:**
1. REMOVE EXISTING METAL ROOF AS NECESSARY TO COMPLETE THE CURRENT SCOPE OF WORK. CONTRACTOR IS ADVISED TO ONLY REMOVE EXISTING ROOFING THAT CAN BE COVERED IN THE SAME DAY TO PREVENT ROOF LEAKS THROUGHOUT CONSTRUCTION. THE BUILDING SHALL REMAIN IN OPERATION AT ALL TIMES AND CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A WEATHERTIGHT CONDITION AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED SHOULD LEAKING OCCUR DURING CONSTRUCTION.
 2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER AND ARCHITECT FOR APPROVAL WHICH SHALL DETAIL ALL REQUIRED FLASHINGS, ATTACHMENTS, AND TRIM TO PROVIDE A WEATHERTIGHT CONDITION FOR THIS PROJECT.
 3. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE EXISTING METAL ON ROOF RETURNS.
 4. NEW METAL ROOF SYSTEM SHALL MATCH COLOR, PROFILE, MATERIAL, AND FINISH OF EXISTING ADJACENT METAL ROOF SYSTEM. INSTALL ROOFING PANELS AS NECESSARY TO PROVIDE A CLEAN, WATERIGHT CONNECTION TO THE EXISTING METAL ROOF SYSTEM. CONTRACTOR IS RESPONSIBLE TO PROVIDE WORK IN A MANNER SO AS NOT TO VOID EXISTING ROOF WARRANTY. IF POSSIBLE, OBTAIN WRITTEN APPROVAL/VERIFICATION FROM EXISTING ROOF MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.
 5. CONTRACTOR SHALL REPAIR ALL DAMAGED AND/OR ROTTED CORNICE WORK UNDER GUTTERS AT ROOFLINE.
 6. CONTRACTOR SHALL NOTE THAT HIGH-REACH EQUIPMENT MAY BE NECESSARY TO COMPLETE THE SCOPE OF REPAIRS.
- F. BUILDING FINISHES:**
1. EXTERIOR PAINT: WHERE NEW PAINT IS INDICATED TO BE PERFORMED, THE CONTRACTOR SHALL REMOVE THE EXISTING PAINT COMPLETELY.
 - a. CONTRACTOR SHALL NOTE THAT IN CERTAIN AREAS MORE THAN ONE LAYER OF PAINT MAY EXIST.
 - b. FOR THE PURPOSES OF THIS CONTRACT THE CONTRACTOR SHALL CONSIDER SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.
 - c. ALL MATERIALS TO BE PPG, SHERWIN WILLIAMS, OR APPROVED EQUAL
 - d. ALL PAINTED AREAS SHALL BE PROPERLY PREPPED, CAULKED, AND PRIMED PRIOR TO RECEIVING TWO LAYERS OF NEW BRUSH APPLIED PAINT.
 2. ANY AREA IN SCOPE OF WORK AFFECTED BY DETERIORATED OR ROTTED WOOD SHALL BE REPLACED
 - a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.
- G. DOORS, FRAMES AND HARDWARE:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR DOORS AND FRAMES COMPLETELY.
 - a. HARDWARE SHALL BE PROPERLY REMOVED, CLEANED, POLISHED AND REINSTALLED, UNLESS OTHERWISE NOTED.
 - b. WHERE REMOVAL OF DOOR HARDWARE FOR CLEANING IS NOT POSSIBLE, CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
 - c. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.
- H. WINDOWS:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR WINDOW FRAMES, SASHES, MULLIONS, AND TRIM COMPLETELY.
 - a. CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
 - b. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.
 2. ANY DETERIORATED OR ROTTED WOOD IN OR SURROUNDING THE WINDOWS SHALL BE PROPERLY REPAIRED OR REPLACED
 - a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.
 - b. THE CONTRACTOR SHALL CONSIDER ALL REPAIRS AND SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.

NOT FOR
CONSTRUCTION
08-14-2023



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Consultants

CIVIL ENGINEER:
Civil & Environmental Consultants, Inc.

STRUCTURAL ENGINEER:
John Roberts Engineering

MECHANICAL ENGINEER:
Harpoth Park Engineering, LLC.

ELECTRICAL ENGINEER:
Harpoth Park Engineering, LLC.

Project

REHABILITATION
OF THE
HISTORIC COURTHOUSE
135 FOURTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

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L+A Job No. 2303

**BASE BID (ROOF
RETURNS, GUTTERS, AND
CORNICES)**

A102

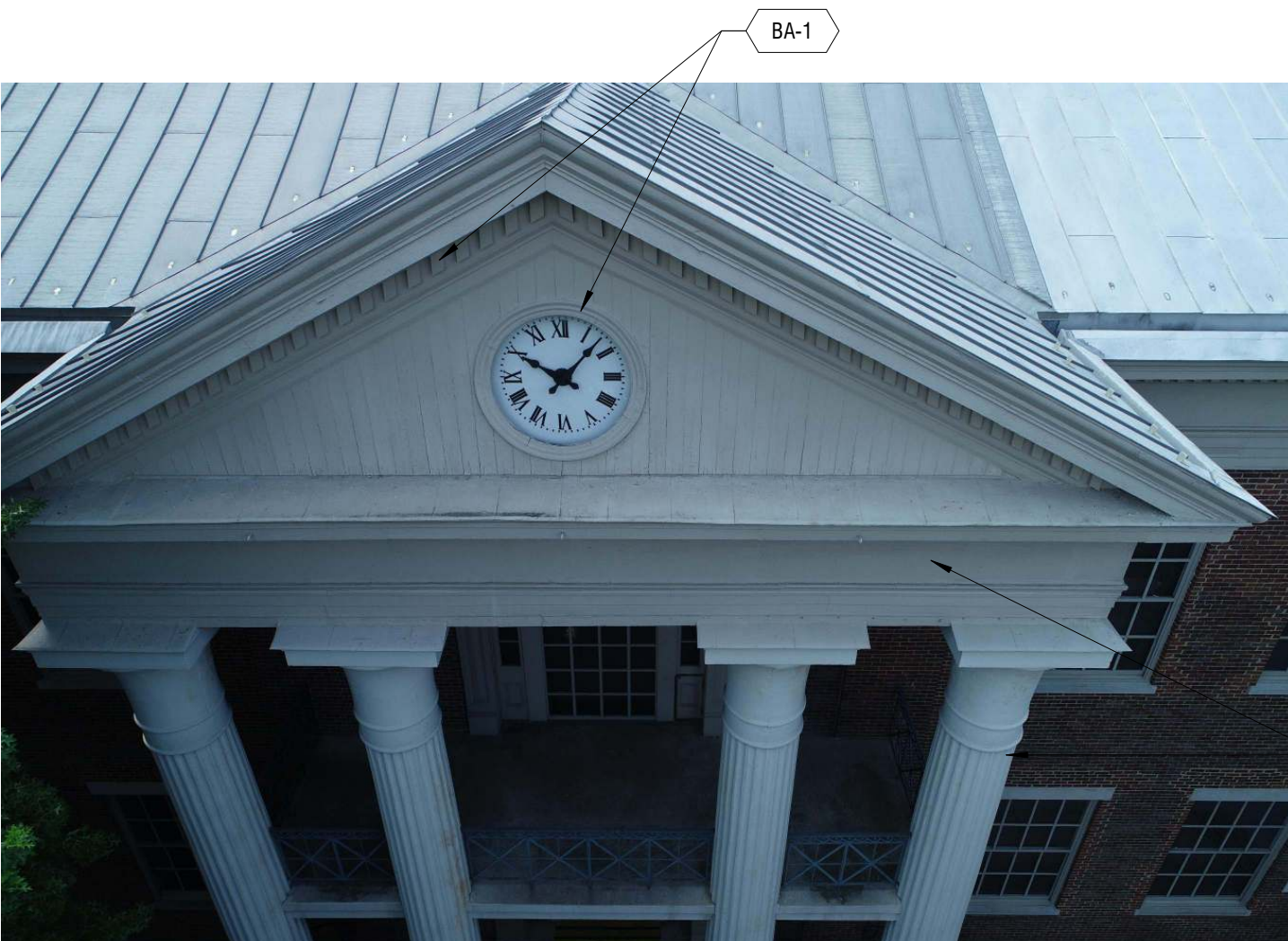
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A103.1



A103.2



A103.2



A103.4



A103.5

GENERAL NOTES	
1. THE PROJECT SCOPE (HEREAFTER REFERRED TO AS THE "SCOPE" OR "WORK") INCLUDES PORTIONS OF THE ENTIRE FRANKLIN HISTORIC COURTHOUSE COMPLEX (COURTHOUSE AND ANNEX BUILDINGS) AND MINIMUM WORK AT THE COURTYARD CONNECTOR/INFILL BUILDING COMPLETED IN 2008. 2. THE PROJECT SCOPE EXCLUDES ANY PAINTING OF EXISTING EXTERIOR STONE AND/OR CONCRETE COMPONENTS.	
THE WORK UNDER THE BASE BID SHALL INCLUDE: 1. REPLACEMENT OF THE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS AT BOTH EAST AND WEST GABLES OF THE COURTHOUSE AND ANNEX BUILDINGS (NOTED AS "MR-1" - SEE BELOW). 2. RESTORATION OF THE EXISTING BUILT-IN (YANKEE-STYLE) GUTTERS AT BOTH NORTH AND SOUTH SIDES OF THE COURTHOUSE AND ANNEX BUILDINGS AT THE HORIZONTAL CORNICES (NOTED AS "GR-1" - SEE BELOW). 3. SURFACE PREPARATION AND PAINTING OF THE EXISTING CORNICES, CORNICE RAKES, FACIAS, SOFFITS, DENTIL MOULDING AT PERIMETER OF BOTH BUILDINGS (COURTHOUSE AND ANNEX), 4 GABLES, AND LOOK GABLE. • SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.	
THE WORK UNDER THE BID ALTERNATES SHALL INCLUDE: 1. SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR WOOD OR METAL COMPONENT(S) AS INDICATED, INCLUDING BUT NOT LIMITED TO COLUMNS, PORCH CEILINGS (UPPER AND LOWER), PORCH RAILS, SITE RAILS, WINDOWS, FRONT ENTRY DOORS, SIDE LITES (UPPER AND LOWER), AND DOORS AND FRAMES AT PERIMETER OF THE BUILDINGS (NOTED AS BA-1 THROUGH BA-7). EXISTING STONE COMPONENTS ARE NOT TO BE PAINTED OR ALTERED. • SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.	
KEYNOTES	
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BID ALTERNATES - KEYED NOTES: BA-1 PAINTE EXTERIOR 2-STORY COLUMNS (4): A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR COLUMNS AT THE NORTH ENTRY: B. COLUMN WORK SHALL INCLUDE BUT NOT BE LIMITED TO STYLOBATES, SHAFTS, CAPITALS, ARCHITRAVES, FRIEZES, CORNICES, RAKE CORNICES, DENTIL MOULDINGS, AND CLOCK GABLE. • SEE SPECIFICATIONS FOR APPROVED PAINT TYPES • SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING. • FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED BA-2 PAINTE EXTERIOR PORCH SOFFITS: A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR SOFFITS AT THE NORTH ENTRY (UPPER AND LOWER): B. SOFFITS WORK SHALL INCLUDE BUT NOT BE LIMITED TO CEILING SOFFITS AND ADJACENT ENTABLATURES: • SEE SPECIFICATIONS FOR APPROVED PAINT TYPES • SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING. • FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED BA-3 PAINTE EXTERIOR METAL PORCH RAILING: A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PORCH RAILS AT THE UPPER FLOOR PORCH AT THE NORTH ENTRY (3 SIDES): • SEE SPECIFICATIONS FOR APPROVED PAINT TYPES • SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE). • FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED BA-4 PAINTE EXTERIOR METAL PERIMETER SITE RAILING: A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PERIMETER SITE (FENCE) RAILS AT THE SITE (3 SIDES): • SEE SPECIFICATIONS FOR APPROVED PAINT TYPES • SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE). • FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED BA-5 PAINTE ALL EXTERIOR (WOOD) WINDOWS: A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) WINDOWS (UPPER AND LOWER) AT THE PERIMETER OF THE EXISTING BUILDINGS (COURTHOUSE AND ANNEX): B. WINDOW WORK SHALL INCLUDE BUT NOT BE LIMITED TO WINDOW HEADS, STOOLS, SIDE JAMBS, HEAD JAMBS, TOP RAILS, BOTTOM RAILS, SASHES, CASINGS, MULLIONS, AND MUNTINS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED): • SEE SPECIFICATIONS FOR APPROVED PAINT TYPES • SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING. • FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED BA-6 PAINTE EXTERIOR (WOOD) FRONT ENTRY DOORS, SIDE-LITES, AND SURROUNDS: A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) COMPONENTS AT FRONT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING: B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING WOOD DOORS, SIDE-LITES, AND SURROUNDS (INCLUDING MULLIONS AND MUNTINS, EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED): • SEE SPECIFICATIONS FOR APPROVED PAINT TYPES • SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING. • FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED BA-7 PAINTE EXTERIOR (STEEL) DOORS AND SURROUNDS @ BUILDING PERIMETER: A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (STEEL) COMPONENTS AT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING: B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING STEEL DOORS, TRANSOMS, AND FRAMS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED): • SEE SPECIFICATIONS FOR APPROVED PAINT TYPES • SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING. • FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS	
GENERAL RENOVATION NOTES	
A. SCOPE: 1. GENERAL RENOVATION NOTES APPLY TO WORK UNLESS SPECIFICALLY INDICATED OTHERWISE. B. EXISTING DIMENSIONS AND CONDITIONS: 1. DRAWINGS INDICATE APPROXIMATE EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL VISIBLE CONDITIONS PRIOR TO BIDDING AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS IN ORDER THAT THESE DISCREPANCIES CAN BE CORRECTED PRIOR TO BIDDING. 2. DIMENSIONS INDICATED IN DRAWINGS RELATIVE TO THE EXISTING BUILDING AND AREAS WHERE NEW WORK INTERFACES WITH EXISTING ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS WHICH AFFECT BID PRICE PRIOR TO BIDDING. NO CHANGES TO THE CONTRACT AMOUNT SHALL BE CONSIDERED IF THE CHANGE IS THE RESULT OF NOT VERIFYING DIMENSIONS. C. REMOVAL OF MATERIALS: 1. ALL MATERIALS REMOVED FROM THE PROJECT DUE TO RENOVATION WORK SHALL BE THE PROPERTY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. 2. ALL MATERIALS AND DEBRIS SHALL BE PROPERLY REMOVED AND DISPOSED OF, OFF SITE, BY THE GENERAL CONTRACTOR. 3. WHERE NEW MATERIALS INDICATED TO BE INSTALLED THE CONTRACTOR SHALL REMOVE EXISTING MATERIALS COMPLETELY UNLESS SPECIFICALLY NOTED OTHERWISE. 4. REMOVAL OF EXISTING CONSTRUCTION SHALL BE ACCOMPLISHED USING MEANS AND METHODS NECESSARY TO MINIMIZE DAMAGE TO ADJACENT AND/OR REMAINING MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING ADJACENT ITEMS AND FINISHES FOR THE DURATION OF THE WORK. D. DAMAGED MATERIALS: 1. WHERE EXISTING MATERIALS, SURFACES, OR FINISHES ARE DAMAGED DUE TO WORK OF THIS CONTRACT, THE CONTRACTOR SHALL REPAIR SUCH DAMAGED AREAS WITH NEW MATERIALS OF TYPE, SIZE, AND FINISH TO MATCH EXISTING. 2. WHERE REMOVAL OF MATERIALS RESULTS IN OPENINGS IN EXISTING SURFACES CONTRACTOR SHALL FILL OPENING WITH MATERIALS AND USING METHODS TO MATCH EXISTING. E. ROOF: 1. REMOVE EXISTING METAL ROOF AS NECESSARY TO COMPLETE THE CURRENT SCOPE OF WORK. CONTRACTOR IS ADVISED TO ONLY REMOVE EXISTING ROOFING THAT CAN BE COVERED IN THE SAME DAY TO PREVENT ROOF LEAKS THROUGHOUT CONSTRUCTION. THE BUILDING SHALL REMAIN IN OPERATION AT ALL TIMES AND CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A WEATHERTIGHT CONDITION AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED SHOULD LEAKING OCCUR DURING CONSTRUCTION. 2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER AND ARCHITECT FOR APPROVAL WHICH SHALL DETAIL ALL REQUIRED FLASHINGS, ATTACHMENTS, AND TRIM TO PROVIDE A WEATHERTIGHT CONDITION FOR THIS PROJECT. 3. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE EXISTING METAL ON ROOF RETURNS. 4. NEW METAL ROOF SYSTEM SHALL MATCH COLOR, PROFILE, MATERIAL, AND FINISH OF EXISTING ADJACENT METAL ROOF SYSTEM. INSTALL ROOFING PANELS AS NECESSARY TO PROVIDE A CLEAN, WATERIGHT CONNECTION TO THE EXISTING METAL ROOF SYSTEM. CONTRACTOR IS RESPONSIBLE TO PROVIDE WORK IN A MANNER SO AS NOT TO VOID EXISTING ROOF WARRANTY. IF POSSIBLE, OBTAIN WRITTEN APPROVAL/VERIFICATION FROM EXISTING ROOF MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION. 5. CONTRACTOR SHALL REPAIR ALL DAMAGED AND/OR ROTTED CORNICE WORK UNDER GUTTERS AT ROOFLINE. 6. CONTRACTOR SHALL NOTE THAT HIGH-REACH EQUIPMENT MAY BE NECESSARY TO COMPLETE THE SCOPE OF REPAIRS. F. BUILDING FINISHES: 1. EXTERIOR PAINT: WHERE NEW PAINT IS INDICATED TO BE PERFORMED, THE CONTRACTOR SHALL REMOVE THE EXISTING PAINT COMPLETELY. a. CONTRACTOR SHALL NOTE THAT IN CERTAIN AREAS MORE THAN ONE LAYER OF PAINT MAY EXIST. b. FOR THE PURPOSES OF THIS CONTRACT THE CONTRACTOR SHALL CONSIDER SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS. c. ALL MATERIALS TO BE PPG, SHERWIN WILLIAMS, OR APPROVED EQUAL d. ALL PAINTED AREAS SHALL BE PROPERLY PREPPED, CAULKED, AND PRIMED PRIOR TO RECEIVING TWO LAYERS OF NEW BRUSH APPLIED PAINT. 2. ANY AREA IN SCOPE OF WORK AFFECTED BY DETERIORATED OR ROTTED WOOD SHALL BE REPLACED a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH. G. DOORS, FRAMES AND HARDWARE: 1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR DOORS AND FRAMES COMPLETELY. a. HARDWARE SHALL BE PROPERLY REMOVED, CLEANED, POLISHED AND REINSTALLED, UNLESS OTHERWISE NOTED. b. WHERE REMOVAL OF DOOR HARDWARE FOR CLEANING IS NOT POSSIBLE, CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED. c. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE. H. WINDOWS: 1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR WINDOW FRAMES, SASHES, MULLIONS, AND TRIM COMPLETELY. a. CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED. b. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE. 2. ANY DETERIORATED OR ROTTED WOOD IN OR SURROUNDING THE WINDOWS SHALL BE PROPERLY REPAIRED OR REPLACED a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH. b. THE CONTRACTOR SHALL CONSIDER ALL REPAIRS AND SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.	

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- Consultants
- CIVIL ENGINEER:
Civil & Environmental Consultants, Inc.
- STRUCTURAL ENGINEER:
John Roberts Engineering
- MECHANICAL ENGINEER:
Harpoth Park Engineering, LLC.
- ELECTRICAL ENGINEER:
Harpoth Park Engineering, LLC.
- Project

REHABILITATION OF THE
HISTORIC COURTHOUSE
135 FOURTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

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L+A Job No. 2303

BID ALTERNATE #1
(COLUMNS @ FRONT ENTRY)

A103
sheet



A104.1



A104.2



A104.3



A104.4

GENERAL NOTES

1. THE PROJECT SCOPE (HEREAFTER REFERRED TO AS THE "SCOPE" OR "WORK") INCLUDES PORTIONS OF THE ENTIRE FRANKLIN HISTORIC COURTHOUSE COMPLEX (COURTHOUSE AND ANNEX BUILDINGS) AND MINIMUM WORK AT THE COURTYARD CONNECTOR/INFILL BUILDING COMPLETED IN 2008.
2. THE PROJECT SCOPE EXCLUDES ANY PAINTING OF EXISTING EXTERIOR STONE AND/OR CONCRETE COMPONENTS.

THE WORK UNDER THE BASE BID SHALL INCLUDE:

1. REPLACEMENT OF THE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS AT BOTH EAST AND WEST GABLES OF THE COURTHOUSE AND ANNEX BUILDINGS (NOTED AS "MR-1" - SEE BELOW).
2. RESTORATION OF THE EXISTING BUILT-IN (YANKEE-STYLE) GUTTERS AT BOTH NORTH AND SOUTH SIDES OF THE COURTHOUSE AND ANNEX BUILDINGS AT THE HORIZONTAL CORNICES (NOTED AS "GR-1" - SEE BELOW).
3. SURFACE PREPARATION AND PAINTING OF THE EXISTING CORNICES, CORNICE RAKES, FACIAS, SOFFITS, DENTIL MOULDING AT PERIMETER OF BOTH BUILDINGS (COURTHOUSE AND ANNEX), 4 GABLES, AND CLOCK GABLE.
 - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

THE WORK UNDER THE BID ALTERNATES SHALL INCLUDE:

1. SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR WOOD OR METAL COMPONENT(S) AS INDICATED, INCLUDING BUT NOT LIMITED TO COLUMNS, PORCH CEILINGS (UPPER AND LOWER), PORCH RAILS, SITE RAILS, WINDOWS, FRONT ENTRY DOORS, SIDE LITES (UPPER AND LOWER), AND DOORS AND FRAMES AT PERIMETER OF THE BUILDINGS (NOTED AS BA-1 THROUGH BA-7). EXISTING STONE COMPONENTS ARE NOT TO BE PAINTED OR ALTERED.
 - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

KEYNOTES

BASE BID - KEYED NOTES:

- MR-1** REPLACE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS:
- A. REMOVE AND DISPOSE OF EXISTING METAL ROOF RETURNS AS SHOWN ON THE DRAWINGS
 - B. PROVIDE AND INSTALL NEW HORIZONTAL METAL ROOF RETURNS:
 - TIN MATTIE (TERRACE COATED) STAINLESS STEEL, 26 GAUGE, ALLOY 409
 - 16" WIDE PANELS WITH 1/2" INTERLOCKING PANEL SEAMS WITH INTEGRAL CONTINUOUS DRIP EDGE, CONTINUOUS APRON FLASHING (4" HIGH MIN.) AND COUNTERFLASHING WITH REGLET, BACKER ROD, AND EXTERIOR SEALANT
- GR-1** RESTORE THE BUILT-IN (YANKEE-STYLE) GUTTERS:
- A. PROVIDE AND INSTALL STAINLESS STEEL EXPANSION JOINTS AT ALL EXISTING BUILT-IN AND/OR EXPOSED GUTTERS WHERE SOLDER JOINTS HAVE FAILED:
 - PLATE OVER VALLEYS AND INSIDE CORNERS WHERE BROKEN SOLDER JOINTS ARE PRESENT

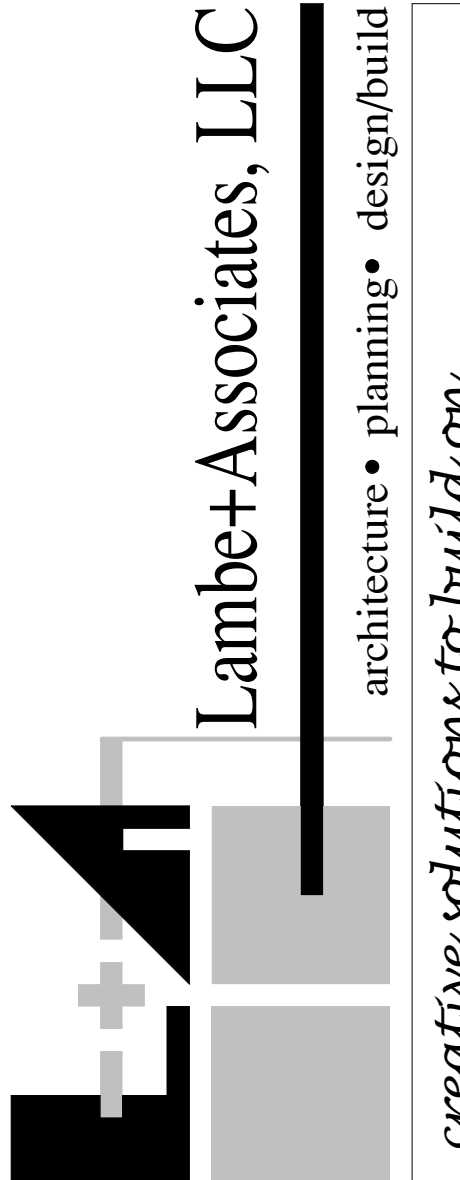
BID ALTERNATES - KEYED NOTES:

- BA-1** PAINT EXTERIOR 2-STORY COLUMNS (4):
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR COLUMNS AT THE NORTH ENTRY.
 - B. COLUMN WORK SHALL INCLUDE BUT NOT BE LIMITED TO STYLOBATES, SHAFTS, CAPITALS, ARCHITRAVES, FRIEZES, CORNICES, RAKE CORNICES, DENTIL MOULDINGS, AND CLOCK GABLE.
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-2** PAINT EXTERIOR PORCH SOFFITS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR SOFFITS AT THE NORTH ENTRY (UPPER AND LOWER).
 - B. SOFFITS WORK SHALL INCLUDE BUT NOT BE LIMITED TO CEILING SOFFITS AND ADJACENT ENTABLATURES:
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-3** PAINT EXTERIOR METAL PORCH RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PORCH RAILS AT THE UPPER FLOOR PORCH AT THE NORTH ENTRY (3 SIDES):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-4** PAINT EXTERIOR METAL PERIMETER SITE RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PERIMETER SITE (FENCE) RAILS AT THE SITE (3 SIDES):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-5** PAINT ALL EXTERIOR (WOOD) WINDOWS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) WINDOWS (UPPER AND LOWER) AT THE PERIMETER OF THE EXISTING BUILDINGS (COURTHOUSE AND ANNEX):
 - B. WINDOW WORK SHALL INCLUDE BUT NOT BE LIMITED TO WINDOW HEADS, STOOLS, SIDE JAMBS, HEAD JAMBS, TOP RAILS, BOTTOM RAILS, SASHES, CASINGS, MULLIONS, AND MUNTINS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-6** PAINT EXTERIOR (WOOD) FRONT ENTRY DOORS, SIDE-LITES, AND SURROUNDS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) COMPONENTS AT FRONT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING.
 - B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING WOOD DOORS, SIDE-LITES, AND SURROUNDS (INCLUDING MULLIONS AND MUNTINS; EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-7** PAINT EXTERIOR (STEEL) DOORS AND SURROUNDS @ BUILDING PERIMETER:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (STEEL) COMPONENTS AT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING.
 - B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING STEEL DOORS, TRANSOMS, AND FRAMES (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS

GENERAL RENOVATION NOTES

- A. SCOPE:**
1. GENERAL RENOVATION NOTES APPLY TO WORK UNLESS SPECIFICALLY INDICATED OTHERWISE.
- B. EXISTING DIMENSIONS AND CONDITIONS:**
1. DRAWINGS INDICATE APPROXIMATE EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL VISIBLE CONDITIONS PRIOR TO BIDDING AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS IN ORDER THAT THESE DISCREPANCIES CAN BE CORRECTED PRIOR TO BIDDING.
 2. DIMENSIONS INDICATED IN DRAWINGS RELATIVE TO THE EXISTING BUILDING AND AREAS WHERE NEW WORK INTERFACES WITH EXISTING ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS WHICH AFFECT BID PRICE PRIOR TO BIDDING. NO CHANGES TO THE CONTRACT AMOUNT SHALL BE CONSIDERED IF THE CHANGE IS THE RESULT OF NOT VERIFYING DIMENSIONS.
- C. REMOVAL OF MATERIALS:**
1. ALL MATERIALS REMOVED FROM THE PROJECT DUE TO RENOVATION WORK SHALL BE THE PROPERTY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS AND DEBRIS SHALL BE PROPERLY REMOVED AND DISPOSED OF, OFF SITE, BY THE GENERAL CONTRACTOR.
 3. WHERE NEW MATERIALS INDICATED TO BE INSTALLED THE CONTRACTOR SHALL REMOVE EXISTING MATERIALS COMPLETELY UNLESS SPECIFICALLY NOTED OTHERWISE.
 4. REMOVAL OF EXISTING CONSTRUCTION SHALL BE ACCOMPLISHED USING MEANS AND METHODS NECESSARY TO MINIMIZE DAMAGE TO ADJACENT AND/OR REMAINING MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING ADJACENT ITEMS AND FINISHES FOR THE DURATION OF THE WORK.
- D. DAMAGED MATERIALS:**
1. WHERE EXISTING MATERIALS, SURFACES, OR FINISHES ARE DAMAGED DUE TO WORK OF THIS CONTRACT, THE CONTRACTOR SHALL REPAIR SUCH DAMAGED AREAS WITH NEW MATERIALS OF TYPE, SIZE, AND FINISH TO MATCH EXISTING.
 2. WHERE REMOVAL OF MATERIALS RESULTS IN OPENINGS IN EXISTING SURFACES CONTRACTOR SHALL FILL OPENING WITH MATERIALS AND USING METHODS TO MATCH EXISTING.
- E. ROOF:**
1. REMOVE EXISTING METAL ROOF AS NECESSARY TO COMPLETE THE CURRENT SCOPE OF WORK. CONTRACTOR IS ADVISED TO ONLY REMOVE EXISTING ROOFING THAT CAN BE COVERED IN THE SAME DAY TO PREVENT ROOF LEAKS THROUGHOUT CONSTRUCTION. THE BUILDING SHALL REMAIN IN OPERATION AT ALL TIMES AND CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A WEATHERTIGHT CONDITION AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED SHOULD LEAKING OCCUR DURING CONSTRUCTION.
 2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER AND ARCHITECT FOR APPROVAL WHICH SHALL DETAIL ALL REQUIRED FLASHINGS, ATTACHMENTS, AND TRIM TO PROVIDE A WEATHERTIGHT CONDITION FOR THIS PROJECT.
 3. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE EXISTING METAL ON ROOF RETURNS.
 4. NEW METAL ROOF SYSTEM SHALL MATCH COLOR, PROFILE, MATERIAL, AND FINISH OF EXISTING ADJACENT METAL ROOF SYSTEM. INSTALL ROOFING PANELS AS NECESSARY TO PROVIDE A CLEAN, WATERIGHT CONNECTION TO THE EXISTING METAL ROOF SYSTEM. CONTRACTOR IS RESPONSIBLE TO PROVIDE WORK IN A MANNER SO AS NOT TO VOID EXISTING ROOF WARRANTY. IF POSSIBLE, OBTAIN WRITTEN APPROVAL/VERIFICATION FROM EXISTING ROOF MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.
 5. CONTRACTOR SHALL REPAIR ALL DAMAGED AND/OR ROTTED CORNICE WORK UNDER GUTTERS AT ROOFLINE.
 6. CONTRACTOR SHALL NOTE THAT HIGH-REACH EQUIPMENT MAY BE NECESSARY TO COMPLETE THE SCOPE OF REPAIRS.
- F. BUILDING FINISHES:**
1. EXTERIOR PAINT: WHERE NEW PAINT IS INDICATED TO BE PERFORMED, THE CONTRACTOR SHALL REMOVE THE EXISTING PAINT COMPLETELY.
 - a. CONTRACTOR SHALL NOTE THAT IN CERTAIN AREAS MORE THAN ONE LAYER OF PAINT MAY EXIST.
 - b. FOR THE PURPOSES OF THIS CONTRACT THE CONTRACTOR SHALL CONSIDER SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.
 - c. ALL MATERIALS TO BE PPG, SHERWIN WILLIAMS, OR APPROVED EQUAL
 - d. ALL PAINTED AREAS SHALL BE PROPERLY PREPPED, CAULKED, AND PRIMED PRIOR TO RECEIVING TWO LAYERS OF NEW BRUSH APPLIED PAINT.
 2. ANY AREA IN SCOPE OF WORK AFFECTED BY DETERIORATED OR ROTTED WOOD SHALL BE REPLACED
 - a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.
- G. DOORS, FRAMES AND HARDWARE:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR DOORS AND FRAMES COMPLETELY.
 - a. HARDWARE SHALL BE PROPERLY REMOVED, CLEANED, POLISHED AND REINSTALLED, UNLESS OTHERWISE NOTED.
 - b. WHERE REMOVAL OF DOOR HARDWARE FOR CLEANING IS NOT POSSIBLE, CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
 - c. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.
- H. WINDOWS:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR WINDOW FRAMES, SASHES, MULLIONS, AND TRIM COMPLETELY.
 - a. CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
 - b. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.
 2. ANY DETERIORATED OR ROTTED WOOD IN OR SURROUNDING THE WINDOWS SHALL BE PROPERLY REPAIRED OR REPLACED
 - a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.
 - b. THE CONTRACTOR SHALL CONSIDER ALL REPAIRS AND SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.

NOT FOR
CONSTRUCTION
08-14-2023



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Consultants
CIVIL ENGINEER:
Civil & Environmental Consultants, Inc.

STRUCTURAL ENGINEER:
John Roberts Engineering

MECHANICAL ENGINEER:
Harpoth Park Engineering, LLC.

ELECTRICAL ENGINEER:
Harpoth Park Engineering, LLC.

Project

REHABILITATION
OF THE
HISTORIC COURTHOUSE
135 FOURTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

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L+A Job No. 2303

BID ALTERNATE #2
(PORCH SOFFITS @
FRONT ENTRY)

A104
sheet



A105.1



A105.2



A105.2

SCOPE OF WORK:

GENERAL NOTES:

1. THE PROJECT SCOPE (HEREAFTER REFERRED TO AS THE "SCOPE" OR "WORK") INCLUDES PORTIONS OF THE ENTIRE FRANKLIN HISTORIC COURTHOUSE COMPLEX (COURTHOUSE AND ANNEX BUILDINGS) AND MINIMUM WORK AT THE COURTYARD CONNECTOR/INFILL BUILDING COMPLETED IN 2008.
2. THE PROJECT SCOPE EXCLUDES ANY PAINTING OF EXISTING EXTERIOR STONE AND/OR CONCRETE COMPONENTS.

THE WORK UNDER THE BASE BID SHALL INCLUDE:

1. REPLACEMENT OF THE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS AT BOTH EAST AND WEST GABLES OF THE COURTHOUSE AND ANNEX BUILDINGS (NOTED AS MR-1 - SEE BELOW).
2. RESTORATION OF THE EXISTING BUILT-IN (YANKEE-STYLE) GUTTERS AT BOTH NORTH AND SOUTH SIDES OF THE COURTHOUSE AND ANNEX BUILDINGS AT THE HORIZONTAL CORNICES (NOTED AS GR-1 - SEE BELOW).
3. SURFACE PREPARATION AND PAINTING OF THE EXISTING CORNICES, CORNICE RAKES, FACIAS, SOFFITS, DENTIL MOULDING AT PERIMETER OF BOTH BUILDINGS (COURTHOUSE AND ANNEX), 4 GABLES, AND CLOCK GABLE:
 - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

THE WORK UNDER THE BID ALTERNATES SHALL INCLUDE:

1. SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR WOOD OR METAL COMPONENT(S) AS INDICATED, INCLUDING BUT NOT LIMITED TO COLUMNS, PORCH CEILINGS (UPPER AND LOWER), PORCH RAILS, SITE RAILS, WINDOWS, FRONT ENTRY DOORS, SIDE LITES (UPPER AND LOWER), AND DOORS AND FRAMES AT PERIMETER OF THE BUILDINGS (NOTED AS BA-1 THROUGH BA-7). EXISTING STONE COMPONENTS ARE NOT TO BE PAINTED OR ALTERED.
 - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

KEYNOTES

BASE BID - KEYED NOTES:

MR-1 REPLACE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS:

- A. REMOVE AND DISPOSE OF EXISTING METAL ROOF RETURNS AS SHOWN ON THE DRAWINGS
- B. PROVIDE AND INSTALL NEW HORIZONTAL METAL ROOF RETURNS:
 - TIN MATT (TIE-NE COATED) STAINLESS STEEL, 28 GAUGE, ALLOY 409
 - 1" WIDE PANELS WITH 1-1/2" INTERLOCKING PANEL SEAMS WITH INTEGRAL CONTINUOUS DRIP EDGE, CONTINUOUS APRON FLASHING (4" HIGH MIN.) AND COUNTERFLASHING WITH REGLET, BACKER ROD, AND EXTERIOR SEALANT

GR-1 RESTORE THE BUILT-IN (YANKEE-STYLE) GUTTERS:

- A. PROVIDE AND INSTALL STAINLESS STEEL EXPANSION JOINTS AT ALL EXISTING BUILT-IN AND/OR EXPOSED GUTTERS WHERE SOLDER JOINTS HAVE FAILED:
 - PLATE OVER VALLEYS AND INSIDE CORNERS WHERE BROKEN SOLDER JOINTS ARE PRESENT

BID ALTERNATES - KEYED NOTES:

BA-1 PAINT EXTERIOR 2-STORY COLUMNS (4):

- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR COLUMNS AT THE NORTH ENTRY.
- B. COLUMN WORK SHALL INCLUDE BUT NOT BE LIMITED TO STYLOBATES, SHAFTS, CAPITALS, ARCHITRAVES, FRIEZES, CORNICES, RAKE CORNICES, DENTIL MOULDINGS, AND CLOCK GABLE:
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

BA-2 PAINT EXTERIOR PORCH SOFFITS:

- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR SOFFITS AT THE NORTH ENTRY (UPPER AND LOWER).
- B. SOFFITS WORK SHALL INCLUDE BUT NOT BE LIMITED TO CEILING SOFFITS AND ADJACENT ENTABLATURES:
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

BA-3 PAINT EXTERIOR METAL PORCH RAILING:

- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PORCH RAILS AT THE UPPER FLOOR PORCH AT THE NORTH ENTRY (3 SIDES):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

BA-4 PAINT EXTERIOR METAL PERIMETER SITE RAILING:

- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PERIMETER SITE (FENCE) RAILS AT THE SITE (3 SIDES):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

BA-5 PAINT ALL EXTERIOR (WOOD) WINDOWS:

- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) WINDOWS (UPPER AND LOWER) AT THE PERIMETER OF THE EXISTING BUILDINGS (COURTHOUSE AND ANNEX):
- B. WINDOW WORK SHALL INCLUDE BUT NOT BE LIMITED TO WINDOW HEADS, STOOLS, SIDE JAMBS, HEAD JAMBS, TOP RAILS, BOTTOM RAILS, SASHES, CASINGS, MULLIONS, AND MUNTINS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

BA-6 PAINT EXTERIOR (WOOD) FRONT ENTRY DOORS, SIDE-LITES, AND SURROUNDS:

- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) COMPONENTS AT FRONT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING.
- B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING WOOD DOORS, SIDE-LITES, AND SURROUNDS (INCLUDING MULLIONS AND MUNTINS, EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

BA-7 PAINT EXTERIOR (STEEL) DOORS AND SURROUNDS @ BUILDING PERIMETER:

- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (STEEL) COMPONENTS AT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING.
- B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING STEEL DOORS, TRANSOMS, AND FRAMS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS

GENERAL RENOVATION NOTES

A. SCOPE:

1. GENERAL RENOVATION NOTES APPLY TO WORK UNLESS SPECIFICALLY INDICATED OTHERWISE.

B. EXISTING DIMENSIONS AND CONDITIONS:

1. DRAWINGS INDICATE APPROXIMATE EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL VISIBLE CONDITIONS PRIOR TO BIDDING AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS IN ORDER THAT THESE DISCREPANCIES CAN BE CORRECTED PRIOR TO BIDDING.
2. DIMENSIONS INDICATED IN DRAWINGS RELATIVE TO THE EXISTING BUILDING AND AREAS WHERE NEW WORK INTERFACES WITH EXISTING ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS WHICH AFFECT BID PRICE PRIOR TO BIDDING. NO CHANGES TO THE CONTRACT AMOUNT SHALL BE CONSIDERED IF THE CHANGE IS THE RESULT OF NOT VERIFYING DIMENSIONS.

C. REMOVAL OF MATERIALS:

1. ALL MATERIALS REMOVED FROM THE PROJECT DUE TO RENOVATION WORK SHALL BE THE PROPERTY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
2. ALL MATERIALS AND DEBRIS SHALL BE PROPERLY REMOVED AND DISPOSED OF, OFF SITE, BY THE GENERAL CONTRACTOR.
3. WHERE NEW MATERIALS INDICATED TO BE INSTALLED THE CONTRACTOR SHALL REMOVE EXISTING MATERIALS COMPLETELY UNLESS SPECIFICALLY NOTED OTHERWISE.
4. REMOVAL OF EXISTING CONSTRUCTION SHALL BE ACCOMPLISHED USING MEANS AND METHODS NECESSARY TO MINIMIZE DAMAGE TO ADJACENT AND/OR REMAINING MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING ADJACENT ITEMS AND FINISHES FOR THE DURATION OF THE WORK.

D. DAMAGED MATERIALS:

1. WHERE EXISTING MATERIALS, SURFACES, OR FINISHES ARE DAMAGED DUE TO WORK OF THIS CONTRACT, THE CONTRACTOR SHALL REPAIR SUCH DAMAGED AREAS WITH NEW MATERIALS OF TYPE, SIZE, AND FINISH TO MATCH EXISTING.
2. WHERE REMOVAL OF MATERIALS RESULTS IN OPENINGS IN EXISTING SURFACES CONTRACTOR SHALL FILL, OPENING WITH MATERIALS AND USING METHODS TO MATCH EXISTING.

E. ROOF:

1. REMOVE EXISTING METAL ROOF AS NECESSARY TO COMPLETE THE CURRENT SCOPE OF WORK. CONTRACTOR IS ADVISED TO ONLY REMOVE EXISTING ROOFING THAT CAN BE COVERED IN THE SAME DAY TO PREVENT ROOF LEAKS THROUGHOUT CONSTRUCTION. THE BUILDING SHALL REMAIN IN OPERATION AT ALL TIMES AND CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A WEATHERTIGHT CONDITION AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED SHOULD LEAKING OCCUR DURING CONSTRUCTION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER AND ARCHITECT FOR APPROVAL WHICH SHALL DETAIL ALL REQUIRED FLASHINGS, ATTACHMENTS, AND TRIM TO PROVIDE A WEATHERTIGHT CONDITION FOR THIS PROJECT.
3. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE EXISTING METAL ON ROOF RETURNS.
4. NEW METAL ROOF SYSTEM SHALL MATCH COLOR, PROFILE, MATERIAL, AND FINISH OF EXISTING ADJACENT METAL ROOF SYSTEM. INSTALL ROOFING PANELS AS NECESSARY TO PROVIDE A CLEAN, WATER TIGHT CONNECTION TO THE EXISTING METAL ROOF SYSTEM. CONTRACTOR IS RESPONSIBLE TO PROVIDE WORK IN A MANNER SO AS NOT TO VOID EXISTING WORK WARRANTY. IF POSSIBLE, OBTAIN WRITTEN APPROVAL/VERIFICATION FROM EXISTING ROOF MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.
5. CONTRACTOR SHALL REPAIR ALL DAMAGED AND/OR ROTTED CORNICE WORK UNDER GUTTERS AT ROOFLINE.
6. CONTRACTOR SHALL NOTE THAT HIGH-REACH EQUIPMENT MAY BE NECESSARY TO COMPLETE THE SCOPE OF REPAIRS.

F. BUILDING FINISHES:

1. EXTERIOR PAINT: WHERE NEW PAINT IS INDICATED TO BE PERFORMED, THE CONTRACTOR SHALL REMOVE THE EXISTING PAINT COMPLETELY.
 - a. CONTRACTOR SHALL NOTE THAT IN CERTAIN AREAS MORE THAN ONE LAYER OF PAINT MAY EXIST.
 - b. FOR THE PURPOSES OF THIS CONTRACT THE CONTRACTOR SHALL CONSIDER SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.
 - c. ALL MATERIALS TO BE PPG, SHERWIN WILLIAMS, OR APPROVED EQUAL.
 - d. ALL PAINTED AREAS SHALL BE PROPERLY PREPPED, CAULKED, AND PRIMED PRIOR TO RECEIVING TWO LAYERS OF NEW BRUSH APPLIED PAINT.
2. ANY AREA IN SCOPE OF WORK AFFECTED BY DETERIORATED OR ROTTED WOOD SHALL BE REPLACED
 - a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.

G. DOORS, FRAMES AND HARDWARE:

1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR DOORS AND FRAMES COMPLETELY.
 - a. HARDWARE SHALL BE PROPERLY REMOVED, CLEANED, POLISHED AND REINSTALLED, UNLESS OTHERWISE NOTED.
 - b. WHERE REMOVAL OF DOOR HARDWARE FOR CLEANING IS NOT POSSIBLE, CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
 - c. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.

H. WINDOWS:

1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR WINDOW FRAMES, SASHES, MULLIONS, AND TRIM COMPLETELY.
 - a. CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
 - b. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.
2. ANY DETERIORATED OR ROTTED WOOD IN OR SURROUNDING THE WINDOWS SHALL BE PROPERLY REPAIRED OR REPLACED
 - a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.
 - b. THE CONTRACTOR SHALL CONSIDER ALL REPAIRS AND SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.

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architecture • planning • design/build
creative solutions to build on

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- Consultants
- CIVIL ENGINEER:
Civil & Environmental Consultants, Inc.
- STRUCTURAL ENGINEER:
John Roberts Engineering
- MECHANICAL ENGINEER:
Harpoth Park Engineering, LLC.
- ELECTRICAL ENGINEER:
Harpoth Park Engineering, LLC.

Project

REHABILITATION OF THE
HISTORIC COURTHOUSE
135 FOURTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

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L+A Job No. 2303

BID ALTERNATE #3
(EXTERIOR PORCH RAILS)

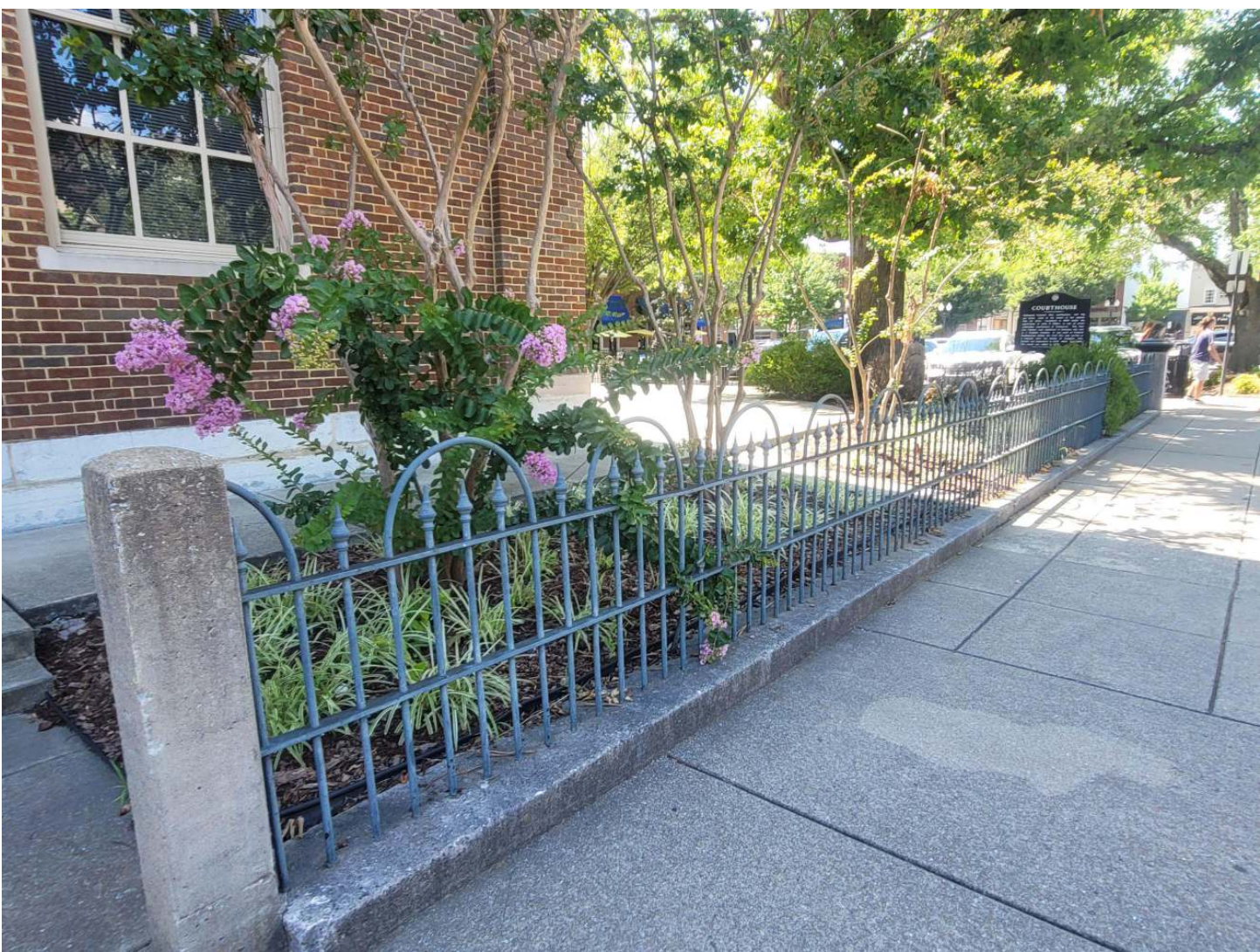
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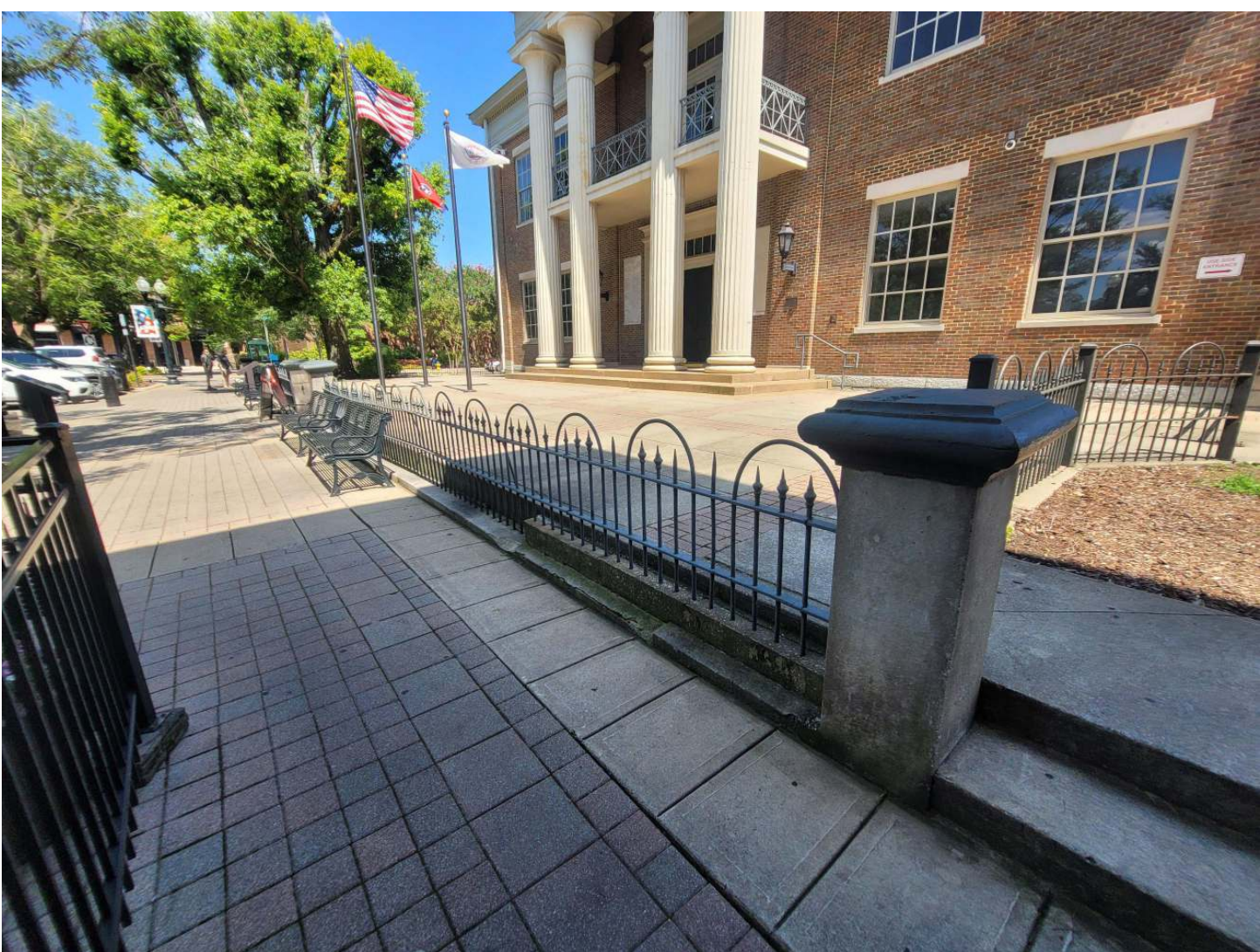
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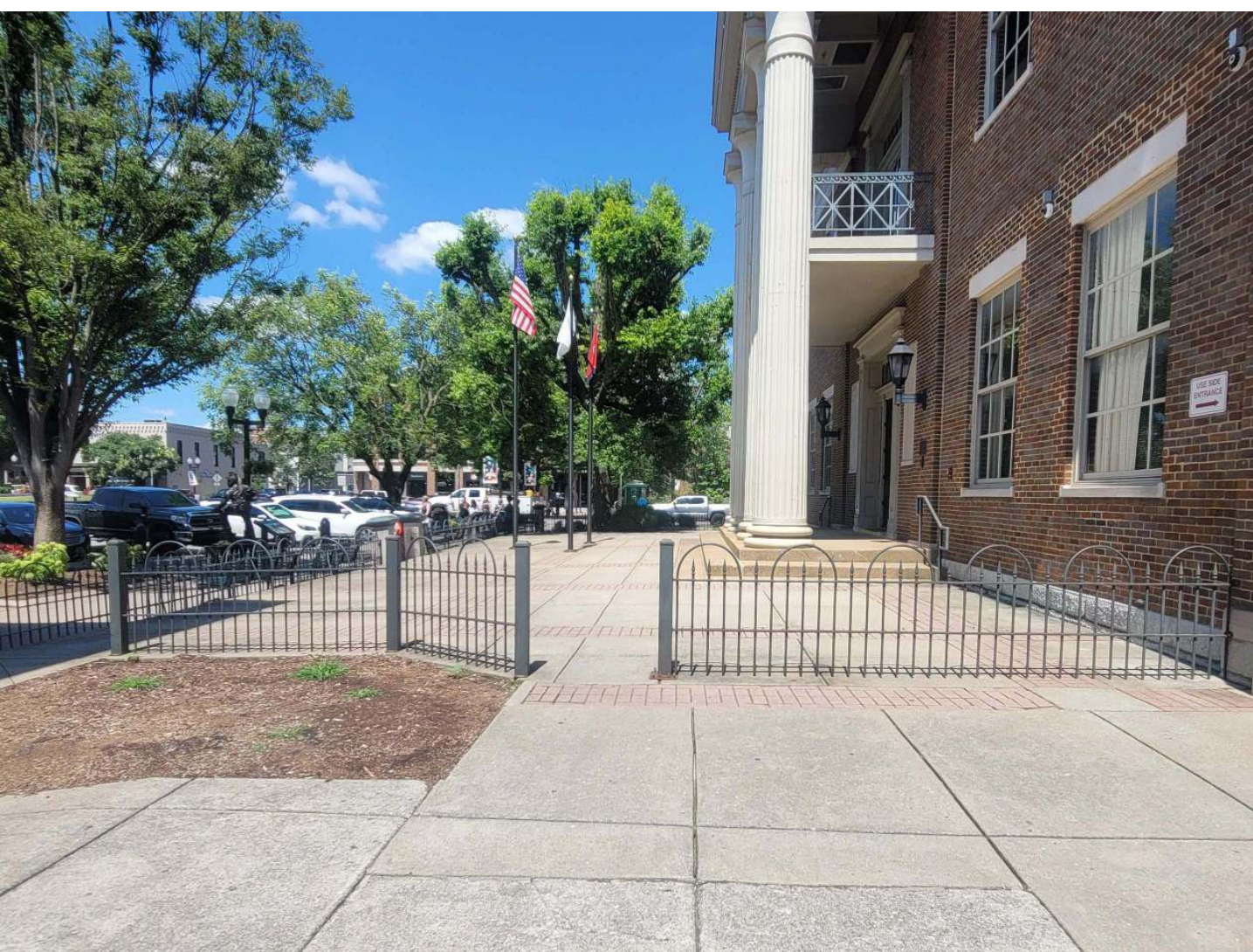
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A106.7



A106.8

GENERAL NOTES

1. THE PROJECT SCOPE (HEREAFTER REFERRED TO AS THE "SCOPE" OR "WORK") INCLUDES PORTIONS OF THE ENTIRE FRANKLIN HISTORIC COURTHOUSE COMPLEX (COURTHOUSE AND ANNEX BUILDINGS) AND MINIMUM WORK AT THE COURTYARD CONNECTOR/INFILL BUILDING COMPLETED IN 2008.
2. THE PROJECT SCOPE EXCLUDES ANY PAINTING OF EXISTING EXTERIOR STONE AND/OR CONCRETE COMPONENTS.

