
ADDENDUM NUMBER TWO
TO THE CONTRACT DOCUMENTS FOR CONSTRUCTION OF
ORANGE BEACH RECREATION COMPLEX NEW GYMNASIUM
CITY OF ORANGE BEACH

Bid Date / Time: Thursday, March 21st at 2 pm Central local time. - Revised

This addendum forms a part of the Contract Documents and modifies the Bid Documents dated February 18, 2018.

This Addendum consists of three (3) page Addendum, one (1) page Current Bidders list, one (1) page Current Bidders Questions, one (1) page Pre-Bid Meeting Sign-In Sheet, one (1) page Pre-Bid Meeting Agenda, eight (8) Specifications & ten (10) full-size sheets.

GENERAL

- ITEM 01 Current Bidders List
Please see the attached Known bidders list.
- ITEM 02 Current Bidders Questions
Please see the attached Bidders questions log.
- ITEM 03 Pre-Bid Meeting Sign-in Sheet
Please see the attached Pre-Bid Meeting Sign-In Sheet.
- ITEM 04 Pre-Bid Meeting Agenda
Please see the Pre-Bid Meeting Agenda.

SPECIFICATIONS

- ITEM 01 SECTION 001113 – ADVERTISEMENT FOR BID
Reissue Specification in its entirety.
1. The Advertisement for Bid list Jeff Menasco E-mail incorrectly. It has been revised to read “JMENASCO@DADOT.COM”
- ITEM 02 SECTION 002113 – INSTRUCTION TO BIDDERS
Reissue Specification in its entirety.
2. Paragraph Section 20.1 – Revised substantial completion date to match specification 011000 Summary listed substantial completion date.
- ITEM 03 SECTION 004313 – BID BOND
Reissue Specification in its entirety.
1. Revised to have proper project information.
- ITEM 04 SECTION 007300.13 – USER SUPPLEMENTARY CONDITIONS
Reissue Specification in its entirety.
1. Paragraph Section 11.1.3.2: Add builders risk note.
- ITEM 05 SECTION 011000 – SUMMARY
Reissue Specification in its entirety.
1. Paragraph Section 1.02.D.2 Notice to Proceed Date Identified as “APRIL 3, 2019”.

ITEM 06 SECTION 081113 – HOLLOW METAL DOORS AND FRAMES

Reissue Specification in its entirety.

1. Revise Section Paragraph 2.03.B.1.b. Change “HEAVY DUTY” to “EXTRA-HEAVY DUTY”.
2. Revise Section Paragraph 2.03.B.1.c. Change physical performance level from “B” to “A”
3. Revise Section Paragraph 2.03.B.1.d. Change door face metal thickness from “16 GAUGE” to “14 GAUGE”.
4. Add Section Paragraph 2.02, d “DESIGN DOORS TO MEET MINIMUM DESIGN PRESSURE OF 80 PSF”
5. Remove Section Paragraph 2.03, d “FIRE-RATED DOORS FROM THE SPECIFICATION.”

ITEM 07 SECTION 126613 – TELESCOPING BLEACHERS

Reissue Specification in its entirety.

1. Removed all requirements for Electrical motor operation. Bleachers are now Manual Operation.
 - a. Removed Section Paragraph 1.02
 - b. Removed Section Paragraph 1.04.C.3
 - c. Removed Section Paragraph 2.02.E

ITEM 08 SECTION 133419 – METAL BUILDING SYSTEM

Reissue Specification in its entirety.

2. Remove Section Paragraph 3.06, “INSTALL DOOR FRAMES, DOORS, OVERHEAD DOORS, AND WINDOWS AND GLASS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.”
3. Revise Section Paragraph 2.08.F.1 pre-finished wall liner basis of design changed from “ILM-240-2” to “L12 WITH BEADS”.
4. Add Section Paragraph 2.08.F.3 “12 WIDTH”.

DRAWINGS

ITEM 01 SHEET LS1.01 – LIFE SAFETY- CODE STUDY

Reissue Sheet in its entirety.

1. Revised the new plumbing counts.

ITEM 02 SHEET LS1.02 – LIFE SAFETY – FLOOR PLANTYPICAL DETAILS

Reissue Sheet in its entirety.

1. Removed the new drinking fountains from the project and floor plan.

ITEM 03 SHEET A0.01 – ARCHITECTURAL SITE PLAN AND SITE DETAILS

Reissue Sheet in its entirety.

1. Revised note on detail A1” THE CITY WILL BE RESPONSIBLE FOR PROVIDING ALL NEW SOD AND LANDSCAPING AROUND THE NEW BUILDING - GC TO PREPARE THE SITE GRADE FOR PROPER DRAINAGE AND BE READY TO RECEIVE THE NEW SOD - SEE CIVIL FOR GRADING”
2. Remove unnecessary note.

ITEM 04 SHEET A2.01 – FLOOR PLAN - ANNOTATIONS

Reissue Sheet in its entirety.

1. Removed drinking fountains from detail A1.

ITEM 05 SHEET A2.01D – FLOOR PLAN - DIMENSIONS

Reissue Sheet in its entirety.

1. Removed drinking fountains from detail A1.

ITEM 06 SHEET A2.21 – FFE FLOOR PLANS

Reissue Sheet in its entirety.

1. Removed drinking fountains from detail A6.
2. Removed Hose Bibbs from detail A6.
3. FFE Legend revised Telescopic Bleach to be Manual Operation.

ITEM 07 SHEET A3.51 – WALL SECTIONS

Reissue Sheet in its entirety.

1. Revised note on detail A10 & A14 “GC TO PROVIDE AND INSTALL A 3" CONCRETE FLOOR WITH 4,000 PSI CONCRETE AND 6X6XW2.1XW2.1 REINFORCEMENT ON A 7/16" DEEP METAL DECK DESIGNED AND PROVIDED BY THE PEMB MANUFACTURER - PROVIDE CONTROL JOINTS AS NEEDED”
2. Revised note on telescopic bleach note on details A1 & A10.

ITEM 08 SHEET A8.10 – STAIR, EQUIPMENT PLATFORM AND BLEACHER DETAILS

Reissue Sheet in its entirety.

1. Revised note on detail A11& D5 “GC TO PROVIDE AND INSTALL A 3" CONCRETE FLOOR WITH 4,000 PSI CONCRETE AND 6X6XW2.1XW2.1 REINFORCEMENT ON A 7/16" METAL DECK DESIGNED AND PROVIDED BY THE PEMB MANUFACTURER - PEMB MANUFACTURER MUST DESIGN ALL NECESSARY STRUCTURE AND FRAMING TO SUPPORT AND HOUSE THE FLOOR AND ALL SUPPORTED LOADS - GC AND PEMB TO COORDINATE ALL DESIGN CONDITIONS AND LOADS PRIOR TO FABRICATION OF SHOP DRAWINGS
2. Revised note on detail M1, M4 & K8 “GC TO PROVIDE AND INSTALL A 3" CONCRETE FLOOR WITH 4,000 PSI CONCRETE AND 6X6XW2.1XW2.1 REINFORCEMENT ON A 7/16" DEEP METAL DECK DESIGNED AND PROVIDED BY THE PEMB MANUFACTURER - PROVIDE CONTROL JOINTS AS NEEDED”

ITEM 09 SHEET A9.01 – FINISH PLANS

Reissue Sheet in its entirety.

1. Removed drinking fountain from detail A6

ITEM 10 A9.20 – COURT MARKING PLANS AND DETAILS

Reissue Sheet in its entirety.

1. Removed drinking fountain from detail A8
2. Removed drinking fountain from detail K8

ITEM 11 SHEETS P1.01, P2.01 & P2.02

Sheet will be revised at a later date.

1. Omit all plumbing for drinking fountain and hose bibs for new gymnasium. There will be no new plumbing involved in this project.

ITEM 12 SHEET UE1.01

Sheet will be revised at a later date.

1. The (2) 1 ½” conduits for Data/Tel., the (1) 4” conduit for power, and the (1) 1” conduit for Fire Alarm will be re-routed to the exterior of building. The fire Alarm conduit should be re-sized to 1 ½” conduit. Route conduits out of exterior east wall of electrical room into the ground. Route conduits around the south exterior of the existing building and gymnasium over to new gymnasium electrical room location. Conduits should be 36” minimum below grade. Conduits to be Schedule 40 PVC underground, stub ups shall be RGS. Care should be taken when trenching to avoid damage to the all existing utilities on the south side of the property. Provide surge suppressors for fire alarm circuits and coax for additional protection. The conduit for Camera system shall remain routed thru building as shown.

END OF ADDENDUM

**ORANGE BEACH RECREATION COMPLEX
NEW GYMNASIUM
CURRENT BIDDER'S LIST**

Tuesday, March 19, 2019

KNOWN BIDDER'S LIST:

THE HIGHLAND GROUP - ([Ryan Long, r.long@highlandgroup.org](mailto:r.long@highlandgroup.org))
P: (888) 585-8564

TRIP TEK CONSTRUCTION, LLC - ([Miles Smith, miles@triptekllc.com](mailto:miles@triptekllc.com))
P: (251) 583-1170

GATES CONSTRUCTION – (Ken Gates, kengates@gatesbuilders.com)
P: (251) 233-3029

STUART CONSTRUCTION – (Ben Harris, bharris@stuartcontracting.com)
P: (251) 421-9175

SYCAMORE CONSTRUCTION – (L. Sansom, sycamoreinc@bellsouth.net)
P: (251) 234-7984

GREEN-SIMMONS, CO. - (Russell Smith, russell@green-simmons.com)
P: (850) 429-0144

REED-HAYS CONSTRUCTION – (mreed@reedhaysconstruction.com)
P: (251) 217-4996

City of Orange Beach

A L A B A M A

Life is better here

PRE-BID CONFERENCE SIGN-IN SHEET

Date & Time: March 14, 2019 @ 11:00 AM
 Location: Orange Beach City Hall
 Project: Orange Beach Recreation Complex New Gymnasium
 Project No: 2019-0321

Name	Company	Contact Information (Email/Phone/Fax)
STEP McCOLLON	McCOLLON ARCH.	stedm@mcwicht.com / 251-752-1150
L. Sansom	Sycamore Const.	Sycamoreinc.@bellsouth.net 251-234-7984
RUSSELL SMITH	GREEN-SIMMONS CO.	RUSSELL@GREEN-SIMMONS.COM 251-217-4996
MATTHEW REED	Reed-Hays Construction	mreed@reedhaysconstruction.com
Miles Smith	TRIPTER	MILES@TRIPTEKLLC.COM
MIKE LANGHAM	GATES BUILDERS	(251) 981-9540 ESTIMATING@GATEBUILDERS.COM
Ben Harris	Stuart Contracting	251-421-9175 Bharris@stuartcontracting.com
Tim Tucker	O.B	7457-1599 ttucker@orangebeach.gov
Ryan Love	Highland	968-9253 R.LONG@Highlandgroup.com

**ORANGE BEACH RECREATION COMPLEX
NEW GYMNASIUM
PRE-BID CONFERENCE AGENDA**

Thursday, March 14, 2019
11:00 AM

1. Introductions / Sign-In Sheet
 - a. Owner's Representatives

2. Bid Date
 - a. **Thursday, March 21, 2019 at 2 PM CST**
 - b. Location: Orange Beach Recreation Complex New Gymnasium
City Clerk Office; Beach City Hall, 4009, Orange Beach Blvd
Orange Beach, AL

3. Project Overview
 - a. Location: Orange Beach Recreation Complex New Gymnasium (7,874 SQFT)
4849 Wilson Blvd,
Orange Beach, AL
 - b. Scope of Work:
 - Architectural, Structural, Civil, Mechanical, Plumbing, Fire Protection, Site Utility, and Minor Existing modification.

4. Bidding Procedures
 - a. Eligibility
 - Pre-Qualification required for General Contractor Bidders.
 - Licensed General Contractor in State of Alabama.
 - General Contractor's License Number MUST be on outside of envelope or Bid will be invalid.
 - b. Bid Preparation
 - Review requirements in Contract Documents.
 - Use Bid Proposal Form in the Project Specifications. Do not modify in any way.
 - Use Bid Bond Form in the Project Specifications.
 - c. Sales Tax
 - Reference Sales Tax Agreement in Project Specifications.
 - d. Addenda
 - Issued via email. Hard copies available through plan rooms.

5. Construction Phase
 - a. Schedule Duration:
 - Notice to Proceed/Letter of Intent: Anticipated 04/3/2019
 - Contractor Start on Site: TBD By Owner
 - Duration: 7 Months
 - GC to provide a detailed Construction Schedule
 - b. Project Correspondence:
 - All correspondence between Owner / Contractor / Architect shall come through the Architect from Contractor to the Owner.

- c. Safety:
 - The Contractor shall be responsible for all project safety. All temporary safety measures required by OSHA, building codes, and other applicable regulations shall be the GC's responsibility. Contractor's personnel responsible for safety must be OSHA certified.
 - Refer to Owner for extent of required construction fencing.
 - d. Security:
 - Surrounding buildings and parking will remain in use through duration of project.
 - No access to existing building is permitted unless granted access in advance – See Demolition and Site Staging Site Plan.
 - e. Contractor Permitting Responsibilities:
 - f. Parking:
 - GC will need to coordinate Parking and Staging area to allow for existing facilities to continue to function throughout the project.
 - Contractor is responsible for coordinating worker parking with owner per Drawings.
 - Parking may occur within Staging Area. Any additional parking must be off campus.
6. Information Available to Bidders
- a. Drawings and Specs in PDF format. Contact Jeffrey Menasco (Jmenasco@dadot.com).
7. Project specific items
- a. Site Demolition Concerns
 - b. Minimal Rework of existing conditions - Existing drawings can be provided upon request.
 - c. Protection of existing facility and site elements.
8. Questions / Comments
- a. All questions relating to project scope must be submitted in written format to Jeffrey Menasco via email (Jmenasco@dadot.com). Copy Sted McCollough (Stedm@mcarcht.com) and Admin Mcarch (admin@mcarcht.com) on all communications.
 - b. All questions must be submitted to Davis Architects before 5 PM on Tuesday, February 5th.
 - c. All substitution requests due to Davis Architects by 5 PM on Tuesday, March 19th.
 - d. RFI's and substitution requests will be addressed via addendum only.
 - e. Substitutions will be reviewed only if the request complies with the requirements of the Instruction to Bidders.
 - f. Any verbally state changes that would affect the design or the contract documents in the pre-bid meeting or elsewhere must be noted via addendum in order for statements to be part of the Contract.

ADVERTISEMENT FOR BIDS

Sealed proposals will be received by the City of Orange Beach at the office of the City Clerk located at Orange Beach City Hall 4099 Orange Beach Blvd Orange Beach, AL 36561 until 2:00 PM, CST March 21, 2019 for

PROJECT: ORANGE BEACH RECREATION COMPLEX NEW GYMNASIUM CITY OF ORANGE BEACH

at which time and place they will be publicly opened and read. General Contractor's License number and type must be on the envelope.