THE WORK UNDER THE BASE BID SHALL INCLUDE:

1. REPLACEMENT OF THE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS AT BOTH EAST AND WEST GABLES OF THE COURTHOUSE AND ANNEX BUILDINGS (NOTED AS "MR-1" - SEE BELOW).
2. RESTORATION OF THE EXISTING BUILT-IN (YANKEE-STYLE) GUTTERS AT BOTH NORTH AND SOUTH SIDES OF THE COURTHOUSE AND ANNEX BUILDINGS AT THE HORIZONTAL CORNICES (NOTED AS "GR-1" - SEE BELOW).
3. SURFACE PREPARATION AND PAINTING OF THE EXISTING CORNICES, CORNICE RAKES, FACIAS, SOFFITS, DENTIL MOULDING AT PERIMETER OF BOTH BUILDINGS (COURTHOUSE AND ANNEX), 4 GABLES, AND CLOCK GABLE.
 - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

THE WORK UNDER THE BID ALTERNATES SHALL INCLUDE:

1. SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR WOOD OR METAL COMPONENT(S) AS INDICATED, INCLUDING BUT NOT LIMITED TO COLUMNS, PORCH CEILING (UPPER AND LOWER), PORCH RAILS, SITE RAILS, WINDOWS, FRONT ENTRY DOORS, SIDE LITES (UPPER AND LOWER), AND DOORS AND FRAMES AT PERIMETER OF THE BUILDINGS (NOTED AS BA-1 THROUGH BA-7). EXISTING STONE COMPONENTS ARE NOT TO BE PAINTED OR ALTERED.
 - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

KEYNOTES

BASE BID - KEYED NOTES:

- MR-1** REPLACE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS:
- A. REMOVE AND DISPOSE OF EXISTING METAL ROOF RETURNS AS SHOWN ON THE DRAWINGS
 - B. PROVIDE AND INSTALL NEW HORIZONTAL METAL ROOF RETURNS:
 - TIN MATE (THERM COATED) STAINLESS STEEL, 26 GAUGE, ALLOY 409
 - 16" WIDE PANELS WITH 1/2" INTERLOCKING PANEL SEAMS WITH INTEGRAL CONTINUOUS DRIP EDGE, CONTINUOUS APRON FLASHING (4" HIGH MIN.) AND COUNTERFLASHING WITH REGLET, BACKER ROD, AND EXTERIOR SEALANT
- GR-1** RESTORE THE BUILT-IN (YANKEE-STYLE) GUTTERS:
- A. PROVIDE AND INSTALL STAINLESS-STEEL EXPANSION JOINTS AT ALL EXISTING BUILT-IN AND/OR EXPOSED GUTTERS WHERE SOLDER JOINTS HAVE FAILED:
 - PLATE OVER VALLEYS AND INSIDE CORNERS WHERE BROKEN SOLDER JOINTS ARE PRESENT

BID ALTERNATES - KEYED NOTES:

- BA-1** PAINT EXTERIOR 2-STORY COLUMNS (4):
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR COLUMNS AT THE NORTH ENTRY.
 - B. COLUMN WORK SHALL INCLUDE BUT NOT BE LIMITED TO STYLOBATES, SHAFTS, CAPITALS, ARCHITRAVES, FRIEZES, CORNICES, RAKE CORNICES, DENTIL MOULDINGS, AND CLOCK GABLE.
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-2** PAINT EXTERIOR PORCH SOFFITS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR SOFFITS AT THE NORTH ENTRY (UPPER AND LOWER);
 - B. SOFFITS WORK SHALL INCLUDE BUT NOT BE LIMITED TO CEILING SOFFITS AND ADJACENT ENTABLATURES:
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-3** PAINT EXTERIOR METAL PORCH RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PORCH RAILS AT THE UPPER FLOOR PORCH AT THE NORTH ENTRY (3 SIDES):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-4** PAINT EXTERIOR METAL PERIMETER SITE RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PERIMETER SITE (FENCE) RAILS AT THE SITE (3 SIDES):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-5** PAINT ALL EXTERIOR (WOOD) WINDOWS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) WINDOWS (UPPER AND LOWER) AT THE PERIMETER OF THE EXISTING BUILDINGS (COURTHOUSE AND ANNEX);
 - B. WINDOW WORK SHALL INCLUDE BUT NOT BE LIMITED TO WINDOW HEADS, STOOLS, SIDE JAMBS, HEAD JAMBS, TOP RAILS, BOTTOM RAILS, SASHES, CASINGS, MULLIONS, AND MUNTINS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-6** PAINT EXTERIOR (WOOD) FRONT ENTRY DOORS, SIDE-LITES, AND SURROUNDS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) COMPONENTS AT FRONT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING;
 - B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING WOOD DOORS, SIDE-LITES, AND SURROUNDS (INCLUDING MULLIONS AND MUNTINS, EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-7** PAINT EXTERIOR (STEEL) DOORS AND SURROUNDS @ BUILDING PERIMETER:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (STEEL) COMPONENTS AT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING;
 - B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING STEEL DOORS, TRANSOMS, AND FRAMES (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS

GENERAL RENOVATION NOTES

- A. SCOPE:**
- GENERAL RENOVATION NOTES APPLY TO WORK UNLESS SPECIFICALLY INDICATED OTHERWISE.
- B. EXISTING DIMENSIONS AND CONDITIONS:**
1. DRAWINGS INDICATE APPROXIMATE EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL VISIBLE CONDITIONS PRIOR TO BIDDING AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS IN ORDER THAT THESE DISCREPANCIES CAN BE CORRECTED PRIOR TO BIDDING.
 2. DIMENSIONS INDICATED IN DRAWINGS RELATIVE TO THE EXISTING BUILDING AND AREAS WHERE NEW WORK INTERFACES WITH EXISTING ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS WHICH AFFECT BID PRICE PRIOR TO BIDDING. NO CHANGES TO THE CONTRACT AMOUNT SHALL BE CONSIDERED IF THE CHANGE IS THE RESULT OF NOT VERIFYING DIMENSIONS.
- C. REMOVAL OF MATERIALS:**
1. ALL MATERIALS REMOVED FROM THE PROJECT DUE TO RENOVATION WORK SHALL BE THE PROPERTY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS AND DEBRIS SHALL BE PROPERLY REMOVED AND DISPOSED OF, OFF SITE, BY THE GENERAL CONTRACTOR.
 3. WHERE NEW MATERIALS INDICATED TO BE INSTALLED THE CONTRACTOR SHALL REMOVE EXISTING MATERIALS COMPLETELY UNLESS SPECIFICALLY NOTED OTHERWISE.
 4. REMOVAL OF EXISTING CONSTRUCTION SHALL BE ACCOMPLISHED USING MEANS AND METHODS NECESSARY TO MINIMIZE DAMAGE TO ADJACENT AND/OR REMAINING MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING ADJACENT ITEMS AND FINISHES FOR THE DURATION OF THE WORK.
- D. DAMAGED MATERIALS:**
1. WHERE EXISTING MATERIALS, SURFACES, OR FINISHES ARE DAMAGED DUE TO WORK OF THIS CONTRACT, THE CONTRACTOR SHALL REPAIR SUCH DAMAGED AREAS WITH NEW MATERIALS OF TYPE, SIZE, AND FINISH TO MATCH EXISTING.
 2. WHERE REMOVAL OF MATERIALS RESULTS IN OPENINGS IN EXISTING SURFACES CONTRACTOR SHALL FILL OPENING WITH MATERIALS AND USING METHODS TO MATCH EXISTING.
- E. ROOF:**
1. REMOVE EXISTING METAL ROOF AS NECESSARY TO COMPLETE THE CURRENT SCOPE OF WORK. CONTRACTOR IS ADVISED TO ONLY REMOVE EXISTING ROOFING THAT CAN BE COVERED IN THE SAME DAY TO PREVENT ROOF LEAKS THROUGHOUT CONSTRUCTION. THE BUILDING SHALL REMAIN IN OPERATION AT ALL TIMES AND CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A WEATHERTIGHT CONDITION AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED SHOULD LEAKING OCCUR DURING CONSTRUCTION.
 2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER AND ARCHITECT FOR APPROVAL WHICH SHALL DETAIL ALL REQUIRED FLASHINGS, ATTACHMENTS, AND TRIM TO PROVIDE A WEATHERTIGHT CONDITION FOR THIS PROJECT.
 3. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE EXISTING METAL ON ROOF RETURNS.
 4. NEW METAL ROOF SYSTEM SHALL MATCH COLOR, PROFILE, MATERIAL, AND FINISH OF EXISTING ADJACENT METAL ROOF SYSTEM. INSTALL ROOFING PANELS AS NECESSARY TO PROVIDE A CLEAN, WATERIGHT CONNECTION TO THE EXISTING METAL ROOF SYSTEM. CONTRACTOR IS RESPONSIBLE TO PROVIDE WORK IN A MANNER SO AS NOT TO VOID EXISTING ROOF WARRANTY, IF POSSIBLE. OBTAIN WRITTEN APPROVAL/VERIFICATION FROM EXISTING ROOF MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.
 5. CONTRACTOR SHALL REPAIR ALL DAMAGED AND/OR ROTTED CORNICE WORK UNDER GUTTERS AT ROOFLINE.
 6. CONTRACTOR SHALL NOTE THAT HIGH-REACH EQUIPMENT MAY BE NECESSARY TO COMPLETE THE SCOPE OF REPAIRS.
- F. BUILDING FINISHES:**
1. EXTERIOR PAINT: WHERE NEW PAINT IS INDICATED TO BE PERFORMED, THE CONTRACTOR SHALL REMOVE THE EXISTING PAINT COMPLETELY.
 - a. CONTRACTOR SHALL NOTE THAT IN CERTAIN AREAS MORE THAN ONE LAYER OF PAINT MAY EXIST.
 - b. FOR THE PURPOSES OF THIS CONTRACT THE CONTRACTOR SHALL CONSIDER SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.
 - c. ALL MATERIALS TO BE PPG, SHERWIN WILLIAMS, OR APPROVED EQUAL.
 - d. ALL PAINTED AREAS SHALL BE PROPERLY PREPPED, CAULKED, AND PRIMED PRIOR TO RECEIVING TWO LAYERS OF NEW BRUSH APPLIED PAINT.
 2. ANY AREA IN SCOPE OF WORK AFFECTED BY DETERIORATED OR ROTTED WOOD SHALL BE REPLACED
 - a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.
- G. DOORS, FRAMES AND HARDWARE:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR DOORS AND FRAMES COMPLETELY.
 - a. HARDWARE SHALL BE PROPERLY REMOVED, CLEANED, POLISHED AND REINSTALLED, UNLESS OTHERWISE NOTED.
 - b. WHERE REMOVAL OF DOOR HARDWARE FOR CLEANING IS NOT POSSIBLE, CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
 - c. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.
- H. WINDOWS:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR WINDOW FRAMES, SASHES, MULLIONS, AND TRIM COMPLETELY.
 - a. CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
 - b. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.
 2. ANY DETERIORATED OR ROTTED WOOD IN OR SURROUNDING THE WINDOWS SHALL BE PROPERLY REPAIRED OR REPLACED
 - a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.
 - b. THE CONTRACTOR SHALL CONSIDER ALL REPAIRS AND SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.

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Project

REHABILITATION
OF THE
HISTORIC COURTHOUSE
135 FOURTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

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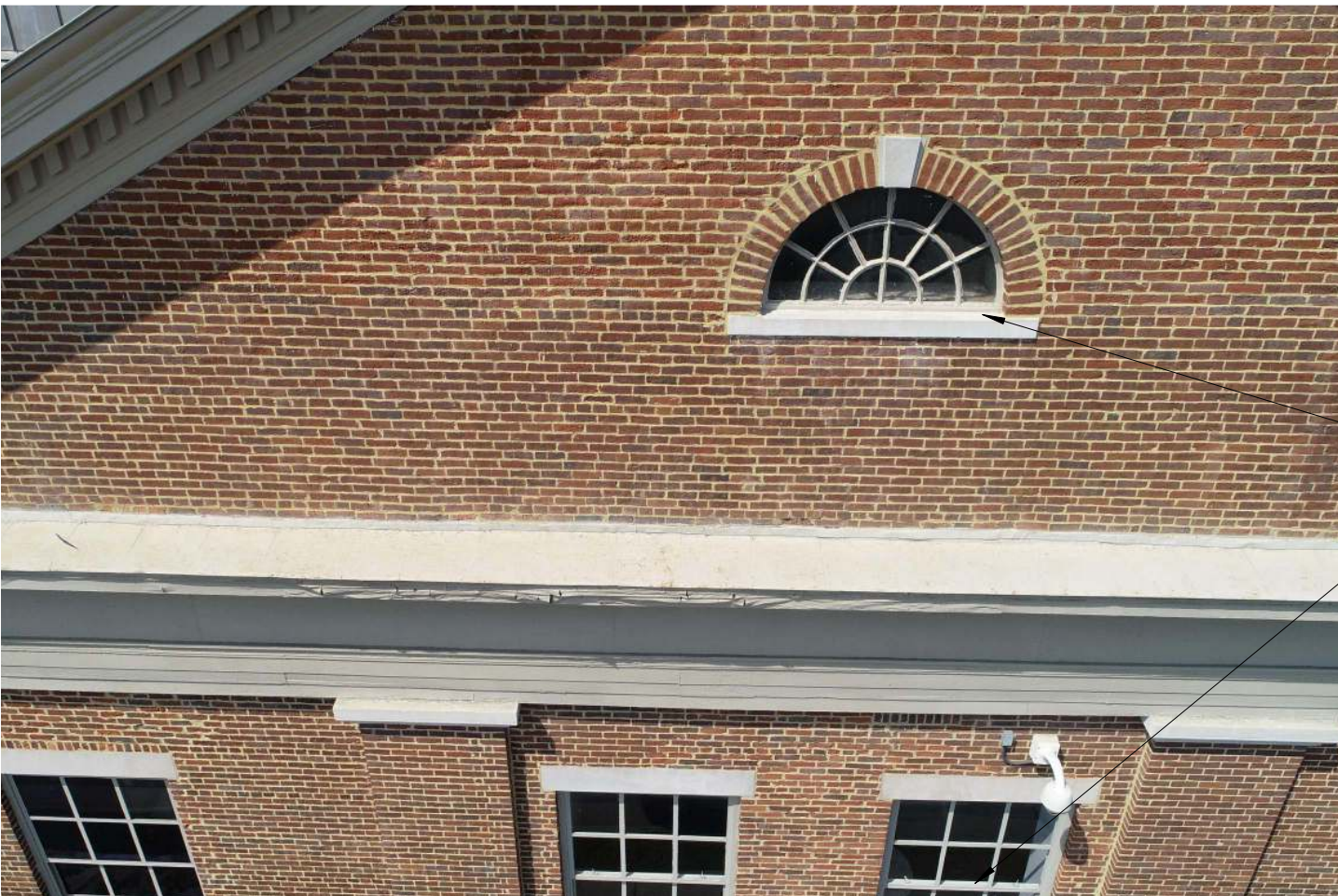
L+A Job No. 2303

BID ALTERNATE #4
(EXTERIOR SITE RAILS)

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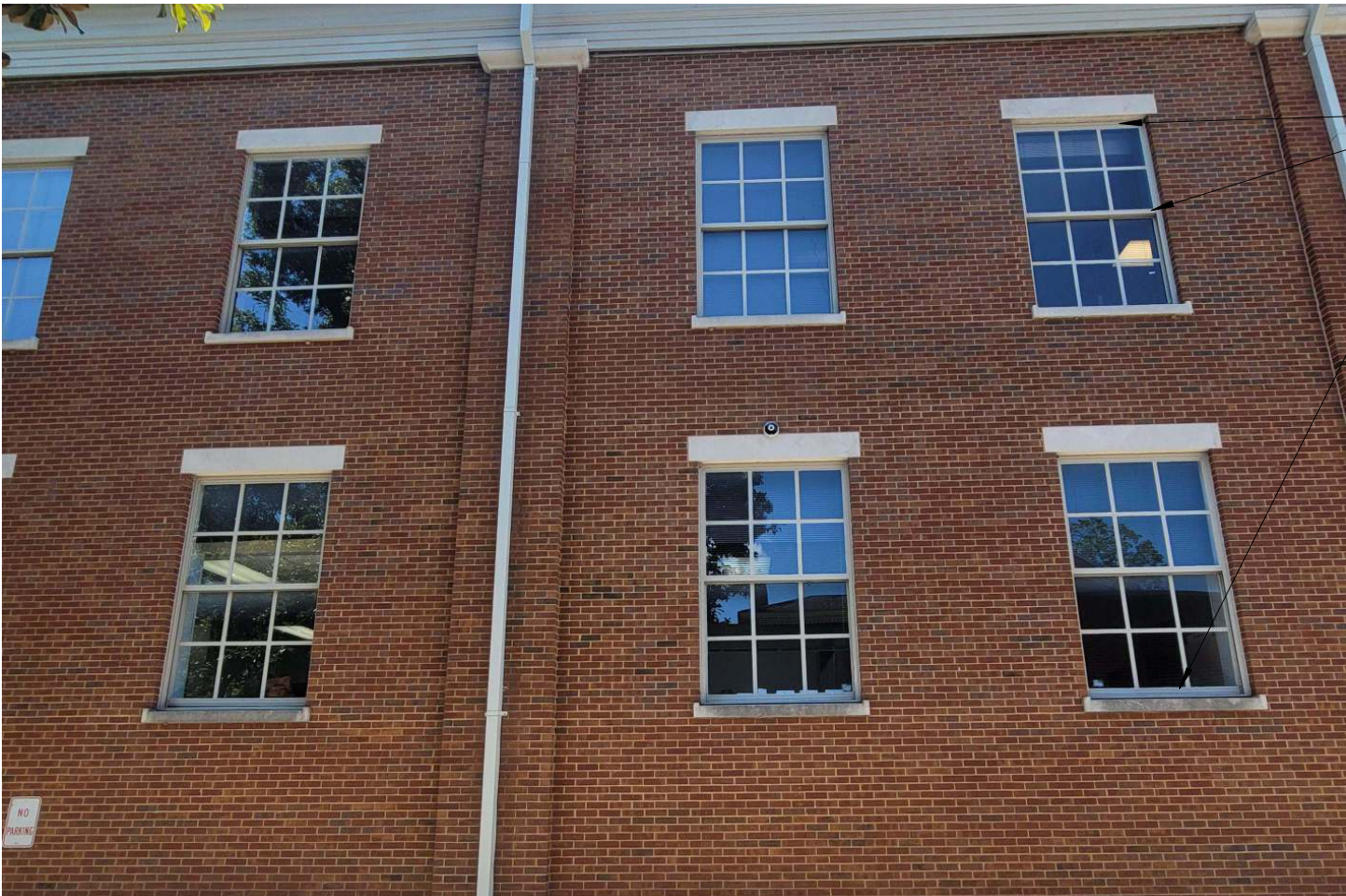
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1. THE PROJECT SCOPE (HEREAFTER REFERRED TO AS THE "SCOPE" OR "WORK") INCLUDES PORTIONS OF THE ENTIRE FRANKLIN HISTORIC COURTHOUSE COMPLEX (COURTHOUSE AND ANNEX BUILDINGS) AND MINIMUM WORK AT THE COURTYARD CONNECTOR/INFILL BUILDING COMPLETED IN 2008.
2. THE PROJECT SCOPE EXCLUDES ANY PAINTING OF EXISTING EXTERIOR STONE AND/OR CONCRETE COMPONENTS.

THE WORK UNDER THE BASE BID SHALL INCLUDE:

1. REPLACEMENT OF THE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS AT BOTH EAST AND WEST GABLES OF THE COURTHOUSE AND ANNEX BUILDINGS (NOTED AS "MR-1" - SEE BELOW).
2. RESTORATION OF THE EXISTING BUILT-IN (YANKEE-STYLE) GUTTERS AT BOTH NORTH AND SOUTH SIDES OF THE COURTHOUSE AND ANNEX BUILDINGS AT THE HORIZONTAL CORNICES (NOTED AS "GR-1" - SEE BELOW).
3. SURFACE PREPARATION AND PAINTING OF THE EXISTING CORNICES, CORNICE RAKES, FACIAS, SOFFITS, DENTIL MOULDING AT PERIMETER OF BOTH BUILDINGS (COURTHOUSE AND ANNEX), 4 GABLES, AND CLOCK GABLE.
 - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

THE WORK UNDER THE BID ALTERNATES SHALL INCLUDE:

1. SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR WOOD OR METAL COMPONENT(S) AS INDICATED, INCLUDING BUT NOT LIMITED TO COLUMNS, PORCH CEILINGS (UPPER AND LOWER), PORCH RAILS, SITE RAILS, WINDOWS, FRONT ENTRY DOORS, SIDE LITES (UPPER AND LOWER), AND DOORS AND FRAMES AT PERIMETER OF THE BUILDINGS (NOTED AS BA-1 THROUGH BA-7). EXISTING STONE COMPONENTS ARE NOT TO BE PAINTED OR ALTERED.
 - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

KEYNOTES

BASE BID - KEYED NOTES:

- MR-1** REPLACE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS:
- A. REMOVE AND DISPOSE OF EXISTING METAL ROOF RETURNS AS SHOWN ON THE DRAWINGS
 - B. PROVIDE AND INSTALL NEW HORIZONTAL METAL ROOF RETURNS:
 - TIN WATTE (TINNE COATED) STAINLESS STEEL, 26 GAUGE, ALLOY 439
 - 18" WIDE PANELS WITH 1" INTERLOCKING PANEL SEAMS WITH INTEGRAL CONTINUOUS Drip EDGE, CONTINUOUS APRON FLASHING (4" HIGH MIN.) AND COUNTERFLASHING WITH REGLET, BACKER ROD, AND EXTERIOR SEALANT
- GR-1** RESTORE THE BUILT-IN (YANKEE-STYLE) GUTTERS:
- A. PROVIDE AND INSTALL STAINLESS STEEL EXPANSION JOINTS AT ALL EXISTING BUILT-IN AND/OR EXPOSED GUTTERS WHERE SOLDER JOINTS HAVE FAILED:
 - PLATE OVER VALLEYS AND INSIDE CORNERS WHERE BROKEN SOLDER JOINTS ARE PRESENT

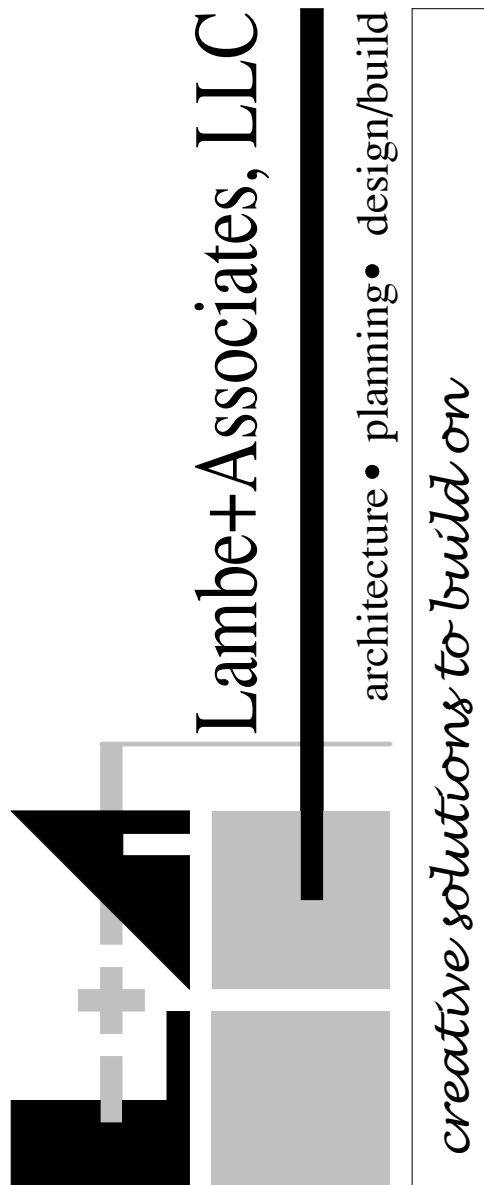
BID ALTERNATES - KEYED NOTES:

- BA-1** PAINT EXTERIOR 2-STORY COLUMNS (4):
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR COLUMNS AT THE NORTH ENTRY:
 - B. COLUMN WORK SHALL INCLUDE BUT NOT BE LIMITED TO STYLOBATES, SHAFTS, CAPITALS, ARCHITRAVES, FRIEZES, CORNICES, RAKE CORNICES, DENTIL MOULDINGS, AND CLOCK GABLE.
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-2** PAINT EXTERIOR PORCH SOFFITS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR SOFFITS AT THE NORTH ENTRY (UPPER AND LOWER):
 - B. SOFFITS WORK SHALL INCLUDE BUT NOT BE LIMITED TO CEILING SOFFITS AND ADJACENT ENTABLATURES:
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-3** PAINT EXTERIOR METAL PORCH RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PORCH RAILS AT THE UPPER FLOOR PORCH AT THE NORTH ENTRY (3 SIDES):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-4** PAINT EXTERIOR METAL PERIMETER SITE RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PERIMETER SITE (FENCE) RAILS AT THE SITE (3 SIDES):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-5** PAINT ALL EXTERIOR (WOOD) WINDOWS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) WINDOWS (UPPER AND LOWER) AT THE PERIMETER OF THE EXISTING BUILDINGS (COURTHOUSE AND ANNEX):
 - B. WINDOW WORK SHALL INCLUDE BUT NOT BE LIMITED TO WINDOW HEADS, STOOLS, SIDE JAMBS, HEAD JAMBS, TOP RAILS, BOTTOM RAILS, SASHES, CASINGS, MULLIONS, AND MUNTINS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-6** PAINT EXTERIOR (WOOD) FRONT ENTRY DOORS, SIDE-LITES, AND SURROUNDS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) COMPONENTS AT FRONT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING:
 - B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING WOOD DOORS, SIDE-LITES, AND SURROUNDS (INCLUDING MULLIONS AND MUNTINS, EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-7** PAINT EXTERIOR (STEEL) DOORS AND SURROUNDS @ BUILDING PERIMETER:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (STEEL) COMPONENTS AT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING:
 - B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING STEEL DOORS, TRANSOMS, AND FRAMS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS

GENERAL RENOVATION NOTES

- A. SCOPE:**
1. GENERAL RENOVATION NOTES APPLY TO WORK UNLESS SPECIFICALLY INDICATED OTHERWISE.
- B. EXISTING DIMENSIONS AND CONDITIONS:**
1. DRAWINGS INDICATE APPROXIMATE EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL VISIBLE CONDITIONS PRIOR TO BIDDING AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS IN ORDER THAT THESE DISCREPANCIES CAN BE CORRECTED PRIOR TO BIDDING.
2. DIMENSIONS INDICATED IN DRAWINGS RELATIVE TO THE EXISTING BUILDING AND AREAS WHERE NEW WORK INTERFACES WITH EXISTING ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS WHICH AFFECT BID PRICE PRIOR TO BIDDING. NO CHANGES TO THE CONTRACT AMOUNT SHALL BE CONSIDERED IF THE CHANGE IS THE RESULT OF NOT VERIFYING DIMENSIONS.
- C. REMOVAL OF MATERIALS:**
1. ALL MATERIALS REMOVED FROM THE PROJECT DUE TO RENOVATION WORK SHALL BE THE PROPERTY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
2. ALL MATERIALS AND DEBRIS SHALL BE PROPERLY REMOVED AND DISPOSED OF, OFF SITE, BY THE GENERAL CONTRACTOR.
3. WHERE NEW MATERIALS INDICATED TO BE INSTALLED THE CONTRACTOR SHALL REMOVE EXISTING MATERIALS COMPLETELY UNLESS SPECIFICALLY NOTED OTHERWISE.
4. REMOVAL OF EXISTING CONSTRUCTION SHALL BE ACCOMPLISHED USING MEANS AND METHODS NECESSARY TO MINIMIZE DAMAGE TO ADJACENT AND/OR REMAINING MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING ADJACENT ITEMS AND FINISHES FOR THE DURATION OF THE WORK.
- D. DAMAGED MATERIALS:**
1. WHERE EXISTING MATERIALS, SURFACES, OR FINISHES ARE DAMAGED DUE TO WORK OF THIS CONTRACT, THE CONTRACTOR SHALL REPAIR SUCH DAMAGED AREAS WITH NEW MATERIALS OF TYPE, SIZE, AND FINISH TO MATCH EXISTING.
2. WHERE REMOVAL OF MATERIALS RESULTS IN OPENINGS IN EXISTING SURFACES CONTRACTOR SHALL FILL OPENING WITH MATERIALS AND USING METHODS TO MATCH EXISTING.
- E. ROOF:**
1. REMOVE EXISTING METAL ROOF AS NECESSARY TO COMPLETE THE CURRENT SCOPE OF WORK. CONTRACTOR IS ADVISED TO ONLY REMOVE EXISTING ROOFING THAT CAN BE COVERED IN THE SAME DAY TO PREVENT ROOF LEAKS THROUGHOUT CONSTRUCTION. THE BUILDING SHALL REMAIN IN OPERATION AT ALL TIMES AND CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A WEATHERTIGHT CONDITION AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED SHOULD LEAKING OCCUR DURING CONSTRUCTION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER AND ARCHITECT FOR APPROVAL WHICH SHALL DETAIL ALL REQUIRED FLASHINGS, ATTACHMENTS, AND TRIM TO PROVIDE A WEATHERTIGHT CONDITION FOR THIS PROJECT.
3. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE EXISTING METAL ON ROOF RETURNS.
4. NEW METAL ROOF SYSTEM SHALL MATCH COLOR, PROFILE, MATERIAL, AND FINISH OF EXISTING ADJACENT METAL ROOF SYSTEM. INSTALL ROOFING PANELS AS NECESSARY TO PROVIDE A CLEAN, WATERIGHT CONNECTION TO THE EXISTING METAL ROOF SYSTEM. CONTRACTOR IS RESPONSIBLE TO PROVIDE WORK IN A MANNER SO AS NOT TO VOID EXISTING ROOF WARRANTY. IF POSSIBLE, OBTAIN WRITTEN APPROVAL/VERIFICATION FROM EXISTING ROOF MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.
5. CONTRACTOR SHALL REPAIR ALL DAMAGED AND/OR ROTTED CORNICE WORK UNDER GUTTERS AT ROOFLINE.
6. CONTRACTOR SHALL NOTE THAT HIGH-REACH EQUIPMENT MAY BE NECESSARY TO COMPLETE THE SCOPE OF REPAIRS.
- F. BUILDING FINISHES:**
1. EXTERIOR PAINT: WHERE NEW PAINT IS INDICATED TO BE PERFORMED, THE CONTRACTOR SHALL REMOVE THE EXISTING PAINT COMPLETELY.
- a. CONTRACTOR SHALL NOTE THAT IN CERTAIN AREAS MORE THAN ONE LAYER OF PAINT MAY EXIST.
- b. FOR THE PURPOSES OF THIS CONTRACT THE CONTRACTOR SHALL CONSIDER SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.
- c. ALL MATERIALS TO BE PPG, SHERWIN WILLIAMS, OR APPROVED EQUAL.
- d. ALL PAINTED AREAS SHALL BE PROPERLY PREPPED, CAULKED, AND PRIMED PRIOR TO RECEIVING TWO LAYERS OF NEW BRUSH APPLIED PAINT.
2. ANY AREA IN SCOPE OF WORK AFFECTED BY DETERIORATED OR ROTTED WOOD SHALL BE REPLACED
- a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.
- G. DOORS, FRAMES AND HARDWARE:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR DOORS AND FRAMES COMPLETELY.
- a. HARDWARE SHALL BE PROPERLY REMOVED, CLEANED, POLISHED AND REINSTALLED, UNLESS OTHERWISE NOTED.
- b. WHERE REMOVAL OF DOOR HARDWARE FOR CLEANING IS NOT POSSIBLE, CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
- c. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.
- H. WINDOWS:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR WINDOW FRAMES, SASHES, MULLIONS, AND TRIM COMPLETELY.
- a. CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
- b. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.
2. ANY DETERIORATED OR ROTTED WOOD IN OR SURROUNDING THE WINDOWS SHALL BE PROPERLY REPAIRED OR REPLACED
- a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.
- b. THE CONTRACTOR SHALL CONSIDER ALL REPAIRS AND SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.

NOT FOR
CONSTRUCTION
08-14-2023



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Consultants

CIVIL ENGINEER:
Civil & Environmental Consultants, Inc.

STRUCTURAL ENGINEER:
John Roberts Engineering

MECHANICAL ENGINEER:
Harpoth Park Engineering, LLC.

ELECTRICAL ENGINEER:
Harpoth Park Engineering, LLC.

Project

REHABILITATION
OF THE
HISTORIC COURTHOUSE
135 FOURTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

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L+A Job No. 2303

**BID ALTERNATE #5
(WINDOWS)**

A107

sheet



A108.1



A108.2

GENERAL NOTES

1. THE PROJECT SCOPE (HEREAFTER REFERRED TO AS THE "SCOPE" OR "WORK") INCLUDES PORTIONS OF THE ENTIRE FRANKLIN HISTORIC COURTHOUSE COMPLEX (COURTHOUSE AND ANNEX BUILDINGS) AND MINIMUM WORK AT THE COURTYARD CONNECTOR/INFILL BUILDING COMPLETED IN 2008.
2. THE PROJECT SCOPE EXCLUDES ANY PAINTING OF EXISTING EXTERIOR STONE AND/OR CONCRETE COMPONENTS.

THE WORK UNDER THE BASE BID SHALL INCLUDE:

1. REPLACEMENT OF THE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS AT BOTH EAST AND WEST GABLES OF THE COURTHOUSE AND ANNEX BUILDINGS (NOTED AS "MR-1" - SEE BELOW).
2. RESTORATION OF THE EXISTING BUILT-IN (YANKEE-STYLE) GUTTERS AT BOTH NORTH AND SOUTH SIDES OF THE COURTHOUSE AND ANNEX BUILDINGS AT THE HORIZONTAL CORNICES (NOTED AS "GR-1" - SEE BELOW).
3. SURFACE PREPARATION AND PAINTING OF THE EXISTING CORNICES, CORNICE RAKES, FACIAS, SOFFITS, DENTIL MOULDING AT PERIMETER OF BOTH BUILDINGS (COURTHOUSE AND ANNEX), 4 GABLES, AND CLOCK GABLE.
 - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

THE WORK UNDER THE BID ALTERNATES SHALL INCLUDE:

1. SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR WOOD OR METAL COMPONENT(S) AS INDICATED, INCLUDING BUT NOT LIMITED TO COLUMNS, PORCH CEILING (UPPER AND LOWER), PORCH RAILS, SITE RAILS, WINDOWS, FRONT ENTRY DOORS, SIDE LITES (UPPER AND LOWER), AND DOORS AND FRAMES AT PERIMETER OF THE BUILDINGS (NOTED AS BA-1 THROUGH BA-7). EXISTING STONE COMPONENTS ARE NOT TO BE PAINTED OR ALTERED.
 - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

KEYNOTES

BASE BID - KEYED NOTES:

- MR-1** REPLACE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS:
- A. REMOVE AND DISPOSE OF EXISTING METAL ROOF RETURNS AS SHOWN ON THE DRAWINGS.
 - B. PROVIDE AND INSTALL NEW HORIZONTAL METAL ROOF RETURNS:
 - TIN WATTE (TIEING COATED) STAINLESS STEEL, 26 GAUGE, ALLOY 439
 - 18" WIDE PANELS WITH 1 1/2" INTERLOCKING PANEL SEAMS WITH INTEGRAL CONTINUOUS DRIP EDGE, CONTINUOUS APRON FLASHING (4" HIGH MIN.) AND COUNTERFLASHING WITH REGLET, BACKER ROD, AND EXTERIOR SEALANT
- GR-1** RESTORE THE BUILT-IN (YANKEE-STYLE) GUTTERS:
- A. PROVIDE AND INSTALL STAINLESS STEEL EXPANSION JOINTS AT ALL EXISTING BUILT-IN AND/OR EXPOSED GUTTERS WHERE SOLDER JOINTS HAVE FAILED:
 - PLATE OVER VALLEYS AND INSIDE CORNERS WHERE BROKEN SOLDER JOINTS ARE PRESENT

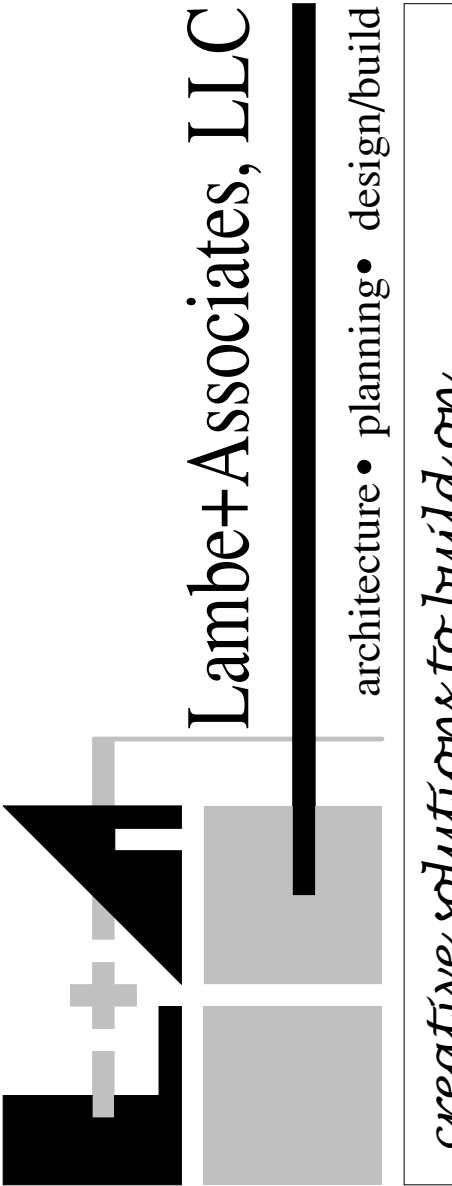
BID ALTERNATES - KEYED NOTES:

- BA-1** PAINT EXTERIOR 2-STORY COLUMNS (4):
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR COLUMNS AT THE NORTH ENTRY.
 - B. COLUMN WORK SHALL INCLUDE BUT NOT BE LIMITED TO STYLOBATES, SHAFTS, CAPITALS, ARCHITRAVES, FRIEZES, CORNICES, RAKE CORNICES, DENTIL MOULDINGS, AND CLOCK GABLE.
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-2** PAINT EXTERIOR PORCH SOFFITS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR SOFFITS AT THE NORTH ENTRY (UPPER AND LOWER).
 - B. SOFFITS WORK SHALL INCLUDE BUT NOT BE LIMITED TO CEILING SOFFITS AND ADJACENT ENTABLATURES:
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-3** PAINT EXTERIOR METAL PORCH RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PORCH RAILS AT THE UPPER FLOOR PORCH AT THE NORTH ENTRY (3 SIDES):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-4** PAINT EXTERIOR METAL PERIMETER SITE RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PERIMETER SITE (FENCE) RAILS AT THE SITE (3 SIDES):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-5** PAINT ALL EXTERIOR (WOOD) WINDOWS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) WINDOWS (UPPER AND LOWER) AT THE PERIMETER OF THE EXISTING BUILDINGS (COURTHOUSE AND ANNEX):
 - B. WINDOW WORK SHALL INCLUDE BUT NOT BE LIMITED TO WINDOW HEADS, STOOLS, SIDE JAMBS, HEAD JAMBS, TOP RAILS, BOTTOM RAILS, SASHES, CASINGS, MULLIONS, AND MUNTINS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-6** PAINT EXTERIOR (WOOD) FRONT ENTRY DOORS, SIDE-LITES, AND SURROUNDS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) COMPONENTS AT FRONT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING.
 - B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING WOOD DOORS, SIDE-LITES, AND SURROUNDS (INCLUDING MULLIONS AND MUNTINS, EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-7** PAINT EXTERIOR (STEEL) DOORS AND SURROUNDS @ BUILDING PERIMETER:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (STEEL) COMPONENTS AT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING.
 - B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING STEEL DOORS, TRANSOMS, AND FRAMS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS

GENERAL RENOVATION NOTES

- A. SCOPE:**
1. GENERAL RENOVATION NOTES APPLY TO WORK UNLESS SPECIFICALLY INDICATED OTHERWISE.
- B. EXISTING DIMENSIONS AND CONDITIONS:**
1. DRAWINGS INDICATE APPROXIMATE EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL VISIBLE CONDITIONS PRIOR TO BIDDING AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS IN ORDER THAT THESE DISCREPANCIES CAN BE CORRECTED PRIOR TO BIDDING.
 2. DIMENSIONS INDICATED IN DRAWINGS RELATIVE TO THE EXISTING BUILDING AND AREAS WHERE NEW WORK INTERFACES WITH EXISTING ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS WHICH AFFECT BID PRICE PRIOR TO BIDDING. NO CHANGES TO THE CONTRACT AMOUNT SHALL BE CONSIDERED IF THE CHANGE IS THE RESULT OF NOT VERIFYING DIMENSIONS.
- C. REMOVAL OF MATERIALS:**
1. ALL MATERIALS REMOVED FROM THE PROJECT DUE TO RENOVATION WORK SHALL BE THE PROPERTY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS AND DEBRIS SHALL BE PROPERLY REMOVED AND DISPOSED OF, OFF SITE, BY THE GENERAL CONTRACTOR.
 3. WHERE NEW MATERIALS INDICATED TO BE INSTALLED THE CONTRACTOR SHALL REMOVE EXISTING MATERIALS COMPLETELY UNLESS SPECIFICALLY NOTED OTHERWISE.
 4. REMOVAL OF EXISTING CONSTRUCTION SHALL BE ACCOMPLISHED USING MEANS AND METHODS NECESSARY TO MINIMIZE DAMAGE TO ADJACENT AND/OR REMAINING MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING ADJACENT ITEMS AND FINISHES FOR THE DURATION OF THE WORK.
- D. DAMAGED MATERIALS:**
1. WHERE EXISTING MATERIALS, SURFACES, OR FINISHES ARE DAMAGED DUE TO WORK OF THIS CONTRACT, THE CONTRACTOR SHALL REPAIR SUCH DAMAGED AREAS WITH NEW MATERIALS OF TYPE, SIZE, AND FINISH TO MATCH EXISTING.
 2. WHERE REMOVAL OF MATERIALS RESULTS IN OPENINGS IN EXISTING SURFACES CONTRACTOR SHALL FILL, OPENING WITH MATERIALS AND USING METHODS TO MATCH EXISTING.
- E. ROOF:**
1. REMOVE EXISTING METAL ROOF AS NECESSARY TO COMPLETE THE CURRENT SCOPE OF WORK. CONTRACTOR IS ADVISED TO ONLY REMOVE EXISTING ROOFING THAT CAN BE COVERED IN THE SAME DAY TO PREVENT ROOF LEAKS THROUGHOUT CONSTRUCTION. THE BUILDING SHALL REMAIN IN OPERATION AT ALL TIMES AND CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A WEATHERTIGHT CONDITION AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED SHOULD LEAKING OCCUR DURING CONSTRUCTION.
 2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER AND ARCHITECT FOR APPROVAL WHICH SHALL DETAIL ALL REQUIRED FLASHINGS, ATTACHMENTS, AND TRIM TO PROVIDE A WEATHERTIGHT CONDITION FOR THIS PROJECT.
 3. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE EXISTING METAL ON ROOF RETURNS.
 4. NEW METAL ROOF SYSTEM SHALL MATCH COLOR, PROFILE, MATERIAL, AND FINISH OF EXISTING ADJACENT METAL ROOF SYSTEM. INSTALL ROOFING PANELS AS NECESSARY TO PROVIDE A CLEAN, WATERIGHT CONNECTION TO THE EXISTING METAL ROOF SYSTEM. CONTRACTOR IS RESPONSIBLE TO PROVIDE WORK IN A MANNER SO AS NOT TO VOID EXISTING ROOF WARRANTY, IF POSSIBLE. OBTAIN WRITTEN APPROVAL/VERIFICATION FROM EXISTING ROOF MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.
 5. CONTRACTOR SHALL REPAIR ALL DAMAGED AND/OR ROTTED CORNICE WORK UNDER GUTTERS AT ROOFLINE.
 6. CONTRACTOR SHALL NOTE THAT HIGH-REACH EQUIPMENT MAY BE NECESSARY TO COMPLETE THE SCOPE OF REPAIRS.
- F. BUILDING FINISHES:**
1. EXTERIOR PAINT: WHERE NEW PAINT IS INDICATED TO BE PERFORMED, THE CONTRACTOR SHALL REMOVE THE EXISTING PAINT COMPLETELY.
 - a. CONTRACTOR SHALL NOTE THAT IN CERTAIN AREAS MORE THAN ONE LAYER OF PAINT MAY EXIST.
 - b. FOR THE PURPOSES OF THIS CONTRACT THE CONTRACTOR SHALL CONSIDER SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.
 - c. ALL MATERIALS TO BE PPG, SHERWIN WILLIAMS, OR APPROVED EQUAL.
 - d. ALL PAINTED AREAS SHALL BE PROPERLY PREPPED, CAULKED, AND PRIMED PRIOR TO RECEIVING TWO LAYERS OF NEW BRUSH APPLIED PAINT.
 2. ANY AREA IN SCOPE OF WORK AFFECTED BY DETERIORATED OR ROTTED WOOD SHALL BE REPLACED
 - a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.
- G. DOORS, FRAMES AND HARDWARE:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR DOORS AND FRAMES COMPLETELY.
 - a. HARDWARE SHALL BE PROPERLY REMOVED, CLEANED, POLISHED AND REINSTALLED, UNLESS OTHERWISE NOTED.
 - b. WHERE REMOVAL OF DOOR HARDWARE FOR CLEANING IS NOT POSSIBLE, CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
 - c. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.
- H. WINDOWS:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR WINDOW FRAMES, SASHES, MULLIONS, AND TRIM COMPLETELY.
 - a. CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
 - b. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.
 2. ANY DETERIORATED OR ROTTED WOOD IN OR SURROUNDING THE WINDOWS SHALL BE PROPERLY REPAIRED OR REPLACED
 - a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.
 - b. THE CONTRACTOR SHALL CONSIDER ALL REPAIRS AND SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.

NOT FOR
CONSTRUCTION
08-14-2023



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Consultants

CIVIL ENGINEER:
Civil & Environmental Consultants, Inc.

STRUCTURAL ENGINEER:
John Roberts Engineering

MECHANICAL ENGINEER:
Harpoth Park Engineering, LLC.

ELECTRICAL ENGINEER:
Harpoth Park Engineering, LLC.

Project

REHABILITATION
OF THE
HISTORIC COURTHOUSE
135 FOURTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

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L+A Job No. 2303

**BID ALTERNATE #6
(FRONT ENTRY DOOR
SURROUNDS)**

A108

sheet



A109.1



A109.2



A109.3

GENERAL NOTES

1. THE PROJECT SCOPE (HEREAFTER REFERRED TO AS THE "SCOPE" OR "WORK") INCLUDES PORTIONS OF THE ENTIRE FRANKLIN HISTORIC COURTHOUSE COMPLEX (COURTHOUSE AND ANNEX BUILDINGS) AND MINIMUM WORK AT THE COURTYARD CONNECTOR/INFILL BUILDING COMPLETED IN 2008.
2. THE PROJECT SCOPE EXCLUDES ANY PAINTING OF EXISTING EXTERIOR STONE AND/OR CONCRETE COMPONENTS.

THE WORK UNDER THE BASE BID SHALL INCLUDE:

1. REPLACEMENT OF THE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS AT BOTH EAST AND WEST GABLES OF THE COURTHOUSE AND ANNEX BUILDINGS (NOTED AS "MR-1" - SEE BELOW).
2. RESTORATION OF THE EXISTING BUILT-IN (YANKEE-STYLE) GUTTERS AT BOTH NORTH AND SOUTH SIDES OF THE COURTHOUSE AND ANNEX BUILDINGS AT THE HORIZONTAL CORNICES (NOTED AS "GR-1" - SEE BELOW).
3. SURFACE PREPARATION AND PAINTING OF THE EXISTING CORNICES, CORNICE RAKES, FACIAS, SOFFITS, DENTIL MOULDING AT PERIMETER OF BOTH BUILDINGS (COURTHOUSE AND ANNEX), 4 GABLES, AND CLOCK GABLE.
 - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

THE WORK UNDER THE BID ALTERNATES SHALL INCLUDE:

1. SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR WOOD OR METAL COMPONENT(S) AS INDICATED, INCLUDING BUT NOT LIMITED TO COLUMNS, PORCH CEILINGS (UPPER AND LOWER), PORCH RAILS, SITE RAILS, WINDOWS, FRONT ENTRY DOORS, SIDE LITES (UPPER AND LOWER), AND DOORS AND FRAMES AT PERIMETER OF THE BUILDINGS (NOTED AS BA-1 THROUGH BA-7). EXISTING STONE COMPONENTS ARE NOT TO BE PAINTED OR ALTERED.
 - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

KEYNOTES

BASE BID - KEYED NOTES:

- MR-1** REPLACE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS:
- A. REMOVE AND DISPOSE OF EXISTING METAL ROOF RETURNS AS SHOWN ON THE DRAWINGS
 - B. PROVIDE AND INSTALL NEW HORIZONTAL METAL ROOF RETURNS:
 - TIN WATTE (TIEING COATED) STAINLESS STEEL, 26 GAUGE, ALLOY 439
 - 18" WIDE PANELS WITH 1/2" INTERLOCKING PANEL SEAMS WITH INTEGRAL CONTINUOUS Drip EDGE, CONTINUOUS APRON FLASHING (4" HIGH MIN.) AND COUNTERFLASHING WITH REGLET, BACKER ROD, AND EXTERIOR SEALANT
- GR-1** RESTORE THE BUILT-IN (YANKEE-STYLE) GUTTERS:
- A. PROVIDE AND INSTALL STAINLESS-STEEL EXPANSION JOINTS AT ALL EXISTING BUILT-IN AND/OR EXPOSED GUTTERS WHERE SOLDER JOINTS HAVE FAILED:
 - PLATE OVER VALLEYS AND INSIDE CORNERS WHERE BROKEN SOLDER JOINTS ARE PRESENT

BID ALTERNATES - KEYED NOTES:

- BA-1** PAINT EXTERIOR 2-STORY COLUMNS (4):
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR COLUMNS AT THE NORTH ENTRY:
 - B. COLUMN WORK SHALL INCLUDE BUT NOT BE LIMITED TO STYLOBATES, SHAFTS, CAPITALS, ARCHITRAVES, FRIEZES, CORNICES, RAKE CORNICES, DENTIL MOULDINGS, AND CLOCK GABLE:
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-2** PAINT EXTERIOR PORCH SOFFITS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR SOFFITS AT THE NORTH ENTRY (UPPER AND LOWER):
 - B. SOFFITS WORK SHALL INCLUDE BUT NOT BE LIMITED TO CEILING SOFFITS AND ADJACENT ENTABLATURES:
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-3** PAINT EXTERIOR METAL PORCH RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PORCH RAILS AT THE UPPER FLOOR PORCH AT THE NORTH ENTRY (3 SIDES):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-4** PAINT EXTERIOR METAL PERIMETER SITE RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PERIMETER SITE (FENCE) RAILS AT THE SITE (3 SIDES):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-5** PAINT ALL EXTERIOR (WOOD) WINDOWS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) WINDOWS (UPPER AND LOWER) AT THE PERIMETER OF THE EXISTING BUILDINGS (COURTHOUSE AND ANNEX):
 - B. WINDOW WORK SHALL INCLUDE BUT NOT BE LIMITED TO WINDOW HEADS, STOOLS, SIDE JAMBS, HEAD JAMBS, TOP RAILS, BOTTOM RAILS, SASHES, CASINGS, MULLIONS, AND MUNTINS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-6** PAINT EXTERIOR (WOOD) FRONT ENTRY DOORS, SIDE-LITES, AND SURROUNDS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) COMPONENTS AT FRONT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING:
 - B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING WOOD DOORS, SIDE-LITES, AND SURROUNDS (INCLUDING MULLIONS AND MUNTINS, EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED
- BA-7** PAINT EXTERIOR (STEEL) DOORS AND SURROUNDS @ BUILDING PERIMETER:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (STEEL) COMPONENTS AT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING:
 - B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING STEEL DOORS, TRANSOMS, AND FRAMS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
 - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
 - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
 - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS

GENERAL RENOVATION NOTES

- A. SCOPE:**
1. GENERAL RENOVATION NOTES APPLY TO WORK UNLESS SPECIFICALLY INDICATED OTHERWISE.
- B. EXISTING DIMENSIONS AND CONDITIONS:**
1. DRAWINGS INDICATE APPROXIMATE EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL VISIBLE CONDITIONS PRIOR TO BIDDING AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS IN ORDER THAT THESE DISCREPANCIES CAN BE CORRECTED PRIOR TO BIDDING.
 2. DIMENSIONS INDICATED IN DRAWINGS RELATIVE TO THE EXISTING BUILDING AND AREAS WHERE NEW WORK INTERFACES WITH EXISTING ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS WHICH AFFECT BID PRICE PRIOR TO BIDDING. NO CHANGES TO THE CONTRACT AMOUNT SHALL BE CONSIDERED IF THE CHANGE IS THE RESULT OF NOT VERIFYING DIMENSIONS.
- C. REMOVAL OF MATERIALS:**
1. ALL MATERIALS REMOVED FROM THE PROJECT DUE TO RENOVATION WORK SHALL BE THE PROPERTY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED
 2. ALL MATERIALS AND DEBRIS SHALL BE PROPERLY REMOVED AND DISPOSED OF, OFF SITE, BY THE GENERAL CONTRACTOR.
 3. WHERE NEW MATERIALS INDICATED TO BE INSTALLED THE CONTRACTOR SHALL REMOVE EXISTING MATERIALS COMPLETELY UNLESS SPECIFICALLY NOTED OTHERWISE.
 4. REMOVAL OF EXISTING CONSTRUCTION SHALL BE ACCOMPLISHED USING MEANS AND METHODS NECESSARY TO MINIMIZE DAMAGE TO ADJACENT AND/OR REMAINING MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING ADJACENT ITEMS AND FINISHES FOR THE DURATION OF THE WORK.
- D. DAMAGED MATERIALS:**
1. WHERE EXISTING MATERIALS, SURFACES, OR FINISHES ARE DAMAGED DUE TO WORK OF THIS CONTRACT, THE CONTRACTOR SHALL REPAIR SUCH DAMAGED AREAS WITH NEW MATERIALS OF TYPE, SIZE, AND FINISH TO MATCH EXISTING.
 2. WHERE REMOVAL OF MATERIALS RESULTS IN OPENINGS IN EXISTING SURFACES CONTRACTOR SHALL FILL, OPENING WITH MATERIALS AND USING METHODS TO MATCH EXISTING.
- E. ROOF:**
1. REMOVE EXISTING METAL ROOF AS NECESSARY TO COMPLETE THE CURRENT SCOPE OF WORK. CONTRACTOR IS ADVISED TO ONLY REMOVE EXISTING ROOFING THAT CAN BE COVERED IN THE SAME DAY TO PREVENT ROOF LEAKS THROUGHOUT CONSTRUCTION. THE BUILDING SHALL REMAIN IN OPERATION AT ALL TIMES AND CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A WEATHERTIGHT CONDITION AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED SHOULD LEAKING OCCUR DURING CONSTRUCTION.
 2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER AND ARCHITECT FOR APPROVAL WHICH SHALL DETAIL ALL REQUIRED FLASHINGS, ATTACHMENTS, AND TRIM TO PROVIDE A WEATHERTIGHT CONDITION FOR THIS PROJECT.
 3. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE EXISTING METAL ON ROOF RETURNS.
 4. NEW METAL ROOF SYSTEM SHALL MATCH COLOR, PROFILE, MATERIAL, AND FINISH OF EXISTING ADJACENT METAL ROOF SYSTEM. INSTALL ROOFING PANELS AS NECESSARY TO PROVIDE A CLEAN, WATERIGHT CONNECTION TO THE EXISTING METAL ROOF SYSTEM. CONTRACTOR IS RESPONSIBLE TO PROVIDE WORK IN A MANNER SO AS NOT TO VOID EXISTING ROOF WARRANTY. IF POSSIBLE, OBTAIN WRITTEN APPROVAL/VERIFICATION FROM EXISTING ROOF MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.
 5. CONTRACTOR SHALL REPAIR ALL DAMAGED AND/OR ROTTED CORNICE WORK UNDER GUTTERS AT ROOFLINE.
 6. CONTRACTOR SHALL NOTE THAT HIGH-REACH EQUIPMENT MAY BE NECESSARY TO COMPLETE THE SCOPE OF REPAIRS.
- F. BUILDING FINISHES:**
1. EXTERIOR PAINT: WHERE NEW PAINT IS INDICATED TO BE PERFORMED, THE CONTRACTOR SHALL REMOVE THE EXISTING PAINT COMPLETELY.
 - a. CONTRACTOR SHALL NOTE THAT IN CERTAIN AREAS MORE THAN ONE LAYER OF PAINT MAY EXIST.
 - b. FOR THE PURPOSES OF THIS CONTRACT THE CONTRACTOR SHALL CONSIDER SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.
 - c. ALL MATERIALS TO BE PPG, SHERWIN WILLIAMS, OR APPROVED EQUAL
 - d. ALL PAINTED AREAS SHALL BE PROPERLY PREPPED, CAULKED, AND PRIMED PRIOR TO RECEIVING TWO LAYERS OF NEW BRUSH APPLIED PAINT.
 2. ANY AREA IN SCOPE OF WORK AFFECTED BY DETERIORATED OR ROTTED WOOD SHALL BE REPLACED
 - a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.
- G. DOORS, FRAMES AND HARDWARE:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR DOORS AND FRAMES COMPLETELY.
 - a. HARDWARE SHALL BE PROPERLY REMOVED, CLEANED, POLISHED AND REINSTALLED, UNLESS OTHERWISE NOTED.
 - b. WHERE REMOVAL OF DOOR HARDWARE FOR CLEANING IS NOT POSSIBLE, CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
 - c. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.
- H. WINDOWS:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR WINDOW FRAMES, SASHES, MULLIONS, AND TRIM COMPLETELY.
 - a. CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
 - b. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.
 2. ANY DETERIORATED OR ROTTED WOOD IN OR SURROUNDING THE WINDOWS SHALL BE PROPERLY REPAIRED OR REPLACED
 - a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.
 - b. THE CONTRACTOR SHALL CONSIDER ALL REPAIRS AND SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.

NOT FOR
CONSTRUCTION
08-14-2023

Lambe+Associates, LLC
architecture • planning • design/build
creative solutions to build on

Lambe + Associates, LLC
106 Mission Court, Suite 303
Franklin, TN 37067
phone: 615.777.5901
lambe@lambe.com

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Consultants
CIVIL ENGINEER:
Civil & Environmental Consultants, Inc.
STRUCTURAL ENGINEER:
John Roberts Engineering
MECHANICAL ENGINEER:
Harpoth Park Engineering, LLC.
ELECTRICAL ENGINEER:
Harpoth Park Engineering, LLC.
Project

REHABILITATION
OF THE
HISTORIC COURTHOUSE
135 FOURTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

rev.	date	description
△		
△		
△		
△		
△		
△		
△		
△		

L+A Job No. 2303

BID ALTERNATE #7
(EXTERIOR DOORS AND
FRAMES)

A109
sheet

OWNER AFFIDAVIT

City of Franklin, Tennessee

When an application is not filed by the owner of the property, the City requires documentation that the owner of the property is aware of an application being filed on their behalf.

I/We WILLIAMSON COUNTY TN
(please print name(s) as listed on deed; if property owner is a company, provide full company name plus specific name(s) of representative)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

078C001800
(Property Parcel/Tax ID Number)
and located at:

305 MAIN ST

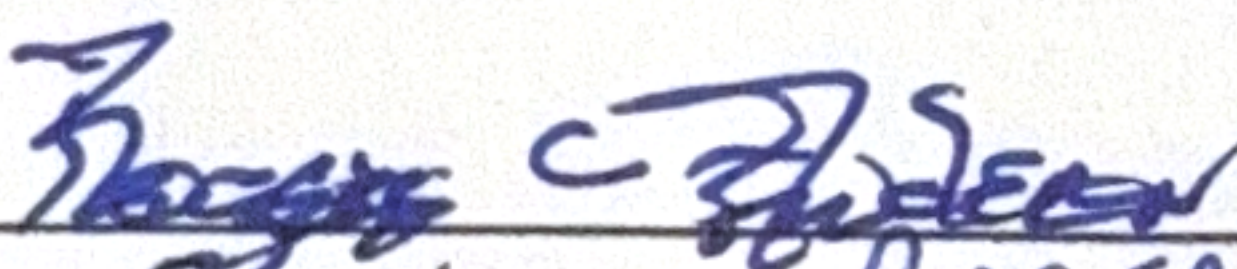
(Street Address)

I am/We are fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Lee Restoration

(Please print name(s) in Full - This should be the applicant listed in IDT)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.


Owner Signature ROGERS C. ANDERSON

N/A
Additional Owner Signature, if applicable

1320 WEST MAIN
Property Owner Mailing Address

FRANKLIN, TN 37064
City, State & Zip

Subscribed and sworn to before me this

5 day of March, 2025.

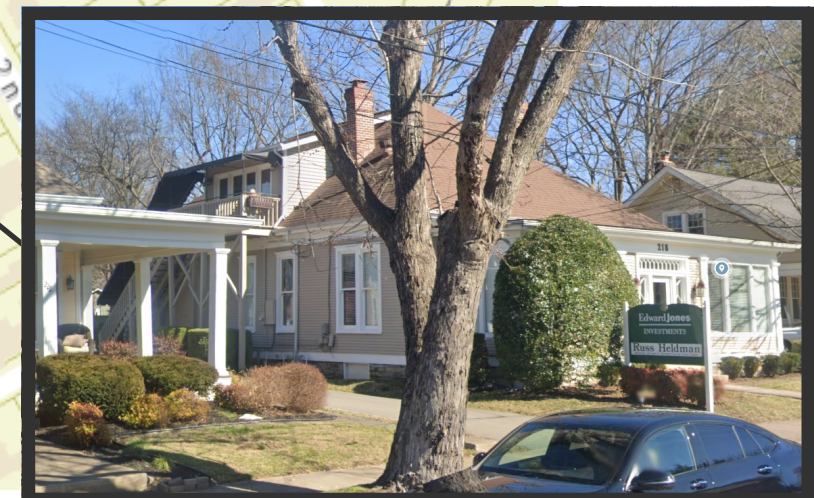
Jamie Lynn Anderson
Notary Public

My Commission Expires: 03/09/2027



WIXTER HOME
234 4TH AVE. NORTH

EXISTING DORMER PRECEDENT NEAR THE SITE





VIEW FROM 4TH AVE



VIEW FROM 4TH AVE



VIEW FROM 4TH AVE



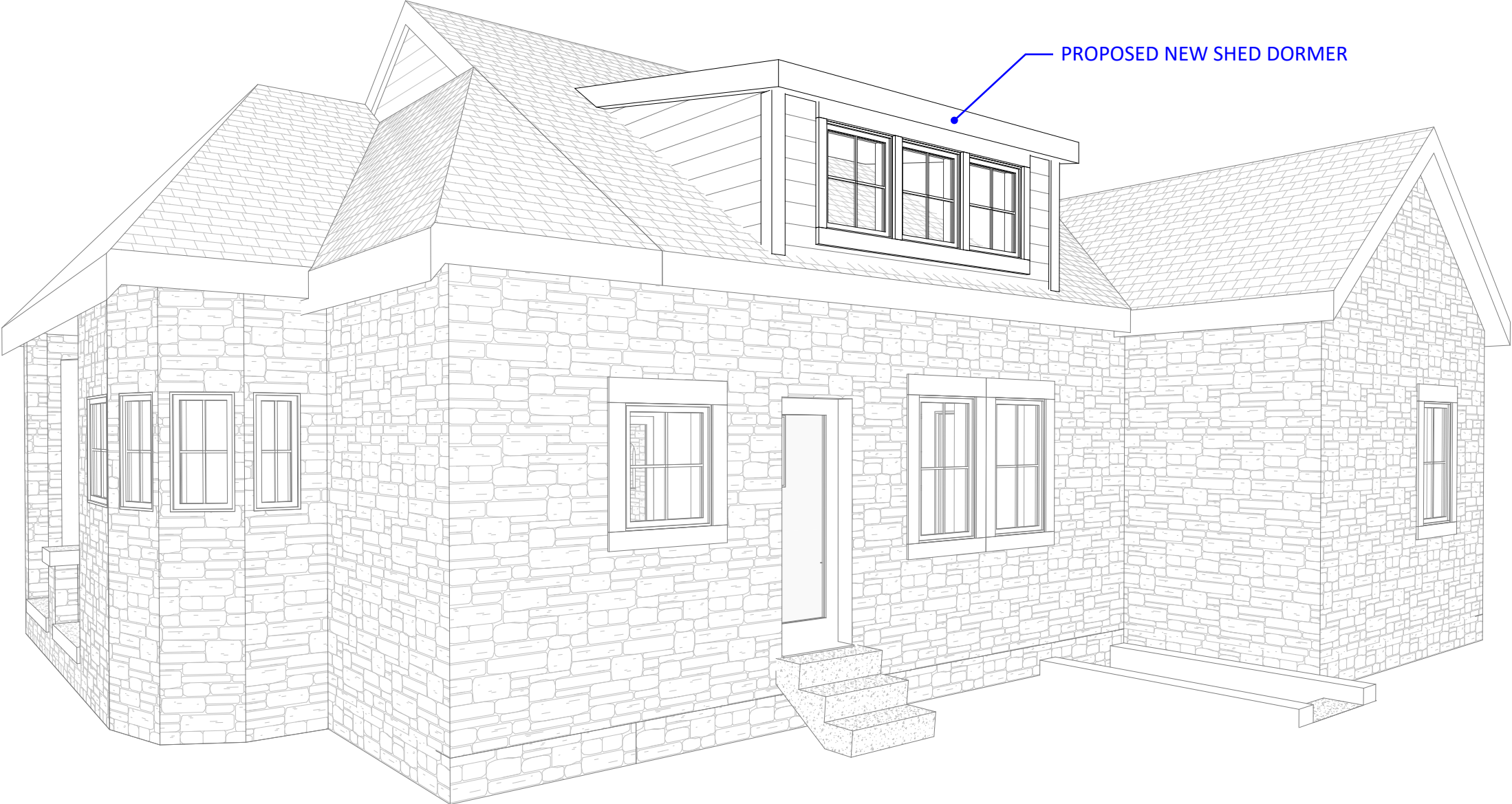
VIEW FROM MARGIN ST



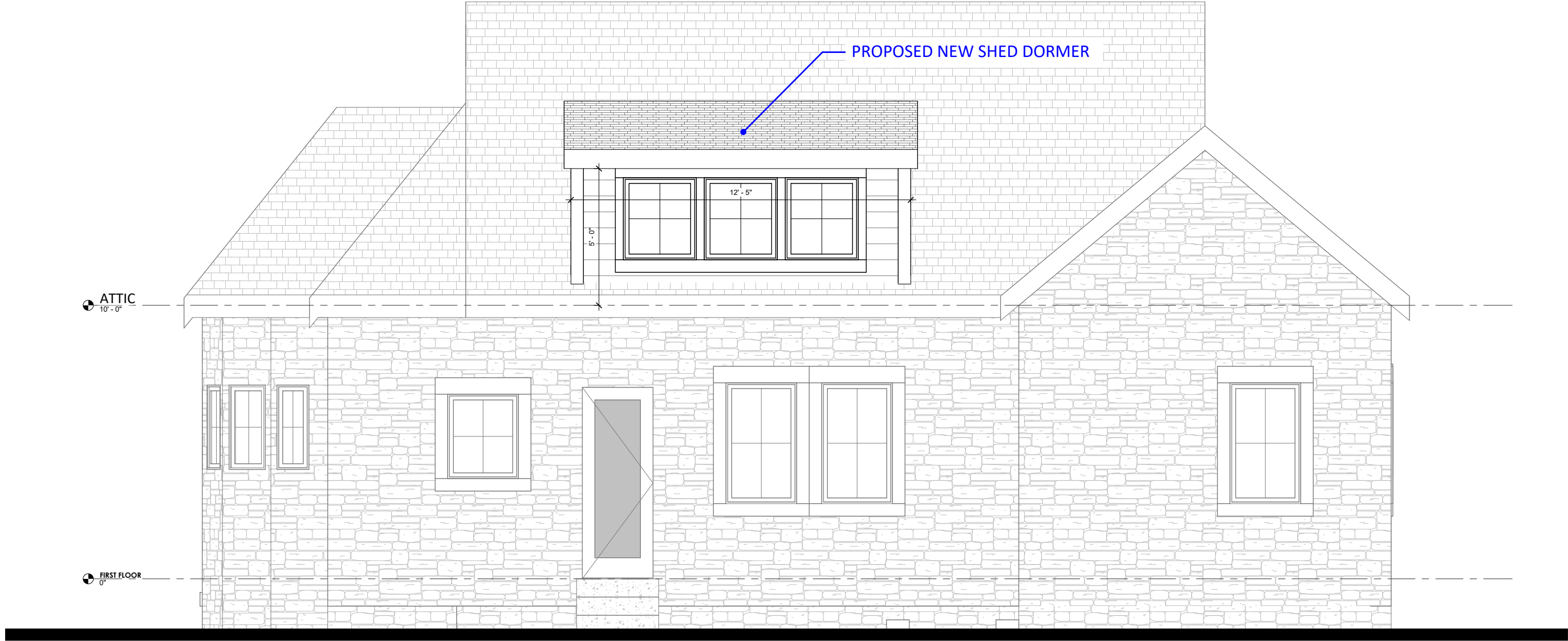
VIEW FROM MARGIN ST



VIEW FROM MARGIN ST



1 SOUTHEAST VIEW



1 EAST ELEVATION
1/4" = 1'-0"

Scope of work for the exterior consists of the following:

Repaint current color on exterior/trim of house including metal roof that is currently painted rust. Changing the roof color would consist of power washing the current paint color off and repainting. The roof paint is in bad shape and peeling off in several areas. Color scheme would be from Sherwin Williams historical paint color reel consisting of creamy, ivory, evergreen fog, urban jungle.

The current picket fence is falling apart and we are proposing to replace the picket fence with new materials and paint. It would look exactly the same as it does now with new paint color same as house.

All exterior windows will be refurbished to working order. No new windows will be installed.

Gas lanterns to be placed at front door, right side door and one post gas lantern in the courtyard on the left side of the house.

Chain link fence along the driveway (right side of house) is in poor condition and I would like to replace it with a wood fence identical to the wood fence on the opposite property line (left side of house).

Chimney stacks on roof are tilting and in need of repair and refurbishing. All bricks on the chimneys will be repurposed.

Color scheme for new paint colors: Historical colors by Sherwin Williams











SW 7012
Creamy

SW 7541
Ivory

247-C1

SW 9130
Evergreen Fog

215-C4

SW 9117
Urban Jungle

207-C4

SW 2845
Bunglehouse Gray





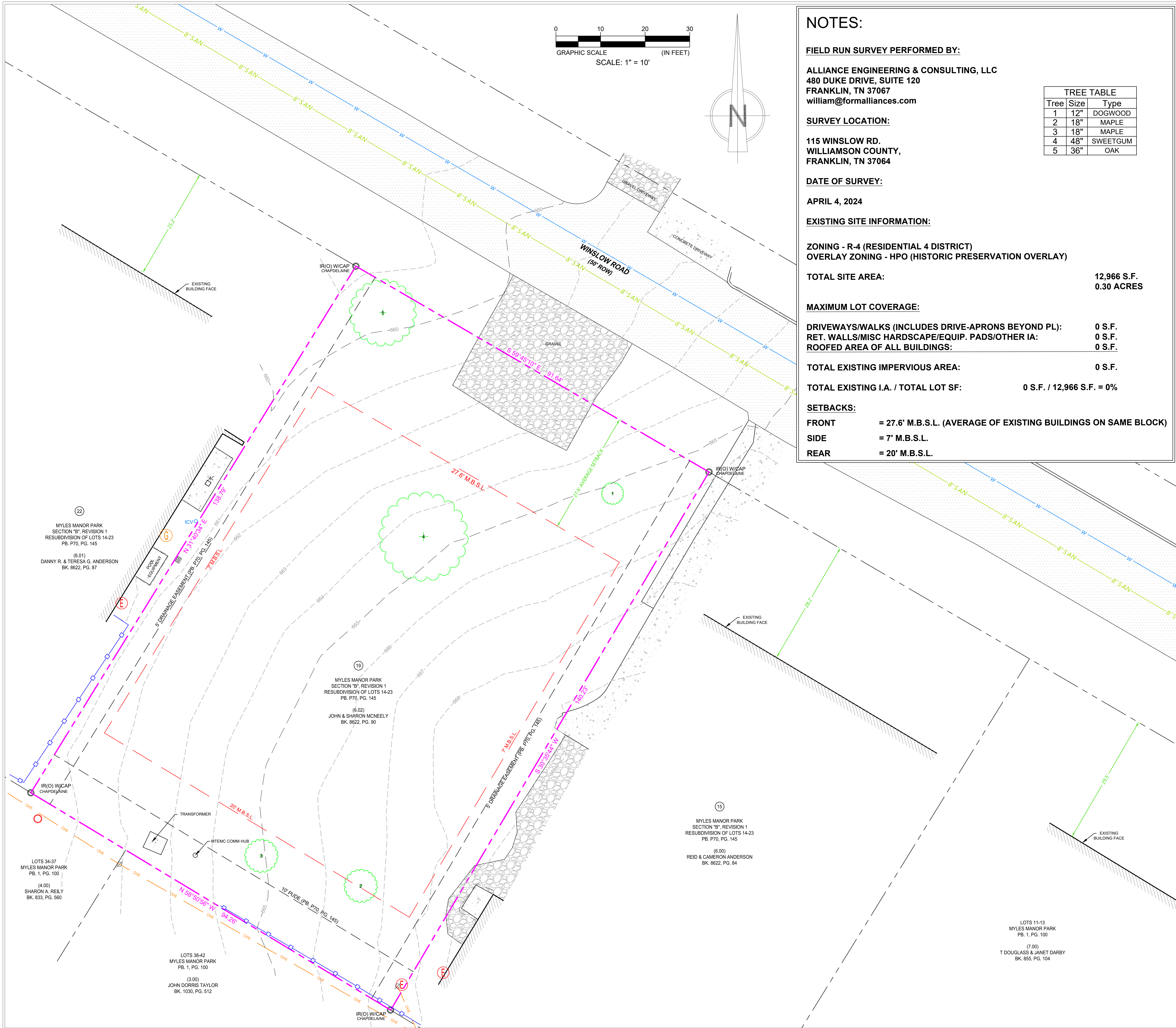
1 1 5 WINSLOW RD.

MK STUDIO
ARCHITECTURAL DESIGNERS

DESIGN REVIEW
COMMISSION SUBMITTAL
PACKAGE
03.10.2025

INDEX OF SHEETS

- 1: COVER
- 2: PROPERTY SURVEY
- 3: EXISTING SITE
- 4: NEIGHBORHOOD CONTEXT
- 5: NEIGHBORHOOD CONTEXT
- 6: NEIGHBORHOOD CONTEXT
- 7: NEIGHBORHOOD CONTEXT
- 8: INSPIRATION IMAGES
- 9: INSPIRATION IMAGES
- 10: ARCHITECTURAL SITE PLAN
- 11: FIRST FLOOR PLAN
- 12: SECOND FLOOR PLAN
- 13: PERSPECTIVE VIEW
- 14: ELEVATIONS
- 15: ELEVATIONS
- 16: BUILDING SECTIONS
- 17: WALL SECTIONS



NOTES:

FIELD RUN SURVEY PERFORMED BY:
ALLIANCE ENGINEERING & CONSULTING, LLC
480 DUKE DRIVE, SUITE 120
FRANKLIN, TN 37067
william@formalliances.com

SURVEY LOCATION:

115 WINSLOW RD.
WILLIAMSON COUNTY,
FRANKLIN, TN 37064

DATE OF SURVEY:

APRIL 4, 2024

EXISTING SITE INFORMATION:

ZONING - R-4 (RESIDENTIAL 4 DISTRICT)
OVERLAY ZONING - HPO (HISTORIC PRESERVATION OVERLAY)

TOTAL SITE AREA: 12,966 S.F.
0.30 ACRES

MAXIMUM LOT COVERAGE:

DRIVEWAYS/WALKS (INCLUDES DRIVE-APRONS BEYOND PL): 0 S.F.
RET. WALLS/MISC HARDSCAPE/EQUIP. PADS/OTHER IA: 0 S.F.
ROOFED AREA OF ALL BUILDINGS: 0 S.F.

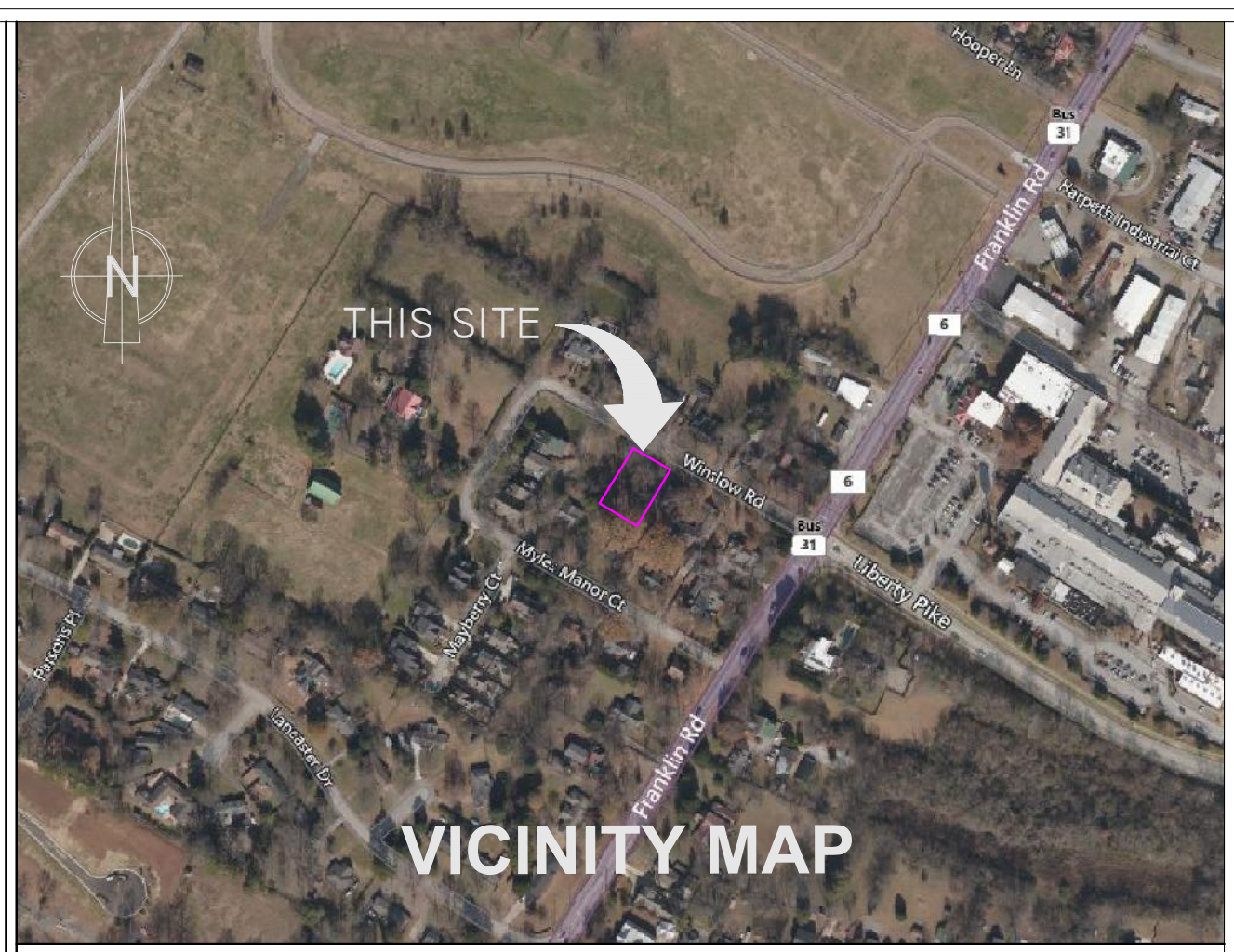
TOTAL EXISTING IMPERVIOUS AREA: 0 S.F.

TOTAL EXISTING I.A. / TOTAL LOT SF: 0 S.F. / 12,966 S.F. = 0%

SETBACKS:

FRONT = 27.6' M.B.S.L. (AVERAGE OF EXISTING BUILDINGS ON SAME BLOCK)
SIDE = 7' M.B.S.L.
REAR = 20' M.B.S.L.

TREE TABLE		
Tree	Size	Type
1	12"	DOGWOOD
2	18"	MAPLE
3	18"	MAPLE
4	48"	SWEETGUM
5	36"	OAK



GENERAL NOTES:

- THIS PROPERTY IS LOCATED AT 115 WINSLOW RD., FRANKLIN, TN 37064.
- BASIS OF BEARINGS IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM ON THE 1983 NORTH AMERICAN DATUM (NAD 83).
- THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY I URBAN AND SUBDIVISION PROPERTY SURVEY, AS PER THE STANDARDS OF PRACTICE, AS REVISED AND ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. (EFFECTIVE JANUARY 4, 1992)
- IN TENNESSEE, IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN THREE(3) AND NO MORE THAN TEN(10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT CONTACT TENNESSEE ONE CALL AT 1-800-351-1111.
- NO PORTION OF THE DESCRIBED TRACT LIES WITHIN FLOODWAY AND IS SHOWN IN THE AREA ZONE X AS SAID PROPERTY SHOWS ON FEMA MAP, PANEL NUMBER 47187C0211G ON FLOOD INSURANCE RATE MAP IN WILLIAMSON COUNTY, TN, EFFECTIVE DATE DECEMBER 22, 2016.
- ALL CONSTRUCTION TO CONFORM WITH THE CITY OF FRANKLIN BUILDING AND ZONING RULES AND REGULATIONS.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.

LEGENDS

- PROPERTY LINE
- SETBACK LINE (MBSL)
- PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE)
- MAJOR CONTOUR (EVERY 5')
- MINOR CONTOUR (EVERY 1')
- UNDERGROUND WATER LINE
- 8" SEWER LINE
- FENCE LINE
- IRON ROD (IR)
- X' TREE
- IRRIGATION CONTROL VALVE
- AREA DRAIN
- ELECTRIC METER
- GAS METER
- POWER POLE
- GUY WIRE
- CONCRETE (HATCH)
- GRAVEL (HATCH)
- PAVEMENT (HATCH)

COPYRIGHT
Alliance Engineering & Consulting, LLC

DATE: 04-15-2024

PROJECT:

115 WINSLOW ROAD
SURVEY SITE PLAN

LOCATION:
TAX MAP: 63N PARCEL: 6
FRANKLIN, WILLIAMSON COUNTY,
TENNESSEE

PLAT BOOK: P70, PAGE: 145
SECTION: 8, REVISION: 1 LOT: 19
ZONE: R-4

OWNER:

JOHN & SHARON MCNEELY
BK. 8622, PG. 90

SHEET CONTENT:

EXISTING BOUNDARY AND
TOPOGRAPHIC SURVEY

DATE	04/15/24				
REVIEWED BY	LEL				
DATE	04/12/24				
CAD BY	ZLD				
REV. NO.	0	1	2	3	4

REMARKS:

These building plans are available to purchasers for the sole purpose of providing a general understanding of the scope of the project. Field conditions, availability of materials, and many other factors will impact the final product.

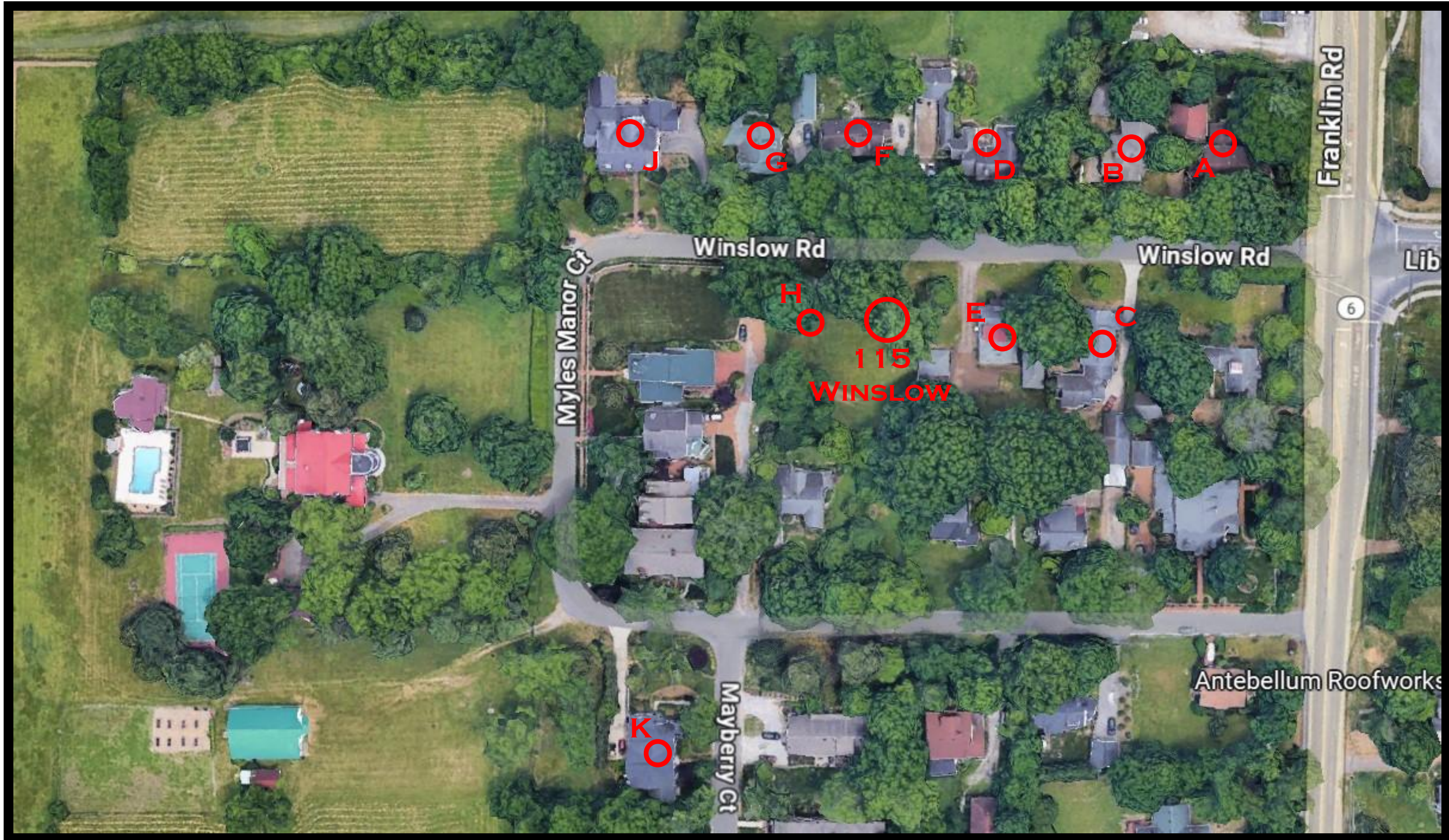
SHEET CONTENT:

C1

1"=10'

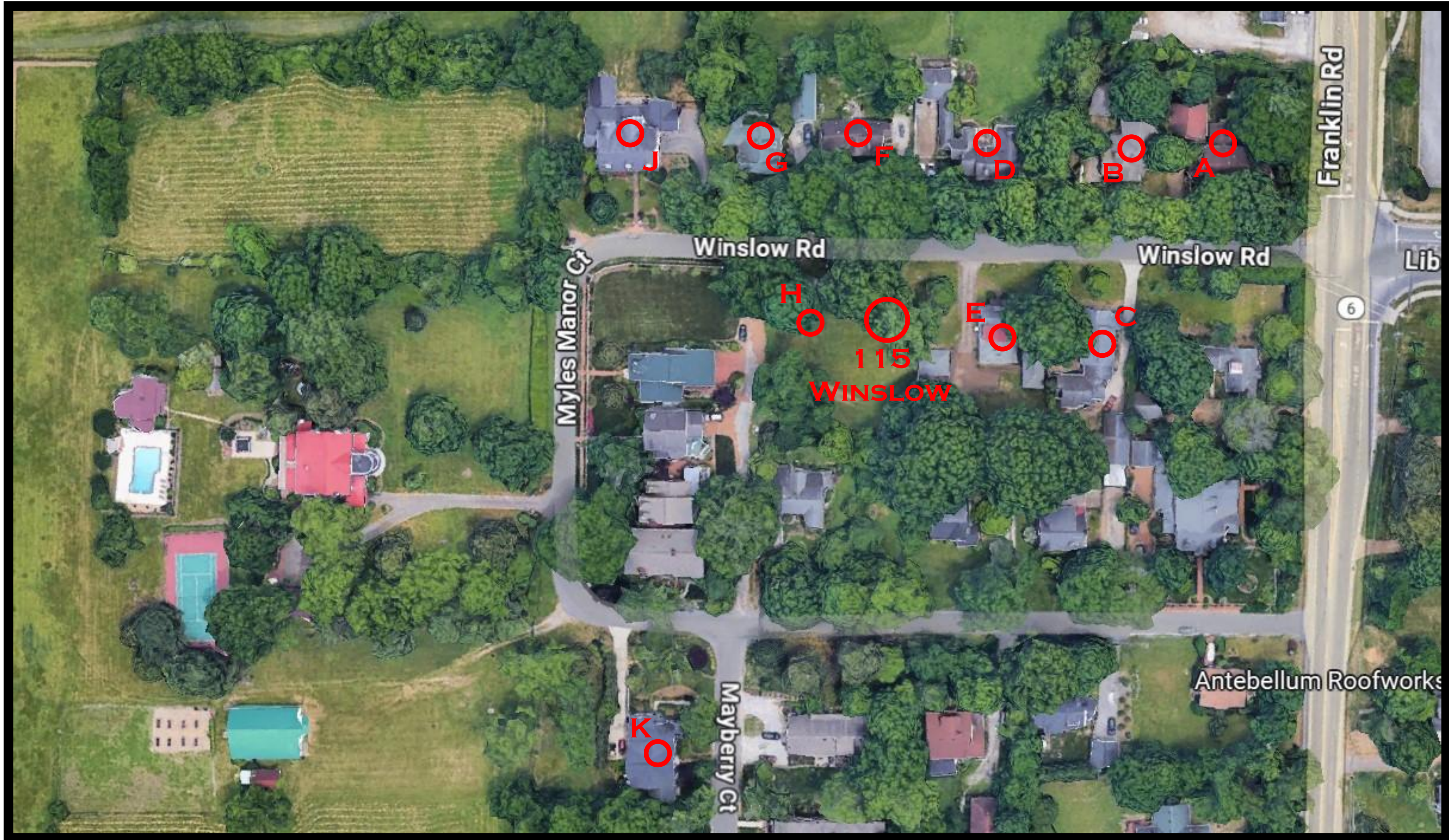
EXISTING SITE

VICINITY MAP



NEIGHBORHOOD CONTEXT

VICINITY MAP



A. 102 WINSLOW RD.



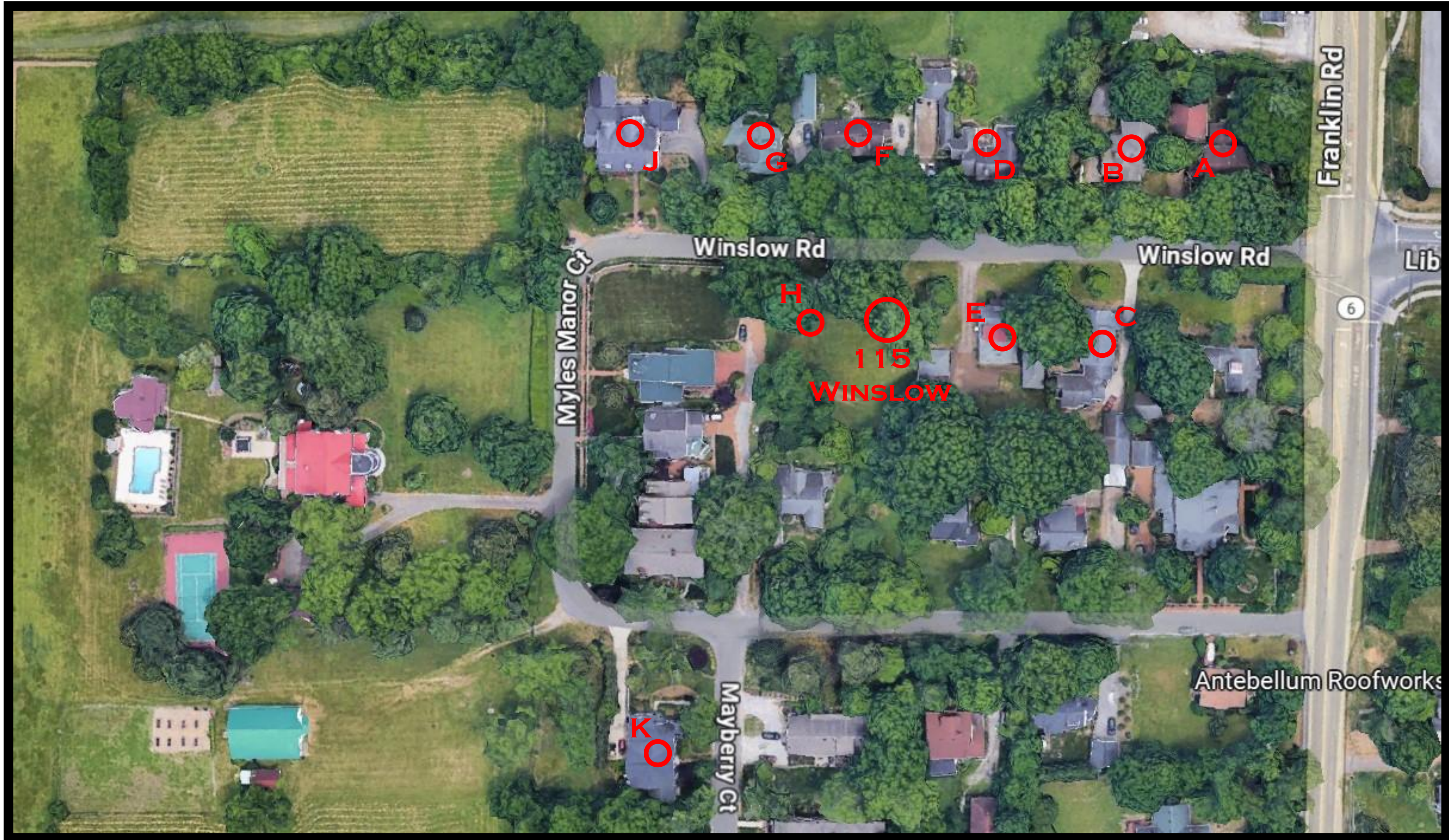
B. 106 WINSLOW RD.



C. 109 WINSLOW RD.

NEIGHBORHOOD CONTEXT

VICINITY MAP



D. 110 WINSLOW RD.



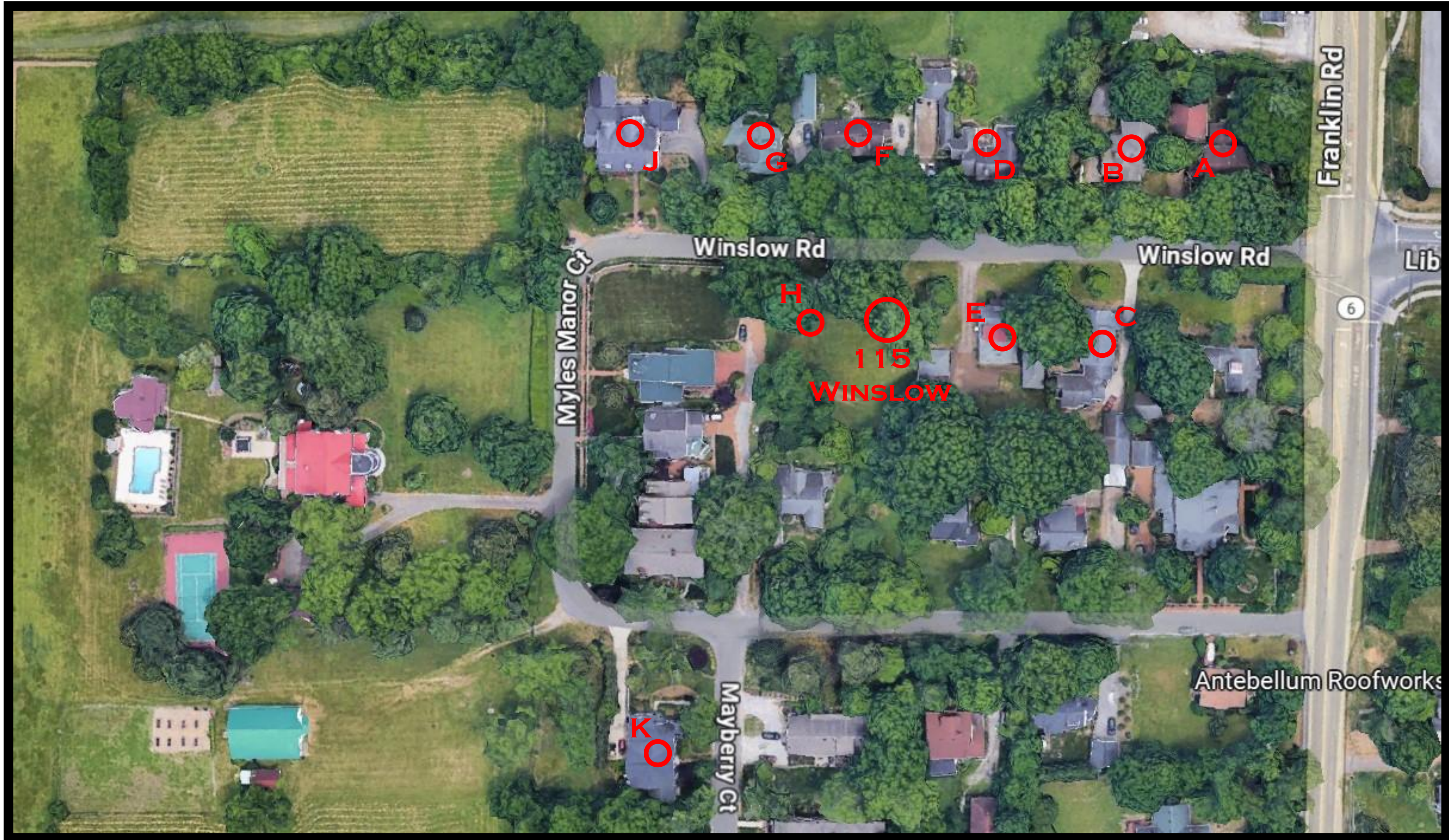
E. 111 WINSLOW RD.



F. 114 WINSLOW RD.

NEIGHBORHOOD CONTEXT

VICINITY MAP



G. 1 1 8 WINSLOW RD.



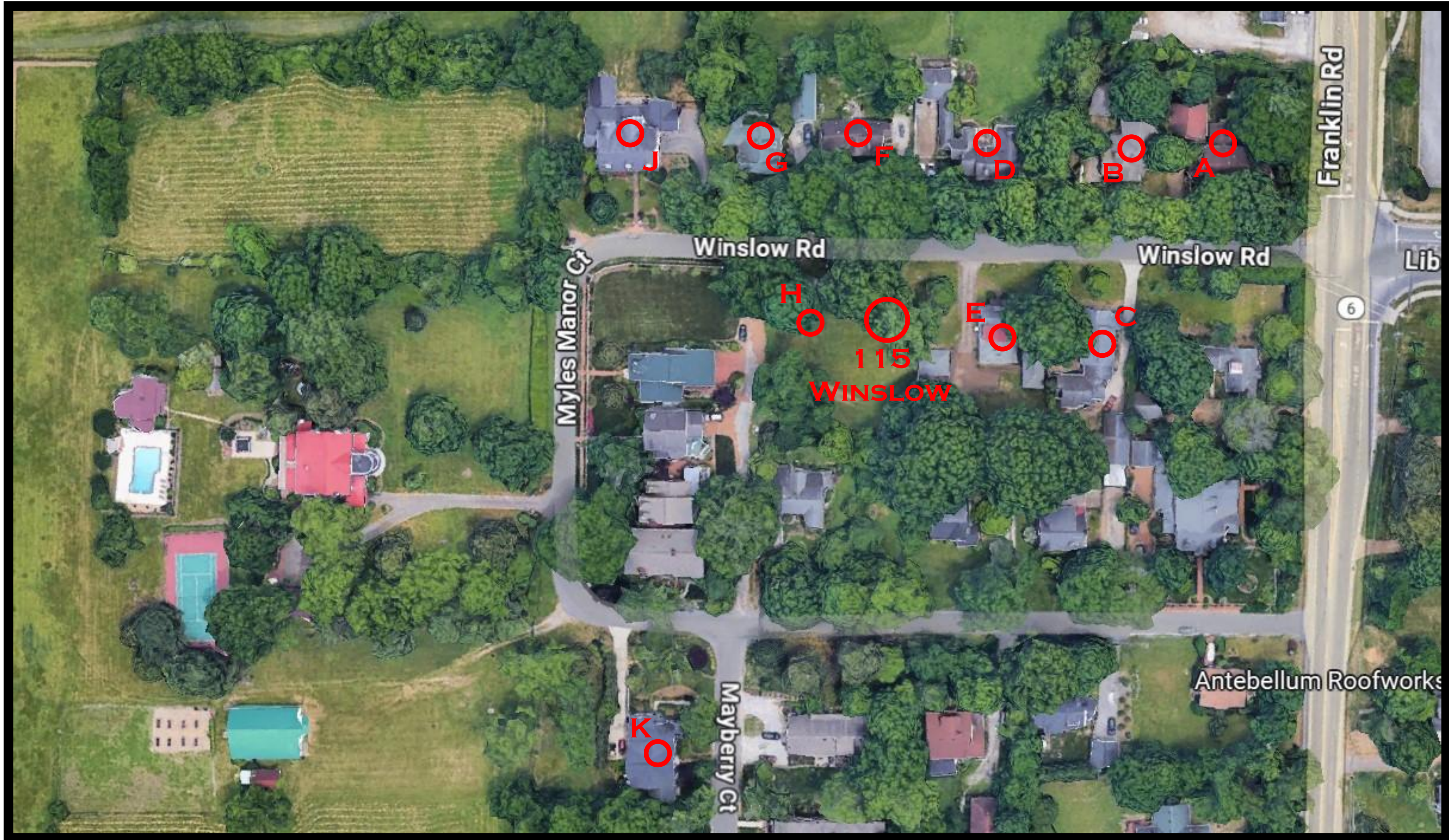
H. 1 1 9 WINSLOW RD.



J. 1 2 2 WINSLOW RD.

NEIGHBORHOOD CONTEXT

VICINITY MAP



K. 121 MYLES MANOR RD.



NEIGHBORHOOD
WINDOW WELLS



110 WINSLOW RD



110 WINSLOW RD

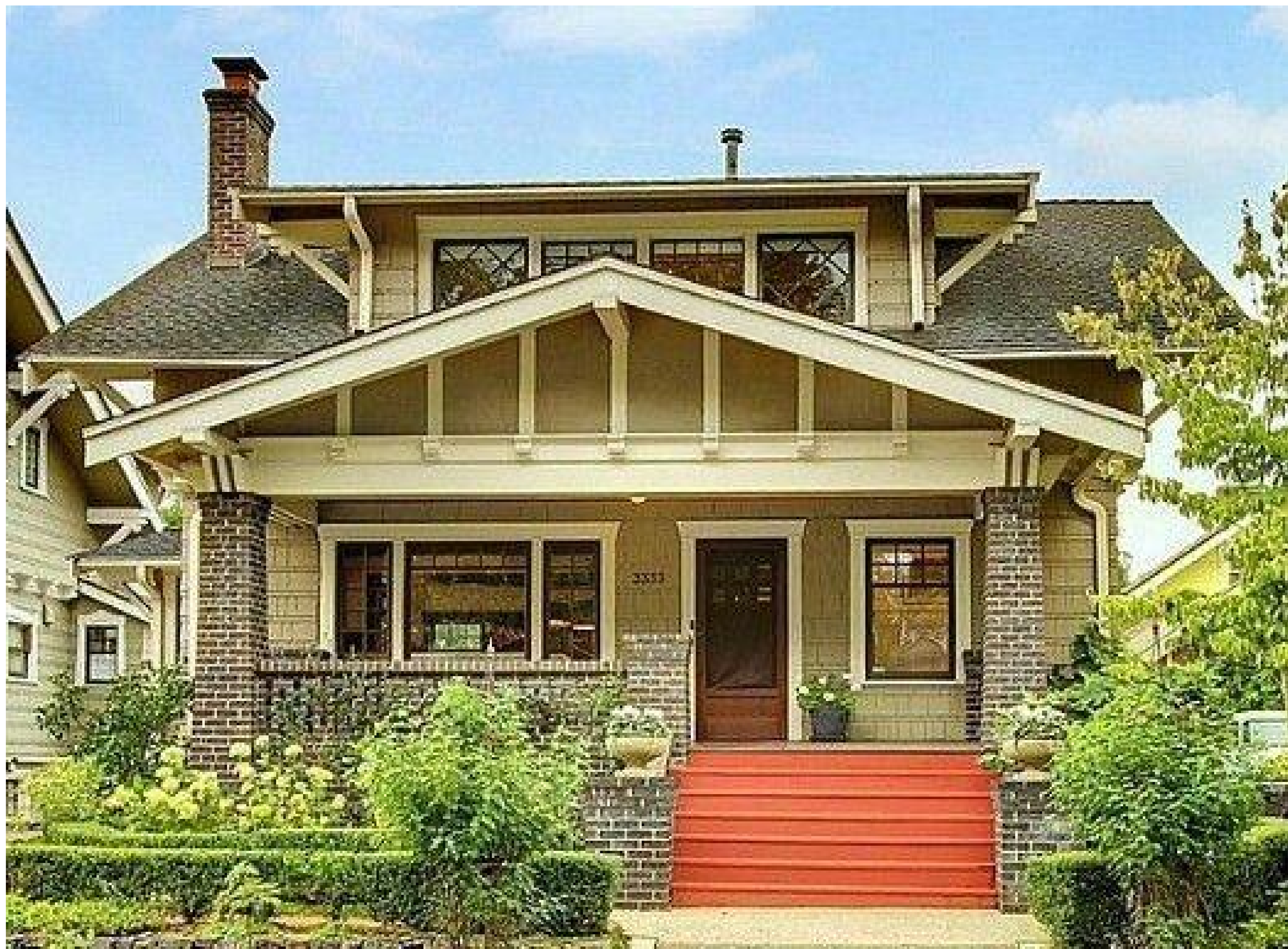


926 FAIR ST

INSPIRATION
IMAGES



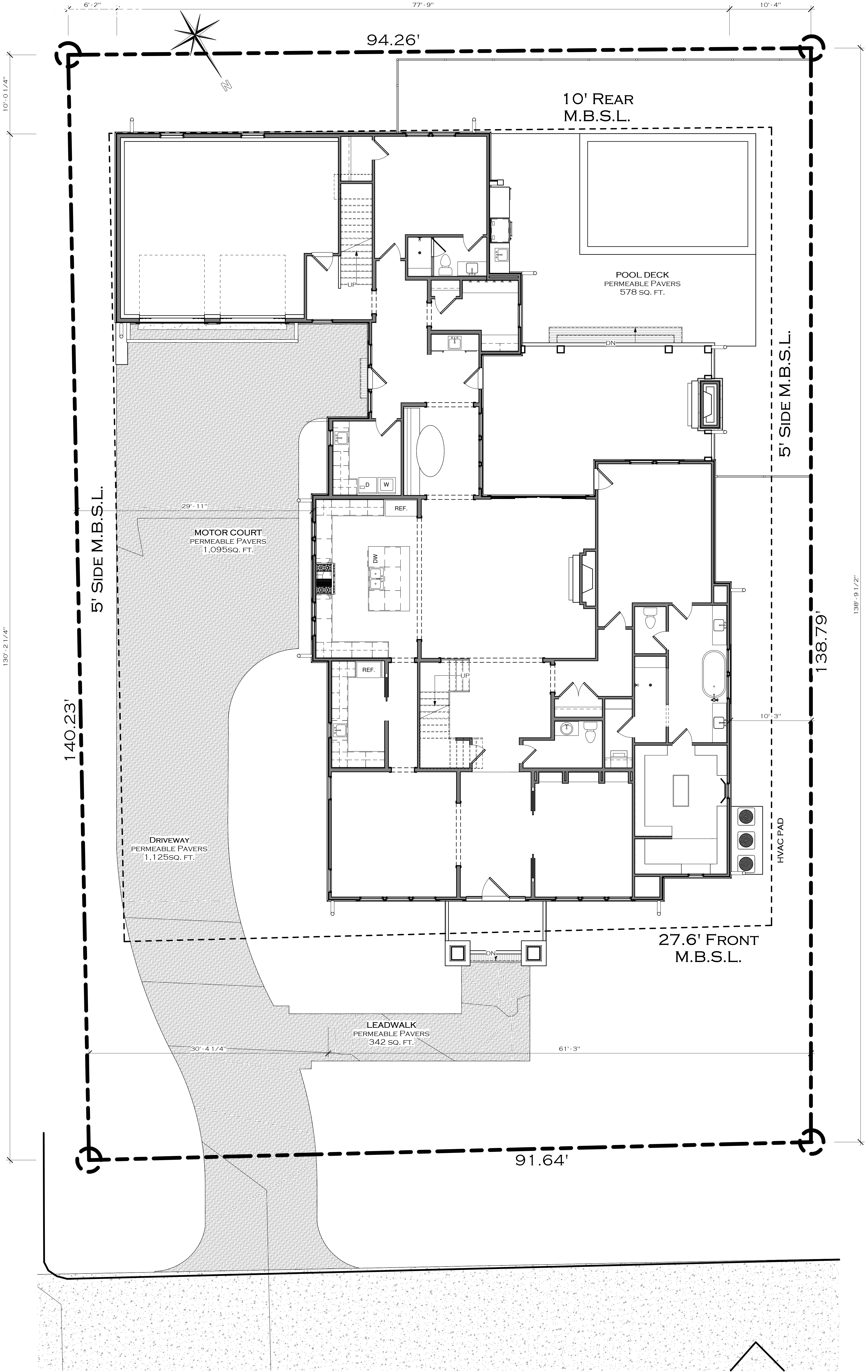
INSPIRATION
IMAGES



ARCHITECTURAL SITE PLAN

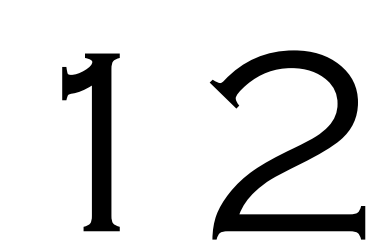
MAIN HOUSE AREA CALCULATIONS

FIRST FLOOR:	3,310 SQ.FT.	(1)
SECOND FLOOR:	1,228 SQ.FT.	(2)
TOTAL CONDITIONED	4,538 SQ.FT.	
FRONT STOOP:	58 SQ.FT.	(3)
REAR PORCH:	502 SQ.FT.	(4)
UPPER MECH./STORAGE:	53 SQ.FT.	(5)
TOTAL UNDER ROOF:	5,151 SQ.FT.	
CARRIAGE GARAGE AREA CALCULATIONS		
TWO CAR GARAGE:	650 SQ.FT.	(6)
FLEX ROOM ABOVE GARAGE:	465 SQ.FT.	(7)
FLEX ROOM STORAGE:	167 SQ.FT.	(8)
35% OF 12,973 SQ.FT.=	4,540 SQ.FT.	(ALLOWED)
TOTAL FOOTPRINT (1+3+4+6)	4,520 SQ.FT.	(9)
LOT SIZE:	12,973 SQ.FT.	
LOT COVERAGE:	34.84%	
LSA 40% OF 12,973 SQ.FT.=	5,189 SQ.FT.	
TOTAL FOOTPRINT: (K)	4,520 SQ.FT.	
POOL:	240 SQ.FT.	
TOTAL IMPERVIOUS AREA:	4,760 SQ.FT.	
4,760 SQ.FT. OF 12,973 SQ.FT.	LSA: 36.69%	

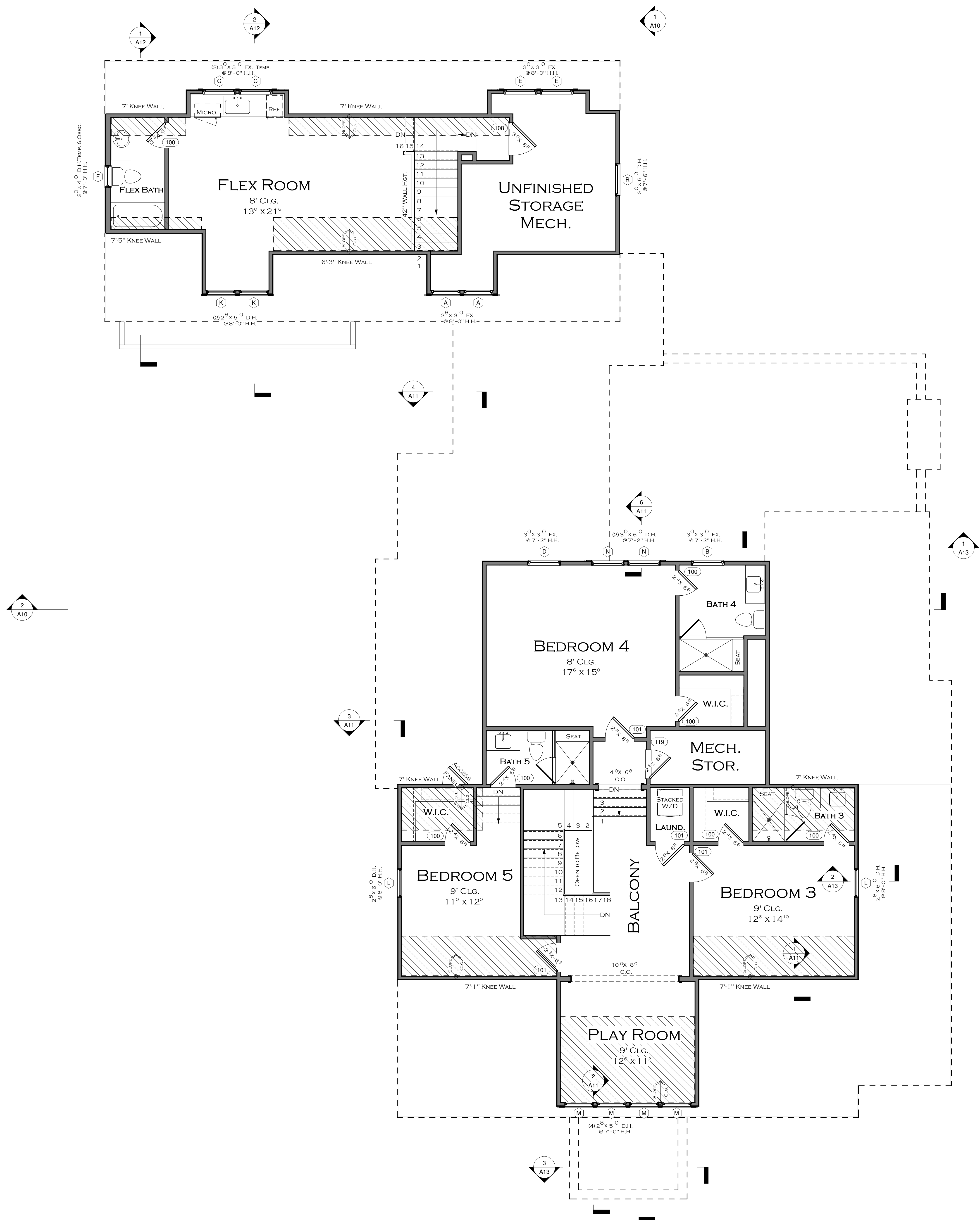


① SITE PLAN
3/16" = 1'-0"

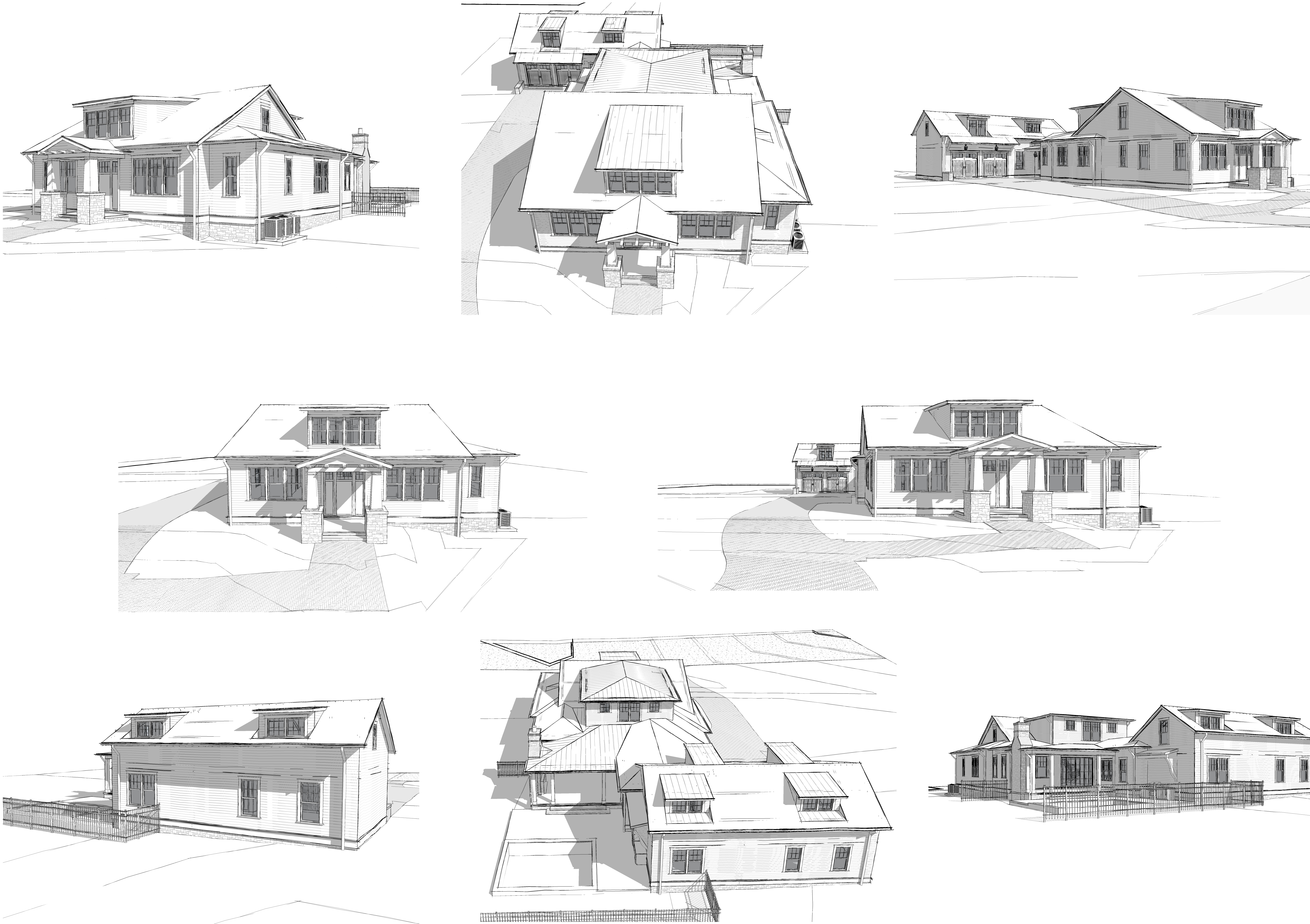
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SECOND FLOOR PLAN



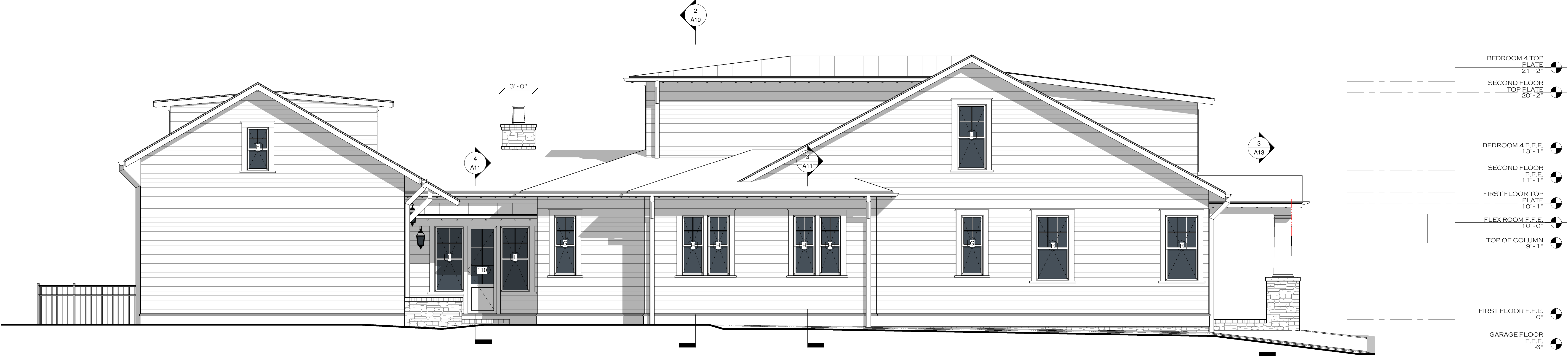
PERSPECTIVE
VIEWS



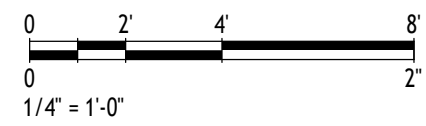
EXTERIOR ELEVATIONS



1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"