A cashier's check or bid bond payable to City of Orange Beach in an amount not less than five (5) percent of the amount of the bid, but in no event more than \$10,000.00, must accompany the bidder's proposal. Performance and Payment Bonds and evidence of insurance required in the bid documents will be required at the signing of the Contract.

Bid Drawings and specifications will be available and can be examined at the office of the Architect on and after February 26, 2019.

Name of Architect: Jim Hartsell / Jeff Menasco

Name of Company: Davis Architects, Inc.

Address: 120 Twenty Third Street South, Birmingham, Alabama 35233

Phone No.: (205) 322-7482 Fax No.: (205) 322-7485

Bid Documents can also be reviewed at F.W. Dodge Plan Rooms, Construction Market Data Plan Room and obtained from Alabama Graphic Digital Plan Room. Cost of printing plans and specifications are non-refundable.

General Contractor Bidders may obtain a digital copy of the documents from Davis Architects, Jeff Menasco - jmenasco@dadot.com. Also, hard copy sets of drawings and specifications will be available to qualified General Contractors and others for the cost of printing and handling directly from the documents printer: Alabama Graphics (2801 Fifth Avenue South, Birmingham, Alabama 35233; phone 205/252-8505). Addenda and other bidding information will be issued only to holders of drawings and specifications distributed by the Architect. Release of the Bid Documents to the bidder does not imply acceptance of the bidder's qualifications by the Owner or Architect.

Bids must be submitted on proposal forms furnished by the Architect or copies thereof. All bidders bidding in amounts exceeding that established by the State Licensing Board for General Contractors must be licensed under the provisions of Title 34, Chapter 8, Code of Alabama, 1975, and must show evidence of license before bidding or bid will not be received or considered by the Architect; the bidder shall show such evidence by clearly displaying his or her current license number on the outside of the sealed envelope in which the proposal is delivered. The Owner reserves the right to reject any or all proposals and to waive technical errors if, in the Owner's judgment, the best interests of the Owner will thereby be promoted.

Nonresident bidders must accompany any written Bid Documents with a written opinion of an attorney at law licensed to practice law in such nonresident bidder's state or domicile, as to the preferences, if any or none, granted by the law of that state to its own business entities whose principal places of business are in that state in the letting of any or all public contracts.

A Pre-Bid Conference will be held at the City of Orange Beach at the office of the City Clerk located at Orange Beach City Hall, 4099 Orange Beach Blvd Orange Beach, AL 36561 at 11:00 A.M. Thursday, March 14, 2019. **Attendance by General Contractor Bidders at Pre-Bid Conference is mandatory.**

Awarding Authority:
City of Orange Beach
Ken Grimes, Jr., City Administrator

Architect:
McCollough Architecture: Sted McCollough, President
Davis Architects: Jim Hartsell, Vice President / Jeff Menasco, Project Architect

ALL BIDS MUST BE RETURNED AS FOLLOWS:

All bidders must use the bid form provided in the bid documents and show on the envelope "SEALED BID", the bid title, the bidder's name, and the opening date and time.

Sealed bids must be mailed to the following address:

City of Orange Beach, Attention: City Clerk, P.O. Box 458, Orange Beach, Alabama 36561

Or hand delivered to:

City of Orange Beach, Attention: City Clerk, 4099 Orange Beach Blvd., Orange Beach, Alabama 36561



INSTRUCTIONS TO BIDDERS & GENERAL CONDITIONS (PUBLIC WORKS PROJECTS)

1.0 INTRODUCTION

All bidders will be bound to the general conditions and requirements set forth in these general instructions and such instructions shall form an integral part of each purchase contract awarded by the Orange Beach City Council. Applicability of general conditions as stated below shall be determined by the City of Orange Beach. All bids must be submitted on and in accordance with the instructions provided by the City of Orange Beach.

2.0 BID DOCUMENTS

A complete set of Bid Documents is included herein. The date, time, and place of a bid opening will be given in the Invitation to bidders. Copies of the complete set of Bid Documents may be inspected and/or obtained at the following location:

Orange Beach City Hall
4099 Orange Beach Boulevard
Orange Beach, AL 36561

Or downloaded from the City's website:
www.orangebeachal.gov, see "Bids"

3.0 EXAMINATION OF DOCUMENTS AND PROJECT SITE

- 3.1 Carefully examine the Bid Documents, Specifications, and the Work Site.
- 3.2 Bids shall include all costs required to execute the work under the existing conditions.
- 3.3 Extra payments will not be made for conditions which can be determined by examining the documents and the site.

4.0 INTERPRETATIONS AND ADDENDA

- 4.1 Should a bidder find discrepancies, ambiguities, or omissions in the Specifications, or should he/she be in doubt as to their meaning, he/she shall immediately notify the Procurement Officer (Renee Eberly at 251-981-6806 or reberly@orangebeachal.gov).
- 4.2 The Procurement Officer will issue Addenda to clarify discrepancies, ambiguities, or omissions in the Specifications.
- 4.3 Addenda will be posted on the City's website at: www.orangebeachal.gov
- 4.4 Addenda shall become part of the bid and all bidders must acknowledge receipt of Addenda on their Bid Form or their bid will be rejected. Bidders shall be bound by all Addenda.
- 4.5 The City is not responsible for any oral instructions.

5.0 PREPARATION OF BID

- 5.1 The bid must be submitted on the Bid Form furnished. All information required by the Bid Documents must be given to constitute a complete bid.



- 5.2 The Bidder must print, in figures, without interlineations, alterations, or erasures, a Unit Price. The Bidder shall then print the total sum on the line designated as "Bid Total." The City will check the total sum printed by the Bidder, and, in case of error or discrepancy, the unit price shall prevail and the total shall be corrected.
- 5.3 Prices and all information must be legible. Illegible or vague bids may be rejected.
- 5.4 All signatures must be written. Facsimile, printed, or typewritten signatures are not acceptable.
- 5.5 Under penalty of perjury, the Bidder certifies by signature on the Bid Form that:
 - The bid has been arrived at by the Bidder independently and has been submitted without collusion with any other vendor of materials, supplies, equipment, or services for the type described in the Invitation to Bid; and
 - The contents of the bid have not been communicated by the Bidder; nor to his/her best knowledge and belief by any of his/her employees or agents to any person not an employee or agent of the Bidder or its surety on any bond furnished herewith prior to the official opening of the bid.

6.0 DELIVERY AND SUBMISSION OF BID

- 6.1 Each bid shall be placed, together with the Bid Bond, if applicable, in a sealed envelope. Bid envelopes must be clearly marked "SEALED BID," the Bidder's name, the title of the bid, and the opening date and time.
- 6.2 All bids received after the time stated in the Invitation to Bid will not be considered and will be returned unopened to the Bidder. The Bidder assumes risk of delay in the mail. Whether sent by mail or by means of personal delivery, the bidder assumes responsibility for having bids deposited on time at the place specified.
- 6.3 The submission of a bid will be construed to mean that the Bidder is fully informed as to the extent and character of the supplies, materials, or equipment required, and as a representation that the bidder can furnish the supplies, materials, or equipment satisfactorily in complete compliance with the specifications.

7.0 MODIFICATIONS AND WITHDRAWALS OF BIDS

- 7.1 No alteration, erasure, or addition is to be made in the typewritten or printed matter. Deviations from the specifications must be set forth in the space provided in bid or by attached sheets for this purpose.
- 7.2 Bids may not be modified after submittal.
- 7.3 Bidder may withdraw his/her bid, either personally or by written request, at any time prior to the scheduled bid opening time.
- 7.4 No bidder may withdraw his/her bid for a period of thirty (30) days after the bid opening.

8.0 RIGHT TO REJECT BID

Bids may be rejected if they contain any omissions, alterations of form, additions not called for, conditional bids, alternate bids unless requested by the City, incomplete bids, erasures, or irregularities of any kind. Bids in which the Unit or Lump Sum prices are obviously unbalanced may be rejected. The City reserves the



right to reject any and all bids for any reason and to waive any informality or irregularity in the bids received.

9.0 BASIS OF AWARD

- 9.1 The City will award a single contract, dependent on the availability of funds.
- 9.2 The contract will be awarded to the lowest responsive qualified contractor, subject to the City's right to reject any or all bids and to waive informality and irregularity in bids and bidding.
- 9.3 The City shall have the right to accept alternates in any order or combination, unless otherwise specifically provided in the bid documents, and to determine the low bidder on the basis of the sum of the base bid and alternates accepted.

10.0 SAMPLE OF MATERIALS

Sample of items, when required, must be furnished free of expense to the City and, if not destroyed, will upon request be returned at the bidder's expense.

11.0 PRE-QUALIFICATION OF CONTRACTORS

Each Bidder shall be prepared, if requested by the City, to present evidence of its experience, qualifications, and financial ability to carry out the terms of the Contract. The City reserves the right to disqualify any bidder who, in the sole judgement of the City, fails to adequately demonstrate qualifications and experience sufficient to enable that bidder to successfully complete the scope of work under this Contract.

12.0 EXECUTION OF CONTRACT

- 12.1 Within ten (10) days of Notice of Award, the Contractor shall deliver to the City proof of insurance as required by Contract Documents. All proof of insurance shall be approved by the City before the Contractor may proceed with Work.
- 12.2 The Contractor shall commence work within ten (10) days following receipt of the Notice to Proceed or on a date stipulated in the authorization to proceed.

13.0 LAWS AND REGULATIONS

The Contractor's attention is directed to the fact that all applicable State laws, Municipal Ordinances, and the Rules and Regulations of all authorities having jurisdiction over construction of the project shall apply to the Contract throughout, and they will be deemed to be included in the Contract the same as though herein written out in full.

14.0 ALABAMA LICENSE CONTRACTOR

All Contractors submitting bids in excess of Fifty Thousand Dollars (\$50,000.00) must be licensed contractors in the State of Alabama and must state their License Number on their Bid Form. Contracts less than Fifty Thousand Dollars (\$50,000.00) will not require a General Contractor's License; however, all other requirements shall remain the same.

15.0 BUSINESS LICENSE



The successful bidder will be required to obtain a City of Orange Beach Business License in order to operate within the Corporate Limits.

16.0 BID BOND

All bids in excess of Fifty Thousand Dollars (\$50,000.00) shall require a bid bond equal to 5% of the contract amount or \$10,000, whichever is lesser. Bid bonds will be returned by the City after the contract has been awarded.

17.0 PERFORMANCE BOND

If the winning bid is in excess of Fifty Thousand Dollars (\$50,000.00), the Contractor shall obtain a performance bond equal to 100% of the contract amount and shall provide such bond within ten (10) days of Notice of Award.

18.0 LABOR & MATERIALS BOND

If the winning bid is in excess of Fifty Thousand Dollars (\$50,000.00), the Contractor shall obtain a Labor & Materials Payment Bond equal to but not less than 50% of the contract amount and shall provide such bond within ten (10) days of Notice of Award. The bond shall include payment of reasonable attorney's fees incurred by successful claimants in civil actions.

19.0 INSURANCE REQUIREMENTS

Contractor agrees, at its sole expense, to maintain on a primary and non-contributory basis during the life of this Contract, or the performance of Work hereunder, insurance coverages, limits, and endorsements as set out below. Contractor agrees to obtain Commercial General Liability, Business Auto Liability, Worker's Compensation, and Commercial Umbrella/Excess Liability before starting the work. Contractor also agrees to undertake the obligation to insure that all subcontractors abide by these same insurance requirements.

The Contractor agrees the insurance requirements herein as well as City's review or acknowledgment is not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by the Contractor under this Contract.

Commercial General Liability

Contractor agrees to maintain Commercial General Liability at a limit of liability not less than \$1,000,000 Each Occurrence, \$2,000,000 Annual Aggregate. Contractor agrees its coverage will not contain any restrictive endorsement(s) excluding or limiting Product/Completed Operations, Independent Contractors, Broad Form Property Damage, X-C-U Coverage, Contractual Liability, or Cross Liability.

Business Automobile Liability

Contractor agrees to maintain Business Automobile Liability at a limit of liability not less than \$1,000,000 Each Occurrence. Coverage shall include liability for Owned, Non-Owned, and Hired Automobiles.

Worker's Compensation & Employer's Liability

Regardless of any "minimum requirements" of the State of Alabama, Contractor shall obtain Worker's Compensation insurance covering **all** workers involved in the Work. (Note: Elective exemptions or coverage through an employee leasing arrangement will violate this requirement.) Subcontractor shall also obtain Employer's Liability insurance with minimum limits of \$500,000 Each Accident, \$500,000 Disease Policy Limit, and \$500,000 Each Employee.



Commercial Umbrella/Excess Liability

Contractor agrees to maintain either a Commercial Umbrella or Excess Liability at a limit of liability not less than \$1,000,000 Each Occurrence, \$1,000,000 Aggregate. The Contractor agrees to endorse the City as an “Additional Insured” on the Commercial Umbrella/Excess Liability, unless the Commercial Umbrella/Excess Liability provides coverage on a pure/true follow-form basis, or the City is automatically defined as an Additional Protected Person.

Additional Insured Endorsements

The Contractor agrees to endorse the City as an Additional Insured on the Commercial General Liability with the following Additional Insured endorsement, or similar endorsement providing equal or broader Additional Insured coverage than:

- CG2010 10 01 – Additional Insured; Owners, Lessees, or Contractors, OR
- CG2010 07 04 – Additional Insured; Owners, Lessees, or Contractors; Scheduled Person or Organization endorsement

The name of the organization endorsed as Additional Insured for all endorsements shall read “City of Orange Beach.”

Waiver of Subrogation

Contractor agrees by entering into this written Contract to a Waiver of Subrogation in favor of the City. If a policy prohibits waiving subrogation rights without an endorsement, the Contractor agrees to endorse it with a Waiver of Transfer of Rights of Recovery against Others, or an equivalent endorsement. This Waiver of Subrogation requirement shall not apply to any policy which voids coverage if subrogation is waived.

Right to Revise or Reject

The City reserves the right to revise any insurance requirement based on insurance market conditions affecting the availability or affordability of coverage; or changes in the scope of work/specifications affecting the applicability of coverage. Additionally, the City reserves the right, but not the obligation, to review and reject and insurance policies failing to meet the criteria stated herein, or any insurer(s) providing coverage, due to its poor financial condition or failure to operate legally in the State of Alabama. In such events, City shall provide Contractor written notice of such revisions or rejections.

No Representation of Coverage Adequacy

The coverages, limits, or endorsements required herein protect the primary interests of the City, and the Contractor agrees in no way should these coverages, limits, or endorsements required be relied upon when assessing the extent or determining appropriate types and limits of coverage to protect the Contractor against any loss exposures, whether as a result of the Project or otherwise.