EXTERIOR ELEVATIONS



0 2 4 6
0 2 4 6
1/4" = 1'-0"

BUILDING SECTIONS

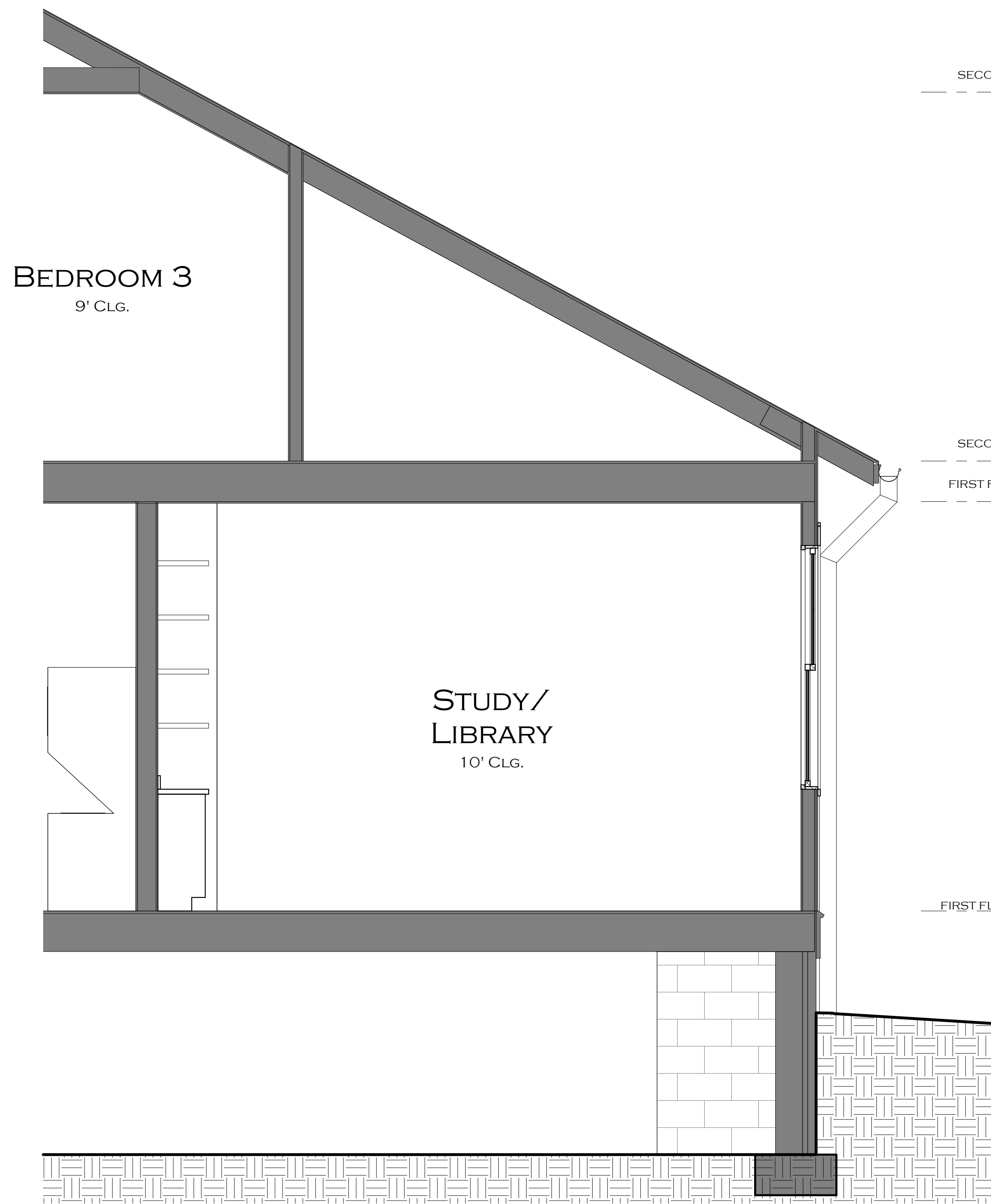


① Building Section 1
1/4" = 1'-0"

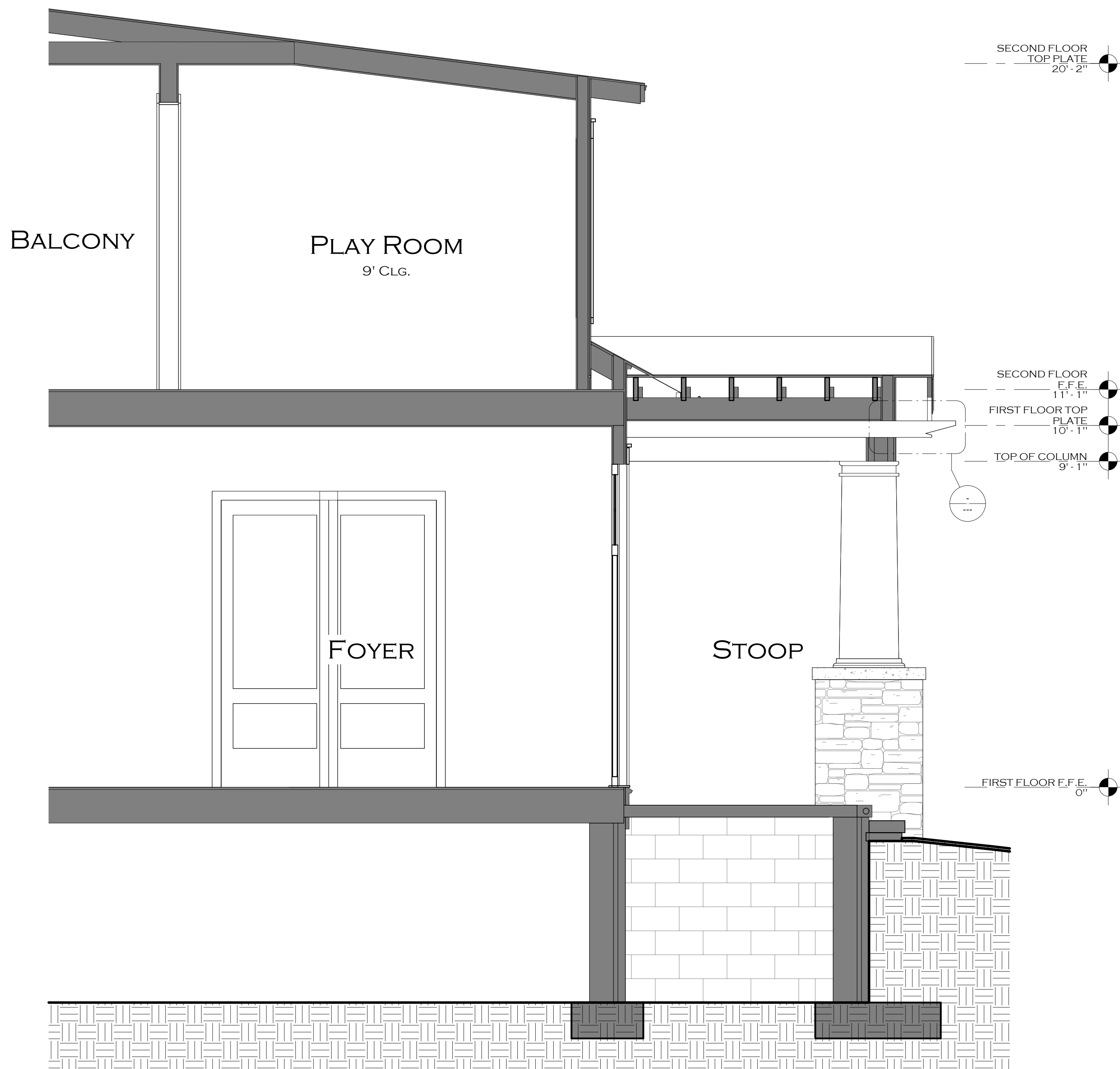


② Building Section 2
1/4" = 1'-0"

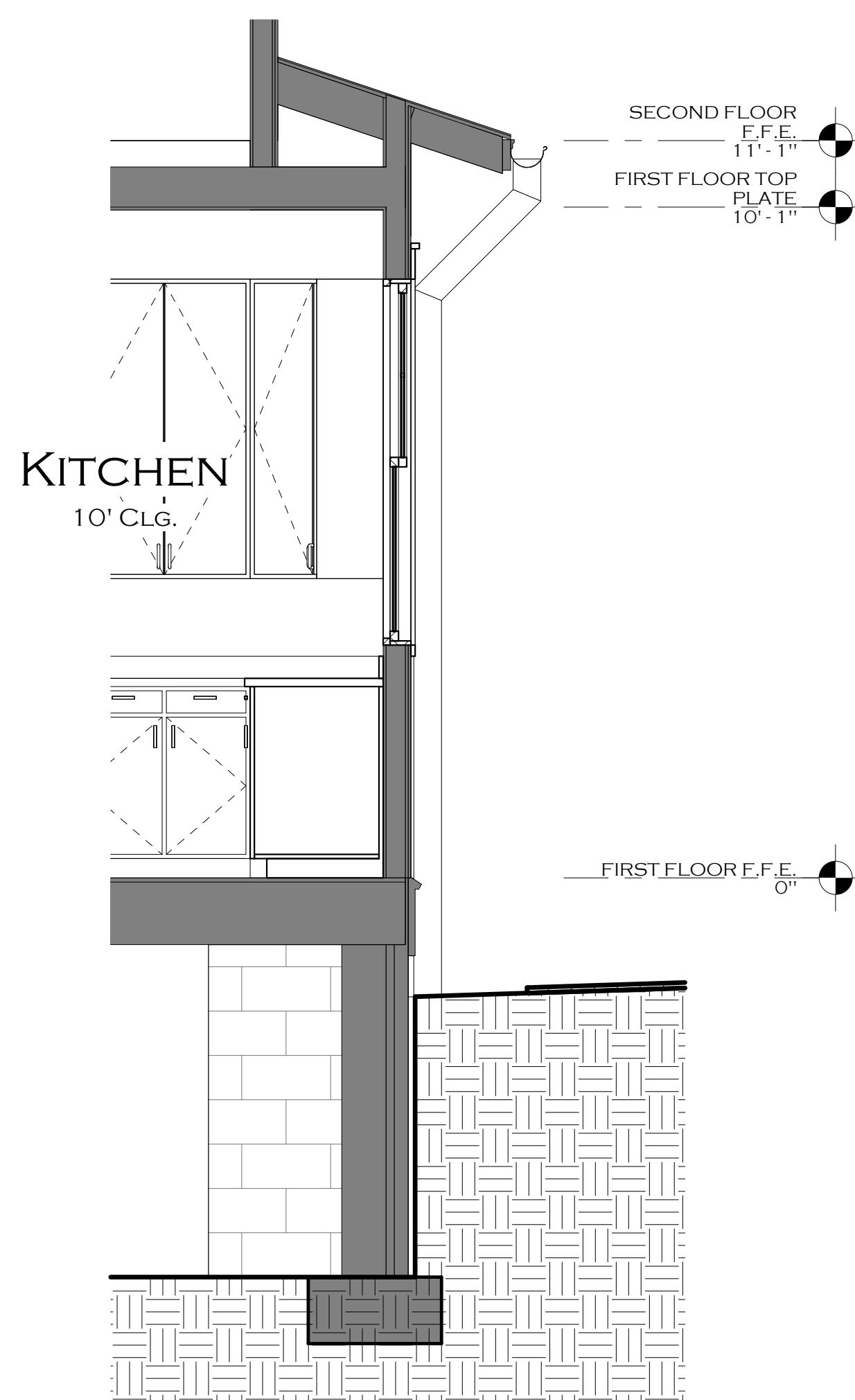
WALL SECTIONS



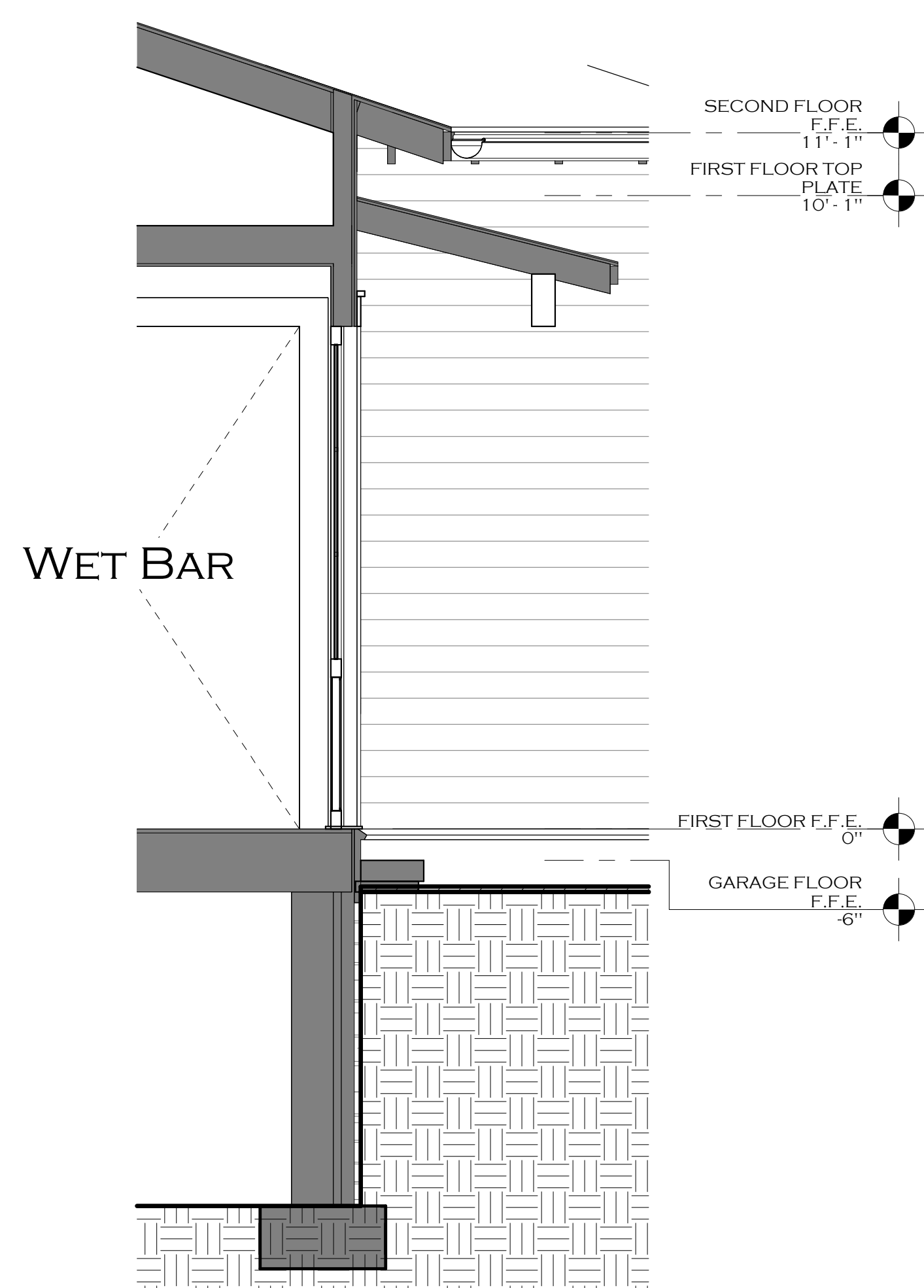
① Study/ Library Section
1/2" = 1'-0"



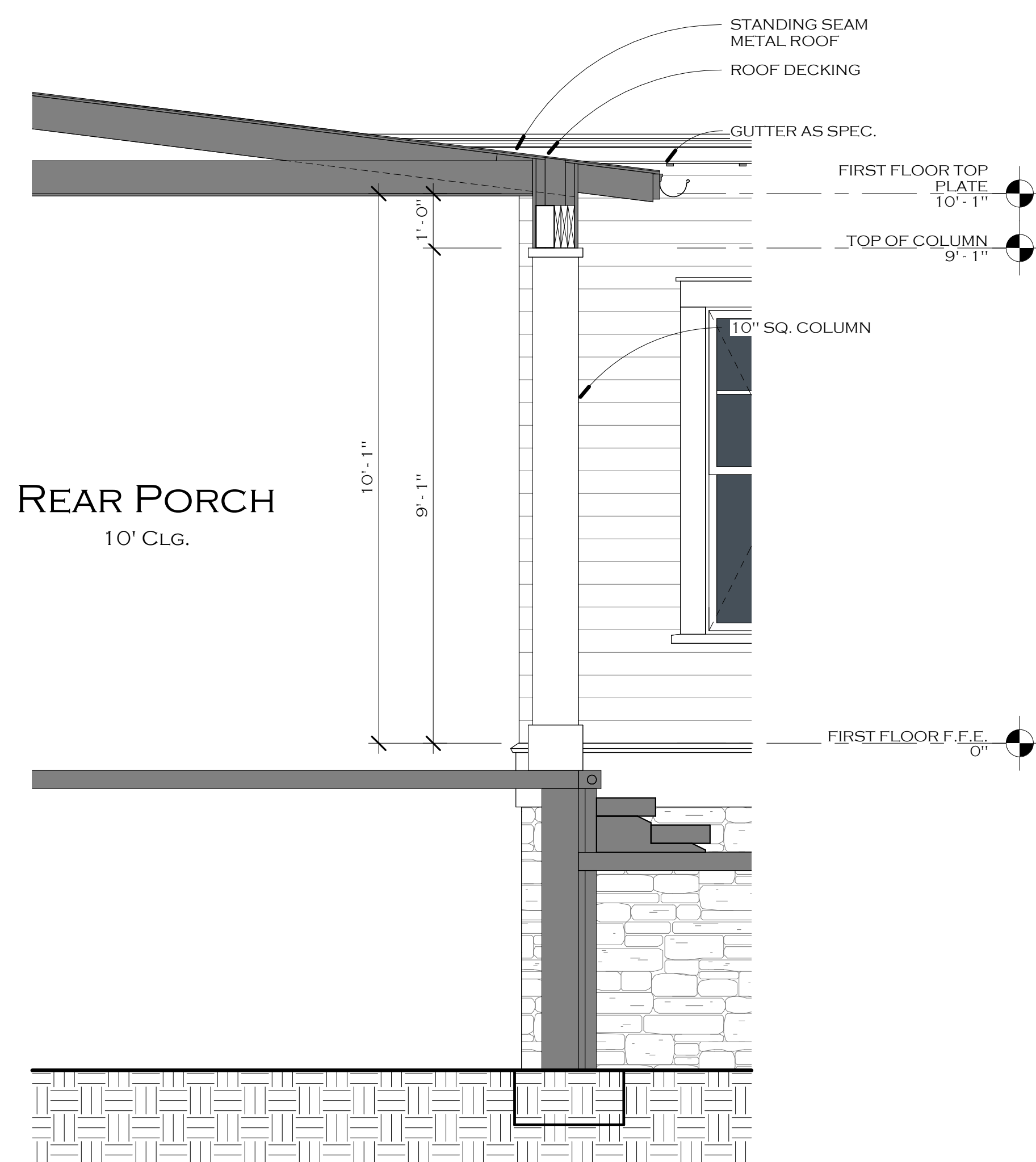
② Play Room/ Stoop Section
1/2" = 1'-0"



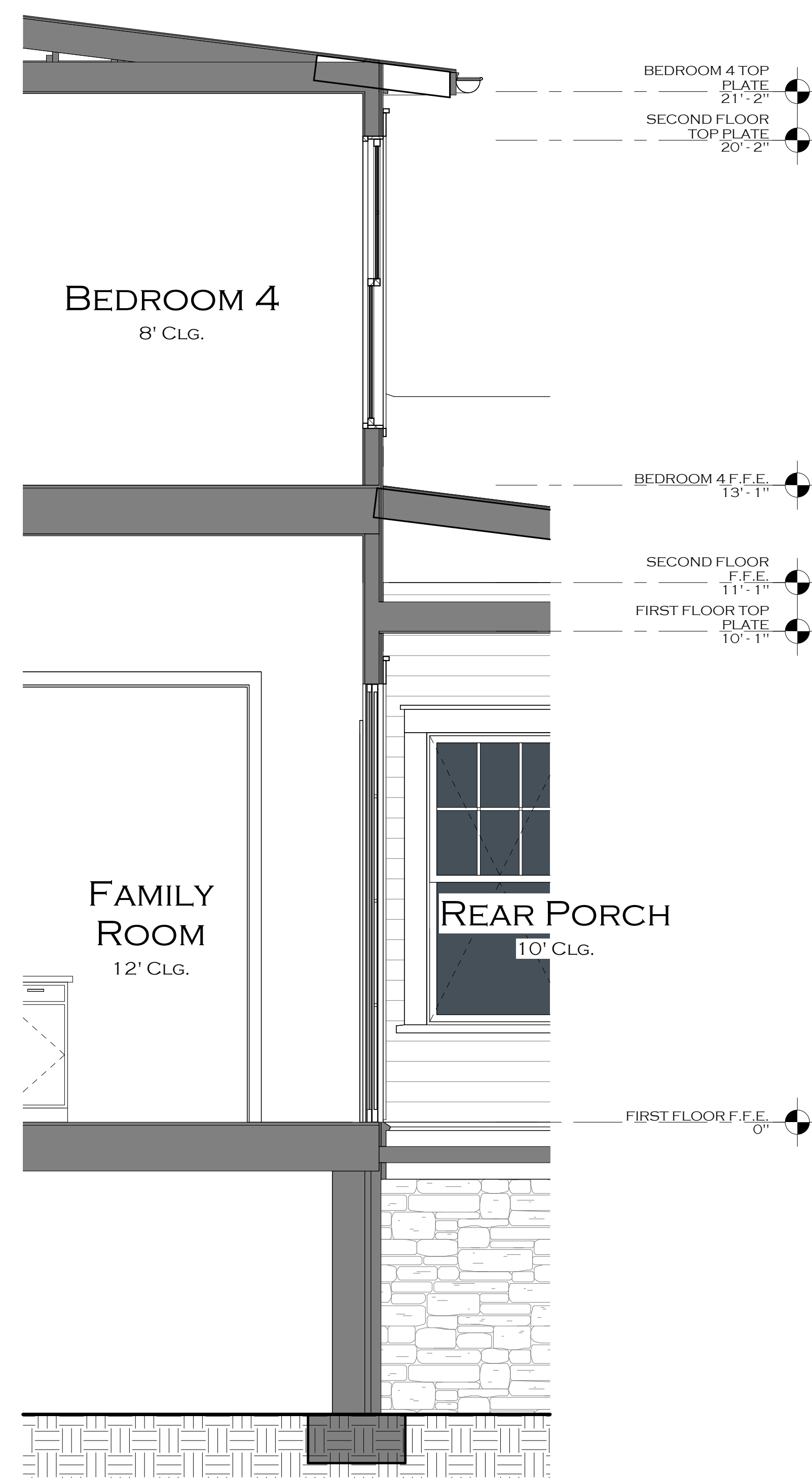
③ Kitchen Section
1/2" = 1'-0"



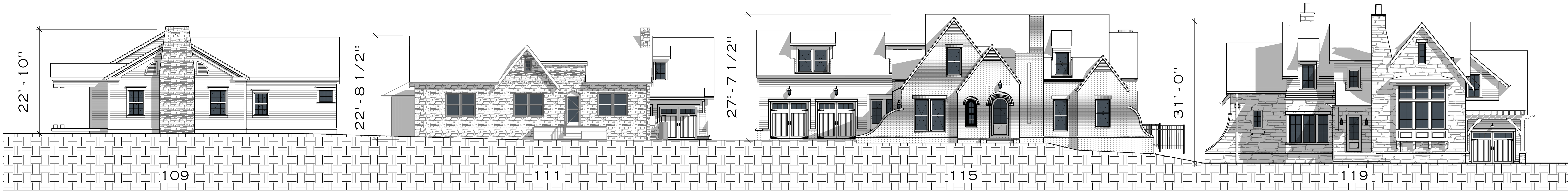
④ Wet Bar Section
1/2" = 1'-0"



⑤ Rear Porch Section
1/2" = 1'-0"



⑥ Bedroom 4 Section
1/2" = 1'-0"



WINSLOW RD STREETSCAPE DESIGN REVIEW COMMITTEE 12/09/2024



WINSLOW RD STREETSCAPE DESIGN REVIEW COMMITTEE 01/13/2025



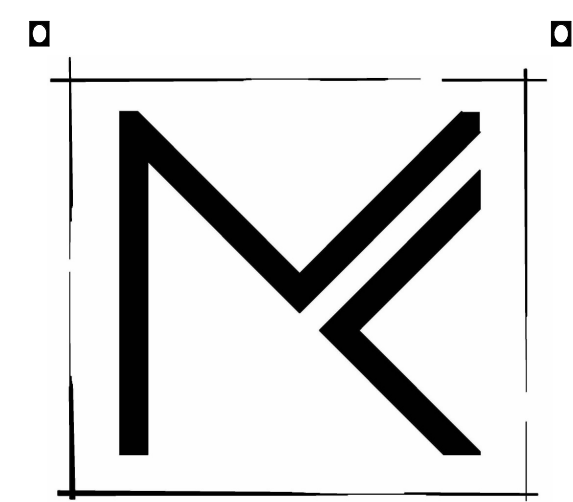
WINSLOW RD STREETSCAPE DESIGN REVIEW COMMITTEE 01/21/2025



WINSLOW RD STREETSCAPE DESIGN REVIEW COMMITTEE 03/10/2025

BUILDING HEIGHT CALCULATIONS

109 WINSLOW:	22' - 10"
111 WINSLOW:	22' - 8.5"
119 WINSLOW:	31' - 0"
STREET AVG:	25' - 6"
10% OVERAGE:	2' - 6"
ALLOWED:	28' - 0"
PROPOSED 115:	24' - 5"



MK STUDIO
ARCHITECTURAL
DESIGNERS
MICHAEL.KATZ@MKSTUDIO.COM
SUITE C
BRYANWOOD, TN 37027
615.394.5845

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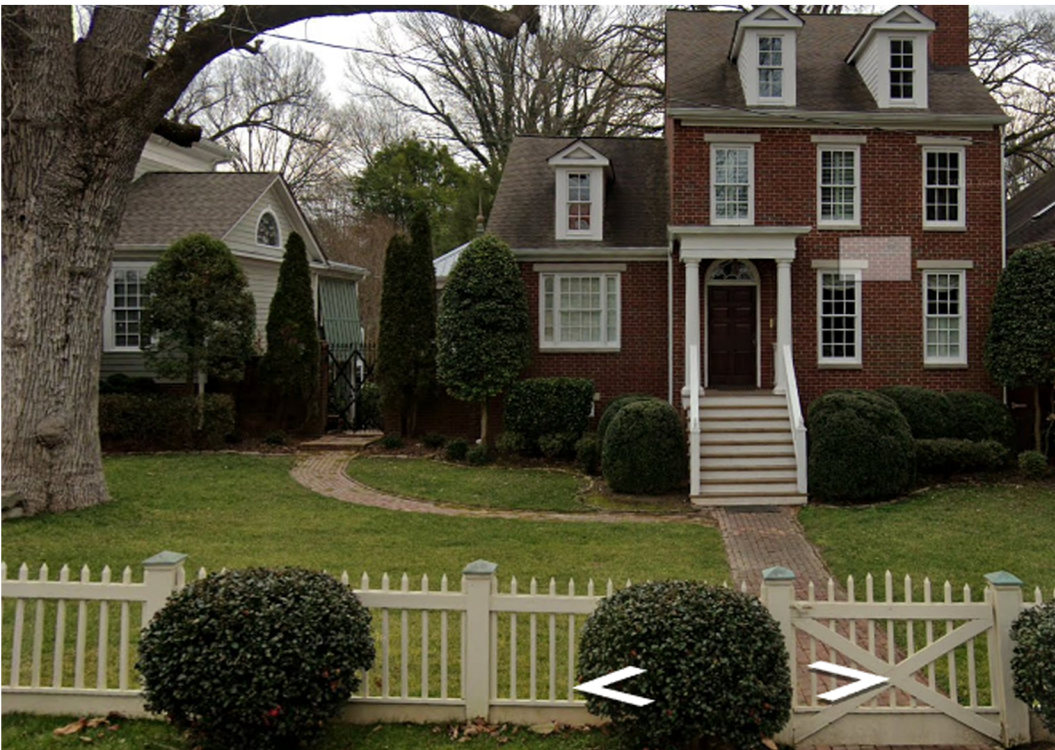
MAJORS CONSTRUCTION

115 WINSLOW ROAD
FRANKLIN TN 37064

PROJECT NO. PROJECT #
DRAWN BY: LJH
DATE: 12.18.2024

NO.	DESCRIPTION	DATE

STREETSCAPE



234

(APPROXIMATE 37'-0" RIDGE HT.)



230

(APPROXIMATE 30'-0" RIDGE HT.)



238

(APPROXIMATE 44'-0" RIDGE HT.)



236

(APPROXIMATE 33'-0" RIDGE HT.)



109 Winslow



111 Winslow



115 Winslow



119 Winslow















15' Setback Plans

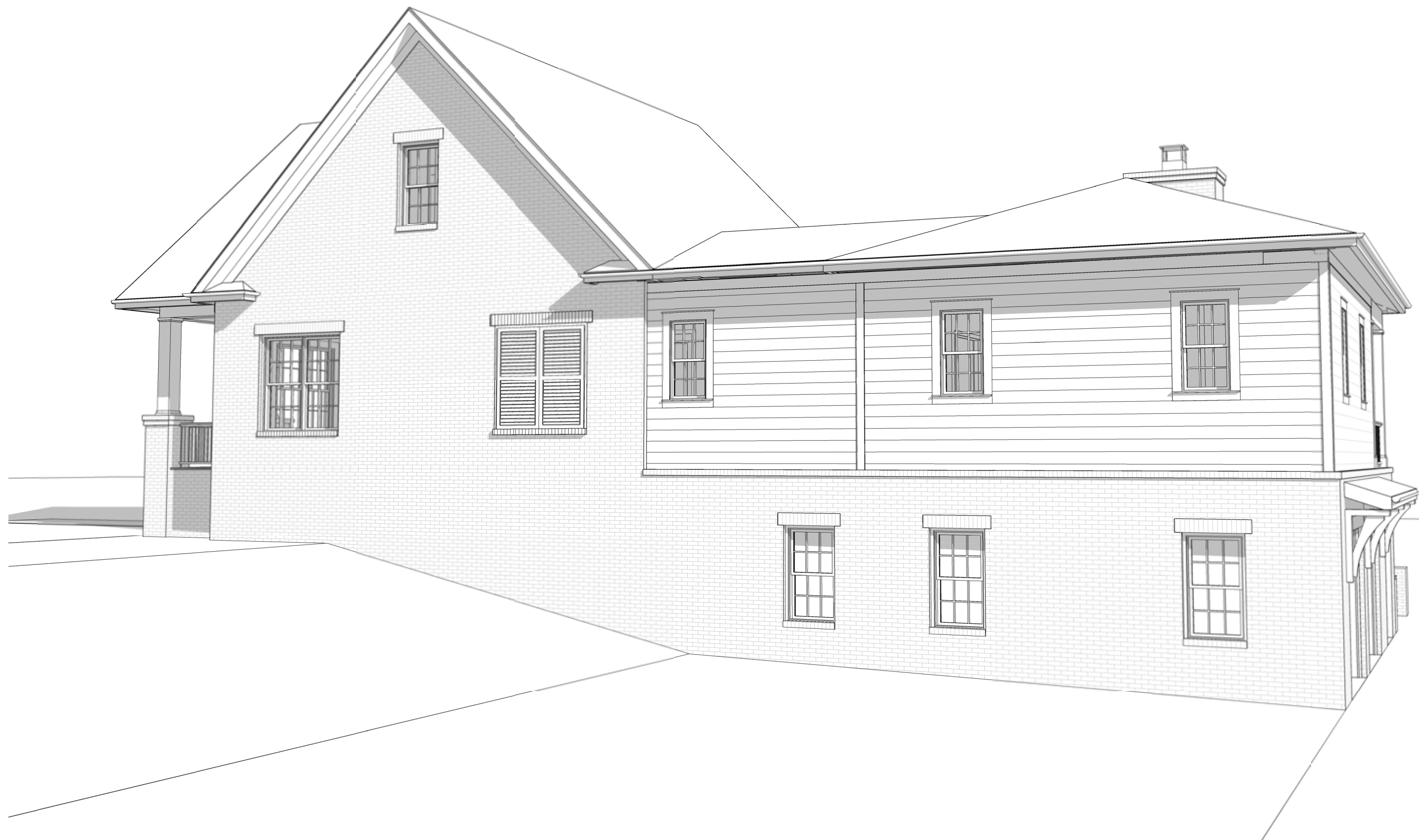
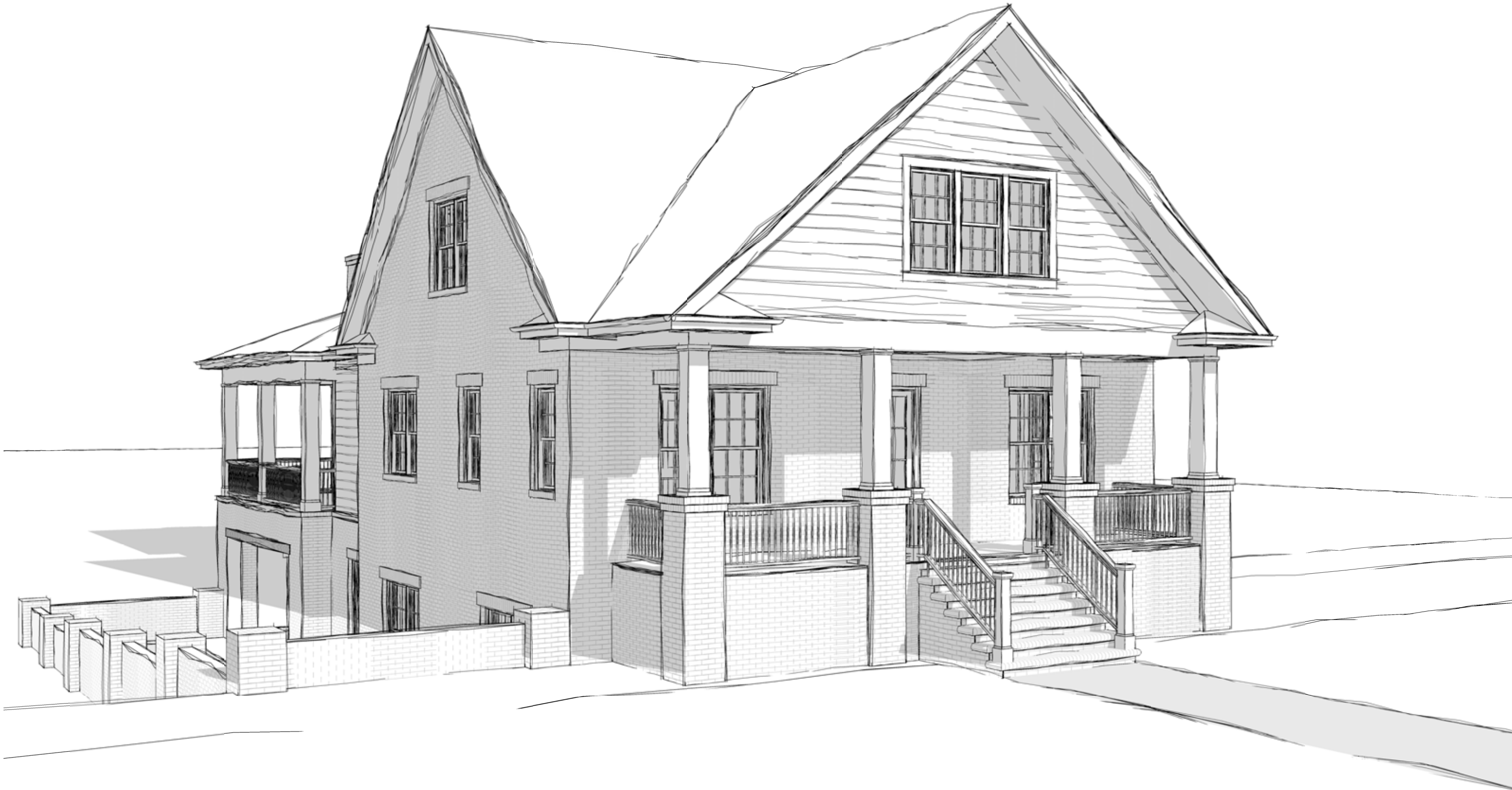


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Perspectives

Revision Date:

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Project Number: 24040
Date: 03.10.25
Scale:

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G001

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SITE PLAN NOTES

GENERAL: LOT INFORMATION IS DEEMED RELIABLE AND CURRENT. HOWEVER IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH BUILDING SETBACKS, EASEMENTS AND ALL APPLICABLE BUILDING CODES, AND TO VERIFY PROPERTY LINE LOCATION AND BOUNDARIES. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

DIMENSIONS: ALL DIMENSION STRINGS ARE SHOWN TO OUTSIDE FACE OF 12" BLOCK (ALLOW FOR 2" [17'] BRICK OVERAGE WITHIN SETBACKS) AND ARE PERPENDICULAR TO PROPERTY LINES.

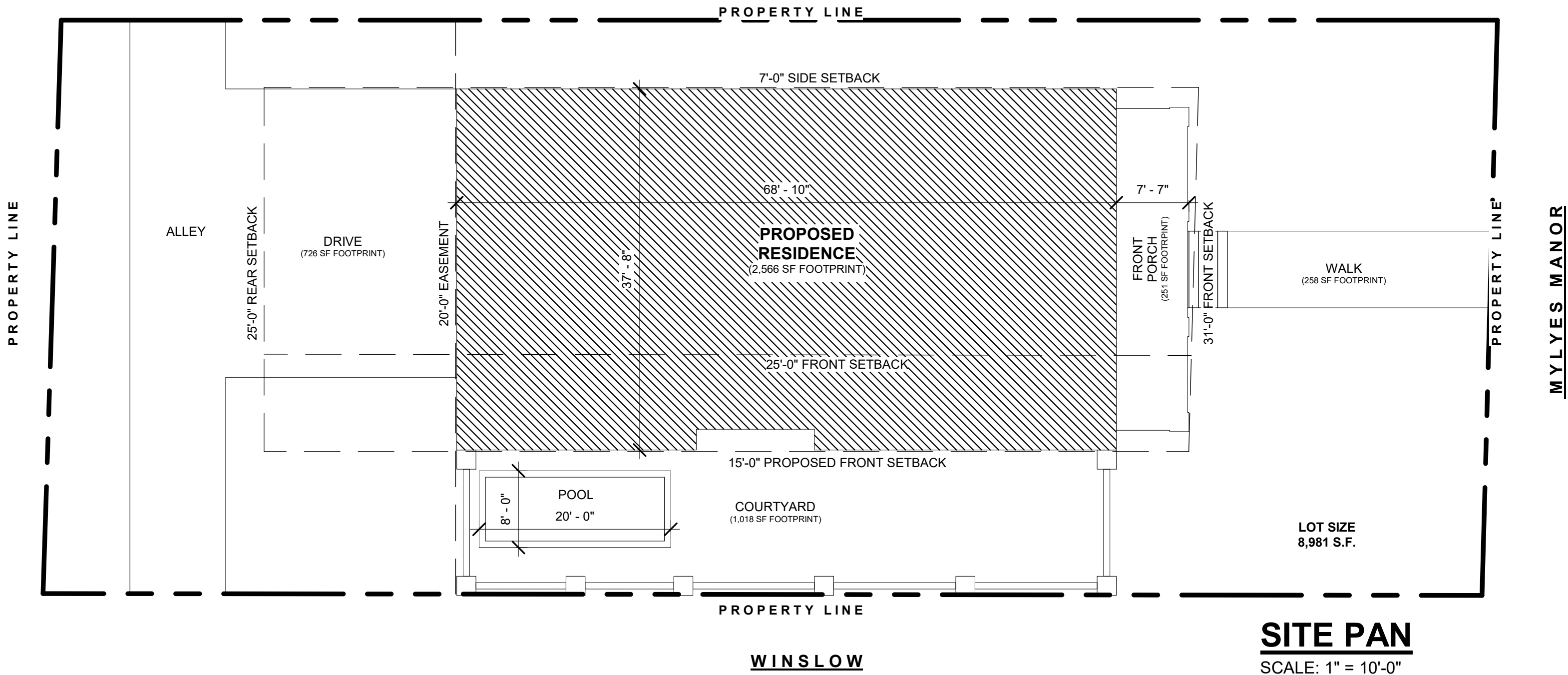
GRADING: BUILDER TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURE. IT IS THE BEST INTEREST OF THE BUILDER TO CONSULT A LANDSCAPE ARCHITECT OR CIVIL ENGINEER FOR DETAILED GRADING AND DRAINAGE PLANS.

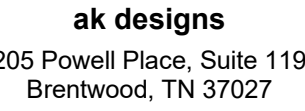
PAVING: STREET LOADED DRIVES SHALL HAVE CURB CUTS OF 12". ALLEY LOADED DRIVES SHALL BE MINIMUM 24" WIDER THAN INDICATED GARAGE DOOR. LEAD WALKS SHALL MATCH THE WIDTH OF THE BOTTOM PORCH STEP AND TAPER TO NO LESS THAN 3' AT SIDEWALK.

UTILITIES: VERIFY UTILITIES DO NOT IMPACT DRIVE OR WALKWAY PAVING PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

SITE CALCULATIONS

LOT SQ. FOOTAGE:	8,981 S.F.	
	ALLOWABLE (40% MIN.)	PROPOSED
LANDSCAPE SURFACE AREA (S.F.)	3,592 S.F.	4,162 S.F. (46.3%)





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Assessment Plan

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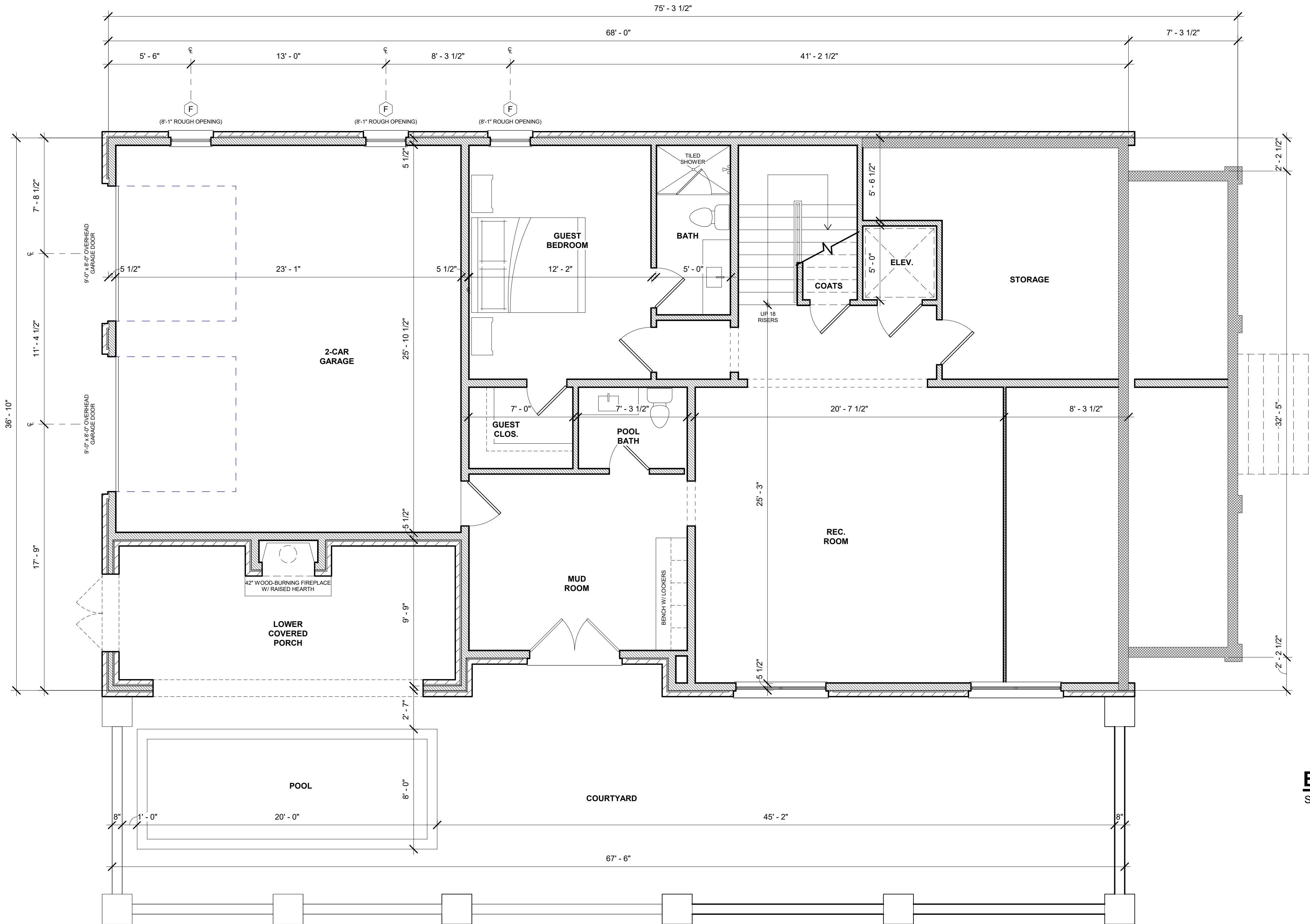
Project Number: 2404

Date: 03.10.25

scale: 1/4" = 1'-0"

Sheet

A101



BASEMENT PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL STRUCTURAL CONDITIONS WITH LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. STRUCTURAL INFORMATION WITHIN IS INTENDED FOR DESIGN CONSIDERATION ONLY.
2. CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
3. CONTRACTOR TO ENSURE ADEQUATE CONSTRUCTION OF ALL NON-STRUCTURAL ELEMENTS INCLUDING, BUT NOT LIMITED TO: MATERIALS SEPARATION, FLOORING MATERIAL DIMENSION, INSULATION, TERMITE TREATMENT, PROPER DRAINAGE ETC.
4. DIMENSIONS ARE SHOWN FROM OUTSIDE FACE OF STUD AND CENTERLINES OF OPENINGS, UNLESS NOTED OTHERWISE.
5. CONTRACTOR TO ASSESS RELATIONSHIP OF ACTUAL FINISH FLOOR HEIGHT TO GRADE AND COORDINATE EGRESS AS REQUIRED BY CODE. CONTRACTOR SHALL CONTACT DESIGNER TO ADDRESS DESIGN INTENT WHERE APPLICABLE.
6. SUBSTITUTION OF FOUNDATION SYSTEMS SHALL BE COORDINATED TO ENSURE DESIGN INTENT (I.E. FINISH FLOOR MATERIAL RELATIONSHIPS, ETC.) IS PRESERVED AND TO CONFORM WITH LOCAL BUILDING CODES.

SQUARE FOOTAGE (O.F.S.)

(SQUARE FOOTAGE TAKEN FROM OUTSIDE FACE OF STUD)	
HEATED	
Basement	1,507 SF
First Floor	2,264 SF
Second Floor	771 SF
	4,543 SF
UNHEATED	
2-Car Garage	631 SF
Covered Porch	231 SF
Lower Covered Porch	236 SF
Front Porch	263 SF
	1,362 SF
TOTAL UNDER ROOF	5,905 SF
OTHER	
Courtyard	1,034 SF

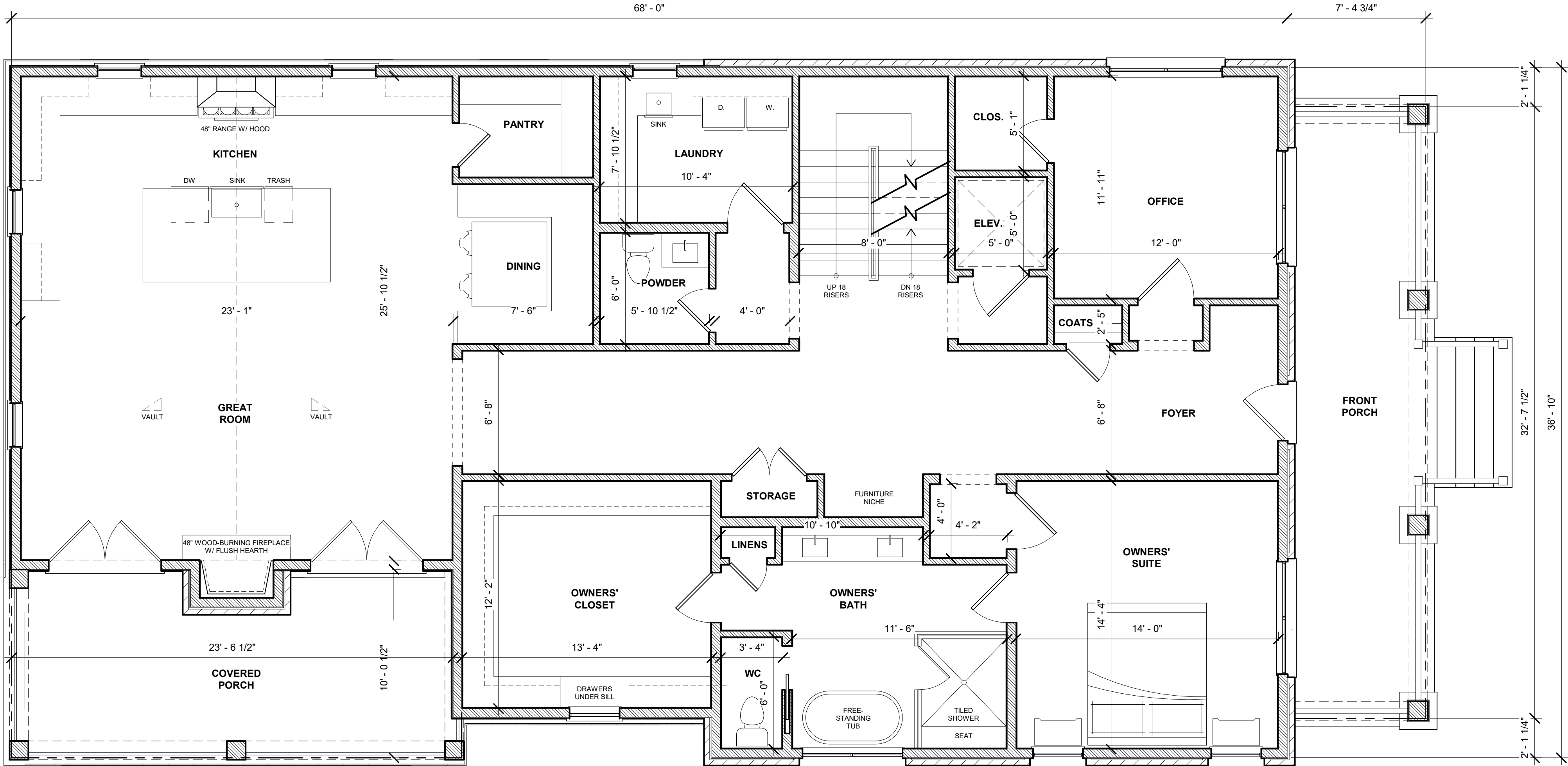


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FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE:
SEE FRAMING PACKAGE FOR ALL
JOIST ORIENTATION AND SPACING,
TYPICAL ALL LOCATIONS.
SUPPLEMENT AND SIZE BEAMS PER
STRUCTURAL ENGINEER.

First Floor Plan

Revision Date:

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Project Number: 24040
Date: 03.10.25
Scale: 1/4" = 1'-0"

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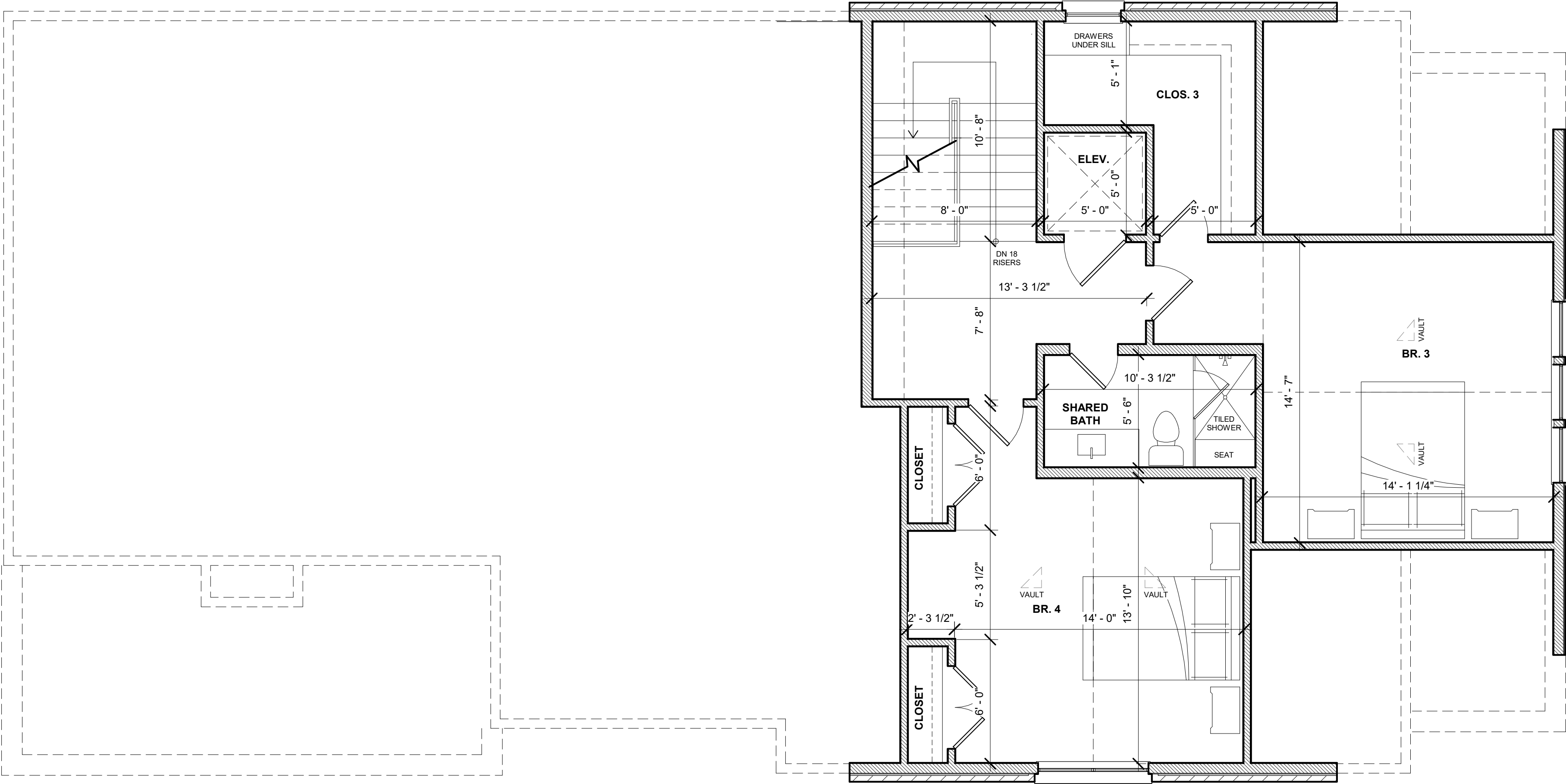
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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

*NOTE:
SEE FRAMING PACKAGE FOR ALL
JOIST ORIENTATION AND SPACING,
TYPICAL ALL LOCATIONS.
SUPPLEMENT AND SIZE BEAMS PER
STRUCTURAL ENGINEER.

Second Floor Plan

Revision Date:

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Project Number: 24040
Date: 03.10.25
Scale: 1/4" = 1'-0"

Sheet

A103



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

TYPICAL FLASHING APPLICATION:

1. WINDOWS AND DOORS CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
2. ALL HORIZONTAL MATERIAL CHANGES
3. SIDES OF DORMERS
4. SIDES OF WALLS AT INTERSECTING ROOF LINES
5. CHIMNEY/ROOF INTERSECTIONS
6. PORCH ROOF, DECK AND WALL INTERSECTIONS
7. ABOVE CORNICE RETURNS
8. SKIRT ASSEMBLIES
9. ANY OTHER FACADE PENETRATIONS (E.G. FDN. VENTS GABLE VENTS, ETC.)

TYPICAL INSULATION LOCATIONS:

1. EXTERIOR WALLS DIRECTLY ADJACENT TO CONDITIONED SPACE
2. ROOF RAFTERS DIRECTLY ADJACENT TO CONDITIONED SPACE
3. INTERIOR WALLS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE
4. FLOOR JOISTS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



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Front & Left Elevations

Revision Date:

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Project Number: 24040
Date: 03.10.25
Scale: 1/4" = 1'-0"

Sheet

A201



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

TYPICAL FLASHING APPLICATION:

1. WINDOWS AND DOORS CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
2. ALL HORIZONTAL MATERIAL CHANGES
3. SIDES OF DORMERS
4. SIDES OF WALLS AT INTERSECTING ROOF LINES
5. CHIMNEY/ROOF INTERSECTIONS
6. PORCH ROOF, DECK AND WALL INTERSECTIONS
7. ABOVE CORNICE RETURNS
8. SKIRT ASSEMBLIES
9. ANY OTHER FACADE PENETRATIONS (E.G. FDN. VENTS GABLE VENTS, ETC.)