Certificate of Insurance

Contractor agrees to provide City a Certificate of Insurance evidencing the above coverages. If the Contractor receives a non-renewal or cancellation or other material change notice from an insurance carrier affording coverage required herein, Contractor agrees to notify the City immediately with specifics as to which coverage is no longer in compliance. The City shall have the right, but not the obligation, of prohibiting Contractor from entering the Work site until a new Certificate of Insurance is provided to the City evidencing the replacement coverage. The Contractor agrees the City reserves the right to withhold payment to Contractor until evidence of reinstated or replacement coverage is provided to the City. If the Contractor fails to maintain the insurance as set forth herein, the Contractor agrees the City shall have the right, but not the obligation, to purchase replacement insurance, which the Contractor agrees to reimburse any premiums or expenses incurred by the City.



The Contractor agrees the Certificate(s) of Insurance shall:

1. Clearly indicate the City has been endorsed on the Commercial Umbrella/Excess Liability and Commercial General Liability policy as an Additional Insured. Clearly indicate the project name and project number.
2. Clearly indicated Certificate Holder(s) as follows:

Original to: City of Orange Beach
Attn: City Clerk
P.O. Box 458
Orange Beach, AL 36561
Fax (251) 981-1442

20.0 COMPLETION DATE

- 20.1 Unless otherwise specified by the City, the Contractor shall commence the work within ten (10) days from the date of receipt of the Notice to Proceed, and shall be Substantially Complete no later than October 4, 2019 at 5:00 P.M.
- 20.2 The completion date shall not be extended except for unavoidable delays caused by, but not limited to, fires, floods, storms, strikes, accidents, or other circumstances beyond the Contractor's control. The Contractor may request additional completion time within one week from the occurrence of the delay. The City shall be the sole judge of such "unavoidable delays," and the extent thereof. In the event that such a determination is made, the date of completion shall be extended by a length of time equal to that lost by such circumstances. The City shall not be liable to the Contractor for any damages or additional compensation as a consequence of any delay, hindrance, interference, or other similar event beyond the City's control. Failure by the Contractor to notify the City within one week from the occurrence of delay will constitute a forfeiture of any potential time extension.

21.0 LIQUIDATED DAMAGES

- 21.1 Deduction at the rate of Three Hundred Dollars (\$300.00) per day shall be made from the total Contract price for each and every calendar day beyond the thirty (30) days from the date of Notice to Proceed that the work remains not satisfactorily completed.
- 21.2 The above mentioned sum shall be deducted as Liquidated Damages. Such liquidated damages are intended to represent estimated actual damages and are not intended as a penalty, and Contractor shall pay them to the City without limiting the City's right to terminate this agreement for default as provided elsewhere herein.

22.0 DEFAULT OF CONTRACTOR

In cases of default of the contractor, the City may procure the Work from other sources and hold the contractor responsible for any excess cost occasioned thereby.

23.0 PAYMENT

ORANGE BEACH RECREATION COMPLEX NEW GYMNASIUM
CITY OF ORANGE BEACH
ORANGE BEACH, ALABAMA

March 19, 2019
DAI 3891.01
ADDENDUM NO. 2



The Bidder may submit an Application for Payment for provided labor and materials in accordance with the accepted Unit Prices. Payment shall be made to the Bidder within thirty (30) days of receipt and approval of Application for Payment.



BID BOND

KNOW ALL MEN BY THESE PRESENTS:

THAT _____
(Name of Contractor/Principal)

_____, as Principal,
(Address)

and _____
(Name of Surety)

of _____, as Surety,
(Address)

are held and firmly bound unto **the City of Orange Beach**, as obligee, in the full and just sum of:

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

WHEREAS, the said Principal is herewith submitting its bid for:

ORANGE BEACH RECREATION COMPLEX NEW GYMNASIUM

The condition of this obligation is such that, if the aforesaid Principal shall be awarded the Contract, the said Principal will, within the time required, enter into a formal Contract, and give a good and sufficient bond to secure the performance of the terms and conditions of the Contract, then this obligation to be void; otherwise, the Principal and the Surety will pay unto the full amount of said bond. If no other bids are received, the full amount of the proposal guarantee shall be so retained or recovered as liquidated damages for such default.

SIGNED, SEALED AND DELIVERED _____
(Date)

Witness

Principal (Seal)

Title

Witness

Surety (Seal)

Title

Bids will not be considered unless Bid Bond is signed by Principal and Surety,
or in lieu thereof, a certified check must accompany the bid.

**SECTION 00 7300
SUPPLEMENTARY CONDITIONS**

PART 1 GENERAL

1.1 SUMMARY

- A. These Supplementary Conditions amend and supplement the General Conditions defined in Document 00 7200 - General Conditions and other provisions of the Contract Documents as indicated below. Provisions that are not so amended or supplemented remain in full force and effect.
- B. The terms used in these Supplementary Conditions that are defined in the General Conditions have the meanings assigned to them in the General Conditions.

1.2 RELATED SECTIONS

Section 00 5000 - Contracting Forms and Supplements.

1.3 MODIFICATIONS TO GENERAL CONDITIONS

ARTICLE 1.1 - BASIC DEFINITIONS

After Section 1.1.8, add the following definitions:

1.1.9 Miscellaneous Definitions

- .1 The term "product" includes materials, systems, and equipment.
- .2 The term "furnish" means to supply and deliver to project site.
- .3 The term "install" means to place in position for service or use.
- .4 The term "provide" includes furnishing and installing a product, complete in place, tested and approved.
- .5 The term "building code" and the term "code" refer to regulations of governmental agencies having jurisdiction.
- .6 The terms "approved", "required", and "as directed" refer to and indicate the work or materials that may be approved, required, or directed by the Architect acting as the agent of the Owner.
- .7 The term "similar" means in its general sense and not necessarily identical.
- .8 The terms "shown", "indicated", "detailed", "noted", "scheduled", and terms of similar import, refer to requirements contained in the Contract Documents.
- .9 Project Manual: The Project Manual is the volume usually assembled for the Work which includes the Bid Documents, Contract Documents, and Specifications.

1.4 ARTICLE 3 - CONTRACTOR

Delete Paragraph 3.6 and replace with the following;

3.6 TAXES

- 3.6.1 Contractor shall not include sales and use taxes in the Contract Amount. The Base Bid and all Alternate Bids submitted on the proposal form will NOT INCLUDE the cost of taxes including sales taxes and use taxes. See section 00 7323 ADOR.
- 3.6.2 After selection of successful contract bidder, Owner and Contractor will enter into an purchasing agency agreement. Contractor shall act as agent of the Owner for the purpose of purchasing materials relating to the Work of this Contract. Payment for such materials shall be made directly by Owner.
 - 3.6.2.1 Owner will provide necessary agreement and forms at the time when Agreement is executed.

ARTICLE 5 - SUBCONTRACTORS

Add the following subparagraph:

- 5.2.5 Not later than 15 days after the date of commencement of the Work, the Contractor shall furnish in writing to the Owner through the Architect the names of persons or entities proposed as manufacturers or fabricators for certain products, equipment and systems identified in the General Requirements (Division 1 of the Specifications) and, where applicable, the name of the installing Subcontractor.

ARTICLE 7 - CHANGES IN THEWORK

Add the following subparagraphs:

7.1.5 The combined overhead and profit included in the total cost to the Owner for a change in the Work shall be based on the following schedule:

- .1 For the Contractor, for Work performed by the Contractor's own forces, 20 percent of the cost.
- .2 For the Contractor, for Work performed by the Contractor's Subcontractors, 10 percent of the amount due the Subcontractors.
- .3 For each Subcontractor involved, for Work performed by that Subcontractor's own forces, 15 percent of the cost.
- .4 For each Subcontractor involved, for Work performed by the Subcontractor's Sub-subcontractors, 10 percent of the amount due the Sub-subcontractor.
- .5 Cost to which overhead and profit is to be applied shall be determined in accordance with Section 7.3.7.
- .6 In order to facilitate checking of quotations for extras or credits, all proposals, except those so minor that their propriety can be seen by inspection, shall be accompanied by a complete itemization of costs including labor, materials and Subcontracts. Labor and materials shall be itemized in the manner prescribed above. Where major cost items are Subcontracts, they shall be itemized also. In no case will a change involving over \$5,000.00 be approved without such itemization.

ARTICLE 8 - TIME

Add the following subparagraph:

8.1.5: Contract Time commences at the time indicated in a written Notice To Proceed. The Work shall be Substantially Complete on or before October 4, 2019 at 5:00 pm CST on that day. See Section 01 1000 - Summary, 1.02 D. for other pertinent dates.

ARTICLE 9 - PAYMENTS AND COMPLETION

Add the following subparagraph:

9.3.1.3 Until Substantial Completion, the Owner shall pay 90 percent of the amount due the Contractor on account of progress payments.

9.3.1.4 Until all work is satisfactorily completed in accordance with this agreement and all closeout requirements have been provided, less five percent (5%) of the amount of such estimate which is to be retained by the Owner.

Add the following section:

9.11: Liquidated Damages:

9.11 Liquidated Damages shall be \$300 per day.

ARTICLE 11 - INSURANCE ANDBONDS

ARTICLE 11.1 - CONTRACTORS LIABILITYINSURANCE

Contractors Liability Insurance: Add the following Section 11.1.1.9:

11.1.1.10 If the General Liability coverages are provided by a Commercial General Liability Policy on a claims-made basis, the policy date or Retroactive Date shall predate the Contract; the termination date of the policy or applicable extended reporting period shall be no earlier than the termination date of coverages required to be maintained after final payment, certified in accordance with Subparagraph 9.10.1 and 9.10.2.

Add the following Clause 11.1.2.1 to 11.1.2:

11.1.2.1 Insurance coverage required by Section 11.1.1 shall be written for not less than the following amounts, or greater if required by law:

1. Workers Compensation and Employer's liability:
 - a) State: Statutory
 - b) Applicable Federal: Statutory
 - c) Employer's Liability:
 - (1) \$1,000,000.00 per accident.
 - (2) \$1,000,000.00 Disease, Policy Limit.
 - (3) \$1,000,000.00 Disease, Each Employee.

2. Comprehensive or Commercial General Liability (including Premises-Operations; Independent Contractors' Protective; Products and Completed Operations; Broad Form Property Damage):
 - a. a) Each Occurrence: \$1,000,000.00
 - b. General Aggregate: \$2,000,000.00
 - c. Personal and advertising injury: \$1,000,000.00
 - d. Products completed operations aggregate: \$2,000,000.00
 - b) Policy shall be endorsed to have the general aggregate per project. in the amount of \$2,000,000.00.
 - c) Products and Completed Operations to be maintained ONE (1) year after either 90 days after Substantial Completion or final payment, whichever is earlier.
 - d) Automobile Liability Insurance (including owned, non-owned and hired vehicles):
Each Occurrence: \$1,000,000.00
 - e) Umbrella Excess Liability:
 - 1) \$1,000,000.00 over primary insurance.

Add the following Section 11.1.2.2:

11.1.2.2 All Contractors insurance policies shall name the Architect and Owner as additional insureds.

Add to Section 11.1.3:

Notice of Insurance shall be filed with all named insureds including written notice of cancellation. In addition of Notice of Cancellation, notify named insureds within Ten (10) days for nonpayment of premium.

Add Section 11.1.3.1:

11.1.3.1 Certificates of insurance shall be in the form of Acord Form 25-S, supplemented by AIA Document G715, "Supplemental Attachment", or otherwise acceptable to the Owner and listing the Owner as the certificate holder. The insurance certificate(s) must be delivered to the Owner with the Construction Contract and Bonds for final approval and execution of the Construction Contract. The insurance certificate must provide the following:

- 1) Name and address of authorized agent of the insurance company
- 2) Name and address of insured and additional insureds.
- 3) Name of insurance company or companies
- 4) Description of policies
- 5) Policy Number(s)
- 6) Policy Period(s)
- 7) Limits of liability
- 8) Name and address of Owner as certificate holder
- 9) Project Name and Number, if any
- 10) Signature of authorized agent of the insurance company
- 11) Mandatory thirty (30) day notice of cancellation / non-renewal / change

Add Section 11.1.3.2:

11.1.3.2 Builder's Risk Policy shall be made payable to the Owner and Contractor, as their interests may appear. The policy amount shall be equal to 100% of the Contract Sum, written on a Causes of Loss – Special Form (current addition as of the date of Ad for Bids) or it's equivalent. All deductibles shall be the sole responsibility of the Contractor.

- 1) The following may occur without diminishing, changing, altering or otherwise affecting the coverage and protection afforded the insured under this policy;
 - I. Furniture and equipment may be delivered to the insured premises and installed in place ready for use; or
 - II. Partial or complete occupancy by Owner; or
 - III. Performance of work in connection with construction operations insured by the Owner, by the agents or lessees or other contractors of the Owner, or by contractors of the lessee of the Owner.

ARTICLE 11.4 - PERFORMANCE BOND AND PAYMENT BOND

11.4.3: The bond value requirements are as follows:

Provide bonds on City of Orange Beach Forms.

Provide a 100 percent Performance Bond.

Provide a 100 percent Payment Bond.

1. Deliver bonds with the Construction Contract and Certificate of Insurance for final approval and execution of the Contract.

ARTICLE 15.3 - MEDIATION

Add the following at the beginning of the first sentence in 15.3.1:

15.3.1 With the mutual agreement of the parties to the claim or dispute,

ARTICLE 15.4 - ARBITRATION

Delete Article 15.4 in its entirety. The parties may, by mutual agreement of all parties involved, submit claims to binding arbitration.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF DOCUMENT

**SECTION 01 1000
SUMMARY**

PART 1 GENERAL

1.01 PROJECT

- A. Project Name: Orange Beach Recreation Complex New Gymnasium, City of Orange Beach, Orange Beach, AL.
 - 1. Alabama Building Commission Project Number: TBD.
- B. Owner's Name: City of Orange Beach.
 - 1. Web Site: www.orangebeachal.gov.
Telephone: 251-981-6979.
 - 2. City Administrator for the City of Orange beach: Ken Grimes, Jr., City Administrator.
 - 3. Owner's Representative: Ken Grimes, Jr., City Administrator.
 - a. Telephone: 251-981-6806
E-Mail: kgrimes@orangebeachal.gov / reberly@orangebeachal.gov
- C. Architect's Name: Davis Architects, Inc.
 - 120 Twenty Third Street South
 - Birmingham, AL 35233
 - Telephone: 205-322-7482
- D. The Project consists of an addition to the existing Orange Beach Recreation Complex for a new children's gymnasium.