TYPICAL INSULATION LOCATIONS:

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2. ROOF RAFTERS DIRECTLY ADJACENT TO CONDITIONED SPACE
3. INTERIOR WALLS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE
4. FLOOR JOISTS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE



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Right & Rear Elevations

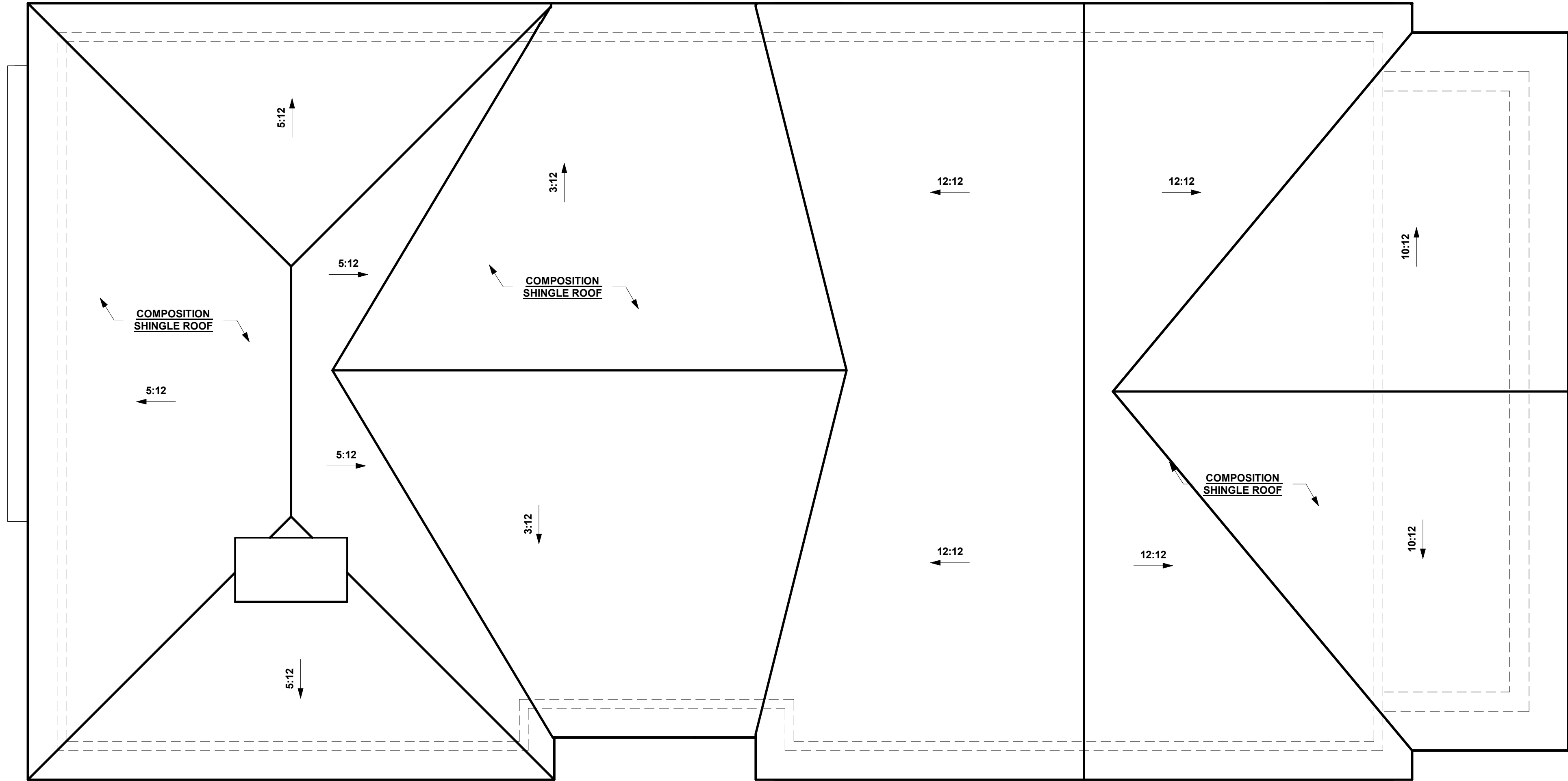
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Project Number: 24040
Date: 03.10.25
Scale: 1/4" = 1'-0"

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A202



TYPICAL FLASHING APPLICATION:

1. WINDOWS AND DOORS CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
2. ALL HORIZONTAL MATERIAL CHANGES
3. SIDES OF DORMERS
4. SIDES OF WALLS AT INTERSECTING ROOF LINES
5. CHIMNEY/ROOF INTERSECTIONS
6. PORCH ROOF, DECK AND WALL INTERSECTIONS
7. ABOVE CORNICE RETURNS
8. SKIRT ASSEMBLIES
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TYPICAL INSULATION LOCATIONS:

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2. ROOF RAFTERS DIRECTLY ADJACENT TO CONDITIONED SPACE
3. INTERIOR WALLS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE
4. FLOOR JOISTS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE

ROOF PLAN

SCALE: 1/4" = 1'-0"



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Roof Plan

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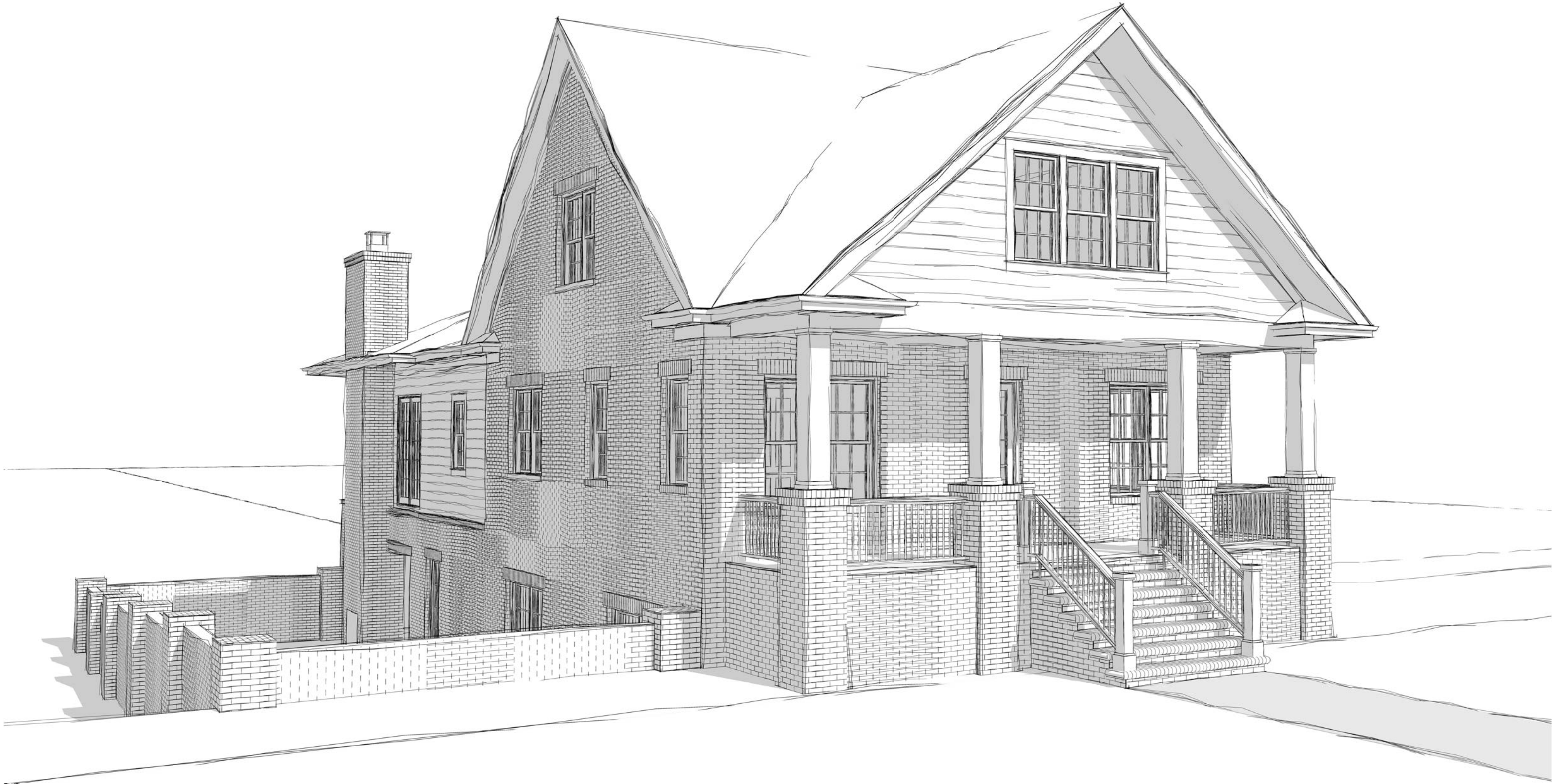
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Project Number: 24040
Date: 03.10.25
Scale: 1/4" = 1'-0"

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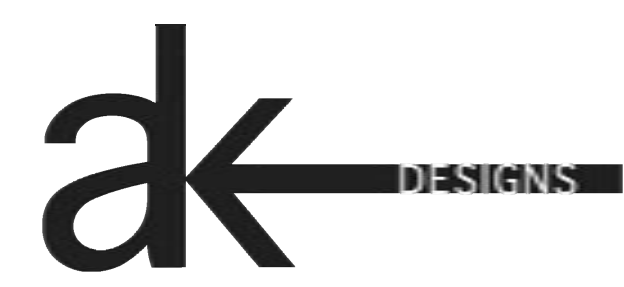
A501

20' Setback Plans

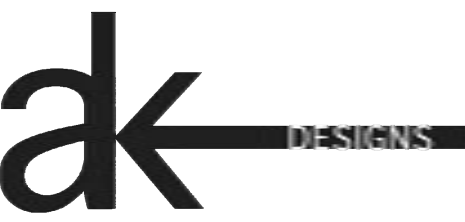


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Perspectives

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Site Plan

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Date: 03.10.25
Scale: As indicated

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SITE PLAN NOTES

GENERAL: LOT INFORMATION IS DEEMED RELIABLE AND CURRENT. HOWEVER IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH BUILDING SETBACKS, EASEMENTS AND ALL APPLICABLE BUILDING CODES, AND TO VERIFY PROPERTY LINE LOCATION AND BOUNDARIES. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

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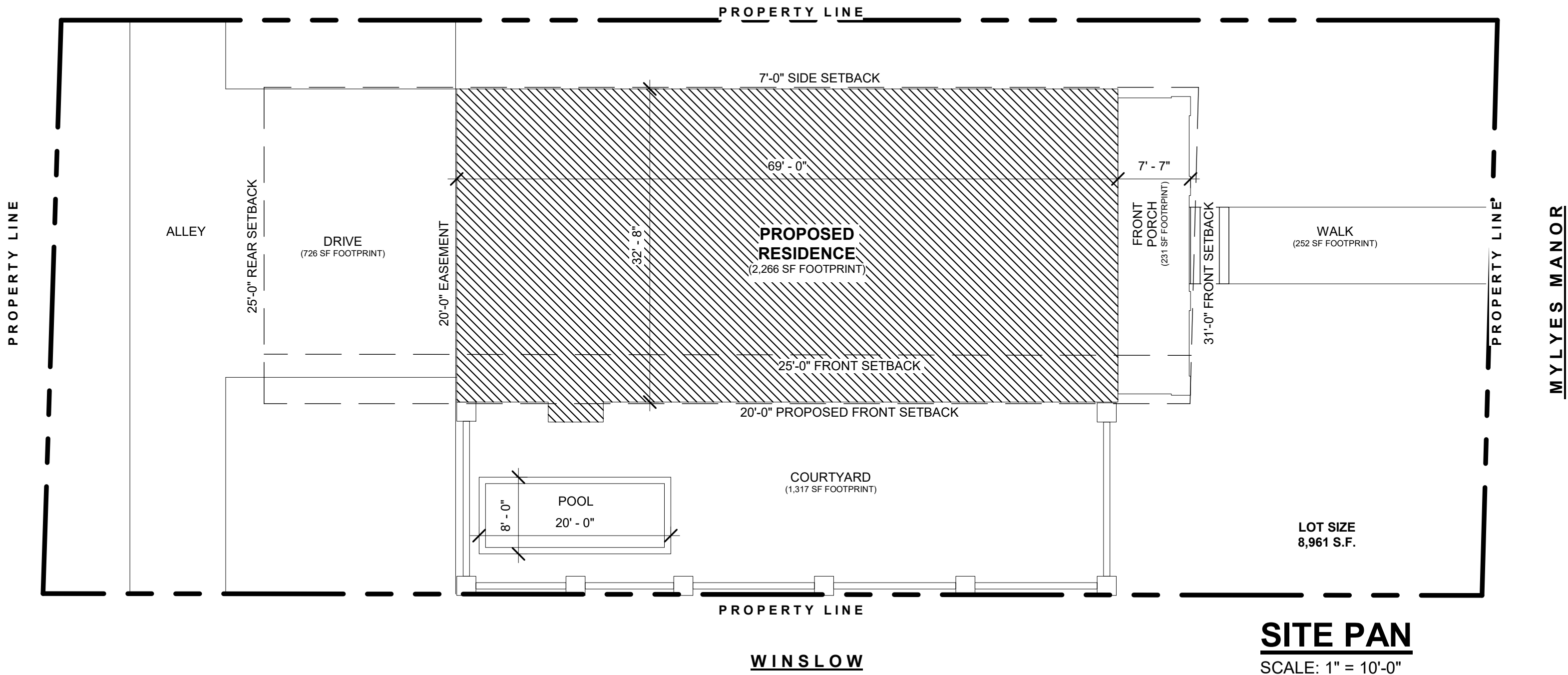
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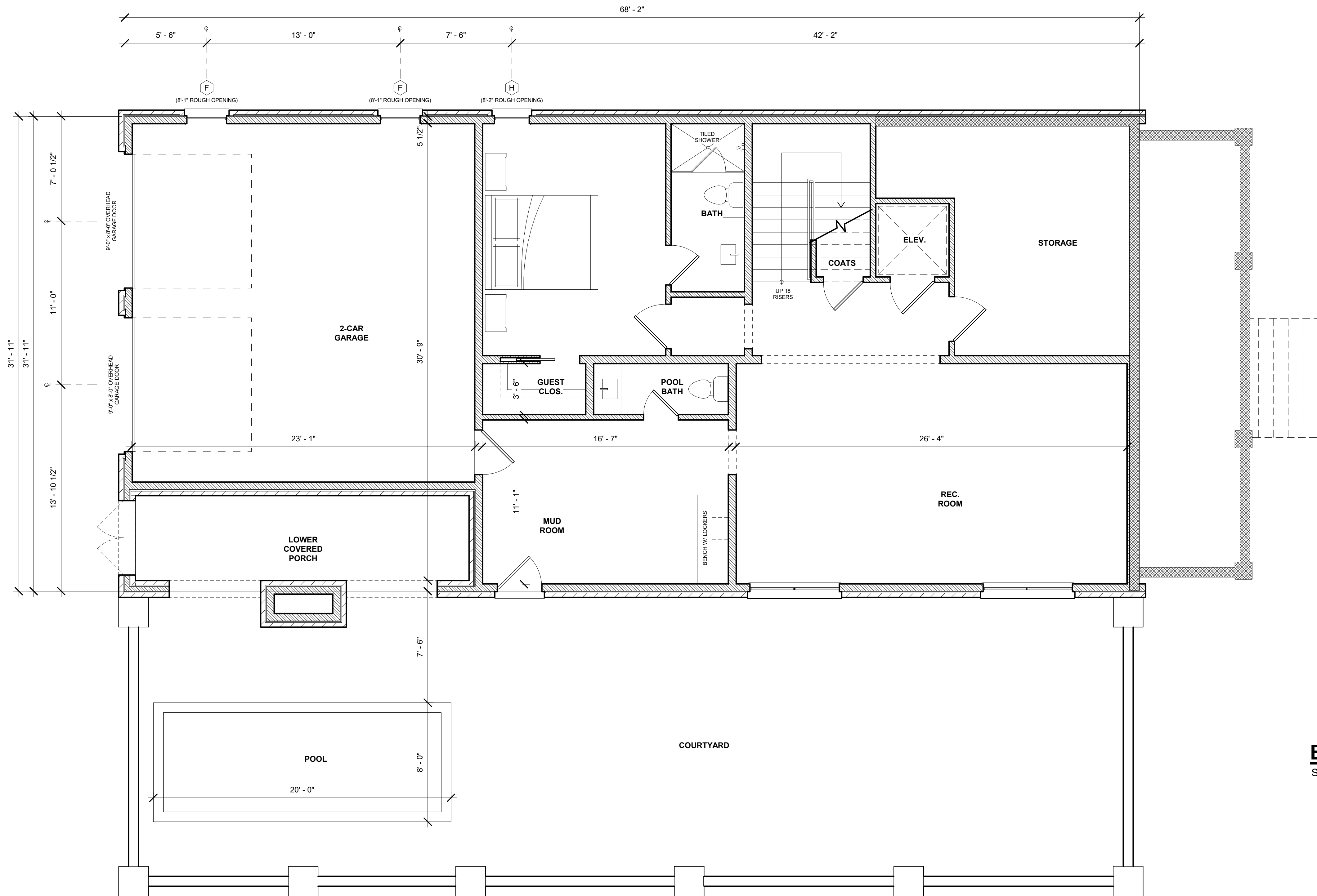
UTILITIES: VERIFY UTILITIES DO NOT IMPACT DRIVE OR WALKWAY PAVING PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

SITE CALCULATIONS

LOT SQ. FOOTAGE:	8,981 S.F.	
	ALLOWABLE (40% MIN.)	PROPOSED
LANDSCAPE SURFACE AREA (S.F.)	3,592 S.F.	4,189 S.F. (46.6%)



SITE PAN
SCALE: 1" = 10'-0"



BASEMENT PLAN
SCALE: 1/4" = 1'-0"



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Basement Plan

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Project Number: 24040
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Scale: 1/4" = 1'-0"

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First Floor Plan

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Date: 03.10.25
Scale: 1/4" = 1'-0"

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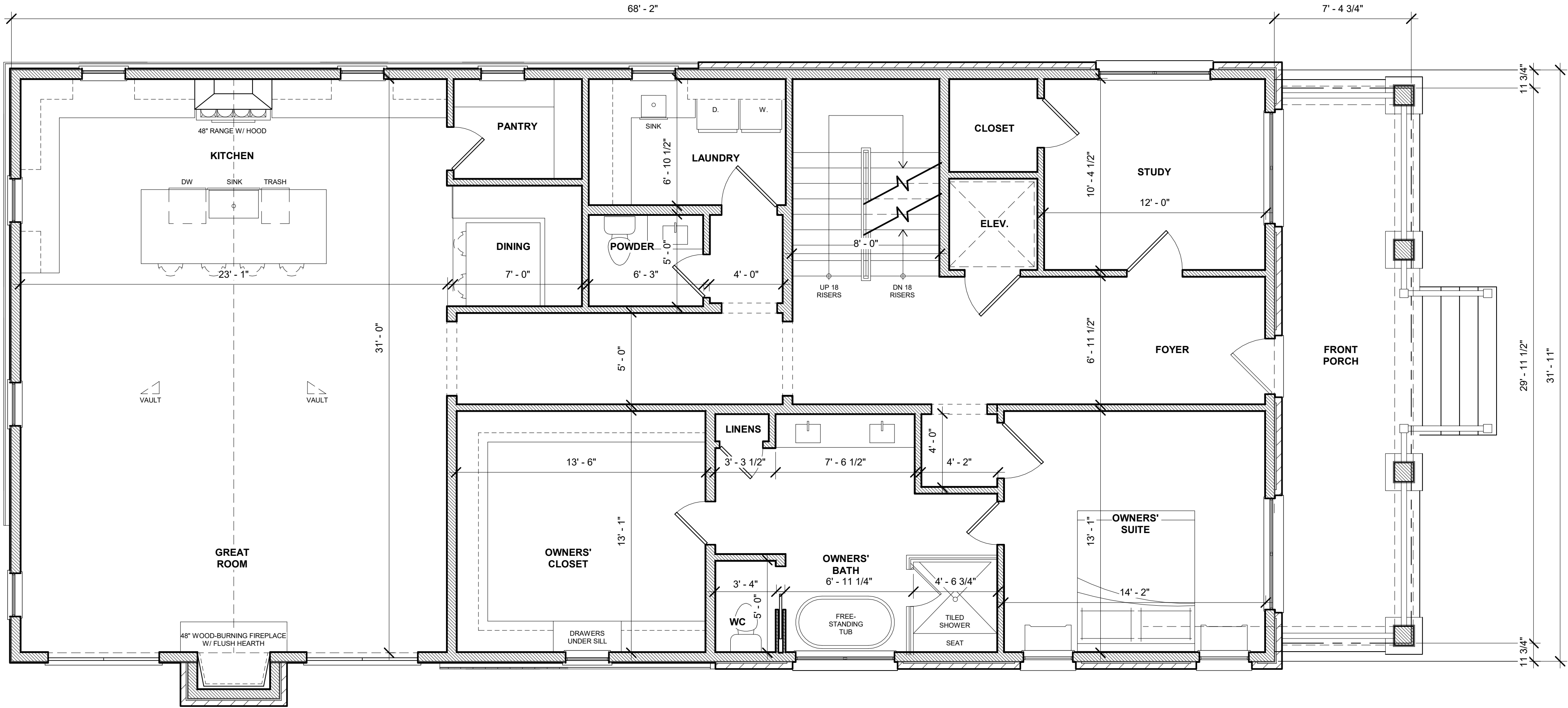
A102

GENERAL NOTES

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6. SUBSTITUTION OF FOUNDATION SYSTEMS SHALL BE COORDINATED TO ENSURE DESIGN INTENT (I.E. FINISH FLOOR MATERIAL RELATIONSHIPS, ETC.) IS PRESERVED AND TO CONFORM WITH LOCAL BUILDING CODES.

SQUARE FOOTAGE (O.F.S.)

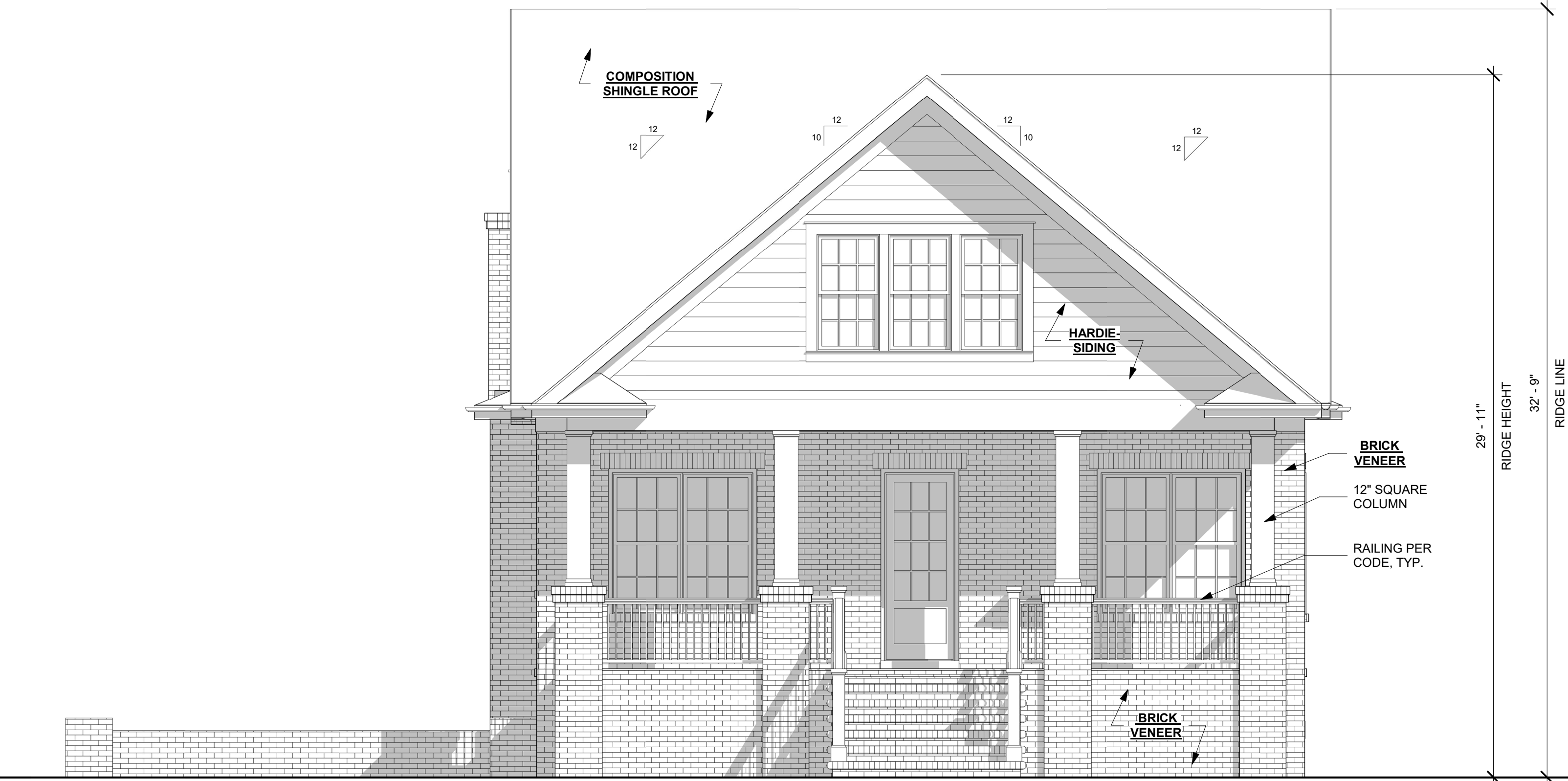
(SQUARE FOOTAGE TAKEN FROM OUTSIDE FACE OF STUD)	
HEATED	
Basement	1,307 SF
First Floor	2,185 SF
Second Floor	886 SF
	4,179 SF
UNHEATED	
2-Car Garage	591 SF
Covered Porch	0 SF
Lower Covered Porch	161 SF
Front Porch	235 SF
	986 SF
TOTAL UNDER ROOF	5,165 SF
OTHER	
Courtyard	1,352 SF



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

*NOTE:
SEE FRAMING PACKAGE FOR ALL
JOIST ORIENTATION AND SPACING,
TYPICAL ALL LOCATIONS.
SUPPLEMENT AND SIZE BEAMS PER
STRUCTURAL ENGINEER.



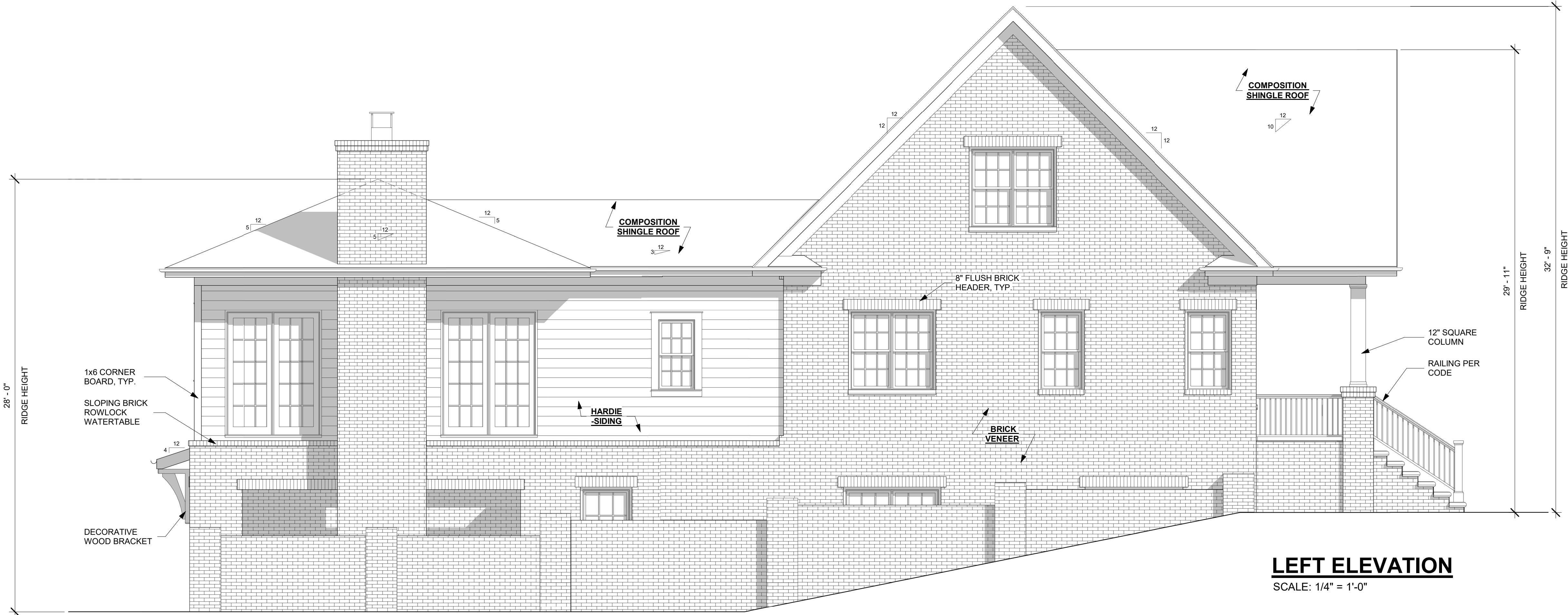
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

TYPICAL FLASHING APPLICATION:

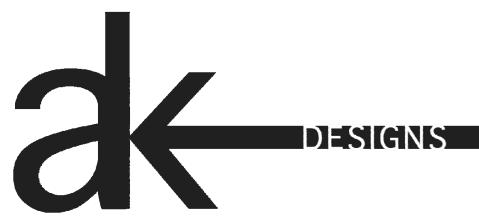
1. WINDOWS AND DOORS CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
2. ALL HORIZONTAL MATERIAL CHANGES
3. SIDES OF DORMERS
4. SIDES OF WALLS AT INTERSECTING ROOF LINES
5. CHIMNEY/ROOF INTERSECTIONS
6. PORCH ROOF, DECK AND WALL INTERSECTIONS
7. ABOVE CORNICE RETURNS
8. SKIRT ASSEMBLIES
9. ANY OTHER FACADE PENETRATIONS (E.G. FDN. VENTS GABLE VENTS, ETC.)

TYPICAL INSULATION LOCATIONS:

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4. FLOOR JOISTS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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Front & Left Elevations

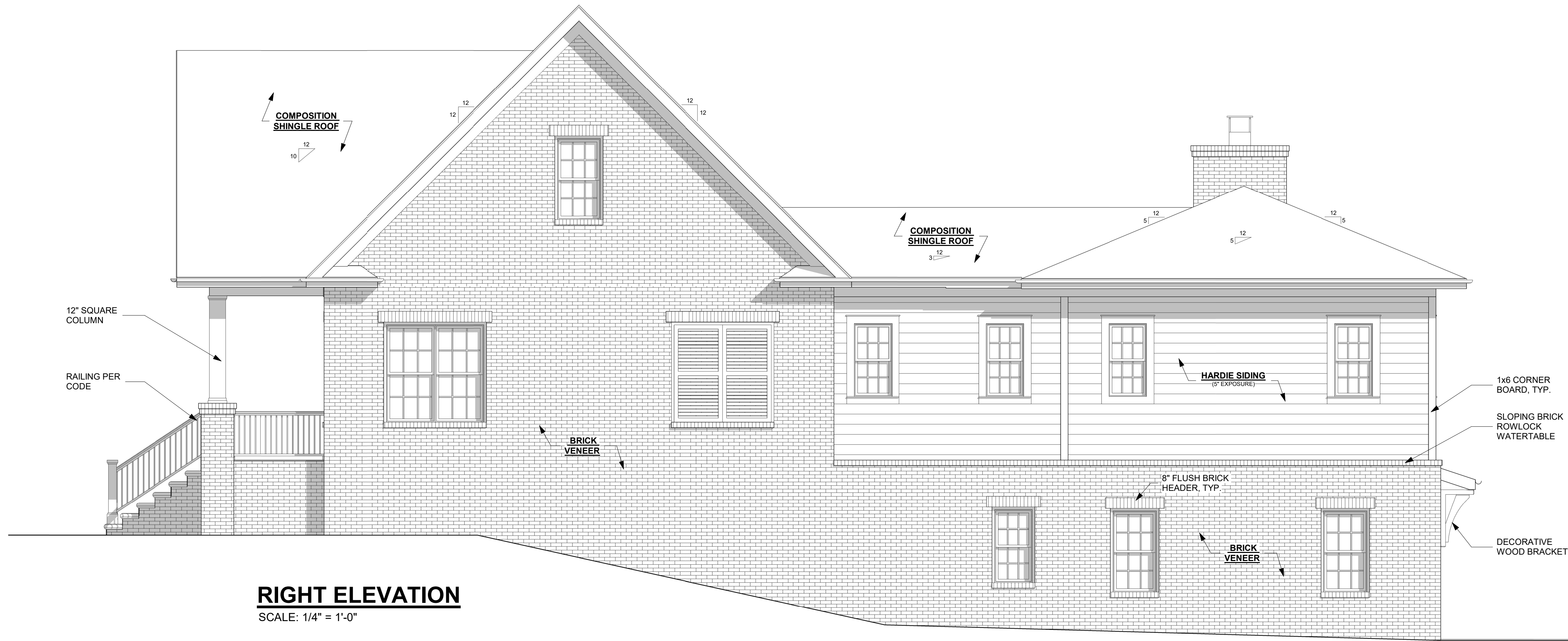
Revision Date:

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Project Number: 24040
Date: 03.10.25
Scale: 1/4" = 1'-0"

Sheet

A201



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

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Right & Rear Elevations

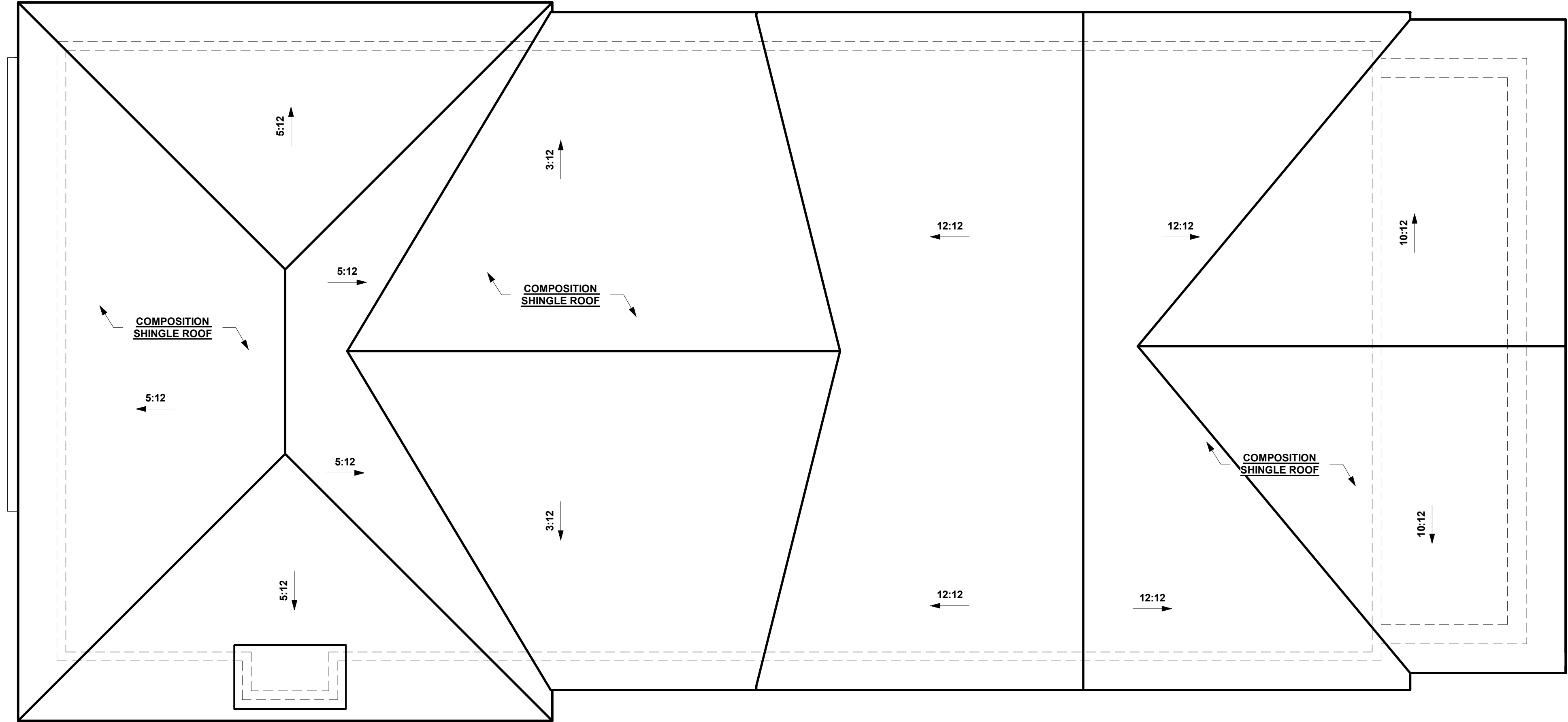
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Project Number: 24040
Date: 03.10.25
Scale: 1/4" = 1'-0"

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TYPICAL FLASHING APPLICATION:

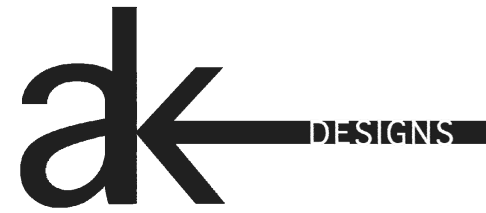
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ROOF PLAN

SCALE: 1/4" = 1'-0"



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Roof Plan

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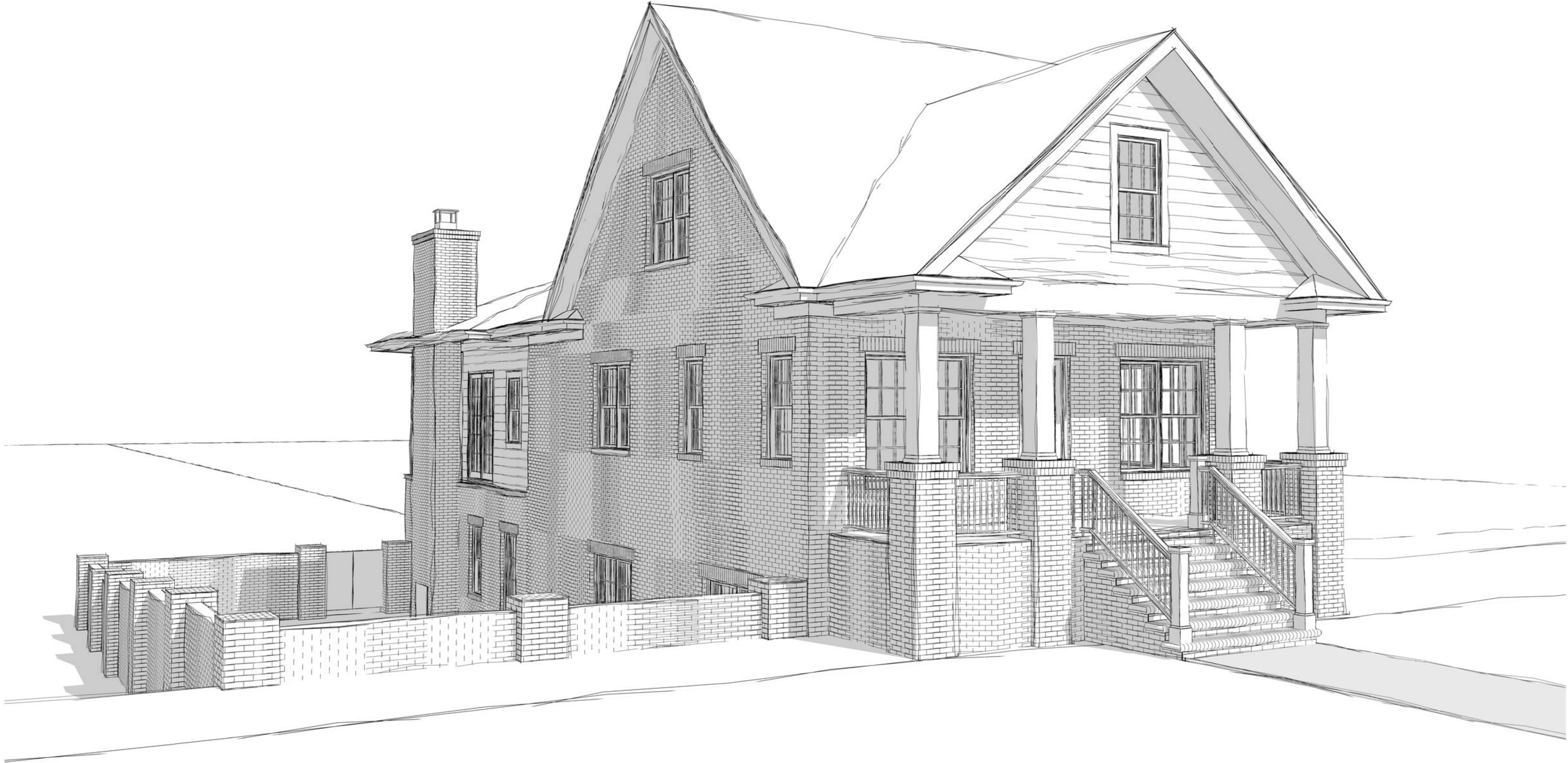
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Scale: 1/4" = 1'-0"

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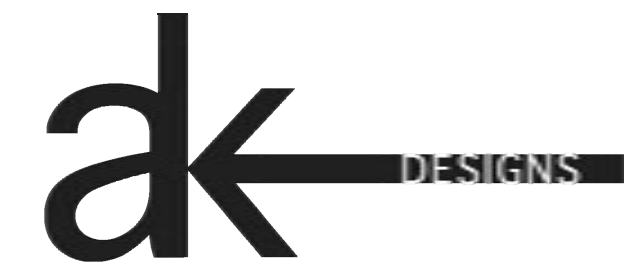
A501

25' Setback Plans

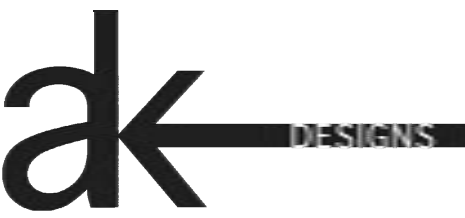
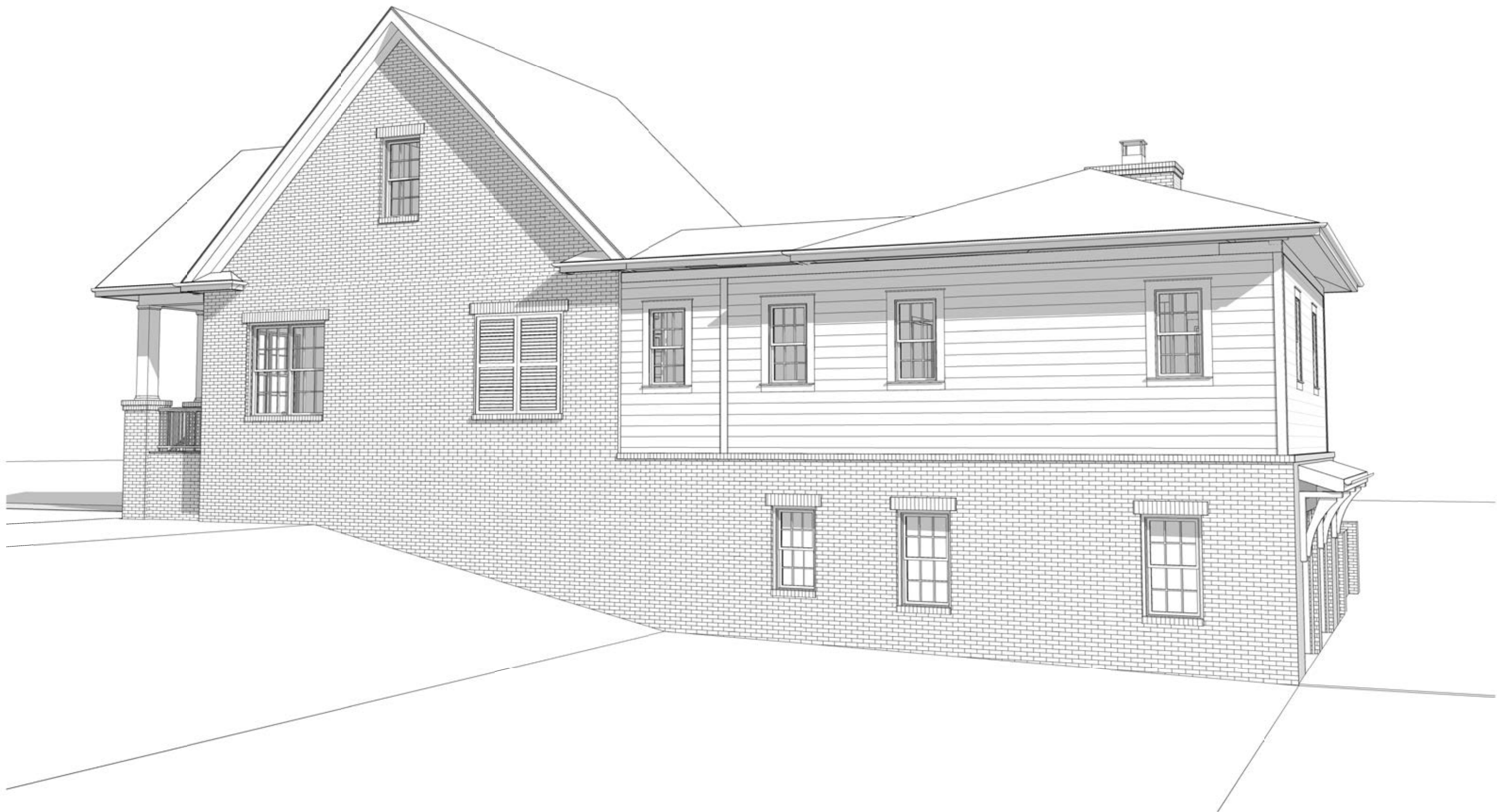
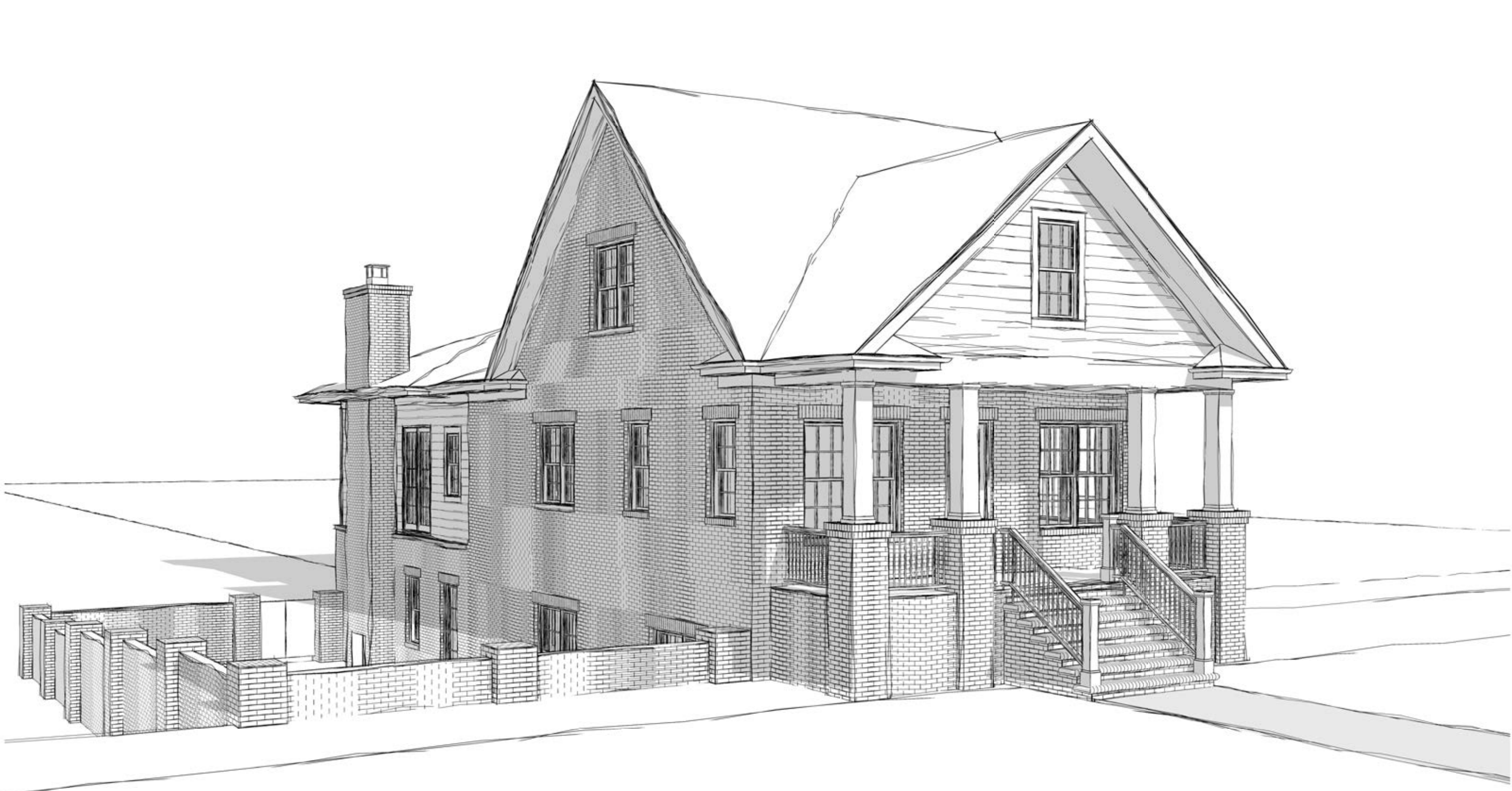


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Perspectives

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Site Plan

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Project Number: 24040
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Scale: As indicated

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SITE PLAN NOTES

GENERAL: LOT INFORMATION IS DEEMED RELIABLE AND CURRENT, HOWEVER IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH BUILDING SETBACKS, EASEMENTS AND ALL APPLICABLE BUILDING CODES, AND TO VERIFY PROPERTY LINE LOCATION AND BOUNDARIES. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

DIMENSIONS: ALL DIMENSION STRINGS ARE SHOWN TO OUTSIDE FACE OF 12" BLOCK (ALLOW FOR 2" [1.17"] BRICK OVERAGE WITHIN SETBACKS) AND ARE PERPENDICULAR TO PROPERTY LINES.

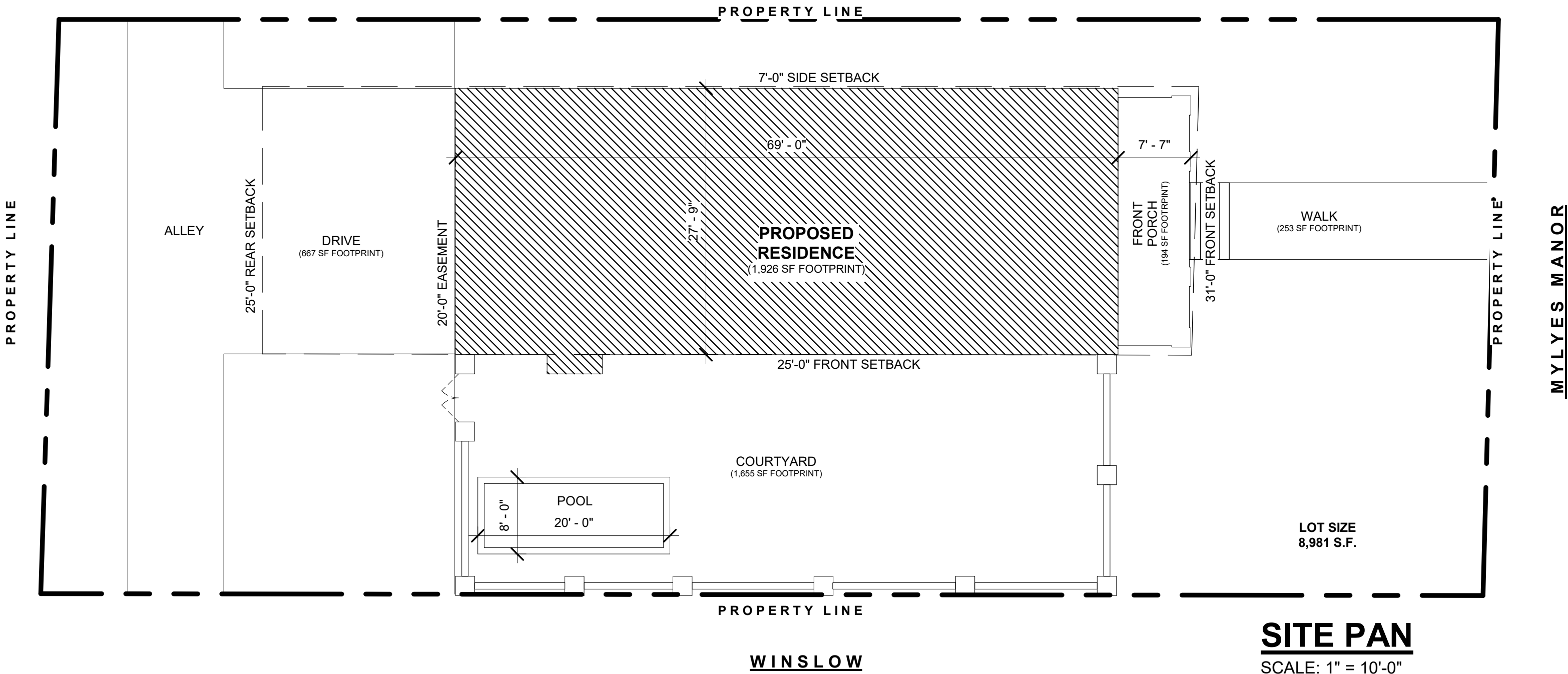
GRADING: BUILDER TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURE. IT IS THE BEST INTEREST OF THE BUILDER TO CONSULT A LANDSCAPE ARCHITECT OR CIVIL ENGINEER FOR DETAILED GRADING AND DRAINAGE PLANS.

PAVING: STREET LOADED DRIVES SHALL HAVE CURB CUTS OF 12". ALLEY LOADED DRIVES SHALL BE MINIMUM 24" WIDER THAN INDICATED GARAGE DOOR. LEAD WALKS SHALL MATCH THE WIDTH OF THE BOTTOM PORCH STEP AND TAPER TO NO LESS THAN 3' AT SIDEWALK.

UTILITIES: VERIFY UTILITIES DO NOT IMPACT DRIVE OR WALKWAY PAVING PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

SITE CALCULATIONS

LOT SQ. FOOTAGE:	8,981 S.F.	
	ALLOWABLE (40% MIN.)	PROPOSED
LANDSCAPE SURFACE AREA (S.F.)	3,592 S.F.	4,266 S.F. (47.6%)





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Front & Left Elevations

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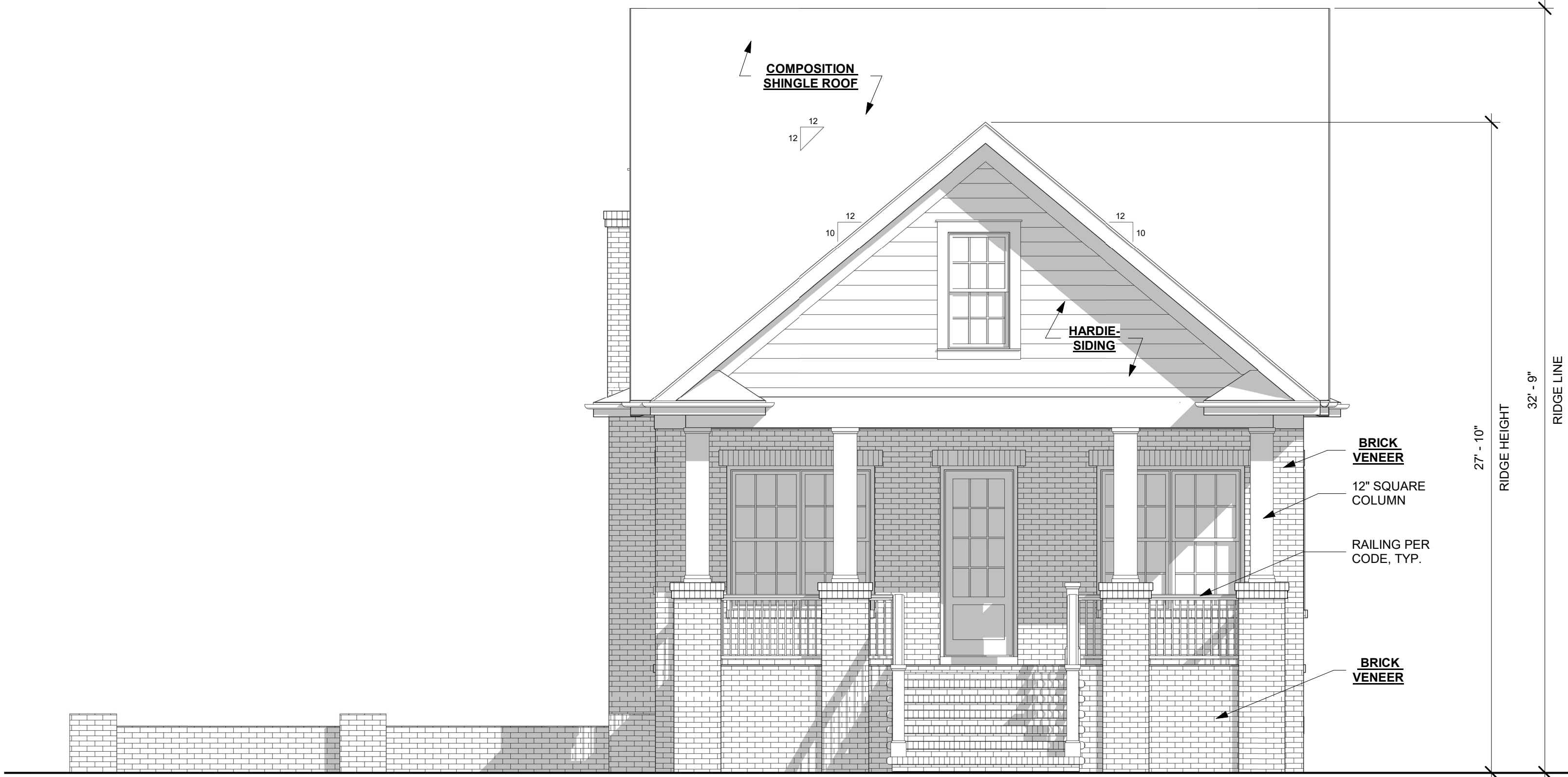
A201

TYPICAL FLASHING APPLICATION:

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FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

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Right & Rear Elevations

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A202

OWNER AFFIDAVIT
City of Franklin, Tennessee

When an application is not filed by the owner of the property, the City requires documentation that the owner of the property is aware of an application being filed on their behalf.

We/I John Mark Spivey
(please print name as listed on deed; if property owner is a company, provide full company name plus specific name of representative)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

063NA 00500 00009063K
(Property Parcel/Tax ID Number)

and located at:

242 Myles Manor Court Franklin, TN
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Andrew King
(Please print Name/Names in Full - This should be the applicant listed in IDT)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

[Signature]
Owner Signature

Additional Owner Signature, if applicable

280 HARDING PLACE

Property Owner Mailing Address

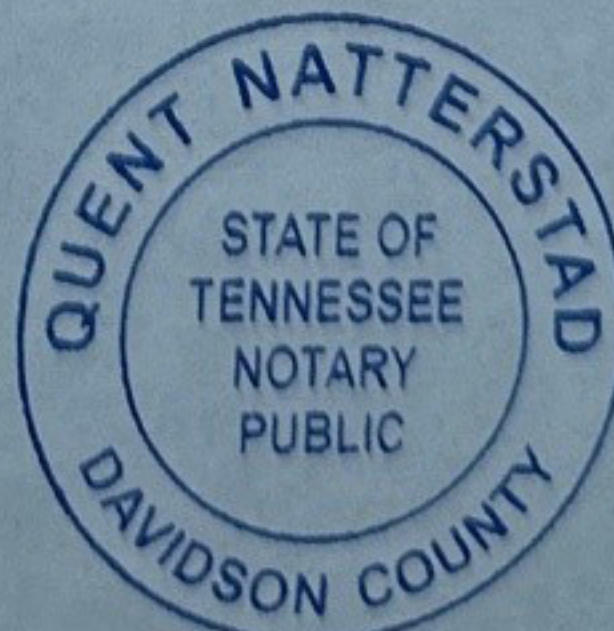
NASHVILLE TN 37205
City, State & Zip

Subscribed and sworn to before me this

12 day of August, 20 24.

Quent Natterstad
Notary Public

My Commission Expires: 7/7/2025



My Commission Expires July 7, 2025

Law Dept approved 03.25.24

THE BELONGING CO.