1.02 CONTRACT DESCRIPTION

- A. Contract Type: A single prime contract based on a Stipulated Price as described in Document 00 5000 – Contracting Forms and Supplements.
- B. Drawings and Specifications: Drawings and Specifications are complementary, divisions and sections are arranged according to materials and functions and are not intended to be "trade" sections. These Specifications establish construction and material standards and techniques and do not necessarily cover all specific items of materials shown on the Drawings.
- C. Changes in the Work: All changes in the work shall be in writing. Owner's representative for the purposes of execution of changes in the work will be Ken Grimes, Jr., City Administrator.
- D. Time Allotted for Completion:
 - 1. Bids will be received on the date and hour as described in Section 00 1113 Advertisement for Bids. Unless otherwise indicated bids will be received March 21, 2019 at 2:00 PM.
 - 2. It is anticipated that Notice to Proceed will be issued on or about April 3, 2019.
 - 3. The entire Work shall be Substantially Complete no later than October 4, 2019 at 5:00 PM.
 - 4. See General Conditions and Supplementary Conditions for Liquidated Damage provisions.
- E. Inspection of Job Site: Contractor acknowledges that he has visited the job site and examined the conditions for purposes of determining amount of work to be done.
 - 1. The contractor is expected to verify all dimensions and quantities necessary to complete project. The Contractor must contact the Architect to schedule site visit.
- F. Submittals: All submittals shall be addressed to Davis Architects, Inc., 120 Twenty Third Street South, Birmingham, AL 35233, Attention Jeff Menasco or at e-mail address jmenasco@dadot.com.
- G. Sales Tax Exemption: The Owner is a tax-exempt entity and does not pay sales or use tax. See Section 01 2976.13 - Sales and Use Tax Savings for additional information. Obtain Certificate of Exemption from Alabama Department of Revenue (ADOR).

- H. All questions, clarifications, etc. should be addressed to Davis Architects, Inc., 120 Twenty Third Street South, Birmingham AL, 35233, Attention Jeff Menasco or at e-mail address jmenasco@dadot.com.

1.03 DESCRIPTION OF ALTERATIONS WORK

- A. Scope of demolition and removal work is indicated on drawings and specified in Section 02 4100.
- B. Scope of alterations work is indicated on drawings.
- C. Plumbing: Alter existing system and add new construction, keeping existing in operation.
- D. HVAC: Alter existing system and add new construction, keeping existing in operation.
- E. Electrical Power and Lighting: Alter existing system and add new construction, keeping existing in operation.
- F. Fire Suppression Sprinklers: Alter existing system and add new construction, keeping existing in operation.
- E. Fire Alarm: Alter existing system and add new construction, keeping existing in operation.

1.04 WORK BY OWNER

- A. Items noted NIC (Not in Contract) will be supplied and installed by Owner before Substantial Completion.

1.05 OWNER OCCUPANCY

- A. Time is of the essence of the Contract. In the event the Contractor shall, for any reason, fall behind schedule, he shall promptly put double shifts of labor on the Work and/or take such other steps as may be required to expedite the work to ensure that the Work shall be fully completed within the stated time and at no extra cost to the Owner.
- B. Owner intends to continue to occupy adjacent portions of the existing building site during the entire construction period
- C. Owner intends to occupy the Project upon Substantial Completion.
- D. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.
- E. Schedule the Work to accommodate Owner occupancy.

1.06 CONTRACTOR USE OF SITE AND PREMISES

- A. Examination of the Premises:
 - 1. The Contractor acknowledges that he has examined the premises and satisfied himself as to the existing conditions under which he will be obliged to operate in performing his part of the Work and that will in any way affect the Work under this Contract. No allowance will be made subsequently in this connection on behalf of the Contractor for any error or negligence on his part.
 - 2. Contractor acknowledges that he has examined all surfaces on which, or against which, work is to be applied and shall notify the Architect in writing of any defects that he may discover which, in his opinion, would be detrimental to the proper installation or operation of the Work. Commencing of work by Contractor denotes acceptance by Contractor of all conditions affecting the Work.
 - 3. Contractor acknowledges that he has examined all surfaces on which, or against which, work is to be applied and shall notify the Architect in writing of any defects that he may discover which, in his opinion, would be detrimental to the proper installation or operation of the Work. Commencing of work by Contractor denotes acceptance by Contractor of all conditions affecting the Work.

- B. Construction Operations: Limited to areas noted on Drawings
 1. All Contractor's personnel shall wear hard hats for the duration of the project. Each employee must wear ID badges that bear the company name, employee name and employee photo.
 2. No smoking shall be allowed within buildings or within 25 feet of a building entrances, operable windows or outside air intakes.
 3. Shirts and other proper clothing are required on the job.
 4. Clothing, stickers, bumper stickers, license tags and any other device which contains obscene works, symbols or messages which are offensive are expressly prohibited.
 5. Cursing, vulgar, obscene, flirtatious language, gestures manners, etc. will not be tolerated.
 6. Use and presence of alcoholic beverages, illegal substances and firearms are not permitted on site.
 7. It is the responsibility of the General Contractor to provide a drug free work place.
- C. Arrange use of site and premises to allow:
 1. Owner occupancy.
 2. Work by Others.
 3. Work by Owner.
 4. Use of site and premises by the public.
- D. Provide access to and from site as required by law and by Owner:
 1. Access to the Work: Coordinate access routes, parking, lay-down space and schedule of operation with Owner. Limit construction access to only approved areas. Stay west of the Community Center as much as possible.
 2. Comply with Owners site access requirements including check-in with Owner, identification badges to be obtained through Owner's site access control procedures.
 3. Emergency Building Exits During Construction: Keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
 4. Do not obstruct roadways, sidewalks, or other public ways without permit.
- E. Contractor's Access and Protection:
 1. Access, General: Utilize approved route to and from site as required by Owner.
 2. Truck and equipment access: Provide adequate protection for curbs and sidewalks over which trucks and equipment pass to reach job site. Comply with all regulations and requirements of governmental authorities having jurisdiction. GC parking to use lots west of the Community Center as primary parking.
 3. Protection of existing site features to remain: Provide adequate protection for existing site features to remain.
 4. Maintain surrounding roads in a clean and safe condition. Clean all mud and debris from public streets and walks.
 5. Provide security fence around site of the work.
 6. Provide lockable fenced area for storage of materials and equipment.
- F. Existing building spaces may not be used for storage.
- G. Time Restrictions:
 1. Coordinate execution times of especially noisy exterior work with Owner. Follow City ordinances related to noise.
 2. Restriction of Deliveries.
 - a. Follow City ordinances related to noise. Determine as needed based on safety concerns and site restrictions while existing facility continues to operate daily.
- H. Utility Outages and Shutdown:
 1. Prevent accidental disruption of utility services to other facilities.

1.07 CONSERVATION AND SALVAGE

- A. Carry out construction operations with the maximum possible consideration given to conservation of energy, water, and materials. Wherever possible, salvage materials and equipment involved in the performance of the Work, but not incorporated therein.

1.08 GOVERNING REGULATIONS, AUTHORITIES AND LABOR CONDITIONS

- A. Contact governing authorities having relation to Contractor's responsibilities for performing the Work for necessary information and decisions having a bearing on the Work of this Contract.
- B. Obtain all necessary permits and approvals from authorities having jurisdiction and pay all necessary permit fees.
- C. Comply fully with all applicable rules and regulations governing health and safety of employees and the general public, including Occupational Safety and Health Administration regulations and Department of Labor, Bureau of Labor Standards "Safety and Health Regulations for Construction" as may be applicable to this project.
- D. Sediment and drainage control: Comply fully with requirements of authorities having jurisdiction for control of runoff water and sediment from the site and construction operations. Maintain sediment barriers at all times until stabilization of the site, including cleaning of all vehicles leaving the site.

1.09 CONTRACTOR STAFFING REQUIREMENTS

- A. Onsite Project Management and Supervision: Understanding the nature of the construction and the schedule requirements for the project, the Contractor is to provide proper staffing on the project to organize, coordinate, prepare submittals, plan, supervise and ensure a high level of quality of the work. To create schedule momentum and to ensure proper levels of staffing from the beginning of the project to the conclusion, provide the following on-site personnel for the project.
 - 1. Staff Experience and Qualifications: Contractor to submit all resumes within 10 days of a Letter of Intent or Notice of Award.
- B. Project Manager:
 - 1. Minimum 7 years of construction experience in commercial projects.
- C. Superintendent:
 - 1. One site, full time, assigned to the project from initial mobilization through substantial completion.
 - 2. Minimum 7 years experience in commercial construction.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

SECTION 08 1113
HOLLOW METAL DOORS AND FRAMES

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Non-fire-rated hollow metal doors and frames.
- B. Hollow metal frames for wood doors.
- C. Fire-rated hollow metal doors and frames.
- D. Thermally insulated hollow metal doors with frames.
- E. Accessories, including louvers, and matching panels.

1.02 RELATED REQUIREMENTS

- A. Section 08 7100 - Door Hardware.
- B. Section 09 9113 - Exterior Painting: Field painting.
- C. Section 09 9123 - Interior Painting: Field painting.

1.03 ABBREVIATIONS AND ACRONYMS

- A. ANSI - American National Standards Institute.
- B. ASCE - American Society of Civil Engineers.
- C. HMMA - Hollow Metal Manufacturers Association.
- D. NAAMM - National Association of Architectural Metal Manufacturers.
- E. NFPA - National Fire Protection Association.
- F. SDI - Steel Door Institute.
- G. UL - Underwriters Laboratories.

1.04 REFERENCE STANDARDS

- A. ADA Standards - Americans with Disabilities Act (ADA) Standards for Accessible Design; 2010.
- B. ANSI/SDI A250.4 - Test Procedure and Acceptance Criteria for Physical Endurance for Steel Doors, Frames and Frame Anchors; 2011.
- C. ANSI/SDI A250.6 - Recommended Practice for Hardware Reinforcing on Standard Steel Doors and Frames; 2003 (R2009).
- D. ANSI/SDI A250.8 - Specifications for Standard Steel Doors and Frames (SDI-100); 2014.
- E. ANSI/SDI A250.10 - Test Procedure and Acceptance Criteria for Prime Painted Steel Surfaces for Steel Doors and Frames; 2011.
- F. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2015, with Editorial Revision (2016).
- G. ASTM A1008/A1008M - Standard Specification for Steel, Sheet, Cold-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, Solution Hardened, and Bake Hardenable; 2016.
- H. ASTM A1011/A1011M - Standard Specification for Steel, Sheet and Strip, Hot-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, and Ultra-High Strength; 2017.
- I. BHMA A156.115 - American National Standard for Hardware Preparation in Steel Doors and Steel Frames; 2014.

- J. ICC (IECC) - International Energy Conservation Code; 2012.
- K. ICC A117.1 - Accessible and Usable Buildings and Facilities; 2017.
- L. ITS (DIR) - Directory of Listed Products; current edition.
- M. NAAMM HMMA 805 - Recommended Selection and Usage Guide for Hollow Metal Doors and Frames; 2012.
- N. NAAMM HMMA 830 - Hardware Selection for Hollow Metal Doors and Frames; 2002.
- O. NAAMM HMMA 831 - Hardware Locations for Hollow Metal Doors and Frames; 2011.
- P. NAAMM HMMA 840 - Guide Specifications for Installation and Storage of Hollow Metal Doors and Frames; 2007.
- Q. NAAMM HMMA 850 - Fire-Protection and Smoke Control Rated Hollow Metal Door and Frame Products; 2014.
- R. NAAMM HMMA 860 - Guide Specifications for Hollow Metal Doors and Frames; 2013.
- S. NAAMM HMMA 861 - Guide Specifications for Commercial Hollow Metal Doors and Frames; 2006.
- T. NFPA 80 - Standard for Fire Doors and Other Opening Protectives; 2016.
- U. NFPA 252 - Standard Methods of Fire Tests of Door Assemblies; 2012.
- V. SDI 117 - Manufacturing Tolerances for Standard Steel Doors and Frames; 2013.
- W. UL (DIR) - Online Certifications Directory; current listings at database.ul.com.
- X. UL 10C - Standard for Positive Pressure Fire Tests of Door Assemblies; Current Edition, Including All Revisions.

1.05 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Materials and details of design and construction, hardware locations, reinforcement type and locations, anchorage and fastening methods, and finishes; and one copy of referenced standards/guidelines.
- C. Shop Drawings: Details of each opening, showing elevations, frame profiles, and any indicated finish requirements.
- D. Samples: Submit two samples of metal, 2 inch by 2 inch in size showing factory finishes, colors, and surface texture.
- E. Installation Instructions: Manufacturer's published instructions, including any special installation instructions relating to this project.
- F. Manufacturer's Certificate: Certification that products meet or exceed specified requirements.
- G. Manufacturer's Qualification Statement.
- H. Installer's Qualification Statement.

1.06 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section, with not less than five years documented experience.
- B. Installer Qualifications: Company specializing in performing work of the type specified and with at least five years of documented experience and approved by manufacturer.
- C. Maintain at project site copies of reference standards relating to installation of products specified.

1.07 DELIVERY, STORAGE, AND HANDLING

- A. Comply with NAAMM HMMA 840 or ANSI/SDI A250.8 (SDI-100) in accordance with specified requirements.
- B. Protect with resilient packaging; avoid humidity build-up under coverings; prevent corrosion and adverse effects on factory applied painted finish.

PART 2 PRODUCTS

201 MANUFACTURERS

- A. Hollow Metal Doors and Frames:
 - 1. De La Fontaine Inc: www.delafontaine.com.
 - 2. Mesker, dormakaba Group; FDJ Series Drywall Frames: www.meskeropeningsgroup.com/#sle.
 - 3. Republic Doors: www.republicdoor.com.
 - 4. Technical Glass Products: www.tgpamerica.com.
 - 5. Substitutions: See Section 01 6000 - Product Requirements.

202 DESIGN CRITERIA

- A. Requirements for Hollow Metal Doors and Frames:
 - 1. Steel used for fabrication of doors and frames shall comply with one or more of the following requirements; Galvannealed steel conforming to ASTM A653/A653M, cold-rolled steel conforming to ASTM A1008/A1008M, or hot-rolled pickled and oiled (HRPO) steel conforming to ASTM A1011/A1011M, Commercial Steel (CS) Type B for each.
 - 2. Accessibility: Comply with ICC A117.1 and ADA Standards.
 - 3. Exterior Door Top Closures: Flush end closure channel, with top and door faces aligned.
 - 4. Door Edge Profile: Manufacturers standard for application indicated.
 - 5. Typical Door Face Sheets: Flush.
 - 6. Glazed Lights: Non-removable stops on non-secure side; sizes and configurations as indicated on drawings. Style: Manufacturers standard.
 - 7. Hardware Preparations, Selections and Locations: Comply with NAAMM HMMA 830 and NAAMM HMMA 831 or BHMA A156.115 and ANSI/SDI A250.8 (SDI-100) in accordance with specified requirements.
 - 8. Zinc Coating for Typical Interior and/or Exterior Locations: Provide metal components zinc-coated (galvanized) and/or zinc-iron alloy-coated (galvannealed) by the hot-dip process in accordance with ASTM A653/A653M, with manufacturer's standard coating thickness, unless noted otherwise for specific hollow metal doors and frames.
 - a. Based on NAAMM HMMA Custom Guidelines: Provide at least A25/ZF75 (galvannealed) for interior applications, and at least A60/ZF180 (galvannealed) or G60/Z180 (galvanized) for corrosive locations.
- B. Minimum Thermal Standards: Swing door unit U-value no greater than 0.61 in accord with ICC (IECC) requirements (Table C402.1.4 - U-value method).
- C. Combined Requirements: If a particular door and frame unit is indicated to comply with more than one type of requirement, comply with the specified requirements for each type; for instance, an exterior door that is also indicated as being sound-rated must comply with the requirements specified for exterior doors and for sound-rated doors; where two requirements conflict, comply with the most stringent.
- D. Design doors to meet minimum Design Pressure of 80 PSF

203 HOLLOW METAL DOORS

- A. Door Finish: Factory primed and field finished.
- B. Exterior Doors: Thermally insulated.
 - 1. Based on NAAMM HMMA Custom Guidelines:
 - a. Comply with guidelines of NAAMM HMMA 860 for Hollow Metal Doors and Frames.
 - b. Performance Level 3 – Extra-Heavy Duty, in accordance with NAAMM HMMA 805.
 - c. Physical Performance Level A, 500,000 cycles; in accordance with ANSI/SDI A250.4.
 - d. Door Face Metal Thickness: 14 gage, 0.067 inch, minimum.
 - e. Zinc Coating: G90/Z275 galvanized coating; ASTM A653/A653M.
 - 2. Core Material: Polyurethane, 1.8 lbs/cu ft minimum density.
 - 3. Door Thermal Resistance: R-Value of 8.7, minimum, for installed thickness of polyurethane.
 - 4. Door Thickness: 1-3/4 inch, nominal.
 - 5. Weatherstripping: Refer to Section 08 7100.
- C. Interior Doors, Non-Fire Rated:
 - 1. Based on NAAMM HMMA Custom Guidelines:
 - a. Comply with guidelines of NAAMM HMMA 860 for Hollow Metal Doors and Frames.
 - b. Performance Level 3 - Heavy Duty, in accordance with NAAMM HMMA 805.
 - c. Physical Performance Level B, 500,000 cycles; in accordance with ANSI/SDI A250.4.
 - d. Door Face Metal Thickness: 18 gage, 0.042 inch, minimum.
 - e. Zinc Coating: G90/Z275 galvanized coating; ASTM A653/A653M.
 - 2. Core Material: Manufacturers standard core material/construction and in compliance with requirements.
 - 3. Door Thickness: 1-3/4 inch, nominal.

204 HOLLOW METAL FRAMES

- A. Comply with standards and/or custom guidelines as indicated for corresponding door in accordance with applicable door frame requirements.
- B. Frame Finish: Factory primed and field finished.
- C. Exterior Door Frames: Full profile/continuously welded type.
 - 1. Galvanizing: Components hot-dipped zinc-iron alloy-coated (galvannealed) in accordance with ASTM A653/A653M, with A40/ZF120 coating.
 - 2. Frame Metal Thickness: 14 gage, 0.067 inch, minimum.
 - 3. Weatherstripping: Separate, see Section 08 7100.
- D. Interior Door Frames, Non-Fire Rated: Face welded type.
 - 1. Frame Metal Thickness: 16 gage, 0.053 inch, minimum.
- E. Door Frames, Fire-Rated: Full profile/continuously welded type.
 - 1. Fire Rating: Same as door, labeled.
 - 2. Frame Metal Thickness: 16 gage, 0.053 inch, minimum.
- F. Frames for Wood Doors: Comply with frame requirements in accordance with corresponding door.
- G. Mullions for Pairs of Doors: Removable type, with profile similar to jambs.
- H. Transom Bars: Fixed, of profile same as jamb and head.
- I. Provide mortar guard boxes for hardware cut-outs in frames to be installed in masonry or to be grouted.
- J. Frames in Masonry Walls: Size to suit masonry coursing with head member 4 inch high to fill opening without cutting masonry units.
- K. Frames Wider than 48 inches: Reinforce with steel channel fitted tightly into frame head, flush with top.
- L. Frames Installed Back-to-Back: Reinforce with steel channels anchored to floor and overhead structure.

205 FINISHES

- A. Primer: Rust-inhibiting, complying with ANSI/SDI A250.10, door manufacturer's standard.
- B. Bituminous Coating: Asphalt emulsion or other high-build, water-resistant, resilient coating.

206 ACCESSORIES

- A. Louvers: Roll formed steel with overlapping frame; finish same as door components; factory-installed.
 - 1. Style: Sightproof inverted Y blade.
 - 2. Louver Free Area: 50 percent.
 - 3. Fasteners: Exposed, tamper proof fasteners.
- B. Removable Stops: Formed sheet steel, shape as indicated on drawings, mitered or butted corners; prepared for countersink style tamper proof screws.
- C. Astragals for Double Doors: Specified in Section 08 7100.
- D. Mechanical Fasteners for Concealed Metal-to-Metal Connections: Self-drilling, self-tapping, steel with electroplated zinc finish.
- E. Grout for Frames: Portland cement grout with maximum 4 inch slump for hand troweling; thinner pumpable grout is prohibited.
- F. Silencers: Resilient rubber, fitted into drilled hole; provide three on strike side of single door, three on center mullion of pairs, and two on head of pairs without center mullions.
- G. Temporary Frame Spreaders: Provide for factory- or shop-assembled frames.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify existing conditions before starting work.
- B. Verify that opening sizes and tolerances are acceptable.
- C. Verify that finished walls are in plane to ensure proper door alignment.

3.02 PREPARATION

- A. Coat inside of frames to be installed in masonry or to be grouted, with bituminous coating, prior to installation.
- B. Coat inside of frames with bituminous coating to a thickness of 1/16 inch.

3.03 INSTALLATION

- A. Install doors and frames in accordance with manufacturer's instructions and related requirements of specified door and frame standards or custom guidelines indicated.
- B. Install prefinished frames after painting and wall finishes are complete.
- C. Install fire rated units in accordance with NFPA 80.
- D. Coordinate frame anchor placement with wall construction.
- E. Grout frames in masonry construction, using hand trowel methods; brace frames so that pressure of grout before setting will not deform frames.
- F. Install door hardware as specified in Section 08 7100.
 - 1. Comply with recommended practice for hardware placement of doors and frames in accordance with ANSI/SDI A250.6 or NAAMM HMMA 861.
- G. Touch up damaged factory finishes.

3.04 TOLERANCES

- A. Clearances Between Door and Frame: Comply with related requirements of specified frame standards or custom guidelines indicated in accordance with SDI 117 or NAAMM HMMA 861.
- B. Maximum Diagonal Distortion: 1/16 inch measured with straight edge, corner to corner.

3.05 ADJUSTING

- A. Adjust for smooth and balanced door movement.

3.06 SCHEDULE

- A. Refer to Door and Frame Schedule on the drawings.

END OF SECTION

SECTION 12 6613
TELESCOPING BLEACHERS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Telescoping bleachers.

1.02 REFERENCE STANDARDS

- A. ADA Standards - Americans with Disabilities Act (ADA) Standards for Accessible Design; 2010.
- B. ASTM A1011/A1011M - Standard Specification for Steel, Sheet and Strip, Hot-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, and Ultra-High Strength; 2017.
- C. ASTM A500/A500M - Standard Specification for Cold-Formed Welded and Seamless Carbon Steel Structural Tubing in Rounds and Shapes; 2013.
- D. ASTM D635 - Standard Test Method for Rate of Burning and/or Extent and Time of Burning of Plastics in a Horizontal Position; 2014.
- E. ASTM D1929 - Standard Test Method for Determining Ignition Temperature of Plastics; 2016.
- F. ASTM D2843 - Standard Test Method for Density of Smoke from the Burning or Decomposition of Plastics; 2016.
- G. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2017.
- H. ICC (IBC) - International Building Code; 2015.
- I. NFPA 102 - Standard for Grandstands, Folding and Telescopic Seating, Tents, and Membrane Structures; 2016.
- J. PS 1 - Structural Plywood; 2009.
- K. AWS D1.1/D1.1M - Structural Welding Code - Steel; 2015 (with March 2016 Errata).
- L. AWS D1.3/D1.3M - Structural Welding Code - Sheet Steel; 2008.

1.03 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage handling and requirements.
 - 3. Installation methods.
- C. Shop Drawings: Complete layout with dimensions, seat heights, row spacing and rise, aisle widths and locations, points of connection to substrate, assembly dimensions, and material types and finishes.
 - 1. Provide drawings customized to this project.
 - 2. Include Professional Engineer certification.
- D. Selection Samples: For each material for which color selection is required, submit samples, 2 by 2 inches in size, illustrating colors and finishes available.
- E. Verification Samples: For each custom colored finish, submit samples of actual finish or product, for verification of color selection.
- F. Operation and Maintenance Data: Manufacturer's operation and maintenance instructions, including annual inspection and maintenance and bi-annual inspection by a Professional Engineer or manufacturer factory service personnel.

- G. Warranty: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.
- H. Maintenance Materials: Furnish the following for Owner's use in maintenance of project:
 - 1. See Section 01 6000 - Product Requirements, for additional provisions.
 - 2. Spare Parts: Two seats, seat to match selected color, size and style.
- I.

1.04 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section, with not less than five years of documented experience.
- B. Installer Qualifications: Approved by manufacturer.
- C. Welder Qualifications: Certified by AWS for the process employed.

1.05 DELIVERY, STORAGE, AND HANDLING

- A. Store, in original packaging, under cover and elevated above grade.

1.06 WARRANTY

- A. See Section 01 7800 - Closeout Submittals, for additional warranty requirements.
- B. Correct defective Work within a five year period after Date of Substantial Completion. Replace parts that fail under normal use at no extra charge to Owner.

PART 2 PRODUCTS

201 MANUFACTURERS

- A. Telescoping Bleachers: Basis of design - Interkal LLC; Wall Attached Closed Deck Telescopic Bleachers with Excel Seat Module: www.interkal.com.
 - 1. TM A
 - 2. Irwin Telescopic Seating Company; Model 4500 with Infinity Seating Module: www.irwintelescopicseating.com.
 - 3. Hussey Seating Company; Maxam with Courtside 10 Seating Module: www.husseyseating.com.
 - 4. Substitutions: See Section 01 6000 - Product Requirements.

202 TELESCOPING BLEACHERS

- A. Telescoping Bleachers: Factory assembled tiered benches that retract horizontally into depth approximately the same as a single row depth, with fixed seats mounted on leading edge of platforms.
 - 1. Comply with applicable provisions of ICC (IBC) and ADA Standards.
 - 2. Provide a design certified by a licensed Professional Engineer licensed in the State in which the Project is located.
 - 3. Design to comply with applicable requirements of NFPA 102 and requirements of code authorities having jurisdiction; where conflicts between requirements occur, comply with whichever is more stringent.
 - 4. Steel Components: Cold-formed from appropriate width strip stock conforming to ASTM A1011/A1011M - Grade C 30KSI, ASTM A653- Grade 33 and 50, ASTM A500/A500M - Grade B 46 KSI as applicable.
 - 5. Design with solid fascia (riser) or seat fronts that conceal interior mechanisms when fully retracted, fitting tightly enough to prevent climbing up face; at front row provide key locked, hinged fascia (skirt) to cover gap between seat riser/fascia and floor.
 - 6. Standard Extension: Top row fixed to floor, adjacent to wall under overhang, forward extension (away from wall); attachment to wall acceptable.
 - 7. Wheelchair Spaces: Recoverable Notch-outs. Provide manufacturers' standard recoverable handicap notch-outs (3'-0 1/4" wide) located as shown on architectural drawings. Notch-outs to be 1 row deep.
 - 8. Operation: Manually operated.

- B. Design Loads: Design to withstand the following loading conditions:
 - 1. Live Load on Structural Supports: 100 psf, minimum, of gross horizontal projection.
 - 2. Live Load on Seats and Walking Surfaces: 120 pounds per linear foot.
 - 3. Lateral Sway Stress on Structural Supports: 24 pounds per linear foot of seat plank.
 - 4. Perpendicular Sway Stress on Structural Supports: 10 pounds per linear foot of seat plank.
- C. Dimensions:
 - 1. See Drawings for overall dimensions and layout.
 - 2. Rows: 3.
 - 3. Rise Per Row: 10.25 inches.
 - 4. Row Depth: 26 inches.
 - 5. Seat Height Above Tread: 6 inches.
 - 6. Seat Size: 18 inch width, 10 inch depth.
- D. Structural Supports: Steel or aluminum; manufacturer's standard wheeled carriages supporting each tier separately, with moving parts permanently lubricated and metal parts cushioned to prevent metal-to-metal contact during operation.
 - 1. Design so that each row carriage so that it will individually support the design loads and is self-supporting when fully assembled without dependence on platform panels or boards, seats, or fascia.
 - 2. Welding: In accordance with AWS D1.1/D1.1M and AWS D1.3/D1.3M.
 - 3. Bolting: Use lock-washers or locknuts.
 - 4. Wheels: Minimum 5 inch diameter by 1-1/8 inch wide, with non-marring rubber tires; ball, roller, or oil-impregnated metal bearings; minimum of 2 wheels at each floor support.
 - 5. Finish: Manufacturer's standard enamel or powder coating.
 - 6. Row Locking: Automatically mechanically lock each carriage to adjacent carriages when fully extended.
 - 7. Unlocking: Automatically unlock all rows before engaging retraction mechanism.

203 SEAT AND PLATFORM COMPONENTS

- A. Seats and Fascia/Risers: Kiln dried solid lumber of southern yellow pine, grade B or Better; 3/4 inch nominal in thickness; up to 4 finger joints in 20 feet are permitted, no other repairs permitted.
 - 1. Finish: Two coats high gloss clear urethane finish on all sides and high humidity sealer coat.
 - 2. Shape: Seat sloped slightly to back; front edge and riser top edge radius; other corners eased.
 - 3. Supports: Maximum spacing of 36 inches; countersunk through bolts.
- B. Seat/Fascia Assembly: Continuous, molded UV-stabilized high-density polyethylene plastic, seat minimum 1 inch thick, textured finish, homogeneous color throughout, color as selected from manufacturer's standard selection; approximately 18 inch long sections independently removable with tongue-and-groove or rabbeted interlock at end joints.
 - 1. Color: Type BLCH; See Finish Legend, Sheet A9.10.
 - 2. Shape: Ergonomically contoured, with internal ribs spaced for natural flexibility; rear edge cantilevered to provide toe room of not less than 3 inches; no openings to trap debris.
 - 3. Fire Retardance: Self-ignition temperature of 650 degrees F or greater when tested in accordance with ASTM D1929; smoke developed index of 450 or less, when tested in accordance with ASTM E84, or 75 or less when tested in thickness intended for use in accordance with ASTM D2843; and burning extent of 1 inch or less when tested in thickness intended for use in accordance with ASTM D635.
 - 4. Provide end caps of same material and finish on each exposed end.
 - 5. Supports: Internal steel reinforcement of each seat segment bolted to platform nose member; minimum two bolts per segment.
 - 6. Seat and Row Numbers: Provide recessed pockets for number plates by others.