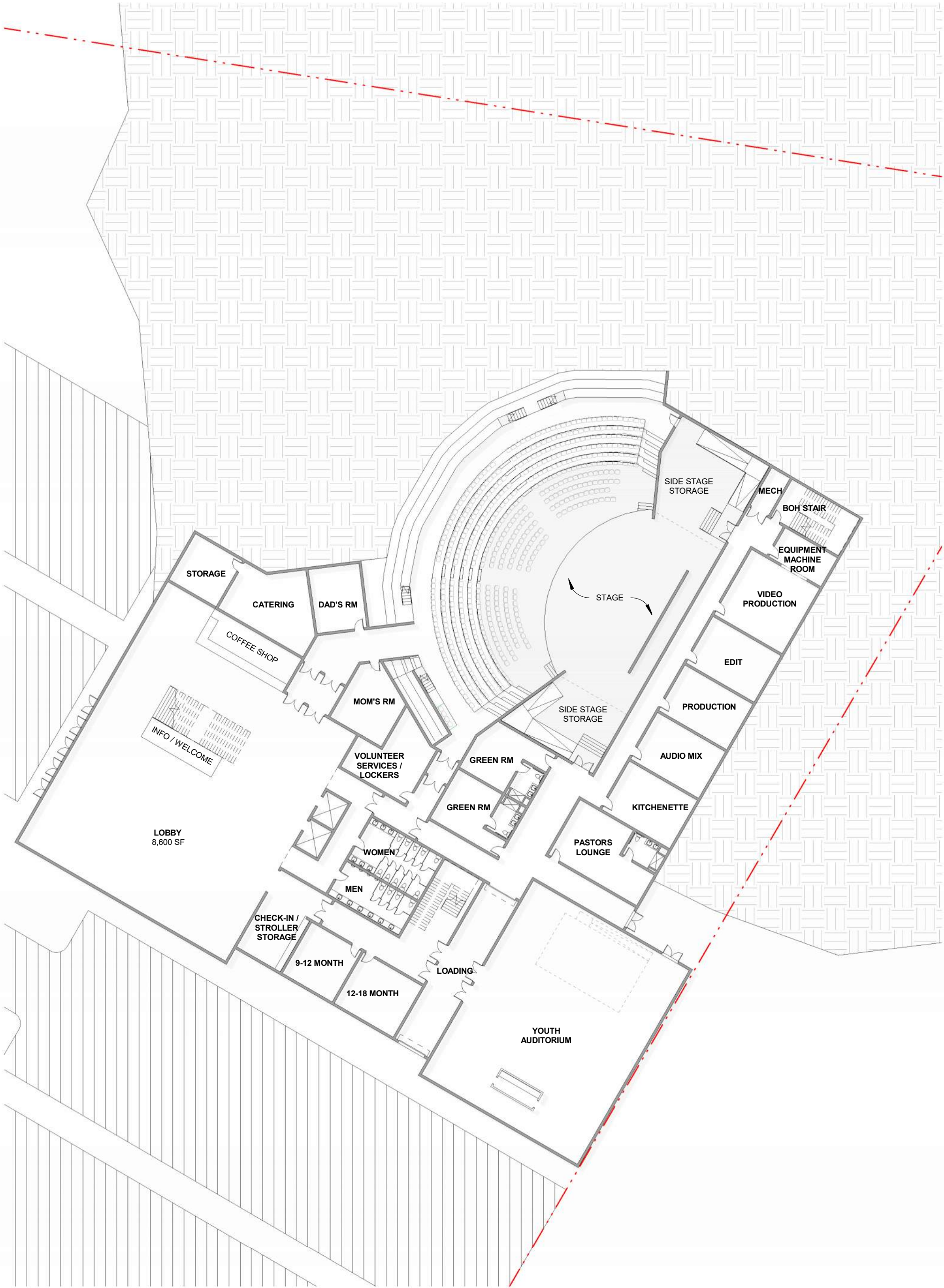
FRANKLIN TN

DRC
3.17.25

CENTRIC
ARCHITECTURE

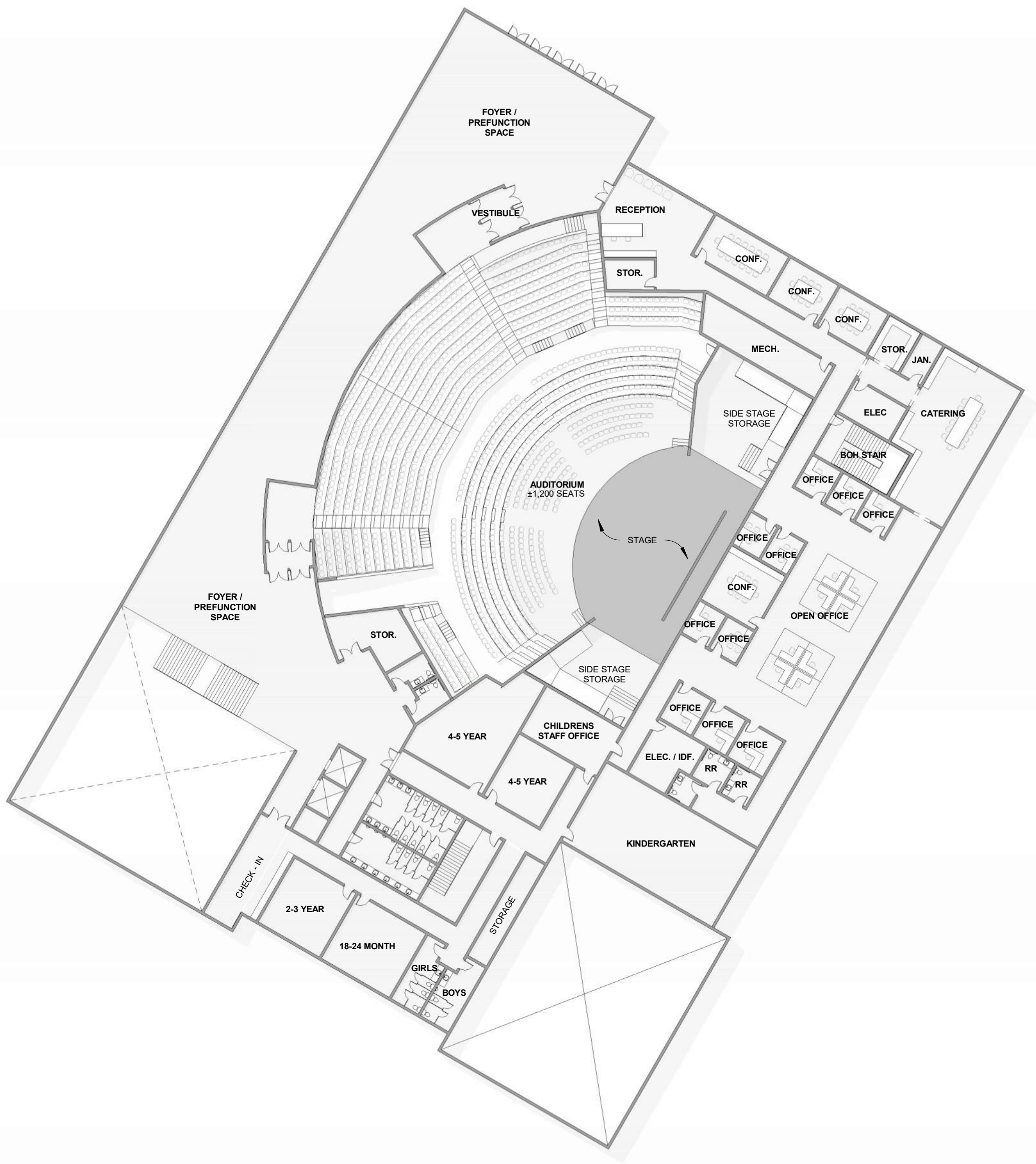




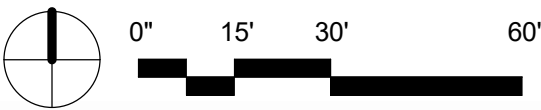


LEVEL 1





LEVEL 2





MACK HATCHER - VIEW 1



MACK HATCHER - VIEW 2



MACK HATCHER - VIEW 3



MACK HATCHER / FRANKLIN RD



FRANKLIN RD - VIEW 1



FRANKLIN RD - VIEW 2



FRANKLIN RD - VIEW 3

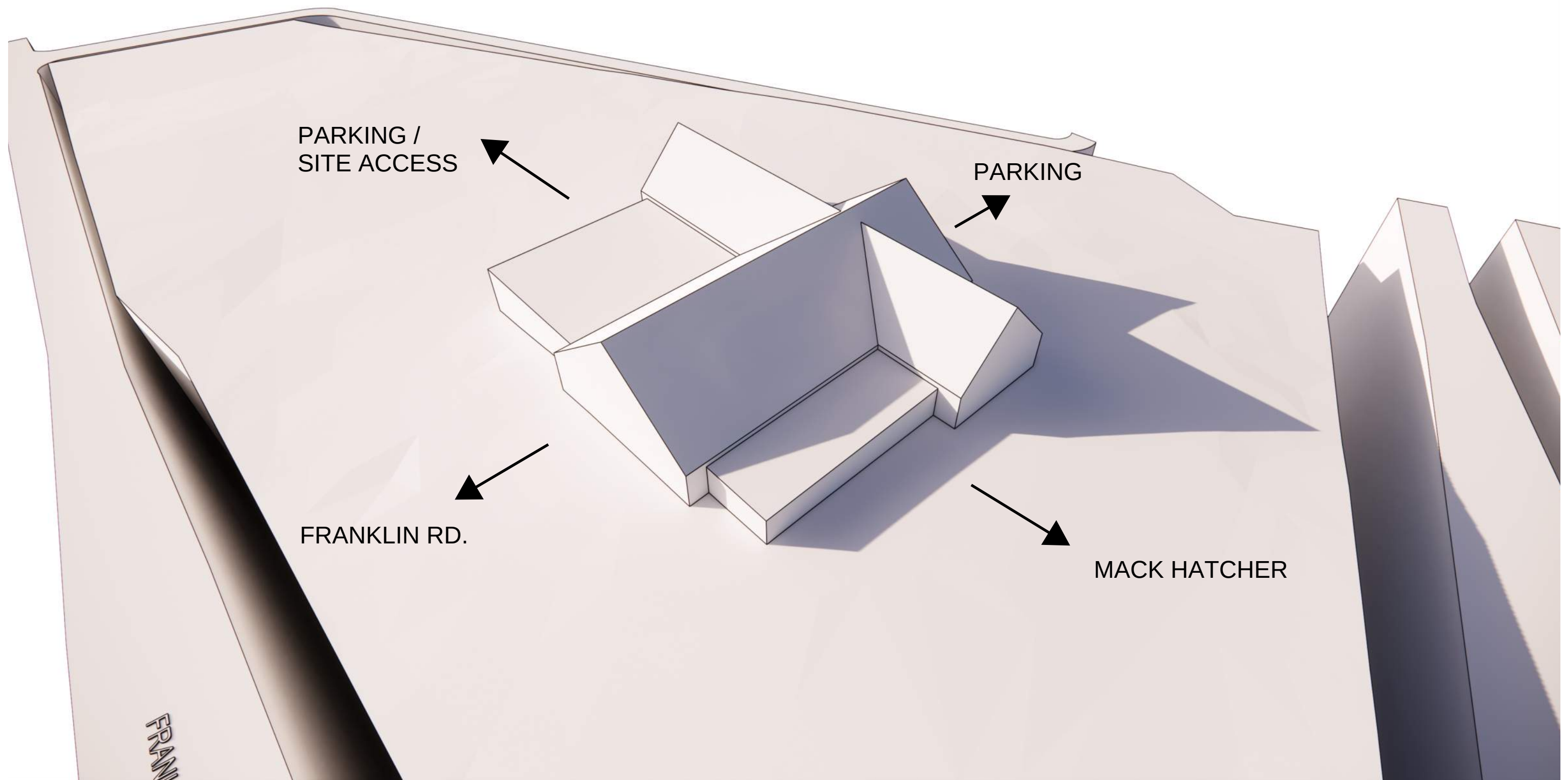


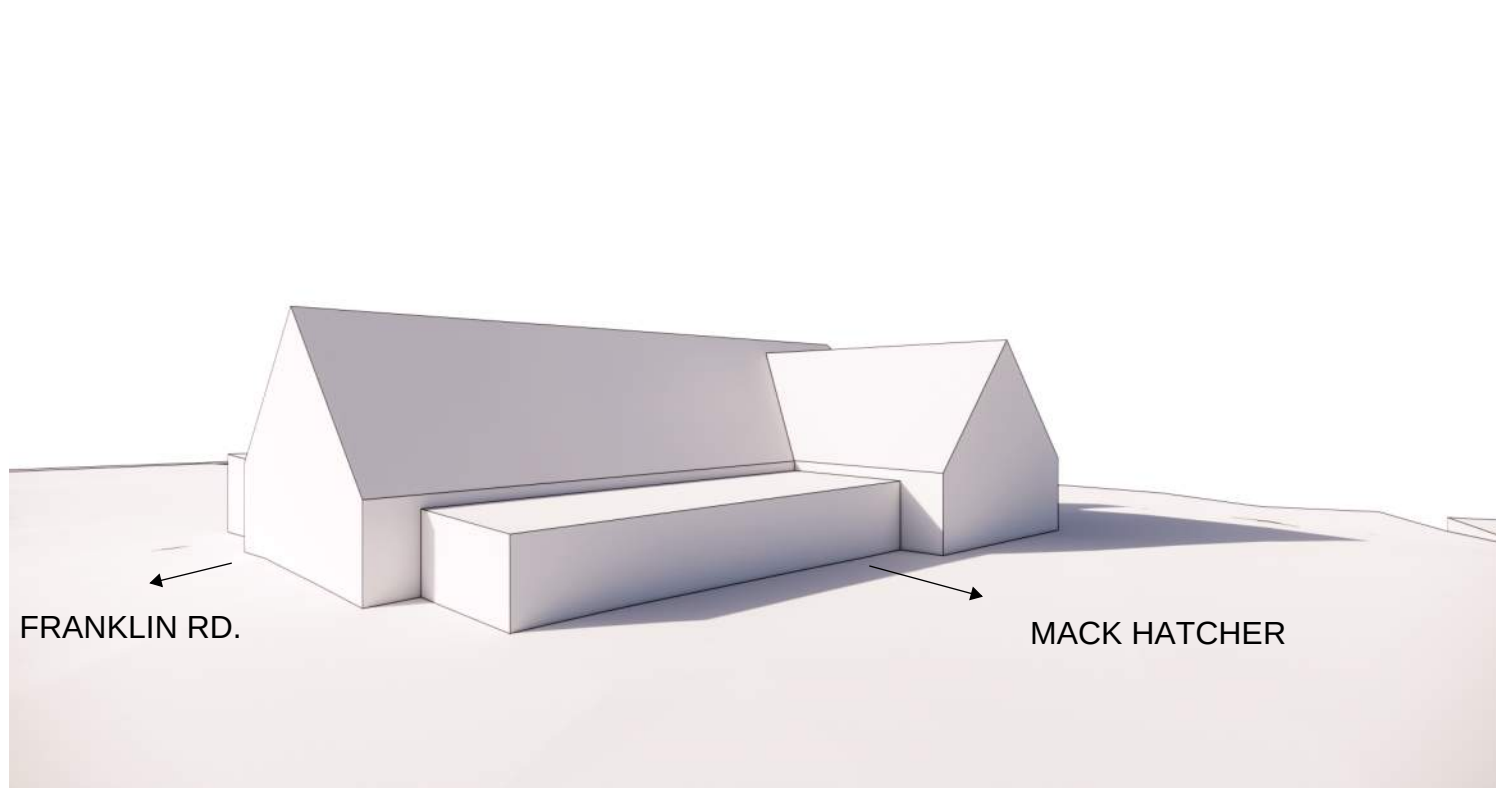
FRANKLIN RD / DANIEL MCMAHON



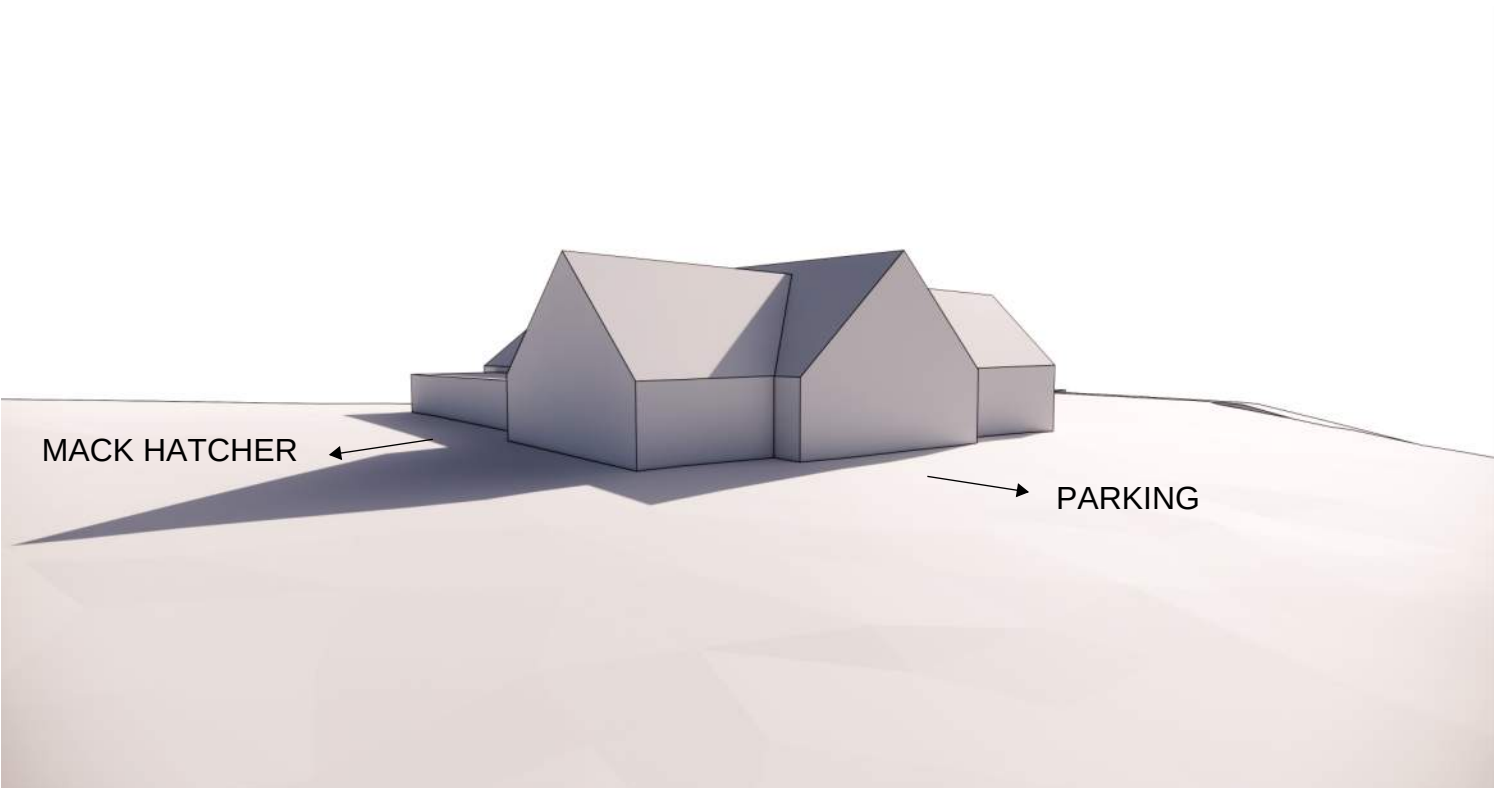
DANIEL MCMAHON / SITE ACCESS

SITE VIEWS

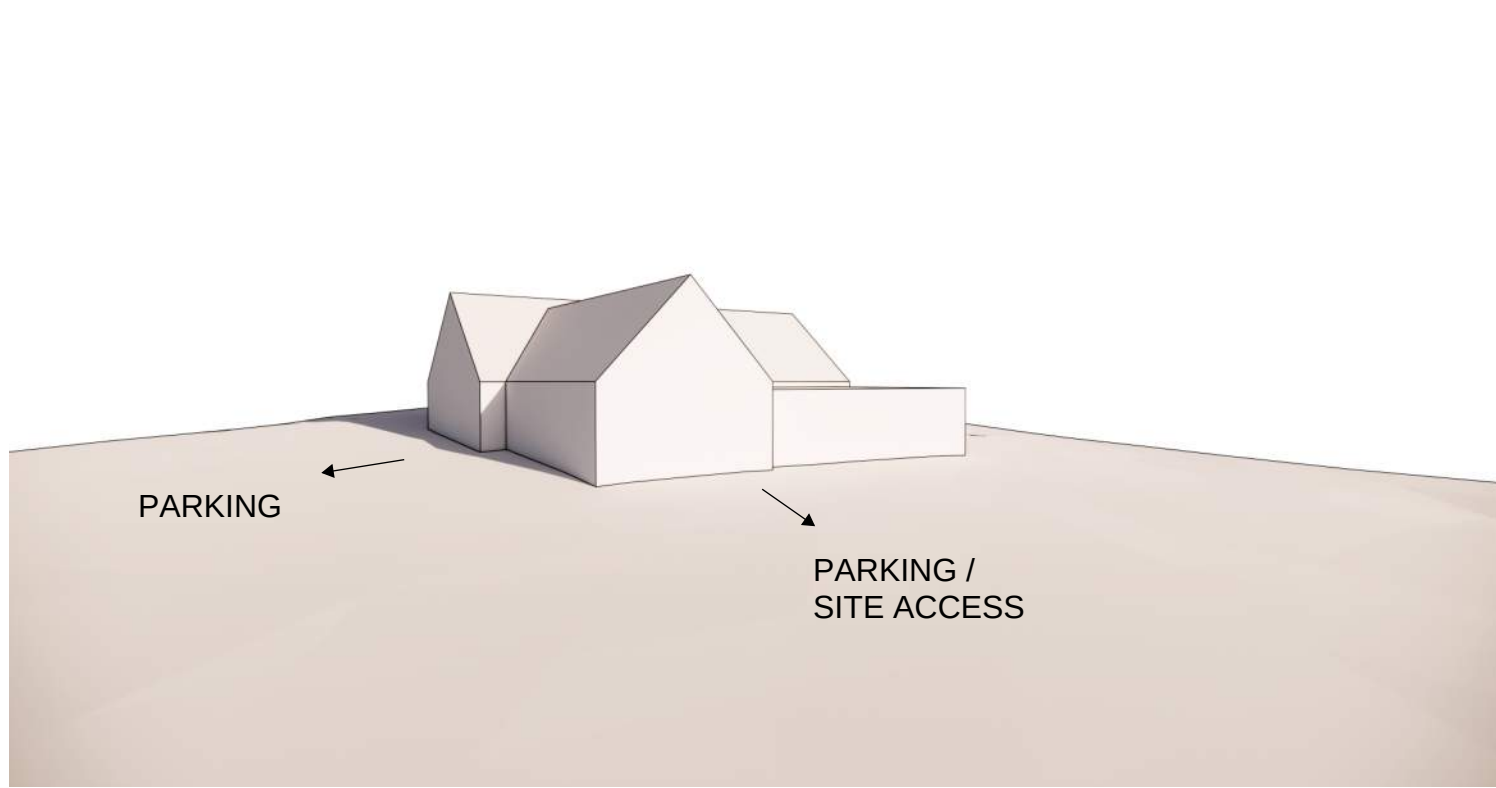




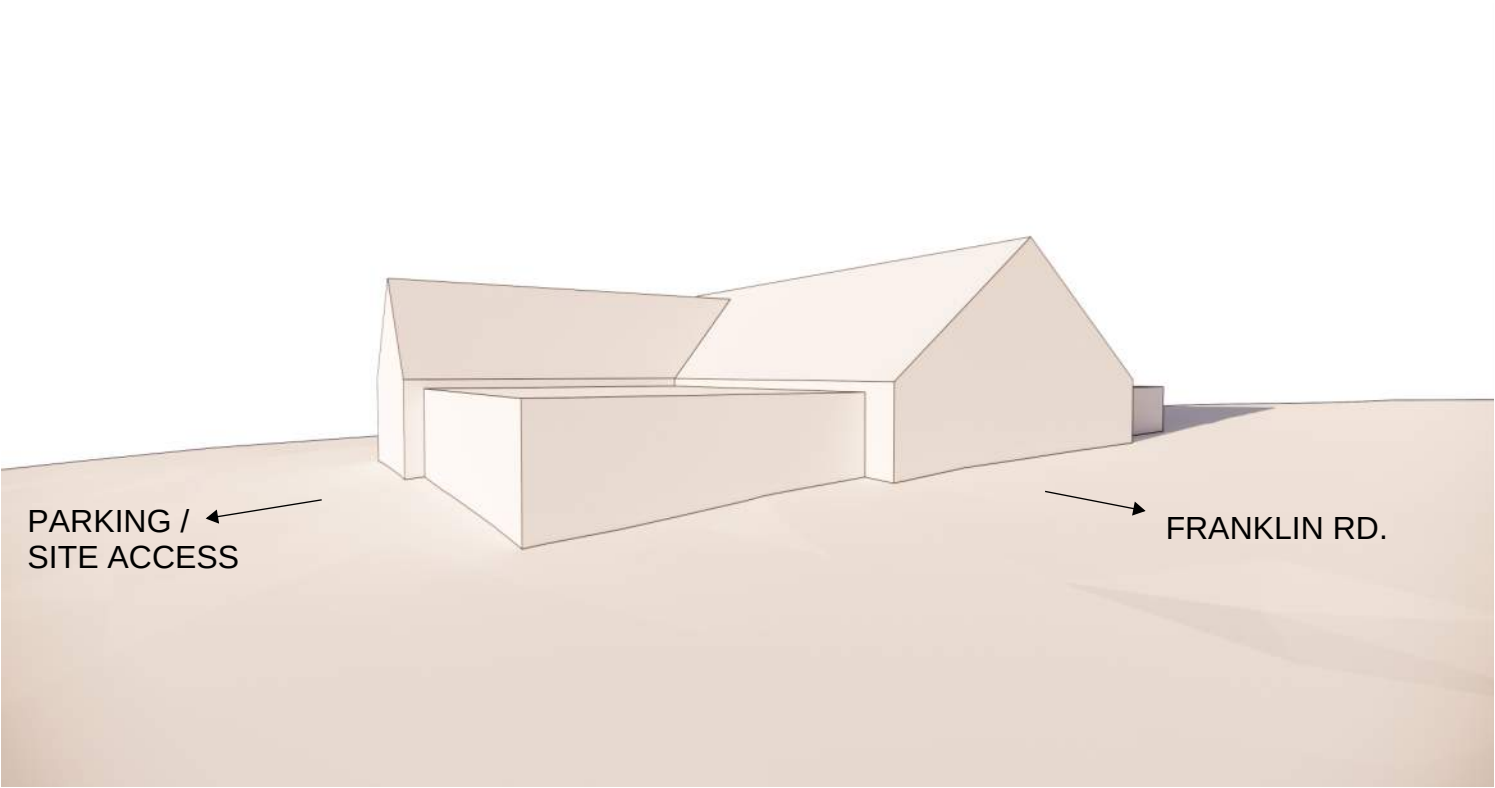
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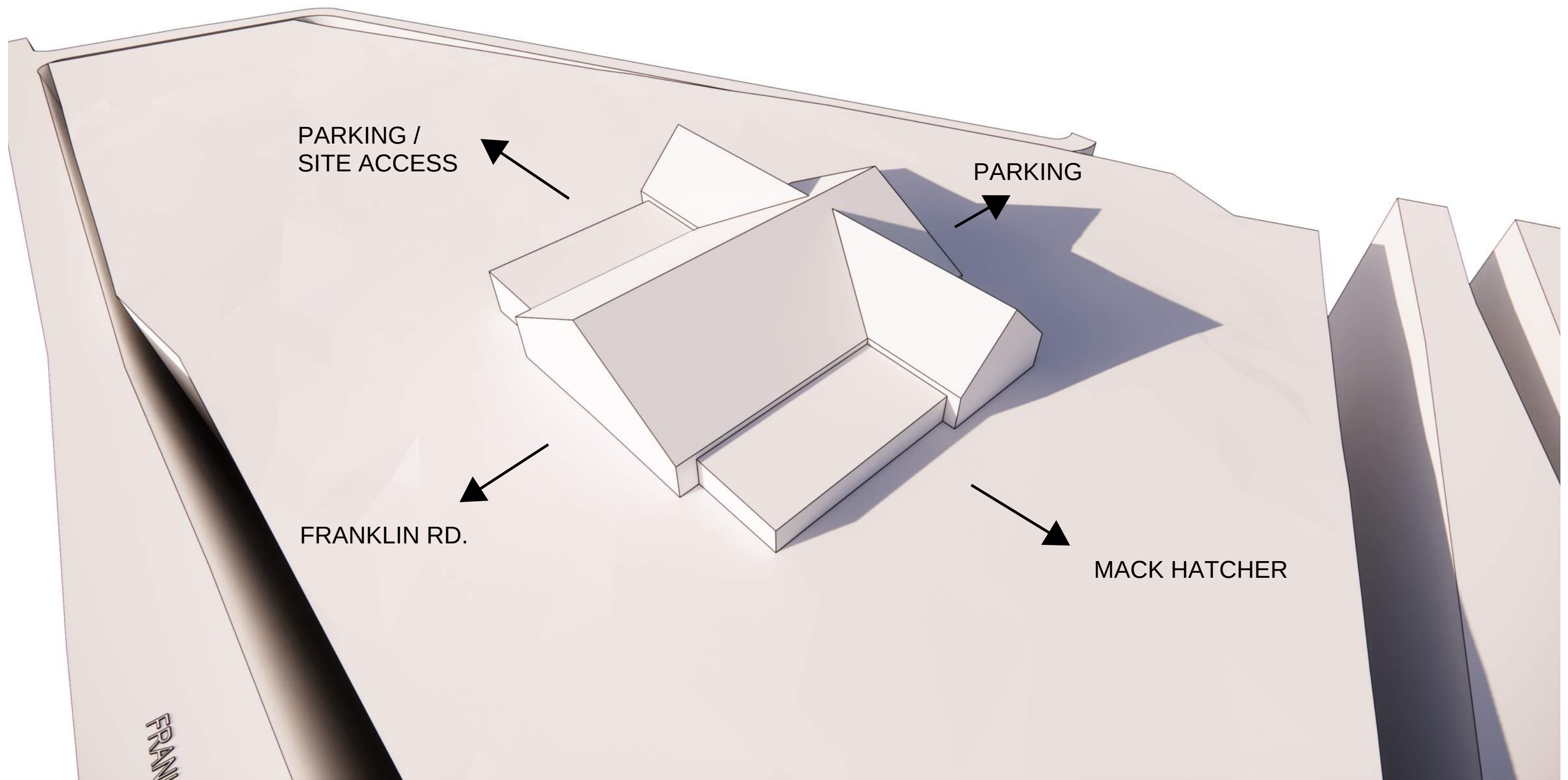
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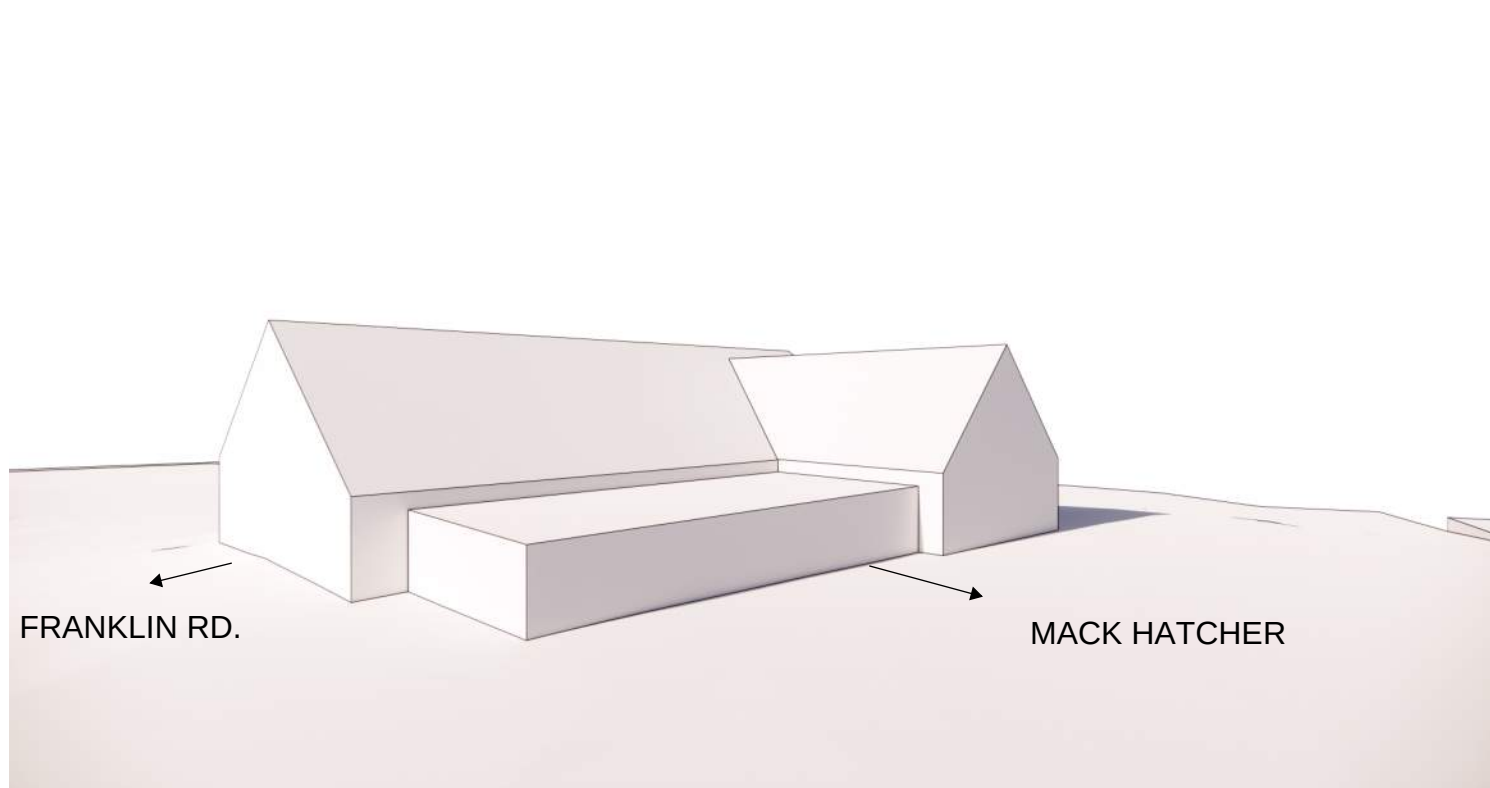


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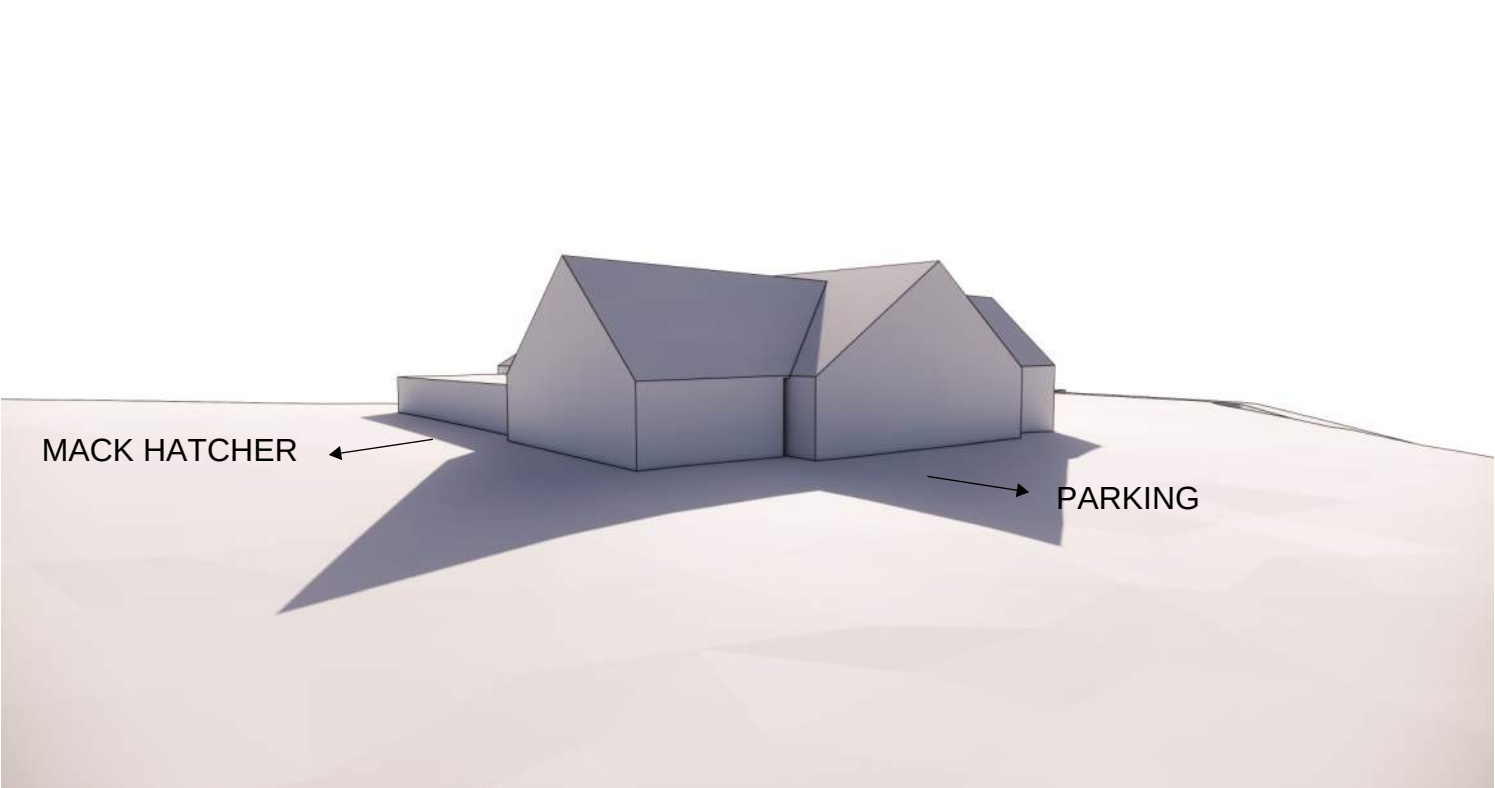


SE CORNER - FRANKLIN RD. / PARKING

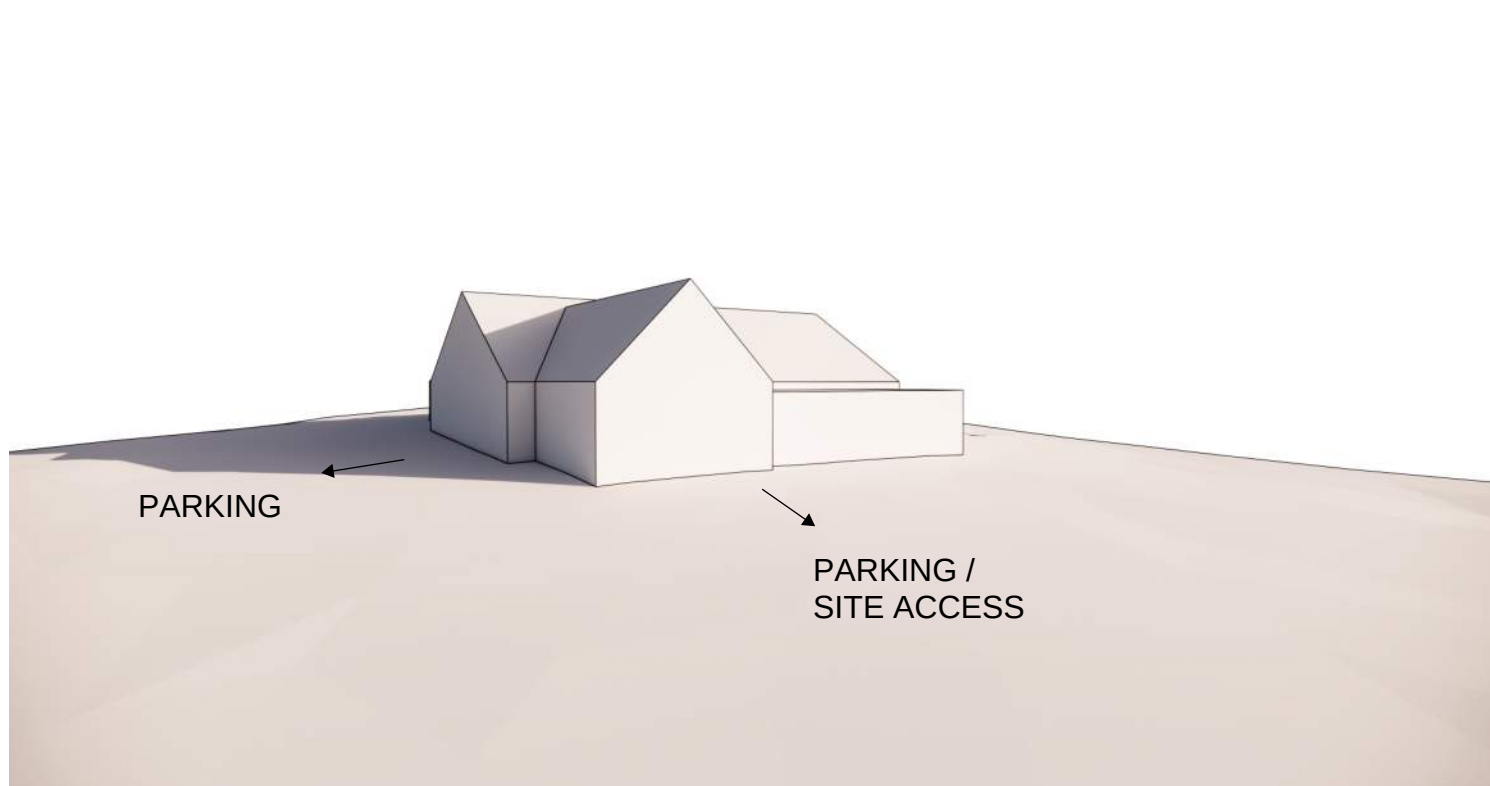




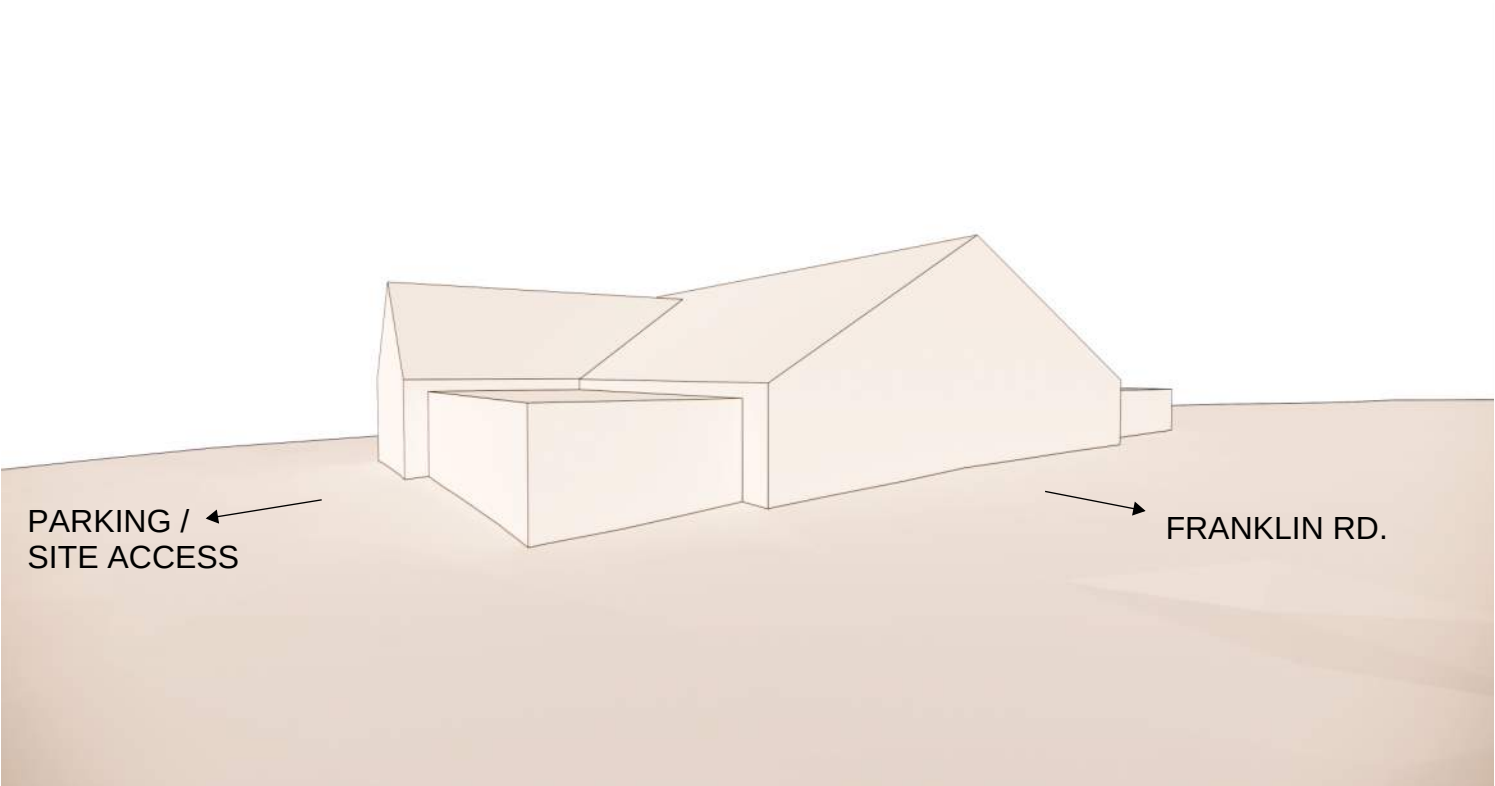
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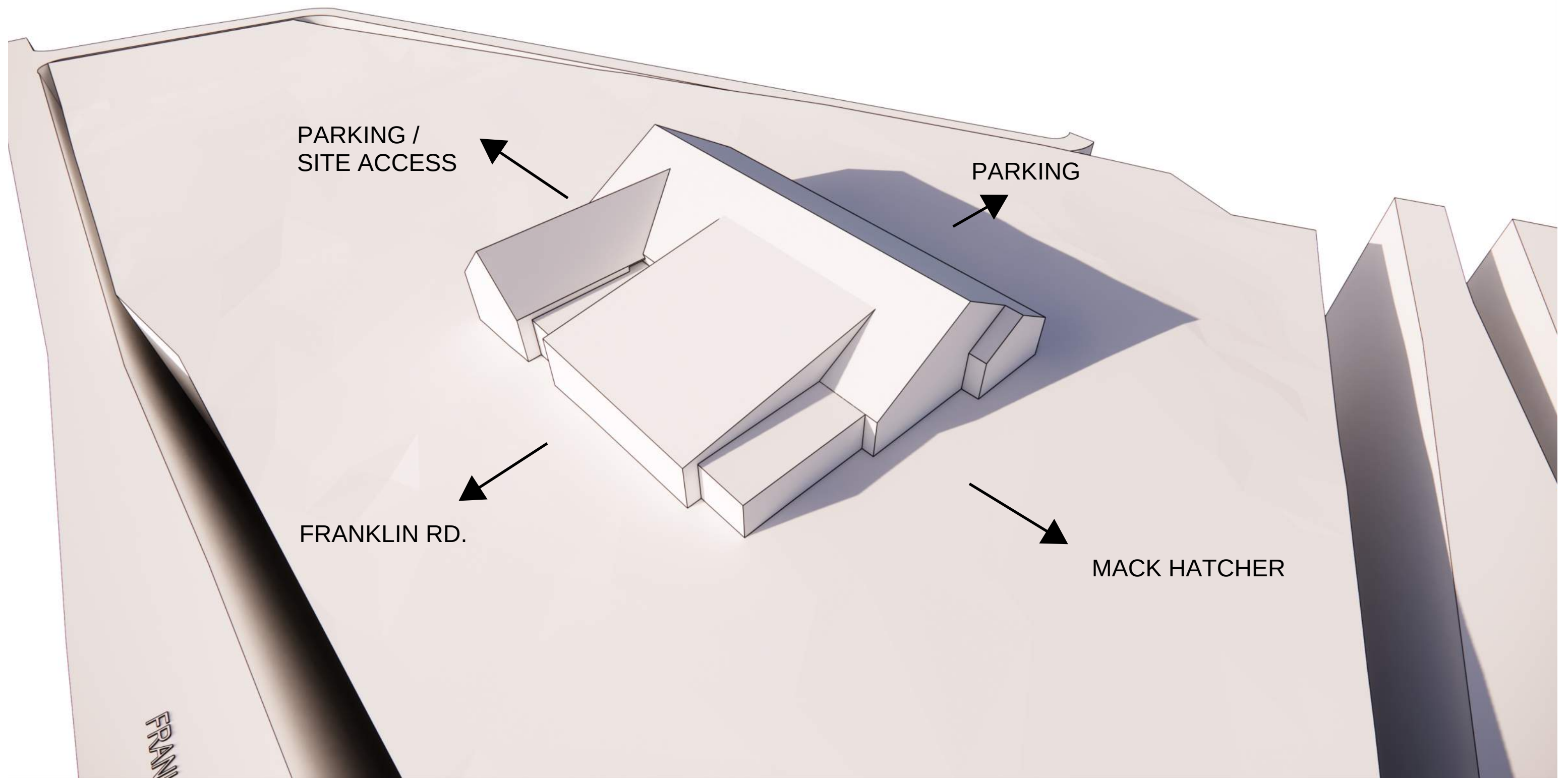
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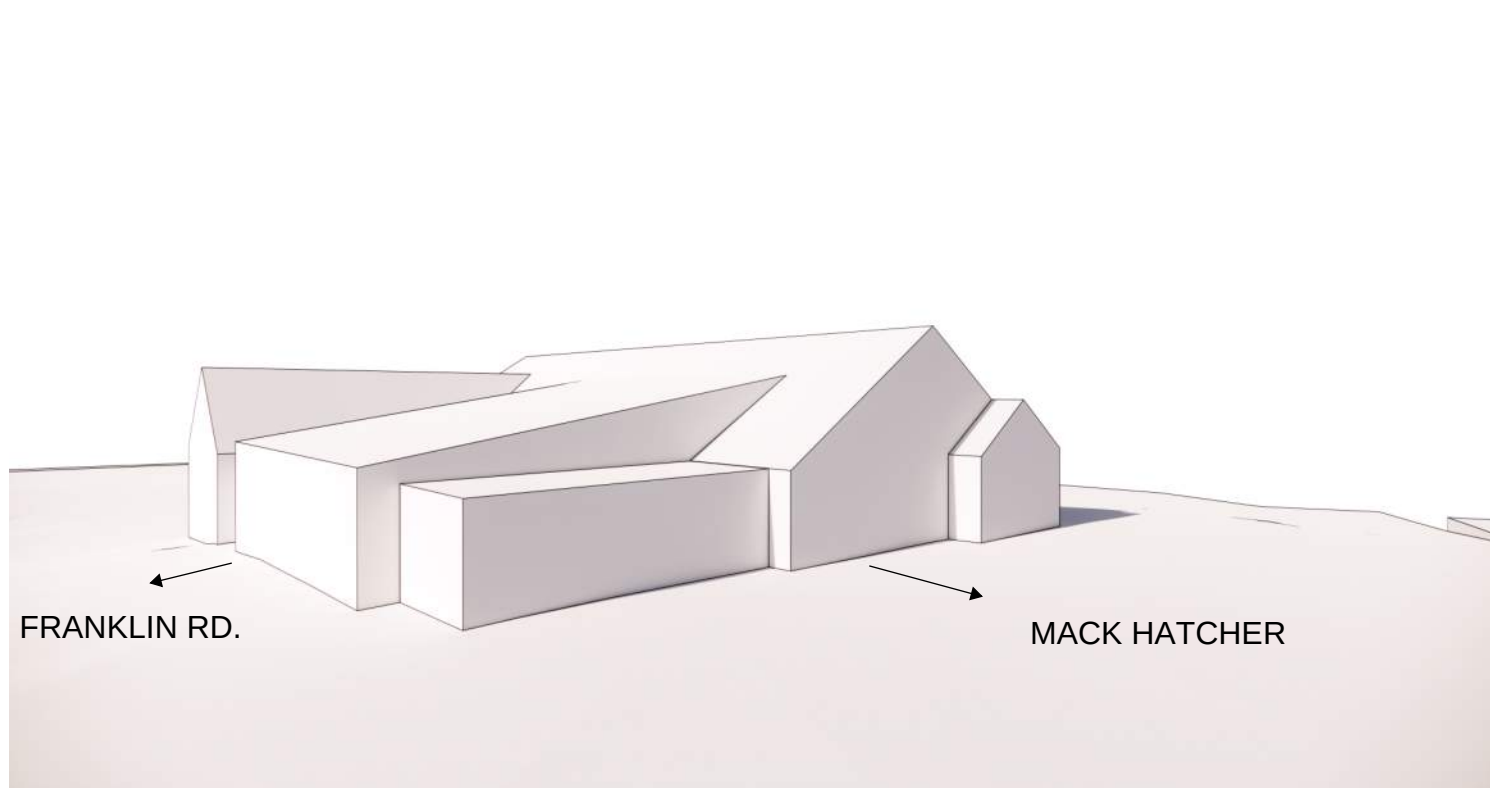
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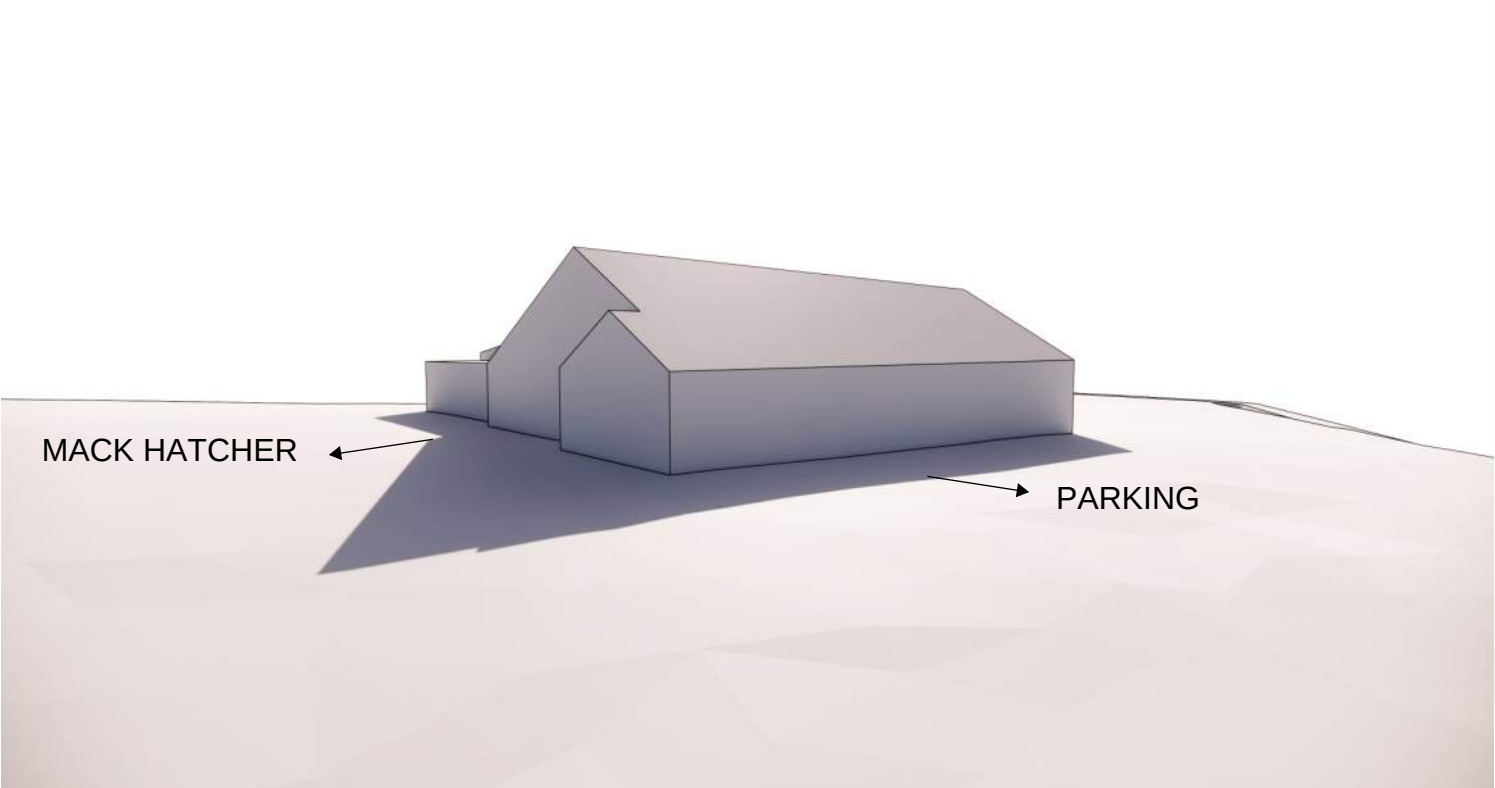
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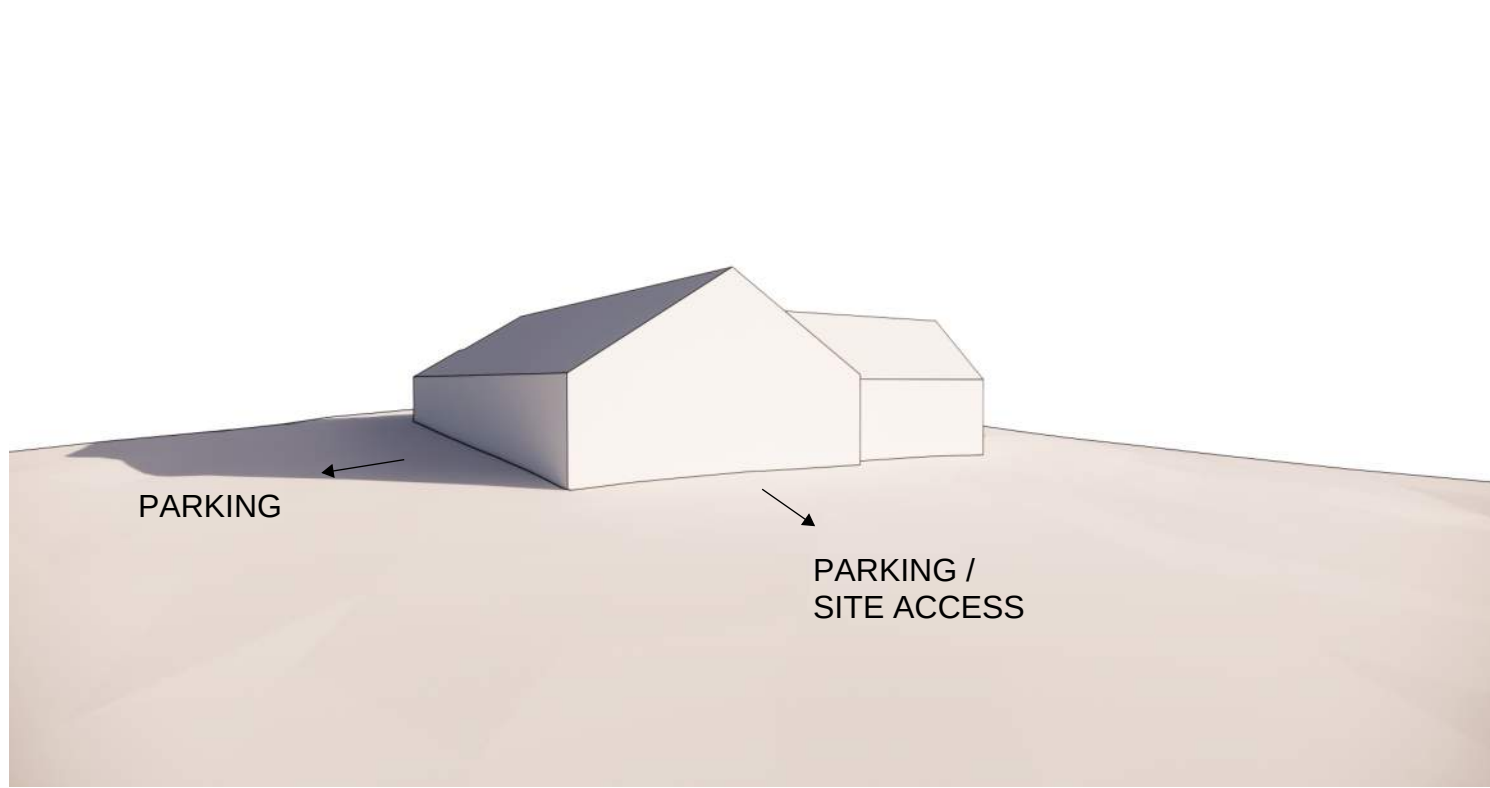
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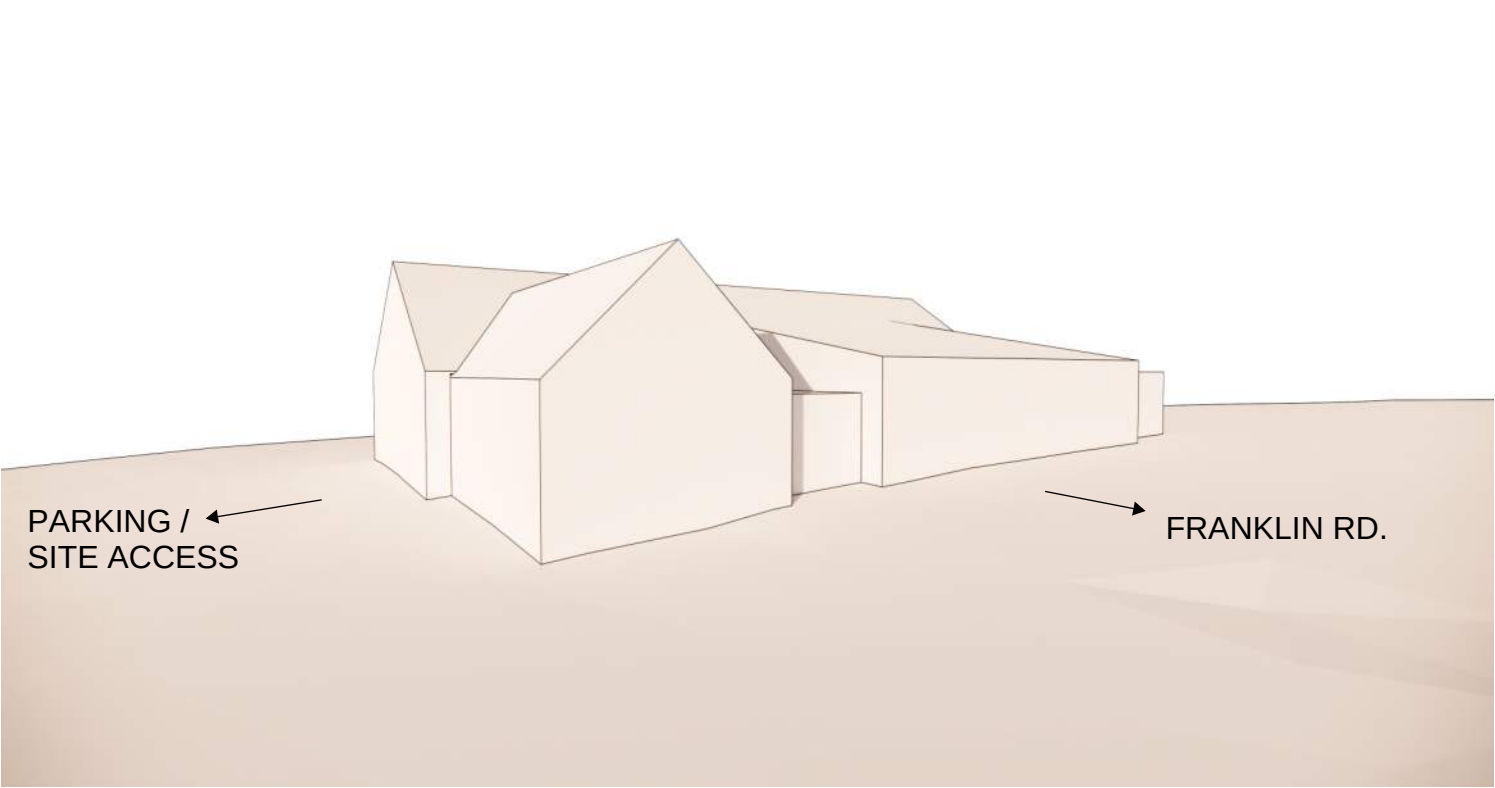
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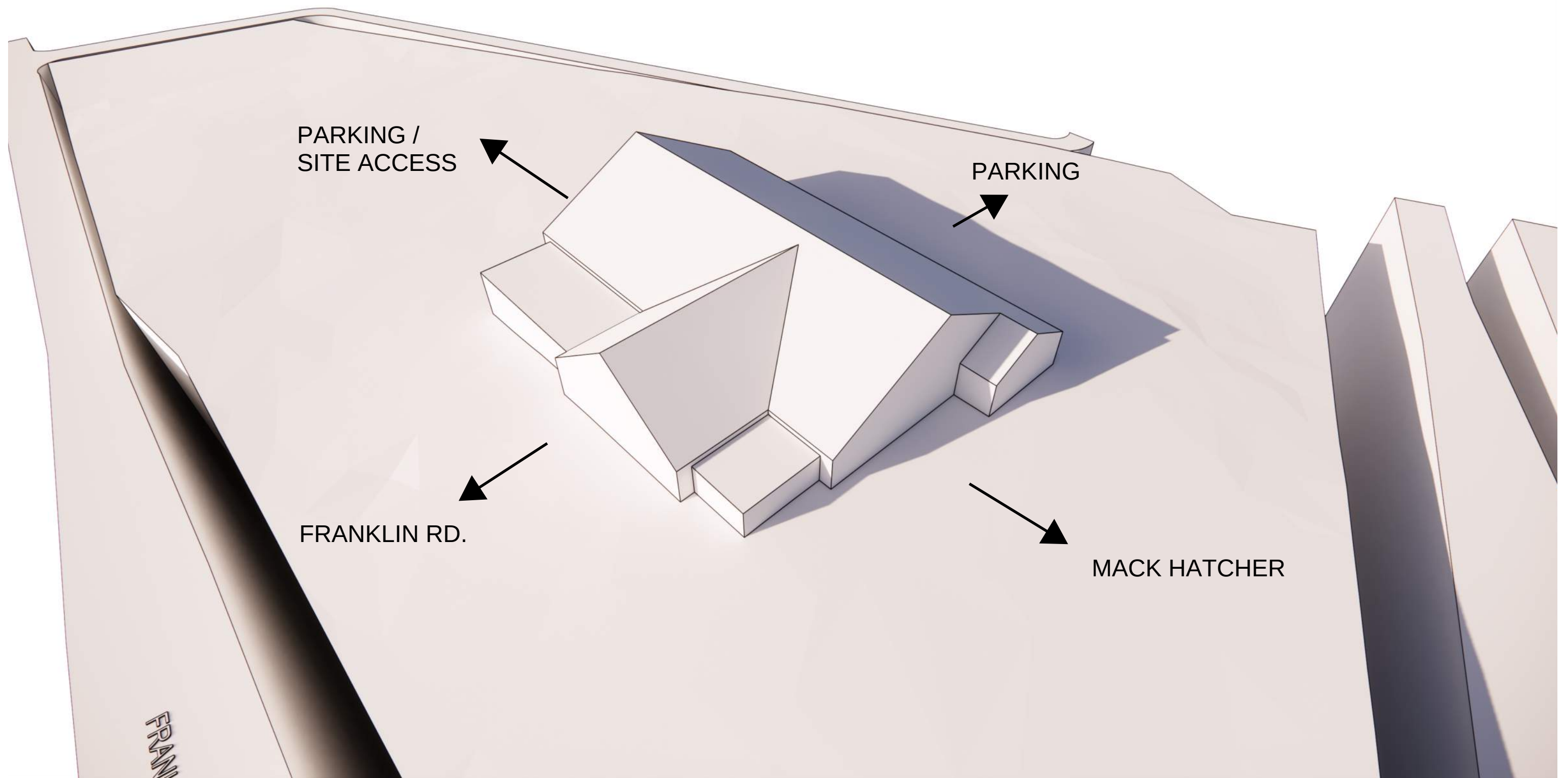
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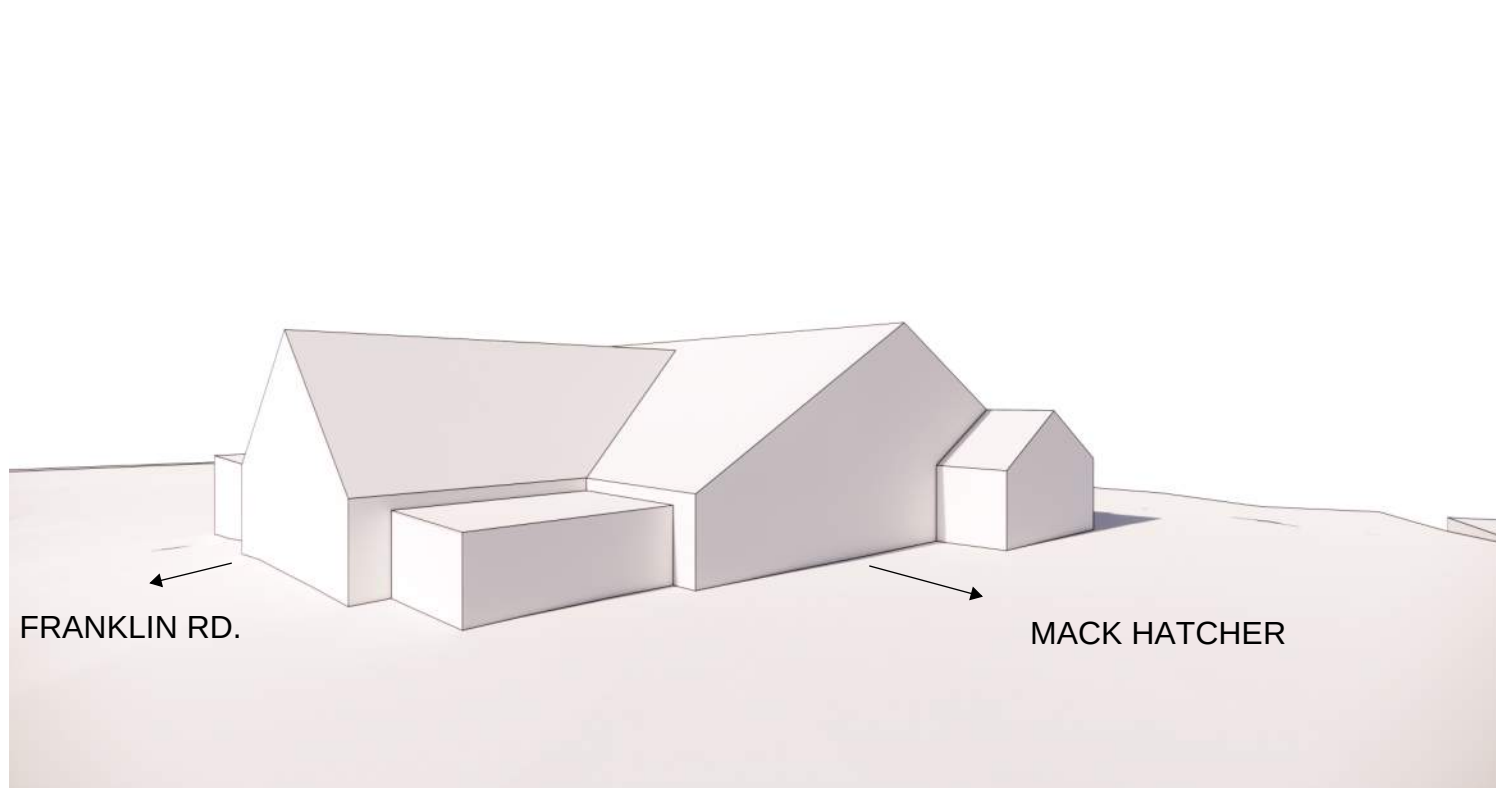