- C. Platform, Tread, and Step Structure: Plywood continuously supported on front and rear with side joints tongue-and-grooved.
 - 1. Plywood: PS 1, 5-ply southern pine or polyethylene-overlaid douglas fir or southern pine, Grade A-C.
 - 2. Plywood Thickness: 5/8 inch, minimum.
 - 3. Front (Nose), Rear, and Intermediate Supports: Steel channel or tube, hot-dipped galvanized.
 - 4. Provide end caps of same material and finish on each exposed end.
 - 5. At aisles provide permanently attached intermediate steps of same construction and finish.
 - 6. At bottom of aisles provide step in front of first riser, hinged to first platform to fold for storage.

204 HANDRAILS AND RAILINGS

- A. Provide the following railings:
 - 1. Aisle Handrails: Single post Self-storing/folding mounted in center of aisle at every other row beginning at row 2.
 - 2. End of Row Guardrails: Self-storing, at open ends of sections beginning at row 2.
 - 3. Height: 42 inches above adjacent platform or tread.
- B. Design handrails and railings to withstand the following loads:
 - 1. Concentrated Load on Handrails: 200 pounds in any direction.
 - 2. Concentrated Load on Guardrails: 200 pounds in any direction along top rail.
 - 3. Live Load on Handrails: 50 pounds per linear foot, applied in any direction.
 - 4. Live Load on Guardrails:
 - a. Horizontal: 50 pounds per linear foot, applied at the guardrail height.
 - b. Vertical: 100 pounds per linear foot, applied vertically to top of guardrail.
- C. Railing Construction: Round steel or aluminum pipe or tube, with formed elbows at corners and caps at ends of straight runs.
 - 1. Aluminum: 1.66 inches minimum outside diameter; natural anodized finish.
 - 2. Steel: 1-1/2 inch minimum outside diameter, with 11 gage, 0.12 inch minimum wall thickness; textured powder coat epoxy finish.

205 ACCESSORIES

- A. Fillers and Closures:
 - 1. Ends of Retracted Units: Plywood panels, finished to match platforms.
 - 2. Top Row: Provide seat level rear filler panels to close openings between top row seat and wall; finish to match platforms.
 - 3. Sides of Extended Units: Vinyl curtains.
 - 4. Vinyl Curtains: 18 ounce vinyl with grommets; color as selected from manufacturer's standard palette.
- B. Fasteners: Provide hardware and fasteners in accordance with manufacturer's recommendations.
- C. Anchorage: As indicated on drawings; provide hardware in accordance with manufacturer's recommendations.
- D. Provide manufacturers' standard intermediate step as necessary per applicable code.

206 FABRICATION

- A. Continuous Wheel Channel
 - 1. Wheel channels shall consist of a one piece formed steel channel welded to the base of a vertical column. Wheel channels accommodate 8 to 12 wheels per row for maximum weight distribution and operating ease. The number of wheels increases as the number of rows increase.
- B. Wheels
 - 1. 3-1/2" diameter with 1-1/8" non-marring soft rubber face with rounded edges designed to protect wood or synthetic floor. Provide 1/2" diameter axle for all wheels.

- C. Columns
 - 1. Electrically welded closed rectangular steel tube, 2" x 3" minimum size, 14-gauge steel fitted with a rear welded gusset at the wheel channel.
- D. Row Interlocks
 - 1. Join each row structure front to rear by means of two (2) interacting steel connections, plus automatic gravity row locks where Engineering determines they are required.
 - 2. Lower track guides shall be an external superslide rod to guarantee positive engagement of vertical supports without binding and assures smooth operation over uneven floor conditions.
 - 3. Upper track guides shall completely interlock adjacent understructure support. A welded stop to ensure correct extension of bleacher unit on deck support. Use of bolt and nut stops is not acceptable, due to risk of loosening.
- E. Diagonal Braces
 - 1. Structural formed steel truss fitted to rows 4 and beyond. Bracing shall be attached to the rear riser at optimum locations to insure structural integrity. Bracing shall be designed and shaped to support a minimum load of 1000 lbs. of both compression and tension forces created when the bleacher is loaded.
- F. Deck Supports
 - 1. Shall be of structural steel, 11 gauge spaced not greater than 60" on center for maximum deck stiffness. Every deck support not attached to a vertical post shall have an integral nylon roller to avoid steel to steel friction points for more efficient operation.
- G. Decking
 - 1. All deck boards shall consist of 19/32" nominal C-C plugged Group 1 plywood with exterior glue and solid cross bands. Tongue and Groove deck boards are unacceptable. An extruded aluminum "H" connector shall be placed between plywood panels. Exposed wear surfaces shall be finished with a layer of high Density polyethylene plastic .025 - .030 thick, Light Gray in color, complimentary to the seat option. Deck finishes, such as clear coat, requiring more than simple touch up to restore it to a new appearance after wear occurs are unacceptable.
- H. Welds
 - 1. All welds shall be made at the factory by welders that are AWS certified on the equipment and process used.
- I. Nose Beam
 - 1. Shall be one-piece grade 40 galvanized steel. A minimum design thickness of .094" is utilized for the necessary structural integrity to accommodate section lengths up to 26'.
- J. Rear Riser
 - 1. Shall be one piece grade 40 galvanized steel, with a continuous access joint to fully encapsulate footrest panel for ease of cleaning and additional structural support. A minimum design thickness of .070" is utilized for the necessary structural integrity to accommodate section lengths up to 26'.
- K. Splice Plates
 - 1. Each section joint shall be tied together with two structural steel members per row, employing a minimum of four steel to steel through bolt connections at the nose beam and a minimum of eight steel to steel through bolt connections at the lower steel rear riser. Splice plate material to match the nose beam and rear riser. Splice plates employing steel to plywood deck board attachments will not be acceptable. In order to minimize deflections and keep rows in alignment during operation, splice connections shall transfer both axial loads (tension/compression) and bending.
- L. Fasteners
 - 1. All structural connections shall be made with S.A.E. grade 5 or better stress rated bolts. The use of self-tapping bolts is not acceptable.
- M. Finish
 - 1. Steel Understructure abraded, cleaned and finished with russet brown water base acrylic paint. Steel risers and nose beams finished with corrosion resistant silver gray matte finish with galvanized alloy plating.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that field measurements are consistent with those on the shop drawings.
- B. Verify that electrical rough-ins have been installed and are accessible.
- C. Do not begin installation until substrates have been properly prepared and area has been cleared of obstructions.
- D. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.02 PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.03 INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Do not field cut or alter seats, fascia, or structural members without approval.
- C. Provide manufacturer's field representative to inspect completed installation.

3.04 ADJUSTING

- A. Lubricate, test, and adjust each moving assembly to ensure proper operation in compliance with manufacturer's recommendations.

3.05 CLEANING

- A. Clean exposed and semi-exposed assembly surfaces.
- B. Touch up finishes on damaged or soiled areas.

3.06 CLOSEOUT ACTIVITIES

- A. Demonstration and Training: Provide manufacturer's field representative to demonstrate to and train Owner's operating personnel in proper operation of equipment.
 - 1. Location: On site using installed equipment.
 - 2. Time: As agreed between Owner and Contractor.

3.07 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair, or replace damaged products before Date of Substantial Completion.

END OF SECTION

**SECTION 13 3419
METAL BUILDING SYSTEMS**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Provide complete metal building system including but not limited to:
 - 1. Design.
 - 2. Materials.
 - 3. Fabrication.
 - 4. Shipment.
 - 5. Erection.
 - 6. Other components as specified.
- B. Manufacturer-engineered, shop-fabricated structural steel building frame.
- C. Metal wall panels, metal roof panels, metal joist, metal beams, metal deck, metal gutters, metal downspouts, wall insulation system and roof insulation system.
- D. Interior wall liner panels where indicated; both at perimeter walls and interior partitions, and to include all necessary furring.

1.02 RELATED REQUIREMENTS

- A. Section 05 4000 - Cold Formed Metal Framing
- B. Section 05 5000 - Metal Fabrications.
- C. Section 05 5113 – Metal Pan Stairs
- D. Section 06 6100 - Rough Carpentry: Wood blocking and nailers.
- E. Section 07 9200 - Joint Sealants: Sealing joints between accessory components and wall system.
- F. Section 08 1113 - Hollow Metal Doors and Frames.
- G. Section 09 9600 - High Performance Coatings: Metal building structural framing and bracing
- H. Section 11 6623 - Gymnasium Equipment: Equipment to be hung from structure.
- I. Section 11 6643 - Interior Scoreboards: Equipment to be hung from structure.
- J. Section 11 6653 - Gymnasium Dividers: Equipment to be hung from structure.

1.03 DEFINITIONS

- A. Code: The word "code" refers to the Building Code.
- B. Installer, Erector or Applicator:
 - 1. Installer, erector or applicator is the person actually installing, erecting or applying the product in the field at the Project site.
 - 2. Installer, erector and applicator are synonymous.
- C. PVDF: Polyvinylidene fluoride.
 - 1. Nomenclature as listed in Bibliography of the MBMA Low Rise Building Systems Manual.

1.04 REFERENCE STANDARDS

- A. AISC 303 - Code of Standard Practice for Steel Buildings and Bridges; 2016.
- B. AISC 360 - Specification for Structural Steel Buildings; 2016.
- C. ASHRAE Std 90.1 I-P - Energy Standard for Buildings Except Low-Rise Residential Buildings; 2013, Including All Amendments and Errata.
- D. ASTM A36/A36M - Standard Specification for Carbon Structural Steel; 2014.ASTM
- E. A153/A153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware; 2016a.
- F. ASTM A307 - Standard Specification for Carbon Steel Bolts, Studs, and Threaded Rod 60 000 PSI Tensile Strength; 2014 (Editorial 2017).
- G. ASTM A500/A500M - Standard Specification for Cold-Formed Welded and Seamless Carbon Steel Structural Tubing in Rounds and Shapes; 2013.
- H. ASTM A501/A501M - Standard Specification for Hot-Formed Welded and Seamless Carbon Steel Structural Tubing; 2014.
- I. ASTM A529/A529M - Standard Specification for High-Strength Carbon-Manganese Steel of Structural Quality; 2014.
- J. ASTM A792/A792M - Standard Specification for Steel Sheet, 55% Aluminum-Zinc Alloy-Coated by the Hot-Dip Process; 2010 (Reapproved 2015).
- K. ASTM C665 - Standard Specification for Mineral-Fiber Blanket Thermal Insulation for Light Frame Construction and Manufactured Housing; 2012.
- L. ASTM C827/C827M - Standard Test Method for Change in Height at Early Ages of Cylindrical

- Specimens of Cementitious Mixtures; 2016.
- M. ASTM C920 - Standard Specification for Elastomeric Joint Sealants; 2014a.
 - N. ASTM C991 - Standard Specification for Flexible Fibrous Glass Insulation for Metal Buildings; 2016.
 - O. ASTM C1107/C1107M - Standard Specification for Packaged Dry, Hydraulic-Cement Grout (Nonshrink); 2014a.
 - P. ASTM F3125/F3125M - Standard Specification for High Strength Structural Bolts, Steel and Alloy Steel, Heat Treated, 120 ksi (830 MPa) and 150 ksi (1040 MPa) Minimum Tensile Strength, Inch and Metric Dimensions; 2015a. ding, Brazing, and Nondestructive Examination; 2012.
 - Q. AWS D1.1/D1.1M - Structural Welding Code - Steel; 2015 (with March 2016 Errata).
 - R. IAS AC472 - Accreditation Criteria for Inspection Programs for Manufacturers of Metal Building Systems; 2012.
 - S. ICC (IBC) - International Building Code; 2018.
 - T. ICC (IECC) - International Energy Conservation Code; 2018.
 - U. MBMA (MBSM) - Metal Building Systems Manual; 2012.
 - V. SSPC-Paint 20 - Zinc-Rich Primers (Type I, "Inorganic," and Type II, "Organic"); 2002 (Ed. 2004).
 - W. UL 580 - Standard for Tests for Uplift Resistance of Roof Assemblies; Current Edition, Including All Revisions.

1.05 ADMINISTRATIVE REQUIREMENTS

- A. Coordination:
 - 1. Coordinate the installation of wood blocking, bridging and nailers where necessary for attachment of equipment and other elements.
 - 2. Coordinate the installation of structural elements and components necessary for support and attachment of canopies, overhead doors and other elements requiring attachment to building structure.
 - 3. Coordinate primers for compatibility with proposed field-applied topcoats.
- B. Pre-installation Meeting: Convene one week before starting work of this section.
 - 1. Review preparation and installation procedures and coordinating and scheduling required with related work.
 - 2. Attendance: Architect, Building Commission Inspector, Owner's Insurer (if applicable), General Contractor, metal building manufacturer and metal building erector. If rooftop equipment is to be placed on roof, mechanical contractor shall also attend.
 - 3. Architect will prepare written report indicating actions taken, decisions made, and items discussed. Report will become a part of the record.
 - 4. Distribution: General Contractor (for further distribution to subcontractors); Owner.
- C. Project Record Documents: Record actual locations of concealed components and utilities.

1.06 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide data on profiles, component dimensions, fasteners and energy code compliant roof and wall insulation systems.
- C. Shop Drawings: Indicate assembly dimensions, locations of structural members, connections; wall and roof system dimensions, panel layout, general construction details, anchorages and method of anchorage, installation, and structural bracing; Provisions for equipment and other building element loads to be hung from structure: framing anchor bolt settings, sizes, and locations from datum, foundation loads; indicate welded connections with AWS A2.4 welding symbols; indicate net weld lengths; provide professional seal and signature.
- D. Samples: Submit two samples of precoated metal panels for each color selected, 16 by 16 inch in size illustrating color and texture of finish.
- E. Manufacturer's Instructions: Indicate preparation requirements, anchor bolt placement, and foundation requirements.
- F. Erection Drawings: Indicate members by label, assembly sequence, and temporary erection bracing.
- G. Manufacturer Qualification Statement: Provide documentation showing metal building manufacturer is accredited under IAS AC472.
 - 1. Include statement that manufacturer designs and fabricates metal building system as integrated components and assemblies, including but not limited to primary structural members, secondary members, interior walls, raised floor systems, joints, roof, and wall cladding components specifically designed to support and transfer loads and properly assembled components form a complete or partial building shell.

H. Informational Submittals:

1. Manufacturer's and Erector's Qualifications.
2. Manufacturer's approval of erector.
3. Structural calculations stamped and signed by a professional Structural Engineer licensed in the State where Project is located.
 - i. Include list of design loads and loads transmitted to foundation through columns or walls and location where loads occur.
 - ii. Submit calculations for information only.
4. Certificate of compliance by fabricator that steel was fabricated in accordance with the approved construction documents.

I. Project Record Documents: Record actual locations of concealed components and utilities.

1.07 QUALITY ASSURANCE

- A. Design structural components, develop shop drawings, and perform shop and site work under direct supervision of a Professional Structural Engineer experienced in design of this Work.
 1. Design Engineer Qualifications: Licensed in the State in which the Project is located.
 2. Conform to applicable code for submission of design calculations as required for acquiring permits.
 3. Coordinate equipment loads with equipment manufacturers to support all applicable loads.
 4. Cooperate with regulatory agency or authority and provide data as requested.
- B. Perform work in accordance with ASHRAE 90.1 as applicable and MBMA (MBSM) and ICC (IBC).
- C. Perform welding in accordance with AWS D1.1/D1.1M.
- D. Manufacturer Qualifications: Company specializing in the manufacture of products similar to those required for this project.
 1. Not less than 5 years of documented experience
 2. Member in good standing of the MBMA.
 3. Accredited by IAS in accordance with IAS AC472.
- E. Erector Qualifications: Company specializing in performing the work of this section with minimum 10 years documented experience and approved by manufacturer.
 1. Installer's Field Supervisor: Experienced mechanic certified by metal building system manufacturer supervising work on site whenever work is underway.

1.08 WARRANTY

- A. See Section 01 7800 - Closeout Submittals, for additional warranty requirements.
- B. Correct defective Work within a five year period after Date of Substantial Completion.
- C. Provide 20 year manufacturer warranty for factory applied finishes and weather-tightness.
 1. Include coverage for exterior pre-finished surfaces to cover pre-finished color coat against chipping, cracking or crazing, blistering, peeling, chalking, or fading. Include coverage for weather tightness of building enclosure elements after installation.
- D. Special Installer's and General Contractor's Warranty: Submit roofing installer's and General Contractor's warranty, on warranty form ABC Form C-9 signed by installer and General Contractor, covering Work of this Section, including all components of membrane roofing system such as roof membrane, base flashings, roof insulation, adhesives and fasteners, cover boards, substrate boards, vapor retarders, roof pavers and walkway products for the following warranty period:
 1. Warranty Period: Five (5) years from date of Substantial Completion.
 2. Warranty Note: This shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with other warranties made by the Contractor under requirements of the Contract Documents.

PART 2 PRODUCTS

201 MANUFACTURERS

- A. Basis of Design Metal Building: MESCO Building Solutions: www.mescobuildingsolutions.com.
- B. Other Acceptable Metal Buildings:
 1. ACI Building Systems, LLC: www.acibuildingsystems.com.
 2. American Buildings Company: www.americanbuildings.com.
 3. Bigbee Steel Buildings Inc.: www.bigbee.com.
 4. Butler Manufacturing Company: www.butlermfg.com.
 5. Ceco Building Systems: www.cecobuildings.com.

6. Inland Buildings: www.inlandbuildings.com.
7. Nucor Building Systems: www.nucorbuildingsystems.com.
8. VP Buildings: www.vp.com.
9. Vulcan Steel Structures: www.vulcansteel.com.
10. Substitutions: See Section 01 6000 - Product Requirements.

202 METAL BUILDING

- A. Single and multi span rigid frame as indicated on Drawings. See Drawings.
- B. Exterior bay spacing: See Drawings.
- C. Interior bay spacing: See Drawings.
- D. Interior partition framing
- E. Primary Framing: Rigid frame of rafter beams and columns, canopy beams, intermediate columns, equipment platform beams, equipment platform joist, metal Joist, end wall columns, and wind bracing.
- F. Secondary Framing: Purlins, Girts, Equipment platform Metal Decking, Equipment Platform metal angles, Equipment platform metal channels, hat Channels (Max 7/8") at reverse roof paneling, Eave struts, Flange bracing, Sill supports, and Clips, and other items detailed in this specification or construction drawings.
- G. Wall System: Preformed metal panels of vertical profile, with sub-girt framing/anchorage assembly, insulation, liner sheets, and structural framing for canopies, and accessory components.
- H. Roof System: Preformed metal panels oriented parallel to slope, with sub-girt framing/anchorage assembly, insulation, and canopies where shown on Drawings, and accessory components.
- I. Roof Slope: 3 inches in 12 inches.

203 MATERIALS - FRAMING

- A. Structural Steel Members: ASTM A36/A36M.
- B. Structural Tubing: ASTM A500/A500M, Grade B cold-formed.
- C. Plate or Bar Stock: ASTM A529/A529M, Grade 50.
- D. Anchor Bolts: ASTM A307, galvanized to ASTM A153/A153M.
Bolts, Nuts, and Washers: ASTM F3125/F3125M, Type 1; galvanized to ASTM A153/A153M.
- E. Welding Materials: Type required for materials being welded.
- F. Primer: SSPC-Paint 20, zinc rich.
- G. Grout: ASTM C1107/C1107M; Non-shrink; premixed compound consisting of non-metallic aggregate, cement, water reducing and plasticizing agents.
 1. Minimum Compressive Strength at 48 Hours: 2,000 pounds per square inch.
 2. Minimum Compressive Strength at 28 Days: 7,000 pounds per square inch.
 3. Height Change, Plastic State; when tested according to ASTM C827/C827M:
 - a. Maximum: Plus 4 percent.
 - b. Minimum: Plus 1 percent.

204 MATERIALS - WALLS AND ROOF

- A. Steel Sheet: ASTM A792/A792M aluminum-zinc alloy coated to AZ50/AZM150.
- B. Basis of Design Roof Insulation System: Linear banded, filled cavity system with continuous vapor barrier below the purlins at roof construction and meeting the following levels of performance.
 1. R-5 thermal block on purlins; Not less than R-13 unfaced fiberglass on minimum R-25 unfaced fiberglass filled cavity insulation.
 2. Fabric liner facing/vapor barrier composed of woven high-density polyethylene coated on both sides with polyethylene. Complies with the following:
 - a. ASTM C1136, Types I through Type VI
 - i. Type I-IV exception for dimensional stability (value is < 2.0%.)
 - b. Perm rating: 0.02 when tested in accordance with ASTM E 96 Procedure A.
 - c. Flame Spread Index < 25 and Smoke Developed Index < 50 when tested in accordance with ASTM E 84.
 - d. Color: White

3. Vapor barrier adhesive. Complies with the following:
 - a. Application temperature 10°F to 110° F
4. Double sided vapor barrier tape. Complies with the following:
 - a. Width 0.75
 - b. Rubber based and free film
5. Patch tape. Complies with the following:
 - a. Adhesive added to one side
 - b. Installation temperature from 10°F to 110°F
 - c. 3" width
6. Metal Banding/Straps. Complies with the following:
 - a. Coated steel
 - b. 1.0" wide
 - c. Structural Steel Grade 50 per ASTM C 653
 - d. Exposed color to match vapor barrier
 - e. Backing – White
7. Thermal spacer blocks. Complies with the following:
 - a. Extruded polystyrene.
 - b. Minimum width 3.0"
 - c. Thickness 1.0"
 - d. Light gage steel fasteners
 - i. Zinc plated cold forged steel
 - ii. Head color to match vapor barrier
 - iii. Contain rubber sealing washer
 - e. Heavy gage steel fasteners
 - i. Zinc plated cold forged steel
 - ii. Head color to match vapor barrier
 - iii. Contain rubber sealing washer
8. All materials used in OptiLiner Insulation System shall be approved by insulation system manufacturer.
9. Basis of Design Product: OptiLiner Insulation System manufactured by Owens Corning Insulation Systems: www.owenscorning.com.
- C. Wall Insulation System:
 1. Glass fiber blanket metal building insulation, R-19 vinyl vapor retarder faced fiberglass, vapor barrier facing to interior.
 - a. Thermal break
 - i. Closed cell polyethylene foam tape for wall applications. Complies with the following:
 - a) 0.375" thick
 - b) 3.0" wide
 - c) Minimum R-value: 1.5
 - ii. Thermal separation:
 - iii. Vapor Retarder Color: White.
- D. Insulation Vapor Retarder Facing at Wall Insulation: Polypropylene/Fiberglass-Polyester blend fabric.
 1. Weight: 36 pounds per 1000 square feet.
 2. Permeance (ASTM E96 Procedure A): 0.02 perm.
 3. Bursting Strength (ASTM D774): 250 psi.
 4. Puncture Resistance (ASTM C1136): 650 Beach Units.
 5. Tensile Strength (ASTM C1136): 195 lb/in width (MD).
150 lb/in width (XD).
 6. Thickness: 0.007 inch.
 7. Accelerated Aging (30 days @ 95% RH, 120 degrees F): No corrosion, no delamination.
 8. Low Temperature Resistance (ASTM D1790, -40 degrees F): Remains flexible, no delamination.
 9. High Temperature Resistance (4 hours @ 240 degrees F): Remains flexible, no delamination.
 10. Water Immersion (24 hours @ 73 degrees F): No delamination.

11. Mold Resistance (ASTM C665/C1338): No growth.
12. Dimensional Stability (ASTM D1204): 0.25%.
13. Fire Testing:
 - a. Flame Spread (ASTM E84/UL 723): Film Side - 0 Fabric Side - 5.
 - b. Smoke Developed (ASTM #84/UL 723): Film Side - 30 Fabric Side - 40.
14. Basis of Design: Gymguard manufactured by Lamtec Corporation.
- E. Joint Seal Gaskets: Manufacturer's standard type.
- F. Fasteners: Manufacturer's standard type, galvanized to comply with requirements of ASTM A153/A153M, finish to match adjacent surfaces when exterior exposed.
- G. Bituminous Paint: Asphaltic type.
- H. Sealant: ASTM C920, elastomeric sealant with movement capability of at least plus/minus 50 percent; 100 percent silicone; for exposed applications, match adjacent colors as closely as possible.
- I. Metal Mesh: Galvanized steel wire, woven.
- J. Trim, Closure Pieces, Caps, Flashings, Gutters, Downspouts, Rain Water Diverter, Fascias, and Infills: Same material, thickness and finish as exterior sheets; brake formed to required profiles.

205 ACCESSORY COMPONENTS

- A. Doors and Frames: Specified in Section 08 1113.

206 DESIGN CRITERIA

- A. Minimum Thermal Standards: In accord with ICC (IECC) requirements.
 1. Roof: Maximum U-value 0.035.
 2. Wall: Maximum U-value 0.071
- B. Maximum Air Leakage: Provide properly sealed air barrier membrane in accord with C402.5 of ICC (IECC).
- C. Design members to withstand dead load, applicable snow load, and design loads due to pressure and suction of wind calculated in accordance with applicable code.
- D. Design members to withstand loads imposed by suspended gymnasium equipment, scoreboards, divider curtains and other applied loads.
- E. Design members to withstand Uplift Per IBC 2018.
- F. Exterior wall system shall withstand imposed loads with maximum allowable deflection of L/240 of span.
- G. Exterior Roof system shall withstand imposed loads with maximum allowable deflection of L/180 of span.
- H. Provide Hat Channel behind Reverse Roll Paneling
 1. Provide Hat Channel to meet Building Supplier Required Deflection and gauge thickness.
 2. Provide Hat Channel with 7/8" Maximum depth.
- I. Design and provide all necessary framing for equipment platform, including but not limited to the columns, girts, joist, metal deck, angle, channels, accessories, trim, etc. Metal building Designer to coordinate metal building design to support all necessary loads for the equipment platform and concrete pad.
 - a. Equipment Platform Live Load min. 180 PSF; See drawings & Equipment for dead load.
 - b. Equipment Platform Collateral Load of 6 PSF
- J. GC to install Poured reinforced concrete slab on metal building deck. Metal Building designer to coordinate with GC for all necessary bracing, framing and terminate framing.
- K. Metal Building Designer to provide all necessary terminations and connection at the point where the GC installed Metal Pan Stair is to secure back to the metal building structure. Metal pan stair to be designed by GC to be self supported, but must attach to metal building slab and equipment platform framing to create a seamless stair egress assembly for the occupants. GC and Metal Building Designer to coordinate all necessary elements to create a working stair condition.
- L. Provide support framing for support of canopies and canopy tie-backs
- M. Provide drainage to exterior for water entering or condensation occurring within wall or roof system.
- N. Permit movement of components without buckling, failure of joint seals, undue stress on fasteners or other detrimental effects, when subject to temperature range of not less than 100 degrees F.
- O. Size and fabricate wall and roof systems free of distortion or defects detrimental to appearance or performance.

207 FABRICATION - FRAMING

- A. Fabricate members in accordance with AISC 360 for plate, bar, tube, or rolled structural shapes.
- B. Anchor Bolts: Formed with bent shank, assembled with template for casting into concrete.
- C. Provide wall opening framing for doors, windows, and other accessory components.
- D. Design and provide all necessary framing for equipment platform, including but not limited to the columns, girts, joist, metal deck, angle, channels, accessories, trim, etc. Metal building Designer to coordinate metal building design to support all necessary loads for the equipment platform and concrete pad.
- E. Design requirements per the design documents, with GC and design documents for poured concrete pad to be installed on equipment platform.