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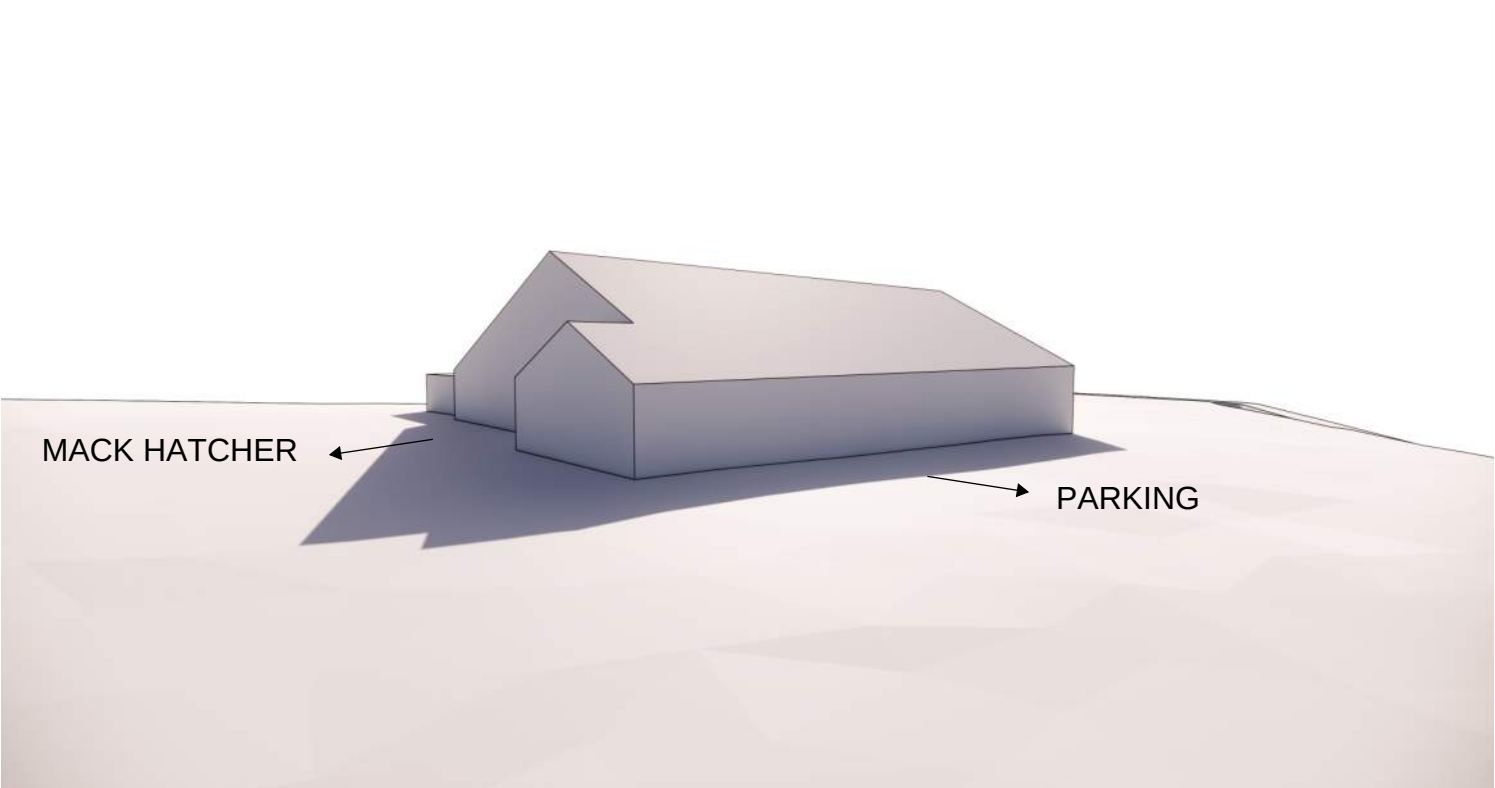


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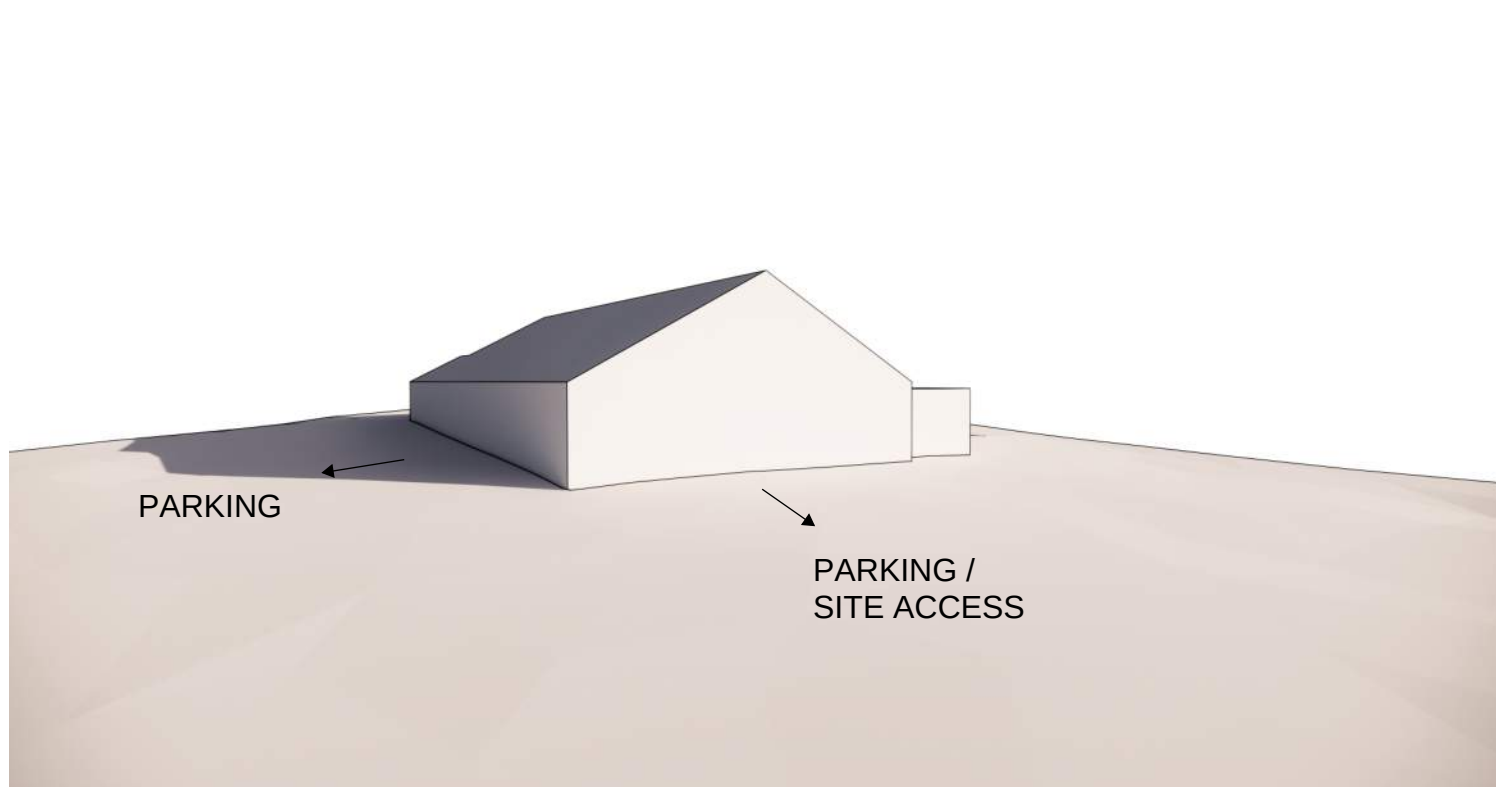




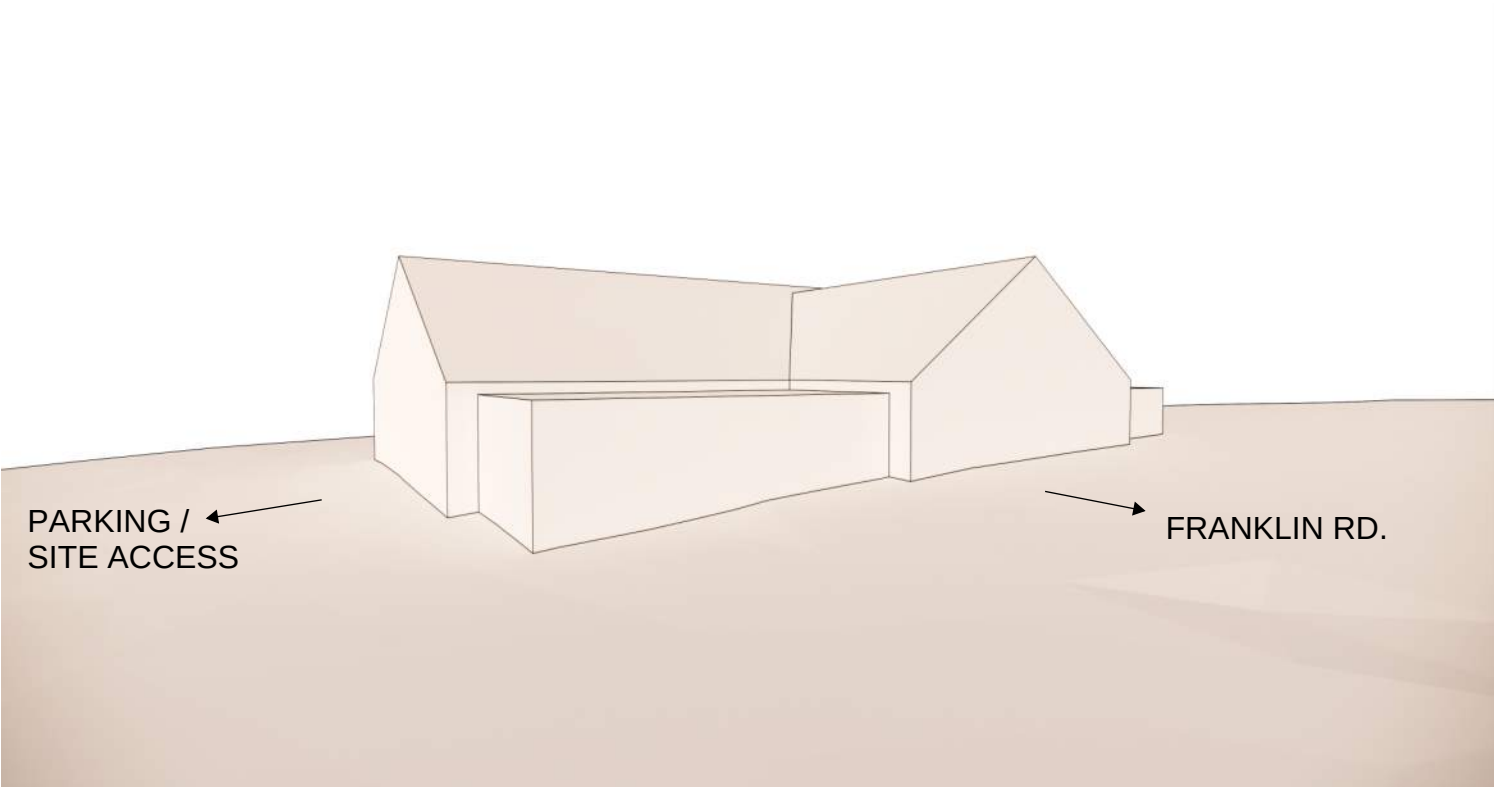
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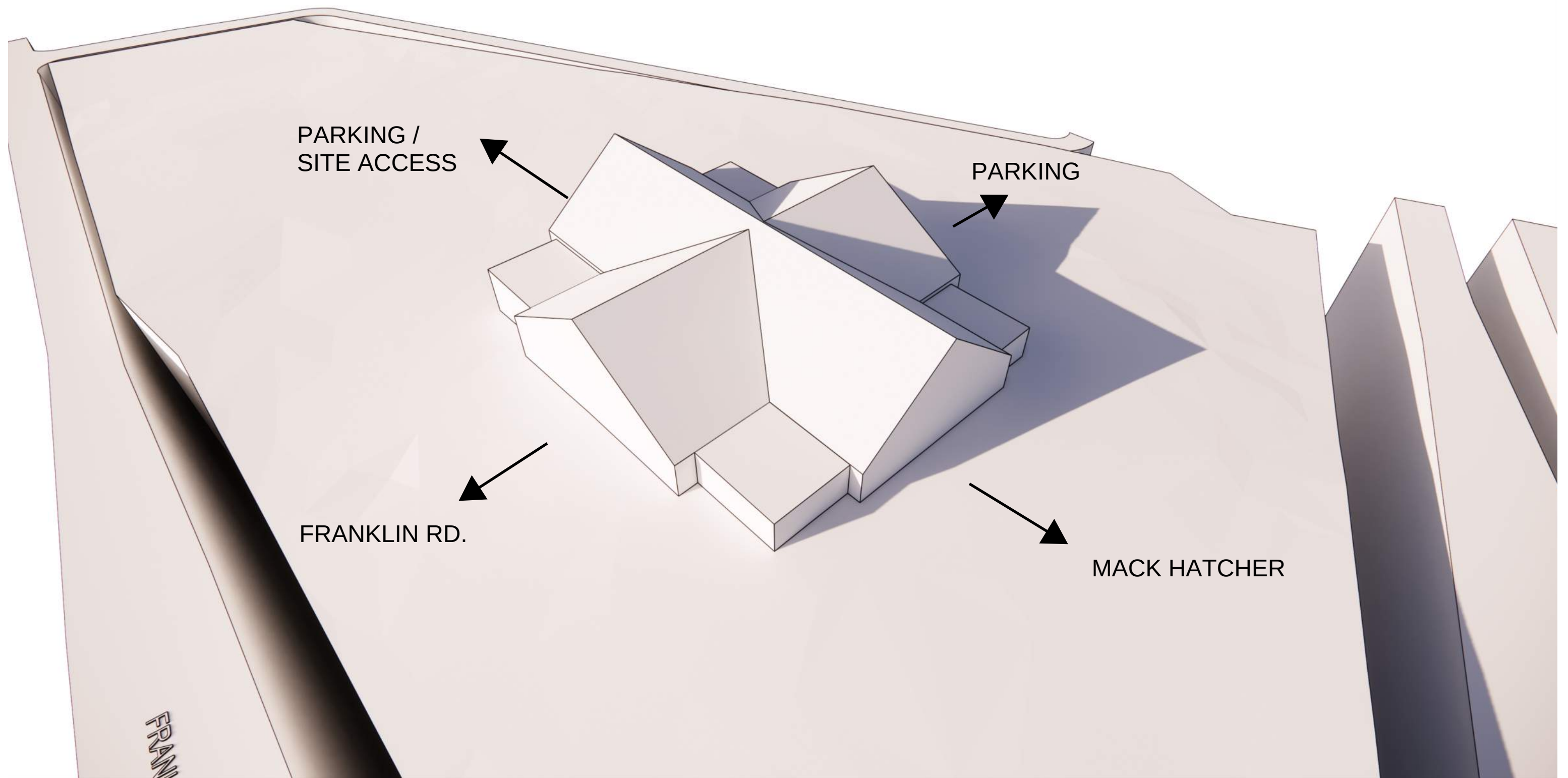
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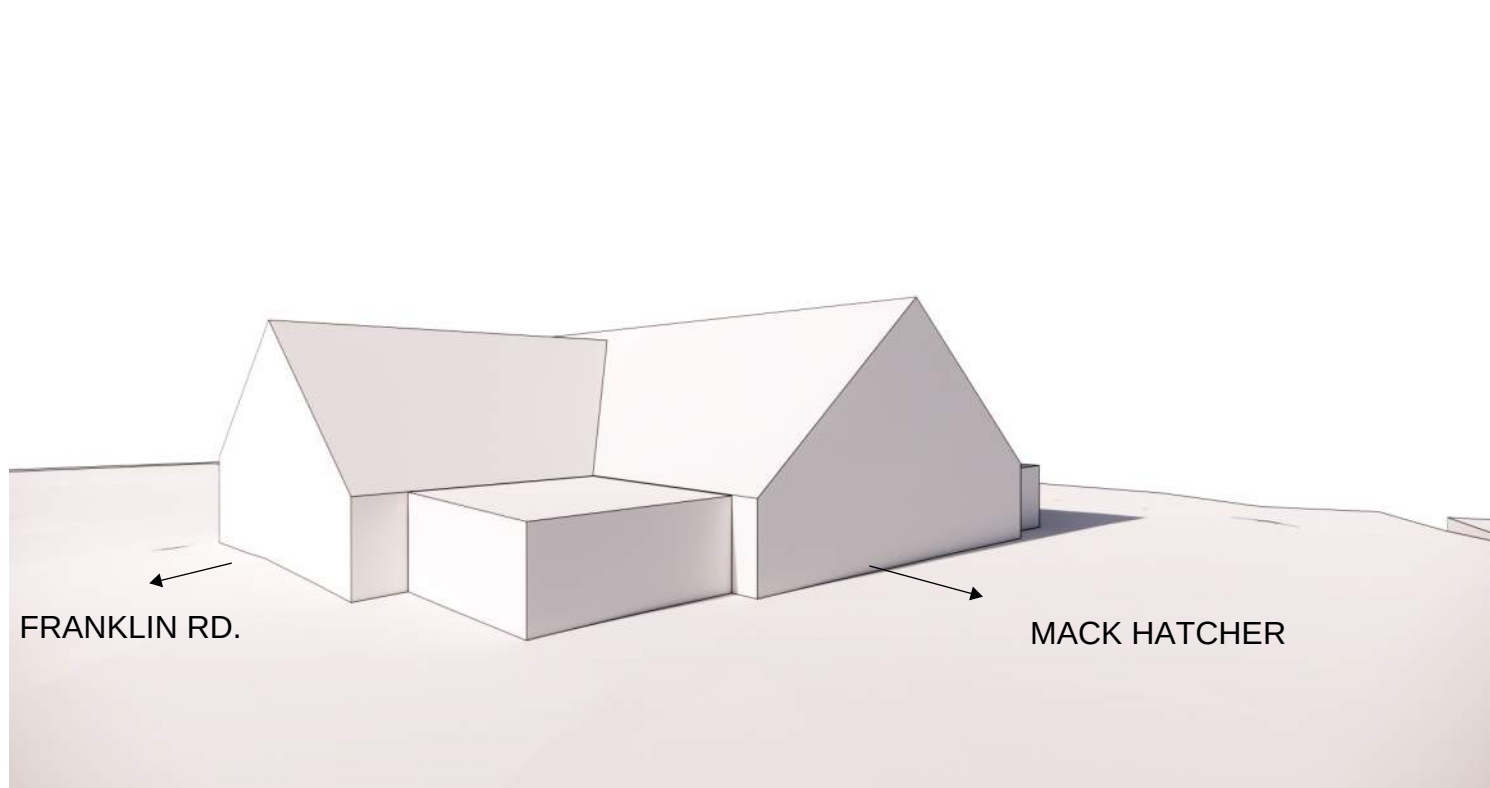


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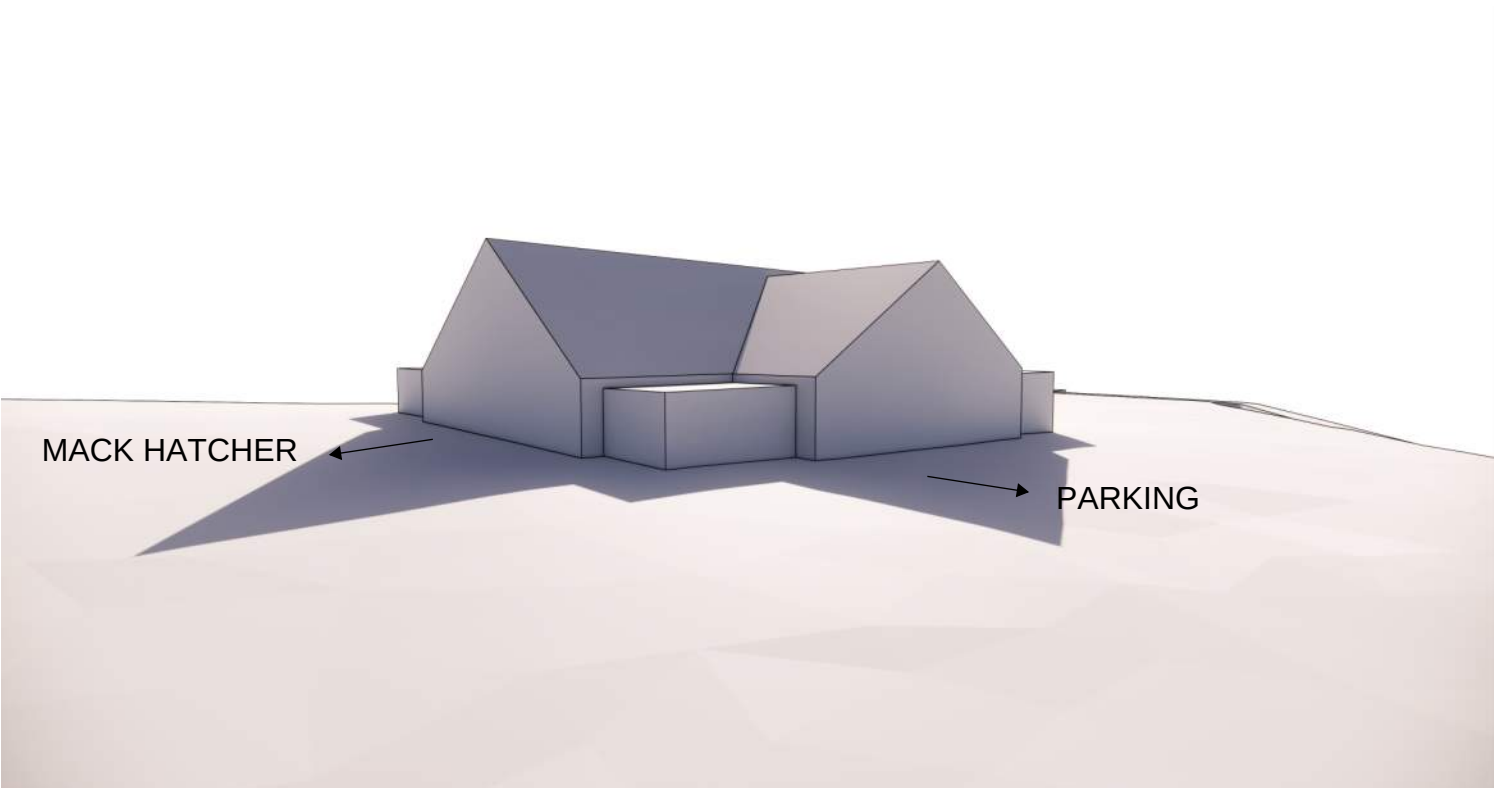


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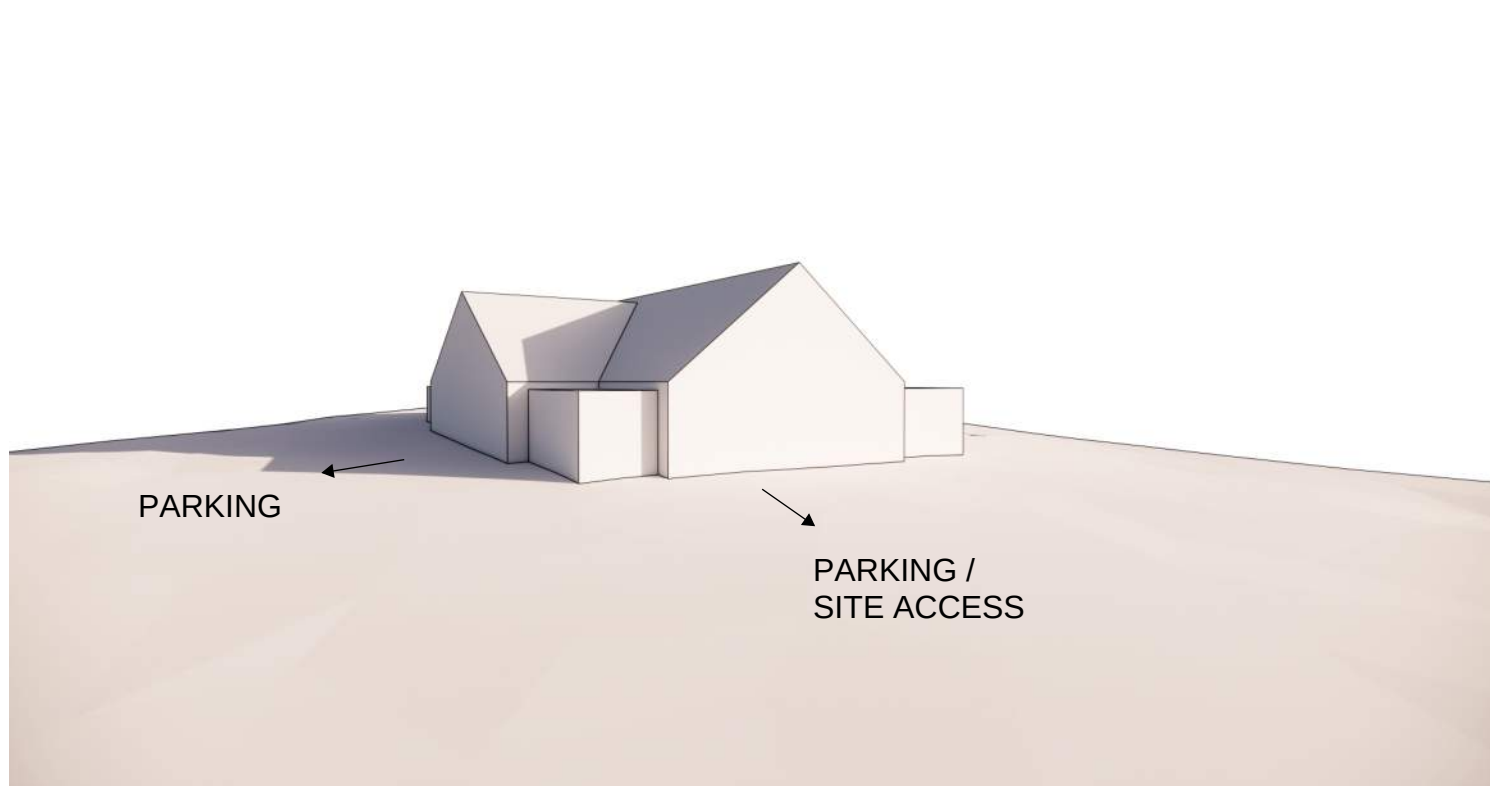




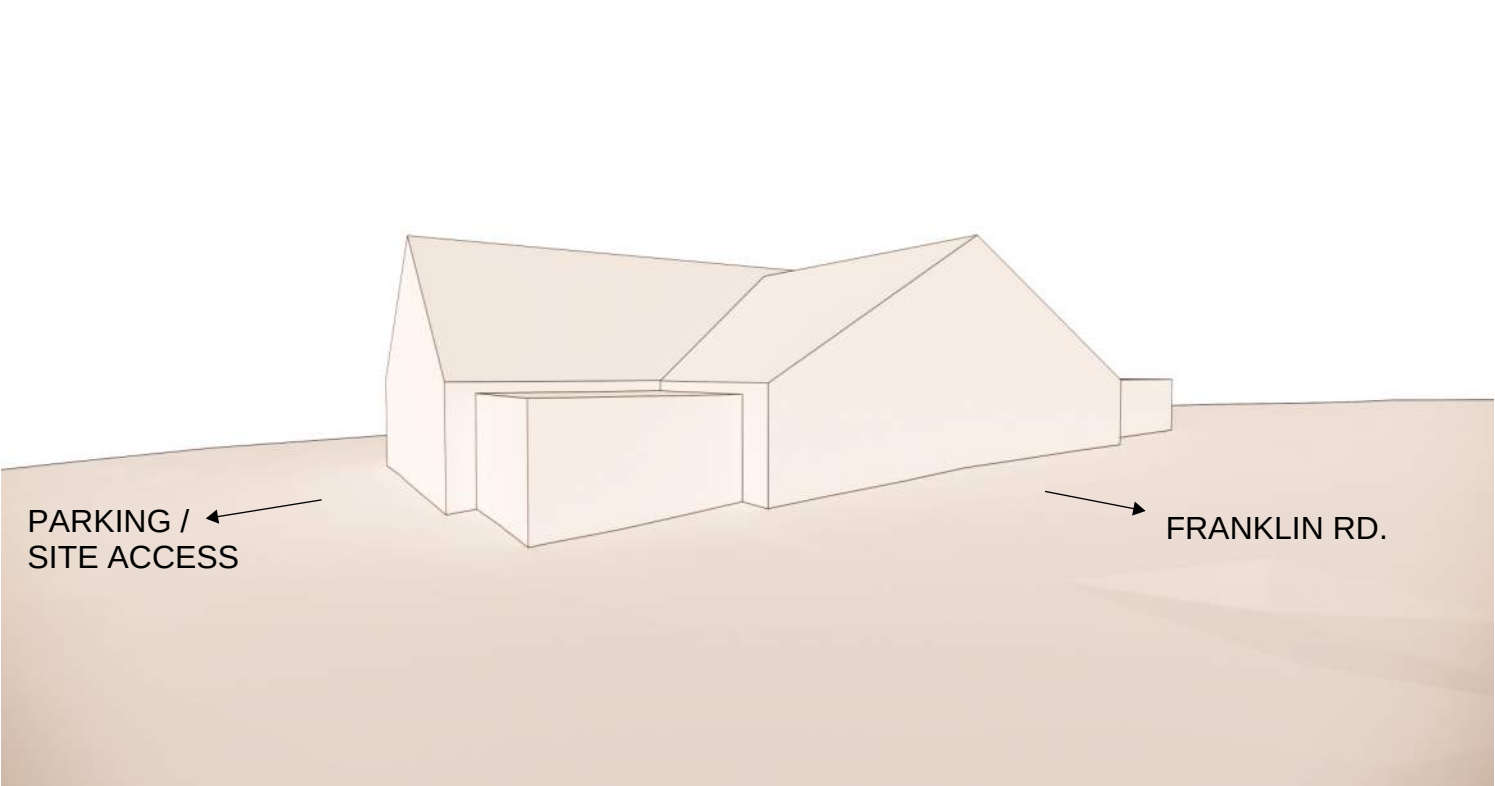
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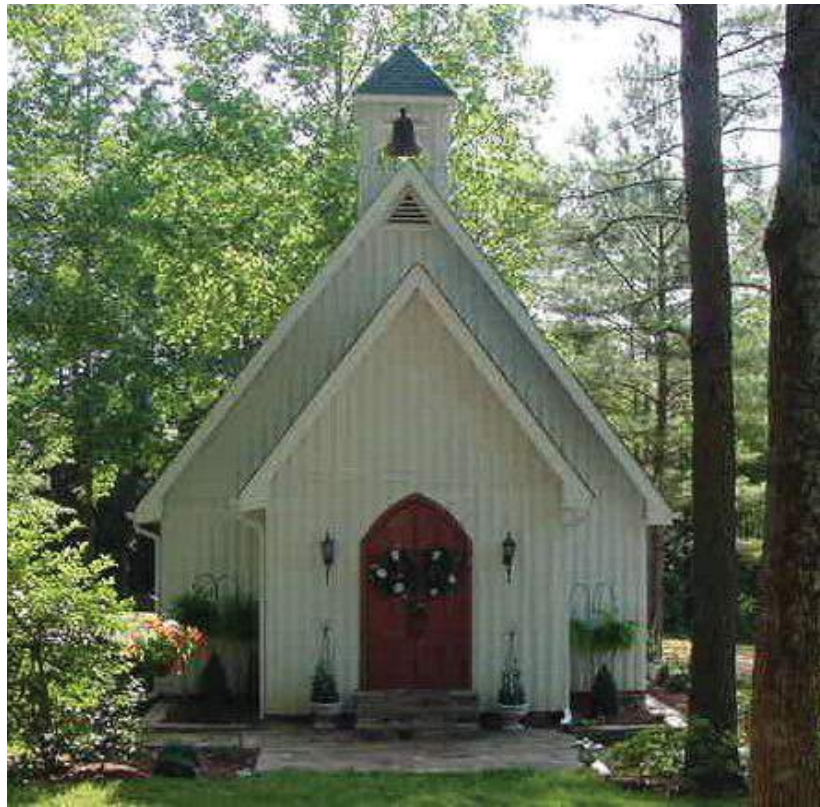
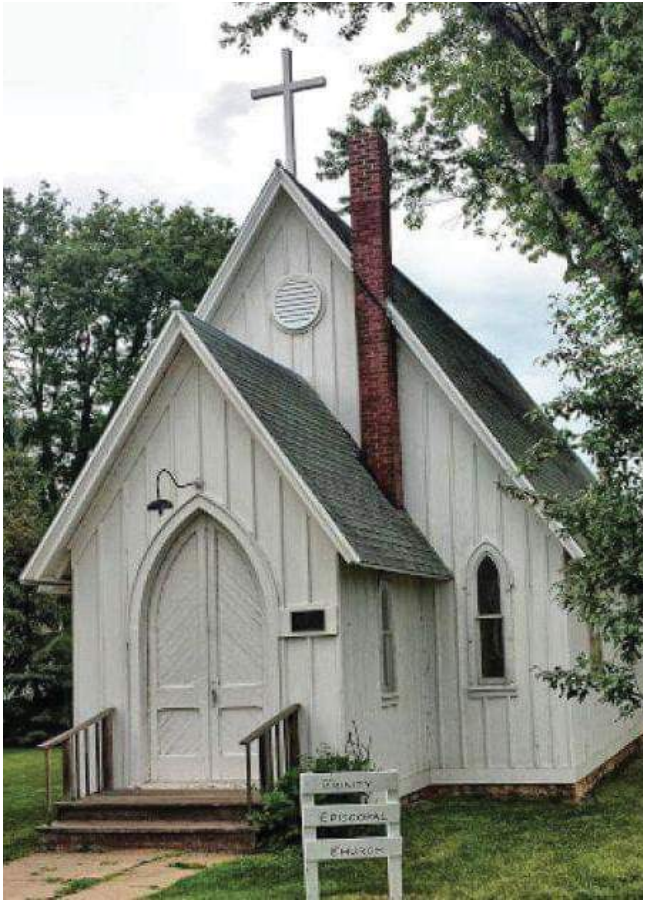
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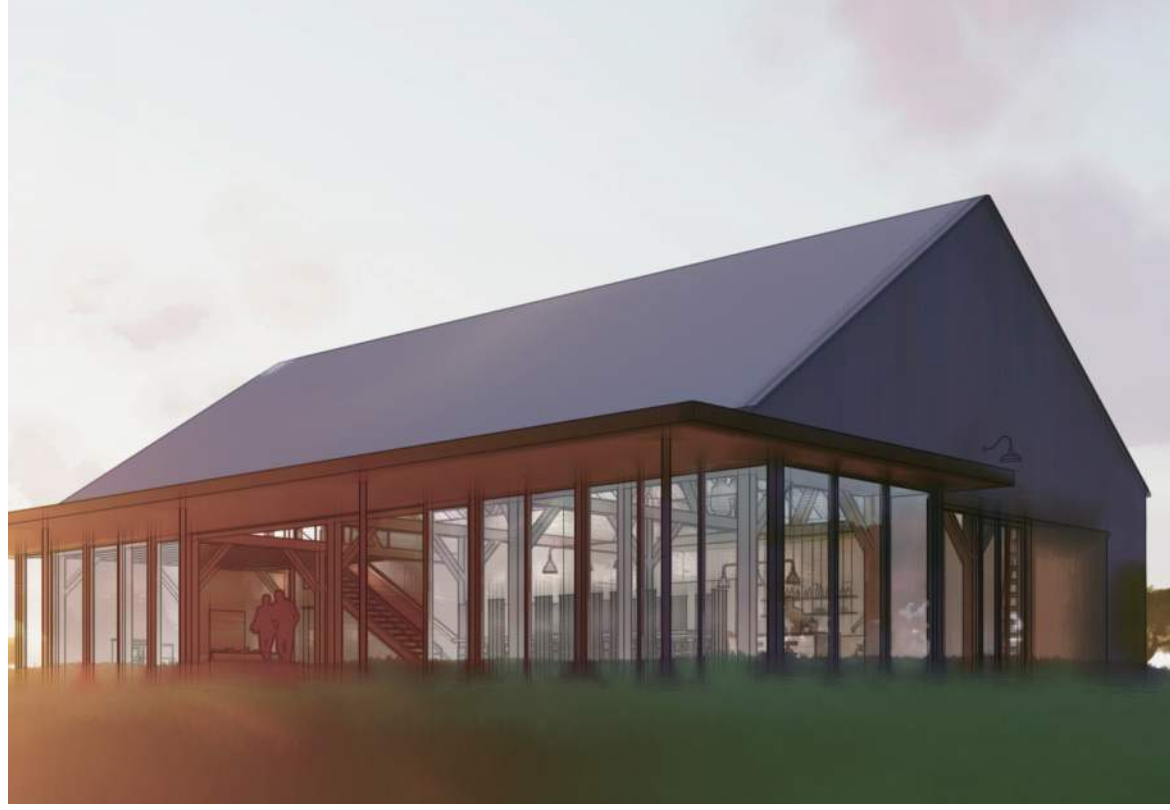


SW CORNER - PARKING



SE CORNER - FRANKLIN RD. / PARKING





INSPIRATION IMAGES - CIVIC ARCHITECTURE / GABLED ROOF



INSPIRATION IMAGES - BRICK DETAILING

PREVIOUS PROPOSAL
PROVIDED FOR REFERENCE



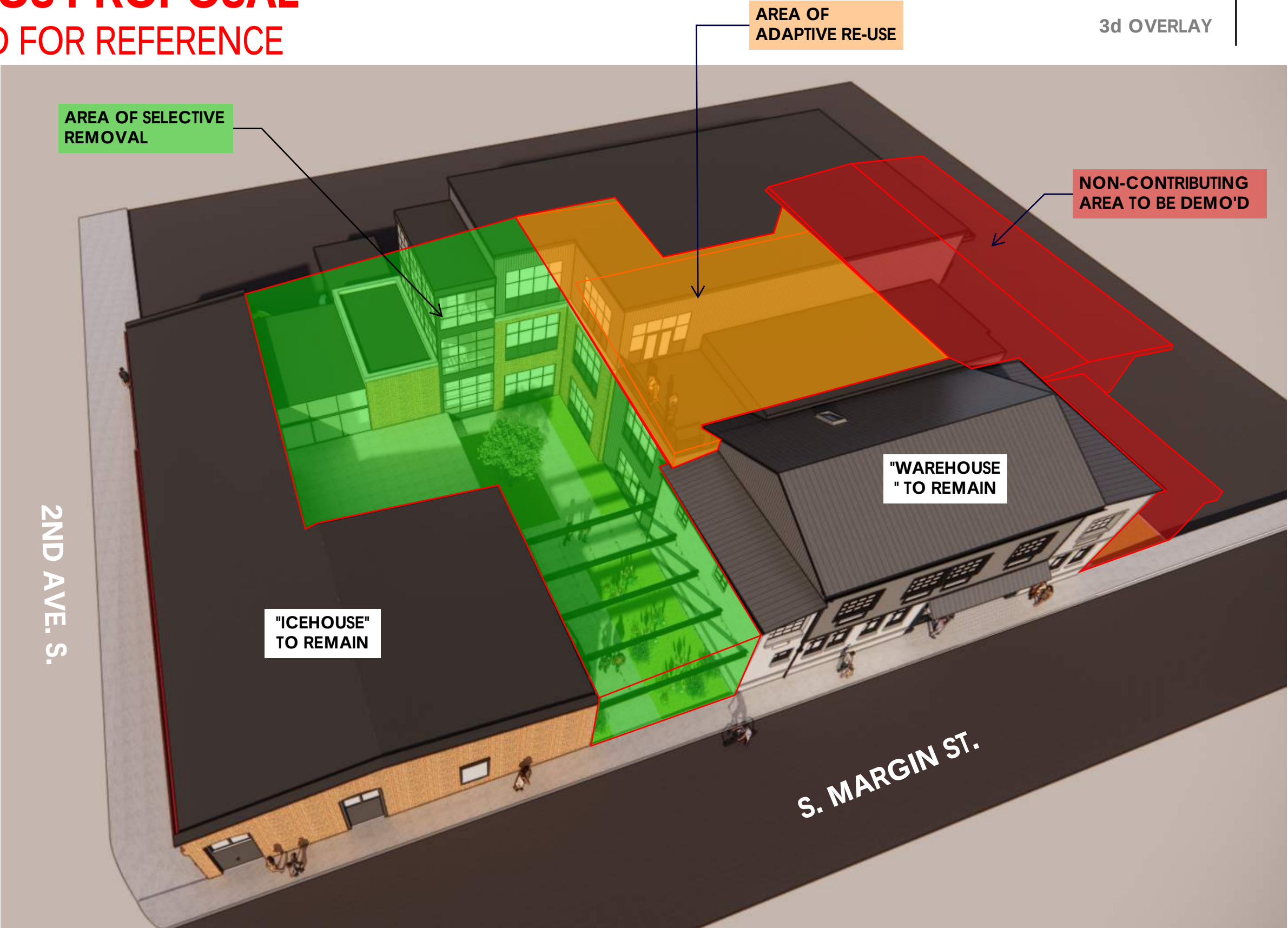
S. MARGIN ST. - CONCEPTUAL VIEW

906

05/10/24



PREVIOUS PROPOSAL
PROVIDED FOR REFERENCE



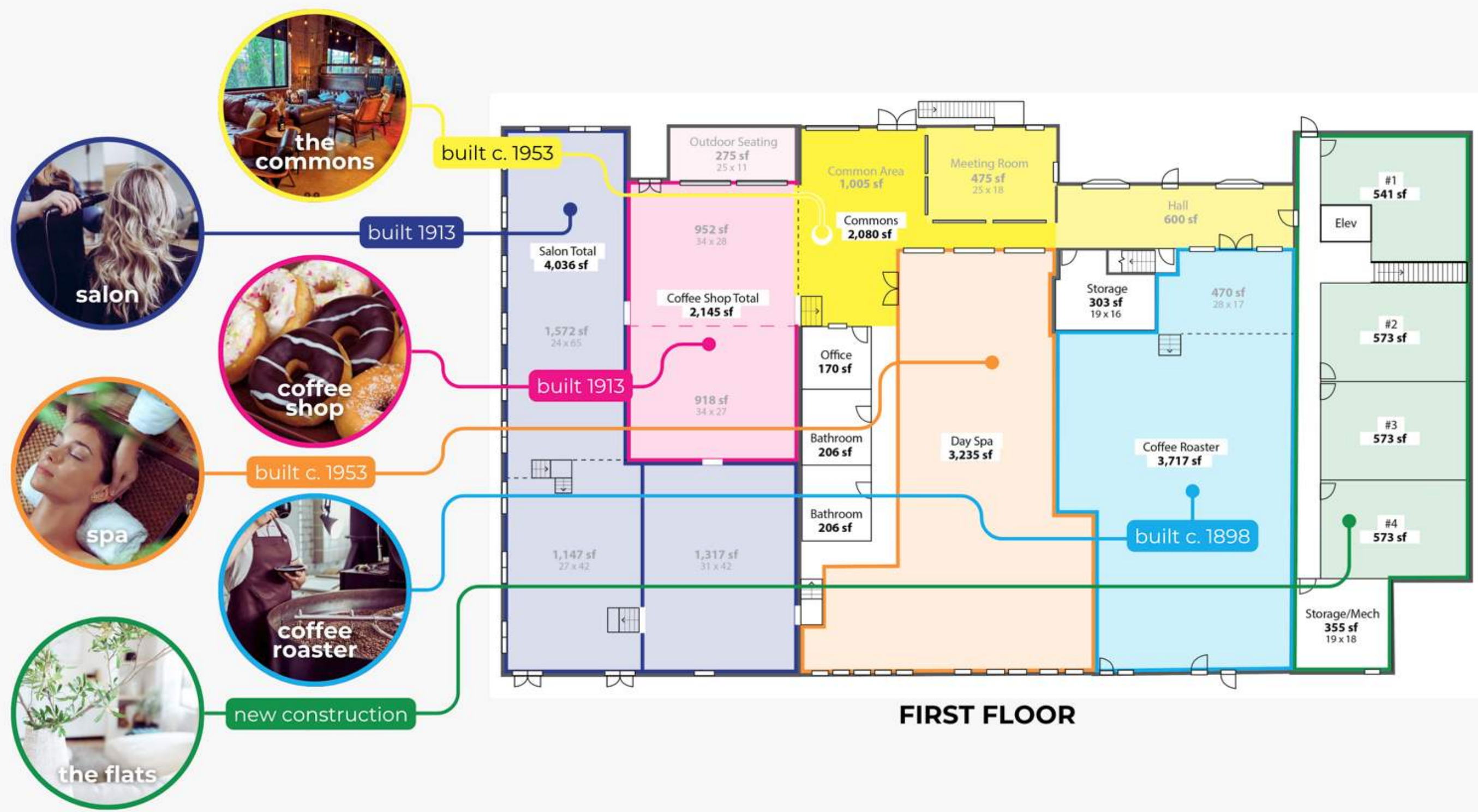
AERIAL VIEW - 2ND AVE. S. AND S. MARGIN ST.



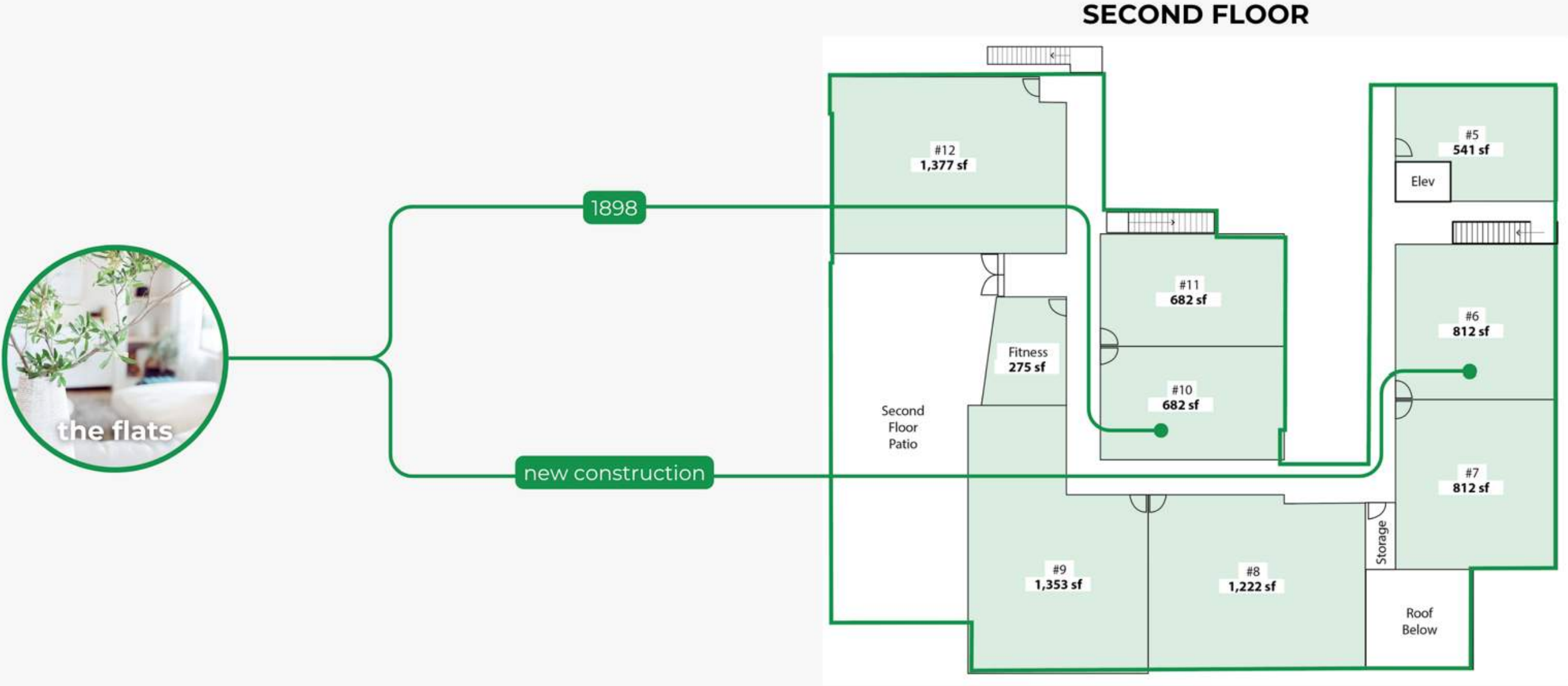
SE VIEW - PRESENT DAY



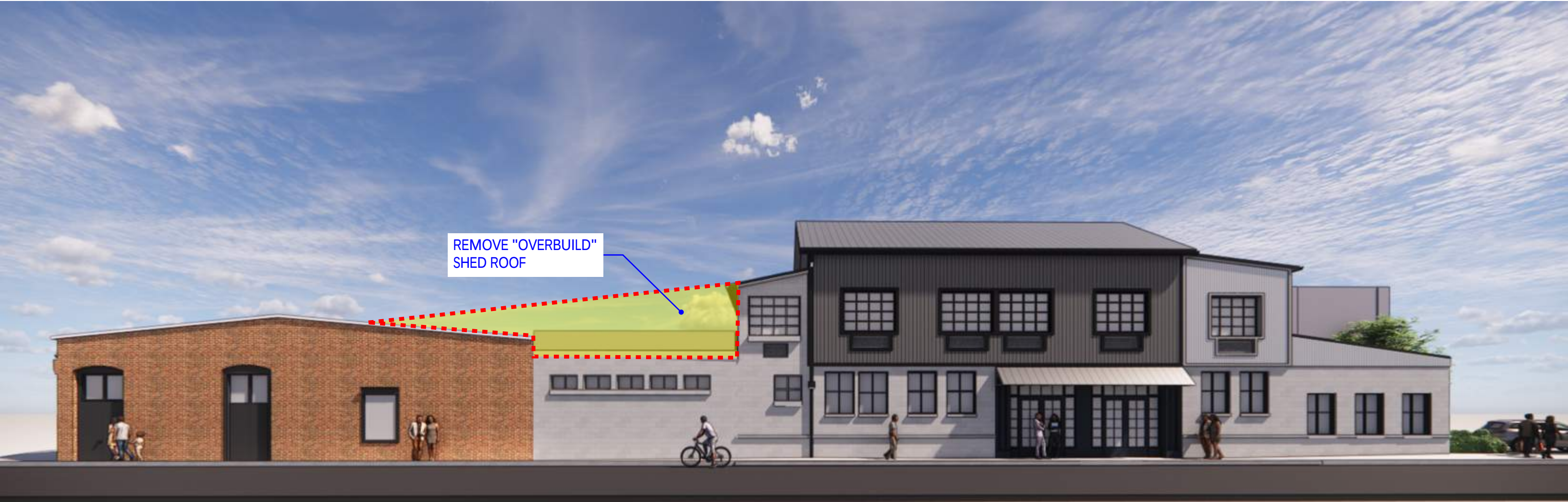
SE VIEW - HISTORIC



FIRST FLOOR



SECOND FLOOR



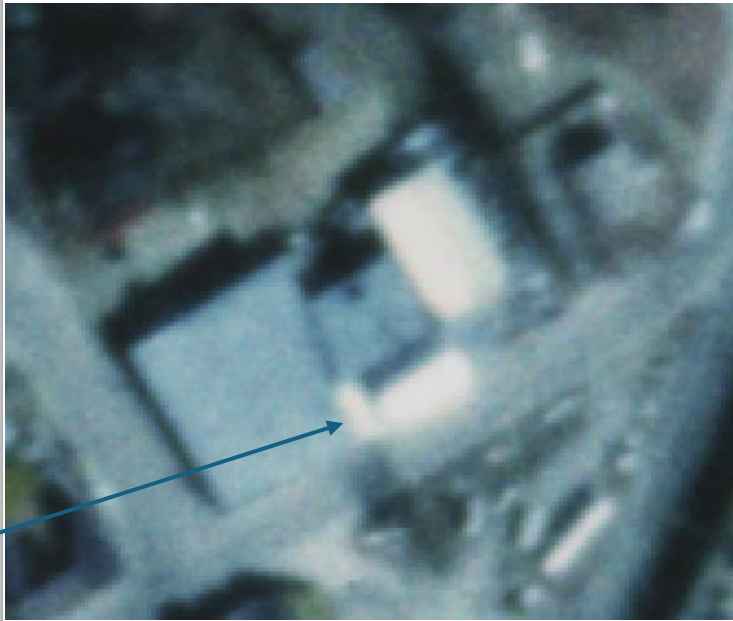
VIEW FROM S. MARGIN ST.

1974



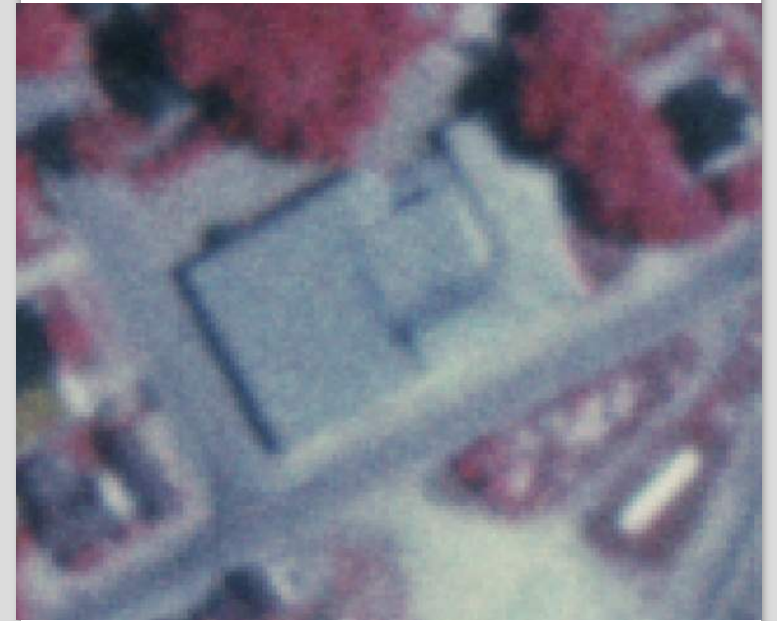
Shed roof southwest of the old mill building is visible in 1974 and 1980.

1980

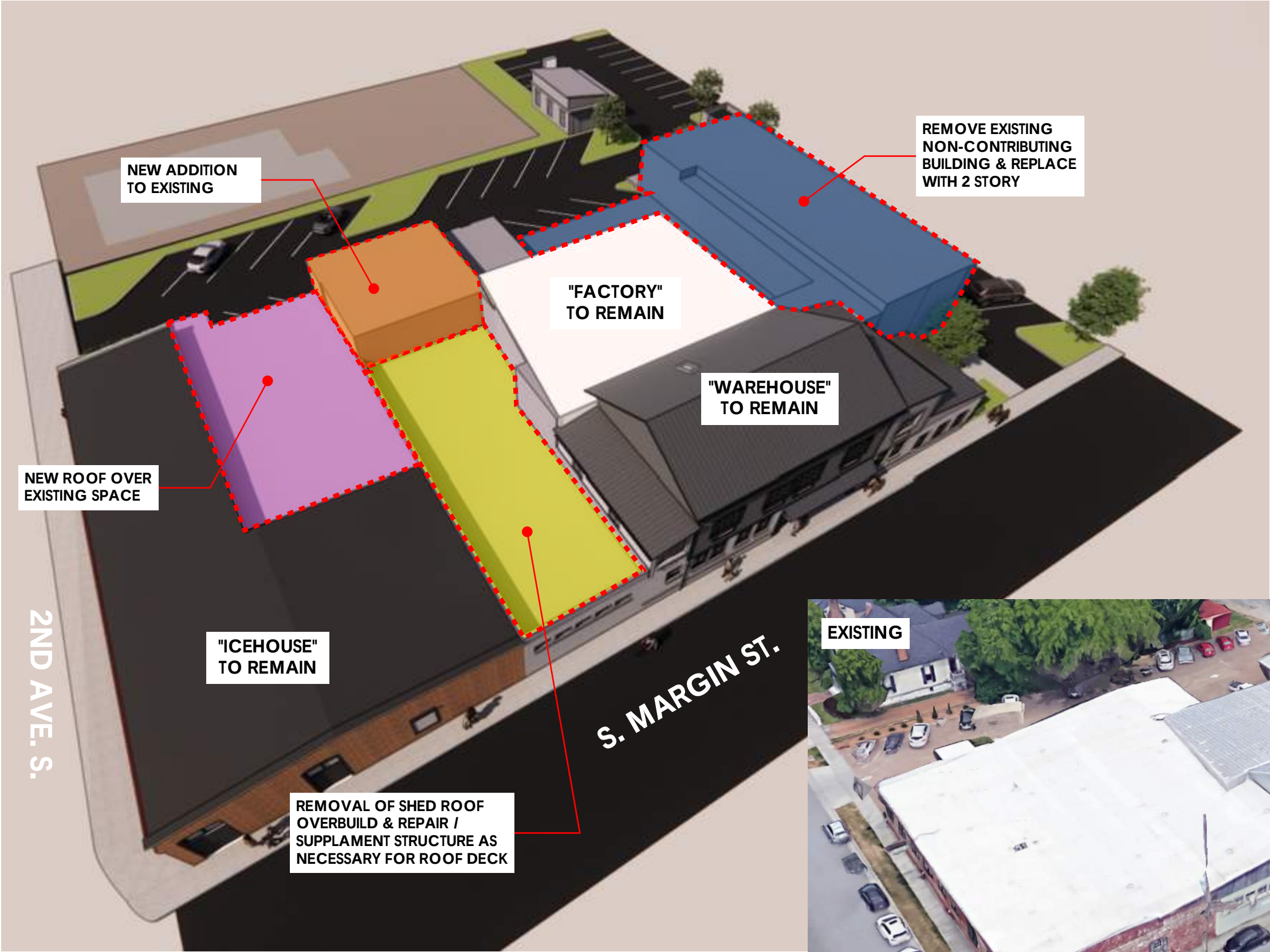


Aerial photos suggest that the over roof connecting the icehouse to the shed roof of the old mill building is post 1980.

1984



By 1984, the shed roof appears to be a part of the icehouse roof structure.





EXISTING



PROPOSED



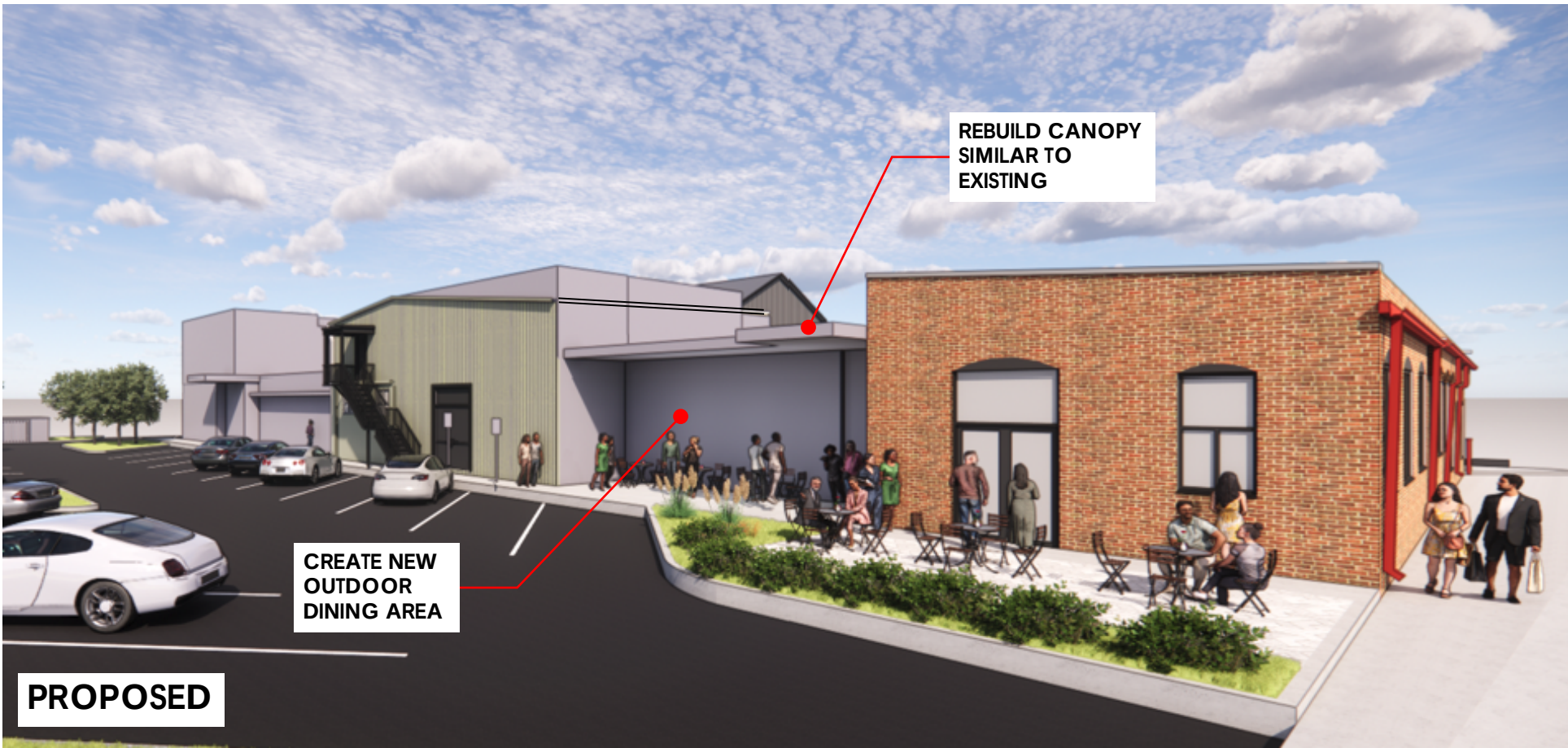


EXISTING

VE. S.

REAR VIEW

CONCEPTUAL IMAGERY



PROPOSED

906

03/10/25

251 2ND AVE. S.
CONCEPTUAL IMAGERY

VIEW FROM S.
MARGIN



VIEW FROM SOUTH MARGIN



906

03/10/25

906

251 2nd Avenue South: Project Approach Prepared for the Franklin Historic Zoning Commission

906 Studio Architects : March 10, 2025

Since the early part of the 20th century, the site at the southwest corner of 2nd Avenue and South Margin Street has been a key component of the Franklin community serving at different times as a warehouse, chicken processing plant and flour mill. This vital node in the city was the center of the “industrial” part of town and the remaining buildings are a reminder of that history; a unique component of the city unlike anywhere else in downtown Franklin historic core.

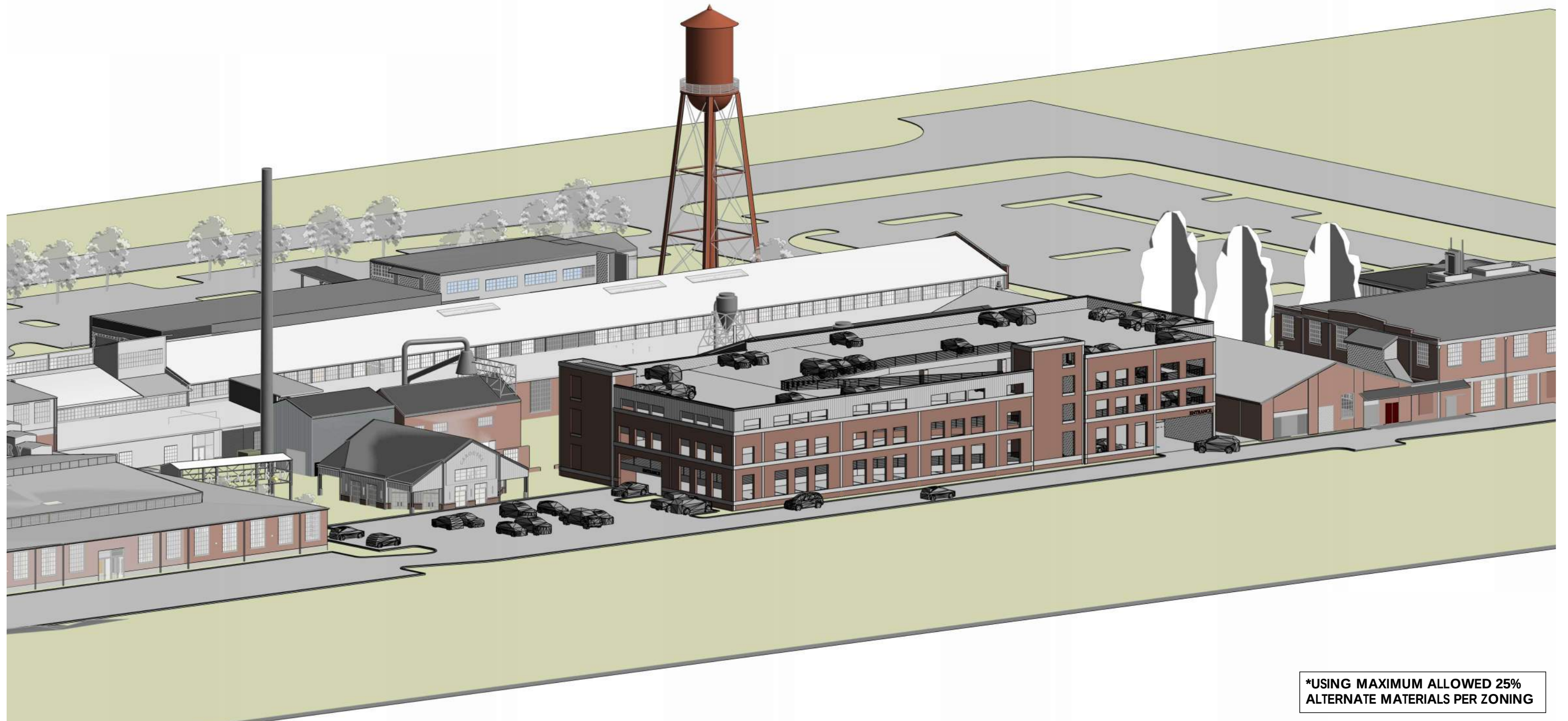
Based on previous discussion with the DRC and a site visit last fall, we are proposing a renovation that would preserve the most visible and significant components of this site while also allowing for an update and restoration/renovation to pieces that have fallen into disrepair. Our owner would like to renovate and re-vitalize the property to serve as a small retail hub and is discussing potential uses such as a barber shop, donut shop, spa and short term vacation rental.

The ultimate goal of this proposed redevelopment of the Old Ice House site is to utilize the original brick Ice House as the central element of a project that will create the next great place in Franklin by celebrating the history of both the Ice House as well as the former Lillie Mills plant which was formerly sited on a nearby property and was Franklin’s largest industry and employer for nearly a century.

As discussed previously with DRC, in order to establish parameters for design this submittal consists only of a “massing model” study to generally discuss what would be removed/rebuilt and the size of any new construction. We would ultimately like to secure a “Preliminary Recommendation” approval and would welcome any feedback as to what information would need to be provided as a part of that package.

Note that this proposal:

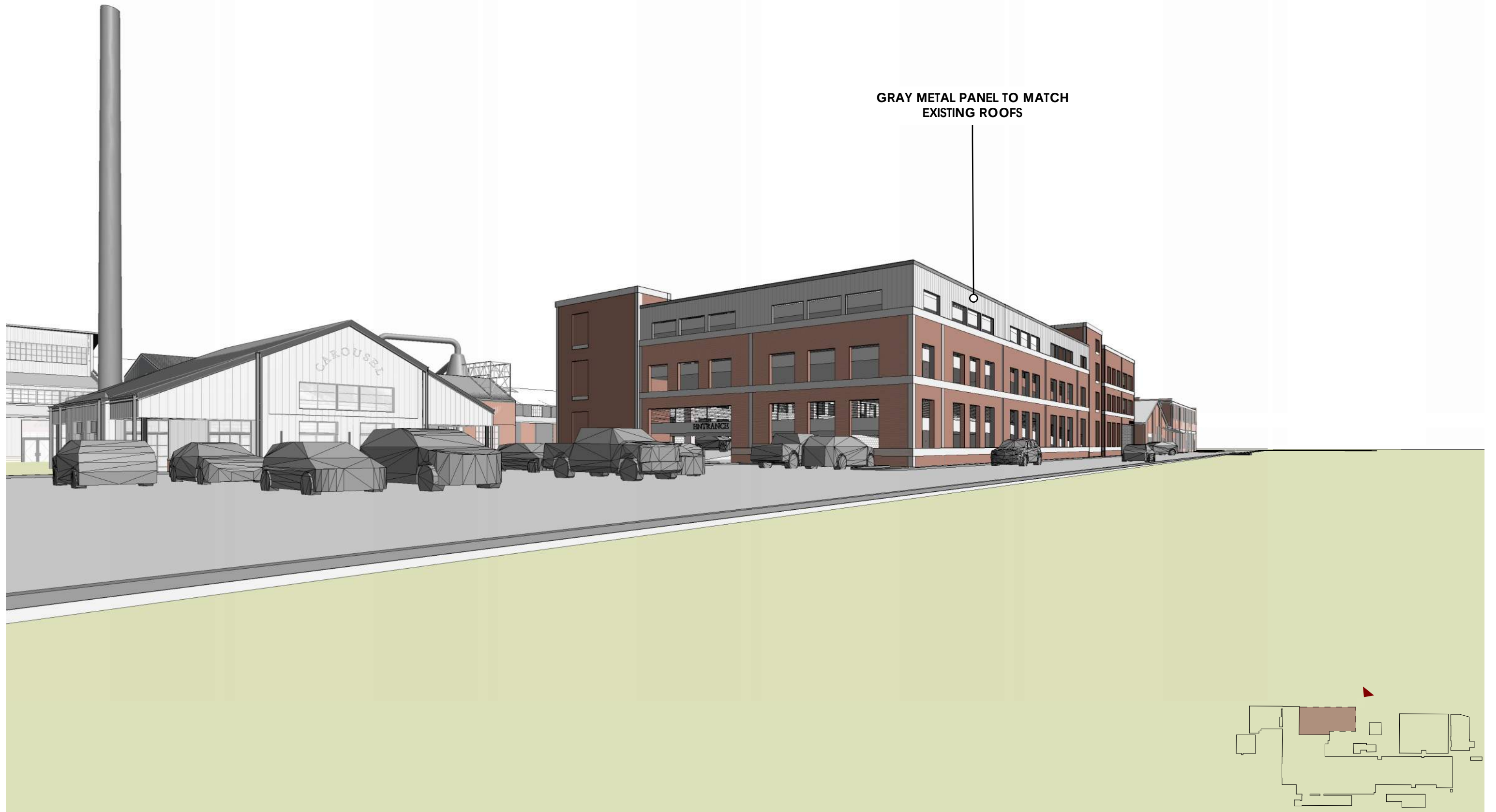
- Preserves all elements along South Margin
- Preserves a majority of all existing construction
- Proposes new windows along South Margin at a size and in a rhythm similar to existing (per design standards) as proposed previously and met with positive feedback from DRC
- Preserves the primary volumes of the factory
- Removes the 1980s “overbuilt” shed addition which was not constructed to high standards; this will allow for a full re-roof that will provide a long-term solution for this section
- Only proposes removal of:
 - The single story small wood structure to the rear currently housing print shop offices as it seems to be a later addition
 - The northern-most “jujitsu studio” addition which has no elements which are known as original and was known to have been re-skinned and re-roofed back in the 1980s or early 1990s.



*USING MAXIMUM ALLOWED 25%
ALTERNATE MATERIALS PER ZONING

FACTORY AT FRANKLIN
PARKING GARAGE | BIRDSEYE
03/17/25

CENTRIC
ARCHITECTURE

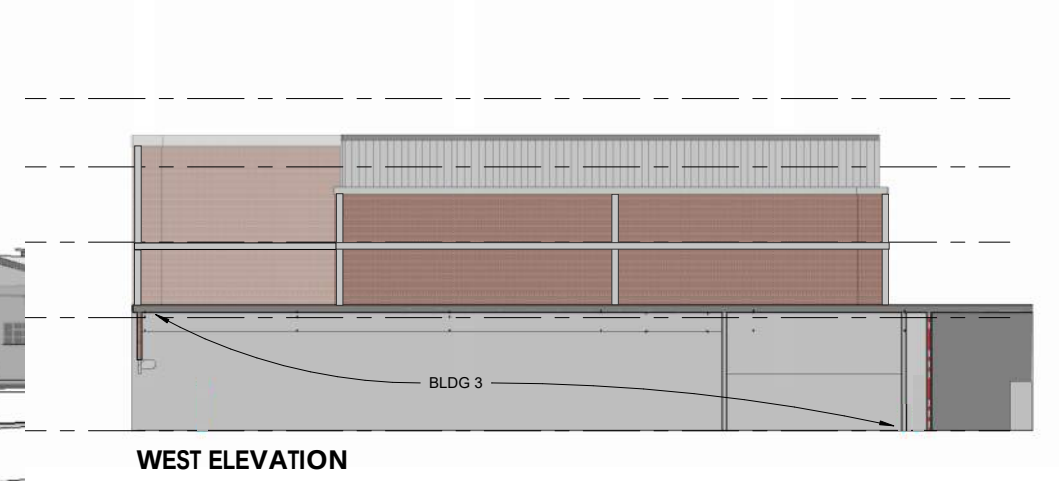
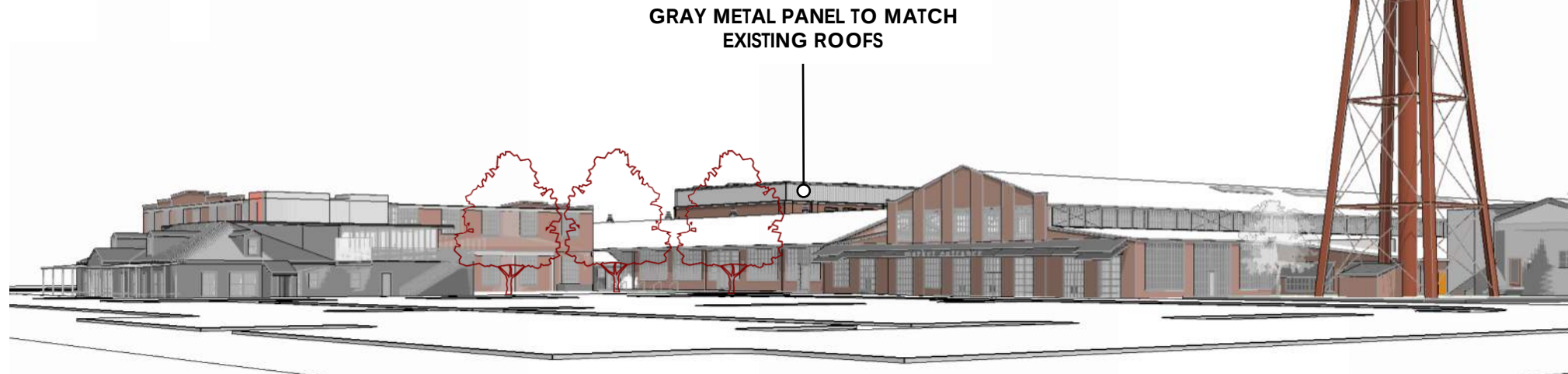


FACTORY AT FRANKLIN
PARKING GARAGE | **VIEW 01**
03/17/25

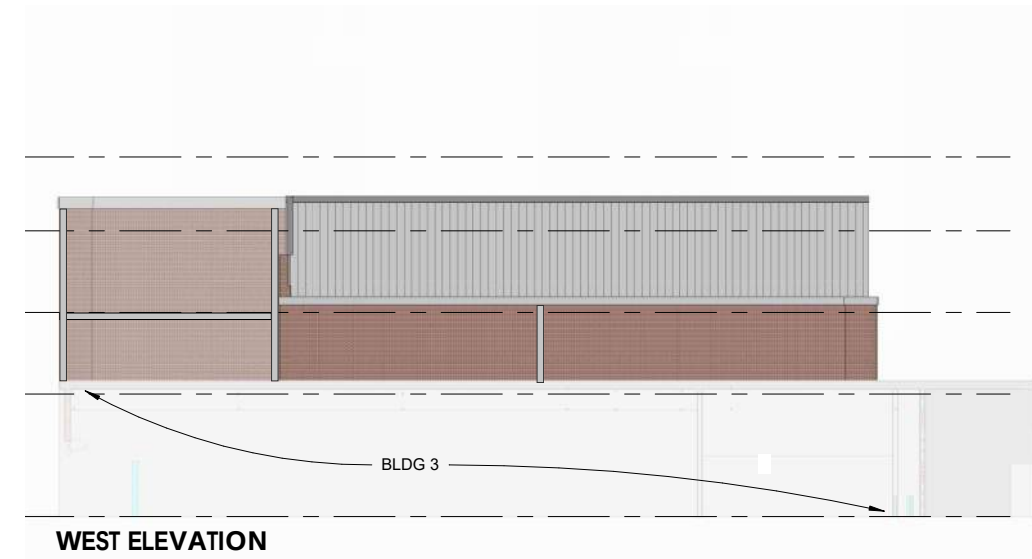
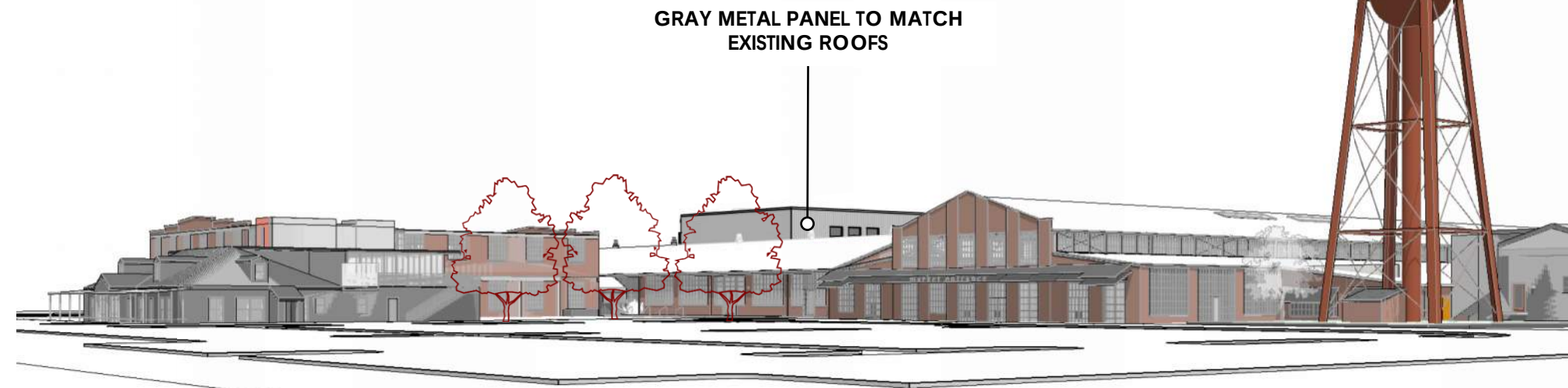


FACTORY AT FRANKLIN
PARKING GARAGE | **VIEW 02**
03/17/25

**MEETS FRANKLIN ZONING ORDINANCE
(25% ALTERNATE MATERIALS)**



**DOES NOT MEET FRANKLIN ZONING ORDINANCE
(>25% ALTERNATE MATERIALS)**



MEETS FRANKLIN ZONING ORDINANCE
(25% ALTERNATE MATERIALS)



VIEW FROM CORNER OF FACTORY PARKING LOT



VIEW FROM INTERSECTION OF FRANKLIN ROAD & LIBERTY PIKE

**DOES NOT MEET FRANKLIN ZONING ORDINANCE
(>25% ALTERNATE MATERIALS)**



VIEW FROM CORNER OF FACTORY PARKING LOT



VIEW FROM INTERSECTION OF FRANKLIN ROAD & LIBERTY PIKE



FIRSTBANK
744 COLUMBIA AVE | FRANKLIN, TN



MCEWEN NORTHSIDE
DUVALL STREET | FRANKLIN, TN



MCEWEN NORTHSIDE
DUVALL STREET | FRANKLIN, TN



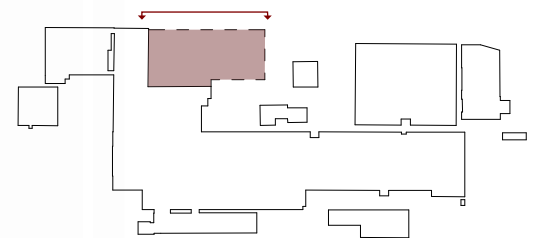
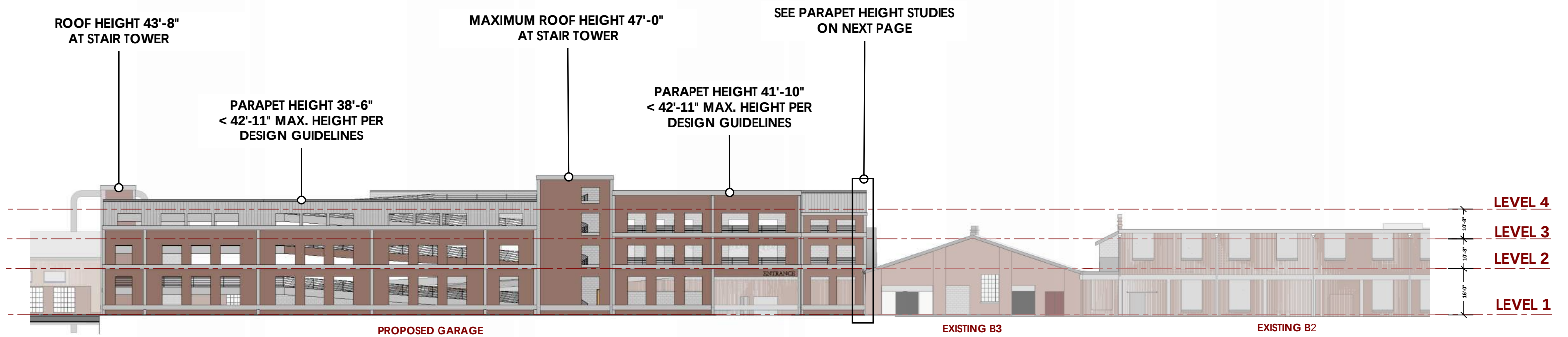
MCEWEN NORTHSIDE
DUVALL STREET | FRANKLIN, TN

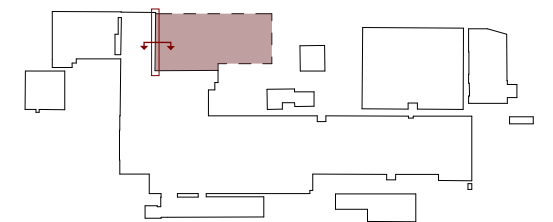
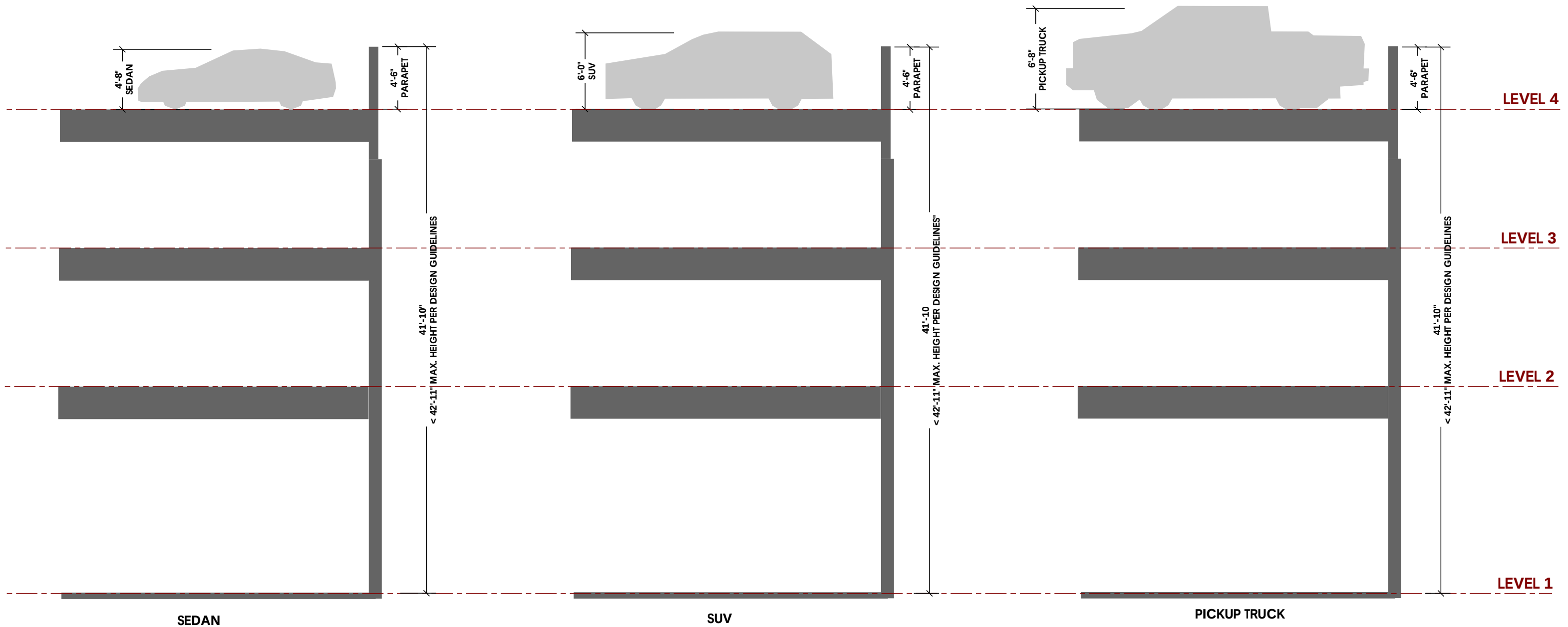


MCEWEN NORTHSIDE
DUVALL STREET | FRANKLIN, TN



BOD: PAC-CLAD HWP METAL PANELS
RIBBING PATTERN TO MATCH ADJACENT CAROUSEL BUILDING
COLOR TO MATCH EXISTING BUILDING ROOFS







March 17th, 2025

FACTORY AT FRANKLIN HOTEL

Historic Zoning Design Review Committee Presentation

Holladay Properties

Stonehill Taylor

FACTORY AT FRANKLIN

Porte Cochere Study

03.17.25



FACTORY AT FRANKLIN HOTEL
Holladay Properties

PORTE COCHERE - OPTION 1

STONEHILL TAYLOR
March 17th, 2025





FACTORY AT FRANKLIN HOTEL
Holladay Properties

PORTE COCHERE - OPTION 2

STONEHILL TAYLOR
March 17th, 2025



PORTE COCHERE W/ COLUMNS;
FOR REFERENCE - NOT A PROPOSAL



FACTORY AT FRANKLIN HOTEL
Holladay Properties

PORTE COCHERE - OPTION 2

STONEHILL TAYLOR
March 17th, 2025



FACTORY AT FRANKLIN HOTEL
Holladay Properties

PORTE COCHERE - OPTION 1

STONEHILL TAYLOR
March 17th, 2025



PORTE COCHERE W/ COLUMNS;
FOR REFERENCE - NOT A PROPOSAL



FACTORY AT FRANKLIN HOTEL
Holladay Properties

PORTE COCHERE - OPTION 1

STONEHILL TAYLOR
March 17th, 2025



FACTORY AT FRANKLIN HOTEL
Holladay Properties

PORTE COCHERE - OPTION 2

STONEHILL TAYLOR
March 17th, 2025



PORTE COCHERE W/ COLUMNS;
FOR REFERENCE - NOT A PROPOSAL



FACTORY AT FRANKLIN HOTEL
Holladay Properties

PORTE COCHERE - OPTION 2

STONEHILL TAYLOR
March 17th, 2025



FACTORY AT FRANKLIN HOTEL
Holladay Properties

PORTE COCHERE - OPTION 1

STONEHILL TAYLOR
March 17th, 2025





FACTORY AT FRANKLIN HOTEL
Holladay Properties

PORTE COCHERE - OPTION 2

STONEHILL TAYLOR
March 17th, 2025



FACTORY AT FRANKLIN

Exterior Staircase Study

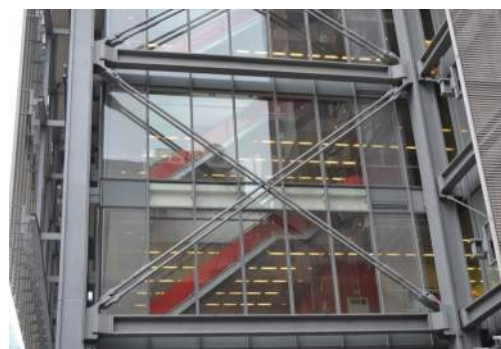
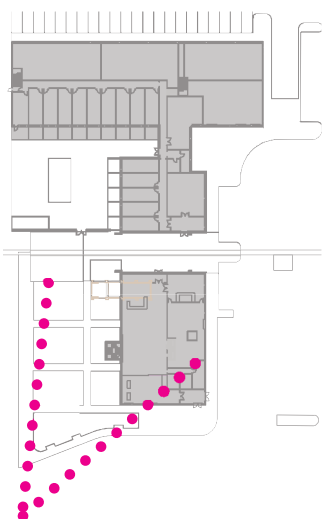
03.17.25



Schematic design
OPTION 1 & 2

STONEHILL TAYLOR

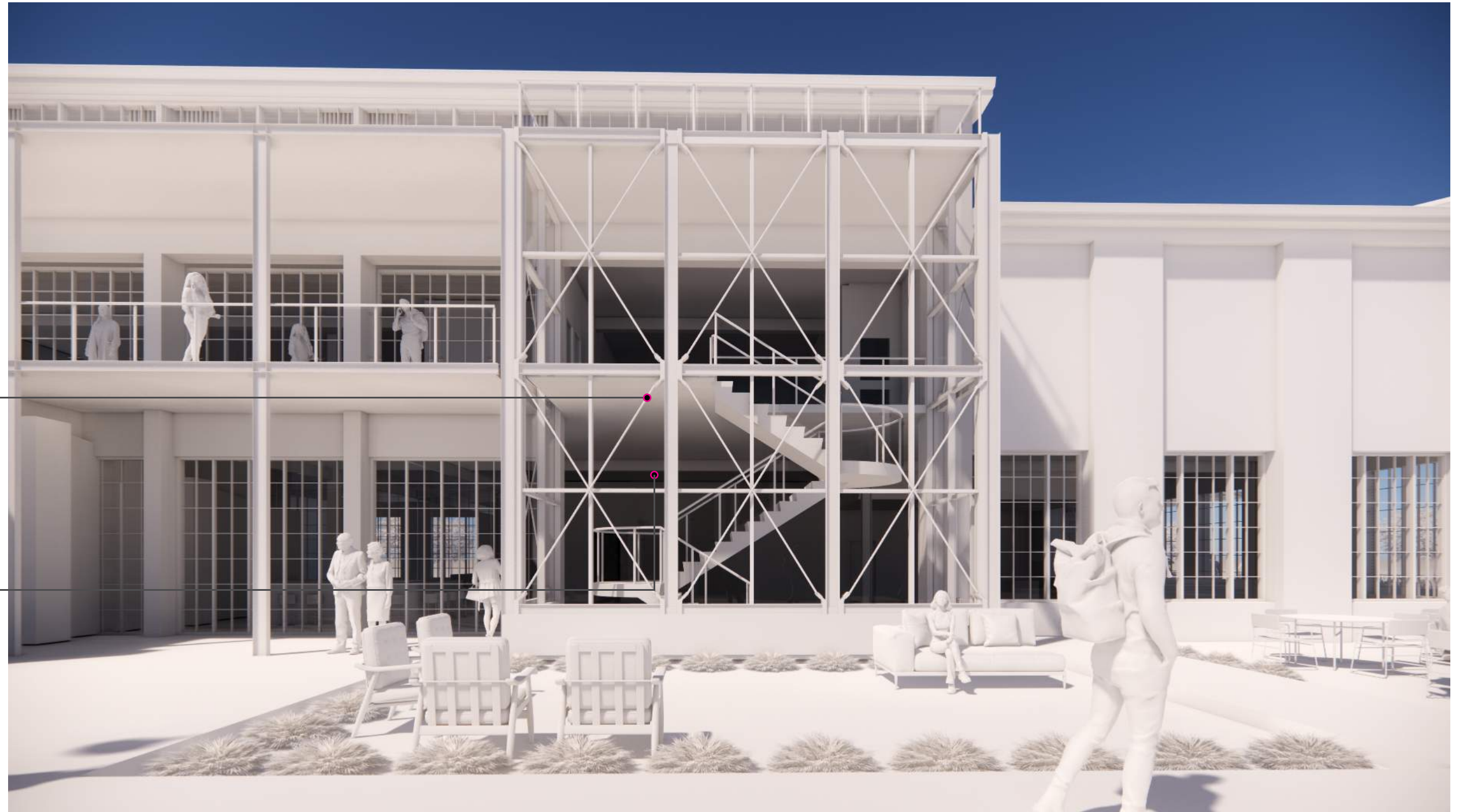
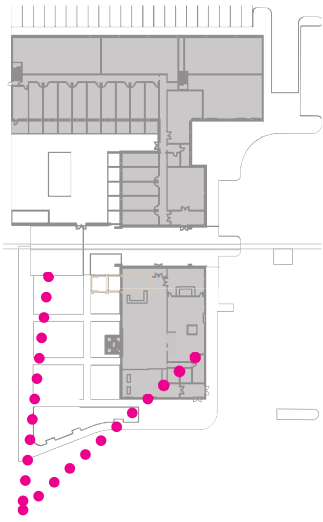
INSPIRATION IMAGES - STAIR ENCLOSURE



Schematic design
OPTION 1 - STOREFRONT SYSTEM

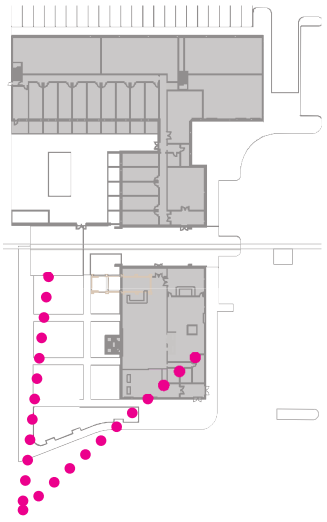
STONEHILL TAYLOR

COURTYARD VIEW - STAIR ENCLOSURE



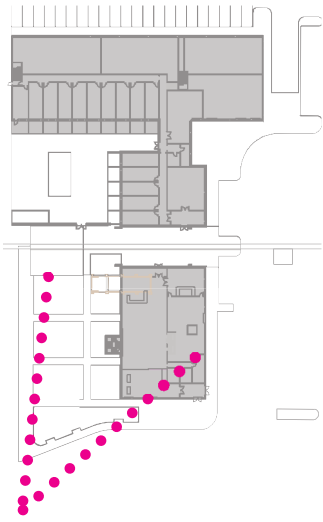
Schematic design
OPTION 1 - STOREFRONT SYSTEM

COURTYARD VIEW - STAIR ENCLOSURE



Schematic design
OPTION 2 - CHANNEL GLASS

COURTYARD VIEW - STAIR ENCLOSURE



Schematic design
 OPTION 2 - CHANNEL GLASS

COURTYARD VIEW - STAIR ENCLOSURE

FACTORY AT FRANKLIN

The Cube Study

03.17.25



FACTORY AT FRANKLIN HOTEL
Holladay Properties

THE CUBE - EAST FACADE - OPTION 1

STONEHILL TAYLOR
March 17th, 2025



FACTORY AT FRANKLIN HOTEL
Holladay Properties

THE CUBE - EAST FACADE - OPTION 2

STONEHILL TAYLOR
March 17th, 2025



FACTORY AT FRANKLIN HOTEL
Holladay Properties

THE CUBE - EAST FACADE - OPTION 1

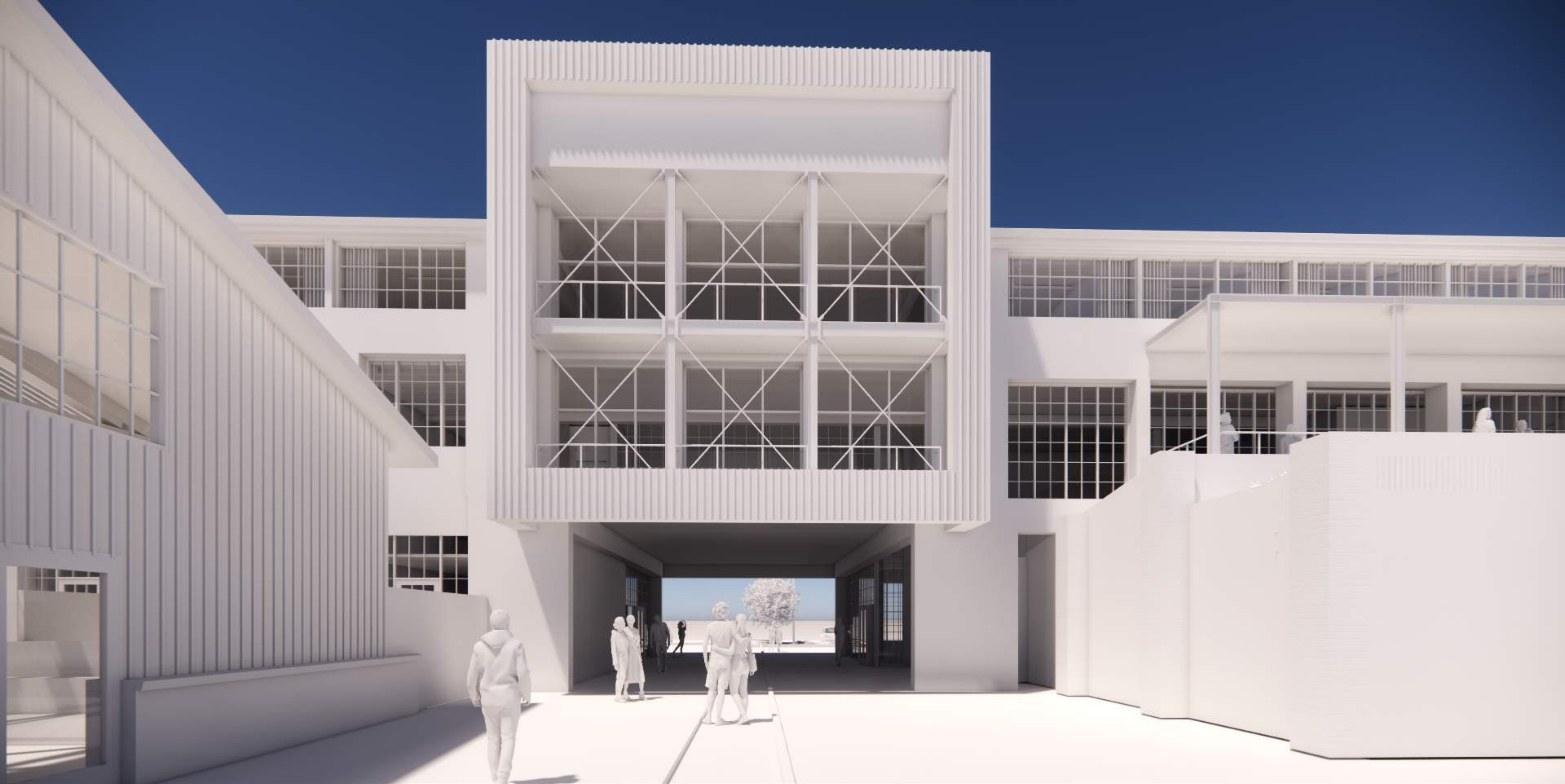
STONEHILL TAYLOR
March 17th, 2025



FACTORY AT FRANKLIN HOTEL
Holladay Properties

THE CUBE - EAST FACADE - OPTION 2

STONEHILL TAYLOR
March 17th, 2025



FACTORY AT FRANKLIN HOTEL
Holladay Properties

THE CUBE - WEST FACADE

STONEHILL TAYLOR
March 17th, 2025



FACTORY AT FRANKLIN HOTEL
Holladay Properties

THE CUBE - WEST FACADE

STONEHILL TAYLOR
March 17th, 2025





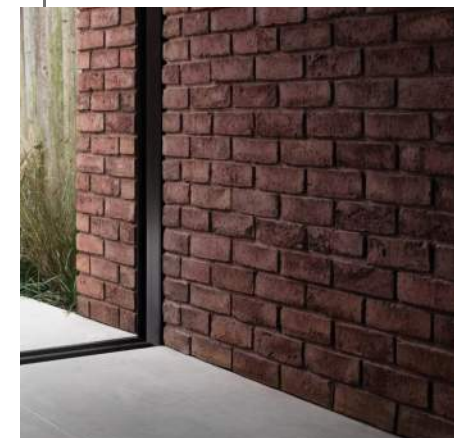
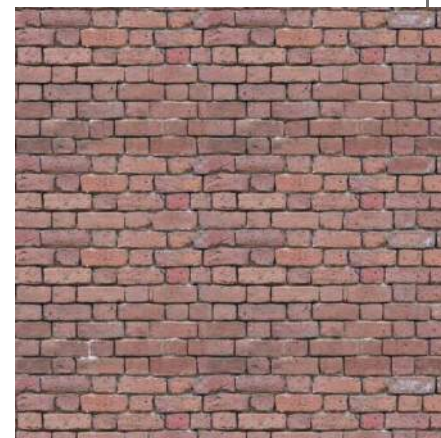
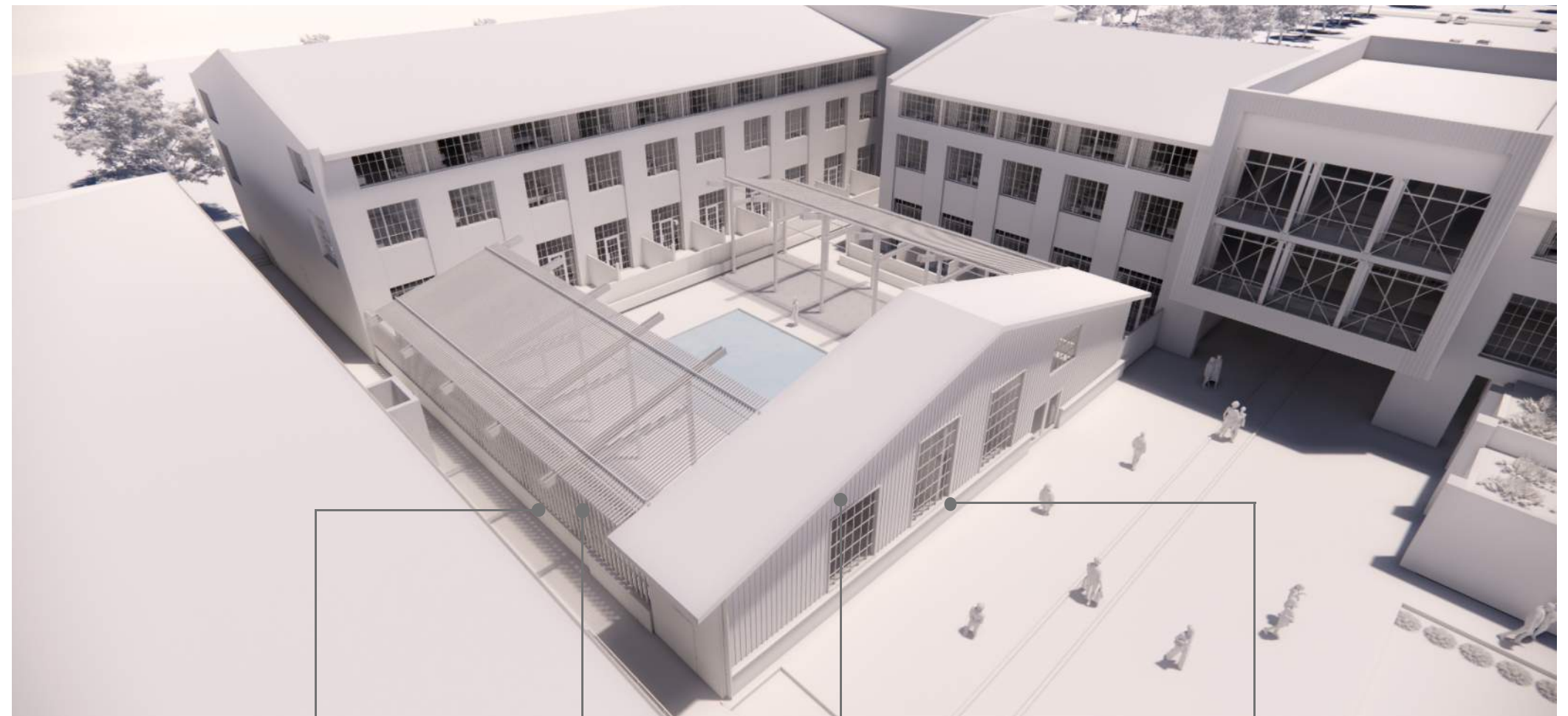
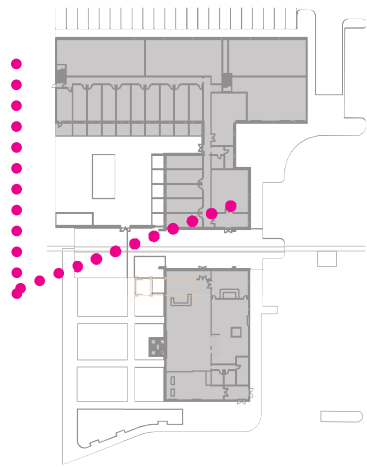
FACTORY AT FRANKLIN HOTEL
Holladay Properties

EXTERIOR WALKWAY - BUILDING 10 INTEGRATION

STONEHILL TAYLOR
March 17th, 2025

FACTORY AT FRANKLIN

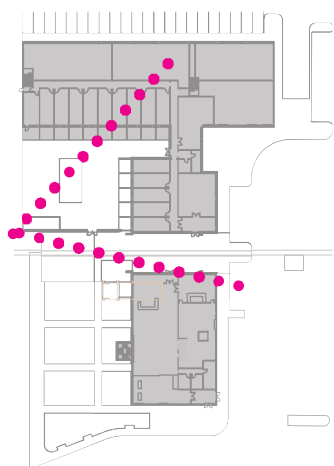
Building 9 Material Study & Mood Board
03.17.25



Schematic design
MOOD BOARD - PROPOSED VS EXISTING

BUILDING 9 - SIDE WALL

STONEHILL TAYLOR



Schematic design
MOOD BOARD & DESIGN INTENT

STONEHILL TAYLOR

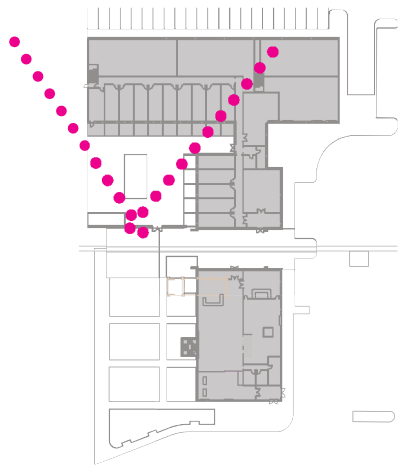
POOL DECK - PERGOLA



Schematic design
MOOD BOARD & DESIGN INTENT

POOL DECK - PERGOLA

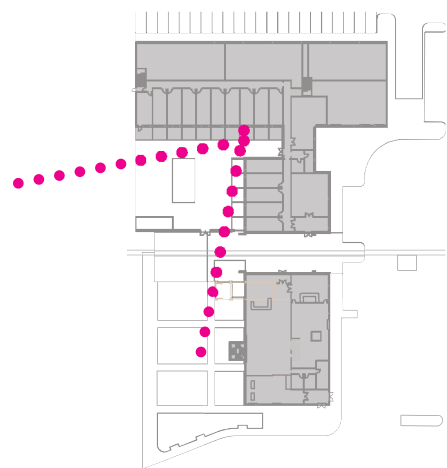
STONEHILL TAYLOR



Schematic design
MOOD BOARD & DESIGN INTENT

POOL DECK - PERGOLA

STONEHILL TAYLOR



Schematic design
MOOD BOARD & DESIGN INTENT

POOL DECK - PERGOLA

STONEHILL TAYLOR

FACTORY AT FRANKLIN

North Facade Articulation

03.17.25



FACTORY AT FRANKLIN HOTEL
Holladay Properties

NORTH FACADE - LOOKING WEST

STONEHILL TAYLOR
March 17th, 2025



FACTORY AT FRANKLIN HOTEL
Holladay Properties

NORTH FACADE - LOOKING EAST

STONEHILL TAYLOR
March 17th, 2025



FACTORY AT FRANKLIN HOTEL
Holladay Properties

NORTH FACADE - AERIAL VIEW

STONEHILL TAYLOR
March 17th, 2025