208 FABRICATION - WALL AND ROOF PANELS

- A. Pre-Finished Exposed Vertical Siding Panels: Aluminum-zinc alloy coated steel, minimum 0.028 inch metal thickness, Vertical PBR Panel profile indicated, 1-1/4 inch deep, lapped edges.
 - 1. Provide stand-off semi-concealed fasteners to minimize insulation compression.
 - 2. Basis of Design: PBR Wall Panel, manufactured by Mesco Building Solutions
- B. Pre-Finished Exposed Vertical Reverse Roll Siding Panels: Aluminum-zinc alloy coated steel, minimum 0.028 inch metal thickness, Vertical Reverse Roll PBR Panel profile indicated, 1-1/4 inch deep, lapped edges.
 - 1. Provide stand-off semi-concealed fasteners to minimize insulation compression.
 - 2. Basis of Design: Reverse Roll PBR Panel, manufactured by Mesco Building Solutions
- C. Pre-Finished Exposed Horizontal Siding Panels: Aluminum-zinc alloy coated steel, minimum 0.028 inch metal thickness, Horizontal PBU Panel profile indicated, 3/4 inch deep, lapped edges.
 - 1. Provide stand-off semi-concealed fasteners to minimize insulation compression.
 - a. Provide Hat Channel behind Reverse Roll Paneling to meet Building Supplier Required Deflection and gauge thickness with a 7/8" Maximum depth.
 - 2. Basis of Design: PBU Wall Panel, manufactured by Mesco Building Solutions
- D. Pre-Finished Metal Roofing Panels: Aluminum-zinc alloy, minimum 0.0299 inch metal thickness, Superlok, SSR profile, 2 inch deep, lapped and machine crimped edges fitted with continuous gaskets.
 - 1. Width: 16 inches.
 - 2. Provide 2 inch sliding clip - High to provide minimum 1-1/2 inch clear space between bottom of roof panel and perlin and thermal block as applicable to minimize insulation compression.
 - 3. Basis of Design: Superlok, SSR Roof Panel, manufactured by Mesco Building Solutions
- E. Pre-Finished Ceiling Liner: NOT USED
- F. Pre-Finished Wall Liner:
 - 1. Basis of Design: L12 with Beads Liner Panel, manufactured by Mesco Building Solutions
 - 2. Minimum 0.019 inch metal thickness.
 - 3. 12" width
- G. Girts/Purlins: Rolled formed structural shape to receive siding, roofing and liner sheet.
 - 1. Girts/Purlins designed to meet design criteria deflection
 - 2. Stiffened Girts to be used at North and South Walls where Double Girt conditions occur where façade bumps occurs. See design drawings.
- H. Internal and External Corners: Same material thickness and finish as adjacent material, profile brake formed to required angles. Back brace mitered internal corners with same material thickness and finish as adjacent material.
- I. Expansion Joints: Same material and finish as adjacent material where exposed, 0.028 inch thick, manufacturer's standard brake formed type, of profile to suit system.
- J. Flashings, Closure Pieces, Fascia: Same material and finish as adjacent material, profile to suit system.
- K. Fasteners: To maintain load requirements and weather tight installation, same finish as cladding, non-corrosive type.

209 FABRICATION - GUTTERS AND DOWNSPOUTS

- A. Fabricate of same material and finish as roofing metal.
- B. Form gutters and downspouts and scuppers of rectangular profile and size to collect and remove water. Fabricate with connection pieces.
- C. Form sections in maximum possible lengths. Hem exposed edges. Allow for expansion at joints.

- D. Fabricate support straps of same material and finish as roofing metal, color as selected.

210 FINISHES

- A. Framing Members: Clean, prepare, and shop prime. Do not prime surfaces to be field welded.
- B. Exterior Surfaces of Wall Components and Accessories: Precoated enamel on steel of manufacturer's standard PVDF finish, coating color as selected from manufacturer's standard range.
- C. Interior Surfaces of Wall Components and Accessories: Precoated enamel on steel of manufacturer's standard polyester finish, coating color as selected from manufacturer's standard range.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that foundation, floor slab, mechanical and electrical utilities, and placed anchors are in correct position

3.02 ERECTION - FRAMING

- A. Erect framing in accordance with AISC 360.
- B. Provide for erection and wind loads. Provide temporary bracing to maintain structure plumb and in alignment until completion of erection and installation of permanent bracing. Locate braced bays as indicated.
- C. Set column base plates with non-shrink grout to achieve full plate bearing.
- D. Do not field cut or alter structural members without approval.
- E. After erection, prime welds, abrasions, and surfaces not shop primed.

3.03 ERECTION - WALL AND ROOF PANELS

Install in accordance with manufacturer's instructions.

Exercise care when cutting prefinished material to ensure cuttings do not remain on finish surface.

Fasten cladding system to structural supports, aligned level and plumb.

Panel End Laps: Minimum of 6 IN, sealed with sealant (weather sealing compound), and fastened together by clamping plates.

Sealants: Contain hard nylon beads, which prevent mastic from flowing out due to clamping actions.

Join panel laps by 2-piece clamped connection consisting of a bottom reinforcing plate and a top panel strap.

Locate panel end laps directly over, but not fastened to, supporting secondary roof structural member and stagger, to avoid 4-panel lap-splice condition.

Metal Wall System Installation:

Install wall system in accordance with metal building system manufacturer's instructions at locations indicated on the Drawings.

Install wall system weathertight.

Verify structural system is plumb before wall panels are attached.

Apply foam single-sided thermal separation tape to outside face of girts.

Seal wall panels with molded-foam closure block that fits panel configuration at top and bottom of wall panels.

Exterior Trim: Match exterior color and embossing of wall panel system.

Interior Trim: Painted.

Flashings, Trim, Closures, and Similar Items: Install as indicated on erection drawings furnished by metal building system manufacturer.

Provide expansion joints where indicated.

Install insulation and vapor retarder utilizing manufacturer's standard detail for attachment.

Place wire mesh under vapor retarder for support between framing members.

Install sealant and gaskets, providing weather tight installation.

3.04 INSTALLATION - INSULATION

METAL BUILDING SYSTEMS

- A. Instructions and approved Shop Drawings.
 - 1. Refer to the Owens Corning publications listed below for product information, including uses, descriptions, physical properties, performance, specification compliance and application recommendations. Copies of these documents can be found at www.owenscorning.com.
 - a. OptiLiner® Banded Liner System Product Data Sheet - Owens Corning Publication 10011681
 - b. OptiLiner® Wall Installation Instructions - Owens Corning Publication 10011266
 - c. OptiLiner® Roof Installation Instructions - Owens Corning Publication 10011267
 - d. OptiLiner® Bi-Directional Banding Option - Owens Corning Publication 10011602
- B. Purlin and girt attachment surfaces should be clean and dry prior to attaching two-faced tape or sealing adhesive.
- C. Installed fiberglass insulation should fit snugly against purlin and girt walls in the cavity space. Avoid gaps, voids and any excess compression.

3.05 ERECTION - GUTTERS AND DOWNSPOUTS

- A. Rigidly support and secure components. Join lengths with formed seams sealed watertight. Flash and seal gutters to downspouts.
- B. Slope gutters minimum 1/8 inch/ft.
- C. Connect downspouts to storm sewer system.

3.06 INSTALLATION - ACCESSORY COMPONENTS IN WALL SYSTEM

- A. Install liner panels where indicated on Drawings. Provide wall liner panels both at perimeter (exterior) walls and at interior partitions, including light gage metal furring where required.

3.07 TOLERANCES

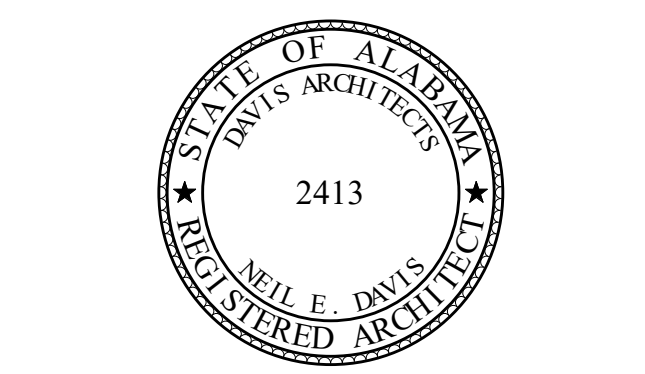
- A. Framing Members: 1/4 inch from level; 1/8 inch from plumb.
- B. Siding and Roofing: 1/8 inch from true position.

3.08 FIELD QUALITY CONTROL

All inspections and tests are to be performed at the Project site by a third party independent testing agency.
Inspect field welding in accordance with AWS D1.1/D1.1M, Section 6 including the following non-destructive testing:
Visually inspect all welds.
Test 50 PCT of full penetration welds and 10 PCT of fillet welds with liquid dye penetrant.
Test 20 PCT of full penetration welds with ultrasonic or radiographic testing.
Inspect high-strength bolting in accordance with the RCSC Specification for Structural Joints, Section 9.
Inspect while work is in progress.
Inspect structural steel which has been erected.
Prepare and submit test reports to Engineer.

END OF SECTION

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
CODE SUMMARY																	
APPLICABLE CODES																	
2018 (IBC) INTERNATIONAL BUILDING CODE 2018 (IECC) INTERNATIONAL ENERGY CONSERVATION CODE 2018 (IPC) INTERNATIONAL PLUMBING CODE 2018 (IGFC) INTERNATIONAL FUEL GAS CODE 2018 (IMC) INTERNATIONAL MECHANICAL CODE 2017 (NEC) NATIONAL ELECTRICAL CODE 2018 (IFC) INTERNATIONAL FIRE CODE 2015 NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72) ANSI/ASHRAE/IESNA STANDARD 90.1-2013 ENERGY STANDARD FOR BUILDINGS EXCEPT LOW-RISE RESIDENTIAL 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN																	
PROJECT PROPERTIES																	
PREMISE - THIS PROJECT WILL INCLUDE A NEW ONE STORY GYMNASIUM WITH STORAGE AND A MECHANICAL EQUIPMENT PLATFORM. BUILDING - GC WILL DEMOLISH A PORTION OF THE EXISTING BUILDING WHICH IS A STORAGE AREA TO MAKE ROOM ON THE SITE FOR A NEW PRE-ENGINEERED METAL GYM BUILDING AND CONVENTIONAL CONSTRUCTION STORAGE AREA AT THE POINT OF CONNECTION TO THE EXISTING BUILDING. THE NEW GYM AND STORAGE WILL BE TREATED AS AN EXTENSION OF ORIGINAL EXISTING RECREATION FACILITY. SITE - WILL INCLUDE SELECTIVE DEMOLITION OF THE EXISTING SITE, ADJUSTING GRADE IS MINIMAL AND NEW SITE WALKS TO THE IN THE NEW BUILDING INTO THE SURROUNDING WALKING PATHS. <u>(ALL CODE SECTIONS CITED IN THE FOLLOWING ANALYSIS WILL BE BASED ON THE IBC UNLESS NOTED OTHERWISE.)</u> MIXED OCCUPANCY CLASSIFICATIONS: NEW GYM ADDITION: NON-SEPARATED USES FOR BOTH BUILDINGS (SECTION 508.3) PRIMARY OCCUPANCY: INDOOR GYMNASIUM WITH SPECTATOR SEATING A-4 INCIDENTAL OCCUPANCY: NA ACCESSORY USE OCCUPANCY: STORAGE S OFFICES, KITCHEN + 50 OCC. B EXISTING RECREATION FACILITY: RECREATION AND MULTI-USE SPACES A-3 SECONDARY OCCUPANCY: INDOOR GYMNASIUM WITH SPECTATOR SEATING A-4 INCIDENTAL OCCUPANCY: NA ACCESSORY TO USE OCCUPANCY: OFFICES, KITCHEN + 50 OCC. B STORAGE S PASSIVE FIRE RESISTANCE: IDENTIFICATION OF FIRE RATED WALLS WITH SIGNS OR STENCILING: SECTION 703.7 REQUIRES FIRE RESISTIVE WALLS TO BE IDENTIFIED STRUCTURAL FRAME (COLUMNS, BEAMS AND GIRDERS CONNECTING TO COLUMNS, BEARING WALLS AND DIAGONALS CARRYING GRAVITY LOADS) 0 HOUR (TABLE 601) INDIVIDUALLY PROTECTED ROOF CONSTRUCTION 0 HOUR (TABLE 601) FLOOR/EQUIPMENT PLATFORM 0 HOUR AND NON-COMBUSTIBLE ROOF COVERING CLASS C (TABLE 1505.1) OCCUPANCY SEPARATIONS 0 HOUR (SECTION 508 & TABLE 508.4) EXTERIOR NONBEARING WALLS (EXTERIOR WALLS SHOULD BE DESIGNED BASED ON TABLE 602 BASED ON FIRE SEPERATION.) 0 HOUR CONSTRUCTION (TABLE 601 & 602) PERMANENT PARTITIONS 0 HOUR (TABLE 601) CORRIDORS 0 HOUR STORAGE ROOMS 0 HOUR TABLE 602: FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPERATION - SEE LIFE SAFETY SITE PLANS. FIRE SEPARATION DISTANCE (FT) RATING PER FIRE SEPERATION X < 5 1 HOUR 5 <= X < 10 1 HOUR 10 <= X < 30 0 HOUR X >= 30 0 HOUR CONSTRUCTION MATERIALS REQUIREMENTS: CONSTRUCTION MATERIALS: WALLS, FLOORS AND STRUCTURAL ELEMENTS: NON-COMBUSTIBLE (SECTION 602.2). USE OF WOOD: WOOD BOARDS (E.G., PLYWOOD, OSB, ETC.) (SECTION 603.1.4): PLYWOOD ON INTERIOR METAL STUDS: PERMITTED. REQUIRED TO BE FIRE-RETARDANT-TREATED. PLYWOOD WITHIN ROOF ASSEMBLIES: REQUIRED TO BE FIRE-RETARDANT-TREATED. EXTERIOR SHEATHING (SECTION 602.2): NON-COMBUSTIBLE (OR FIRE-RETARDANT-TREATED). 2X BLOCKING (SECTION 603.1, #14): PERMITTED. NOT REQUIRED TO BE FIRE-RETARDANT-TREATED. NO RIGID OR SPRAYED INSULATION IS USED IN THE PROJECT. CHAPTER 7 TABLE 705.8: MAXIMUM AREA OF EXTERIOR WALL OPENING BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION - SEE LIFE SAFETY SITE PLANS. FIRE SEPARATION DISTANCE (FT) DEGREE OF OPENING PROTECTION (UNPROTECTED, SPRINKLERED (U.P.S.)) 0 TO 3 NOT PERMITTED GREATER THAN 3 TO 5 15% GREATER THAN 5 TO 10 25% GREATER THAN 10 TO 15 40% GREATER THAN 15 TO 20 75% GREATER THAN 20 TO 25 NO LIMIT GREATER THAN 25 TO 30 NO LIMIT GREATER THAN 30 NO LIMIT PUBLIC WAY/FIRE SEPARATION DISTANCE: OVER 30'-0" PUBLIC WAY/FIRE SEPARATION @ ALL SIDES OF THE COMPLETED BUILDING DESIGN (SECTION 707.2) 706.1: EACH PORTION OF A BUILDING SEPARATED BY ONE OR MORE FIRE WALLS THAT COMPLY WITH THE PROVISIONS OF THIS SECTION SHALL BE CONSIDERED A SEPARATE BUILDING. 706.4: FIRE WALLS SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY TABLE 706.4. CHAPTER 10 MEANS OF EGRESS TABLE 1004.1.2 OCCUPANT LOAD FACTORS SQUARE FEET PER PERSON ASSEMBLY (UNCONCENTRATED) 15 SF (NET) ASSEMBLY (FIXED) PER SECTION 1004.6 BUSINESS (EXISTING BUILDING ONLY) 150 SF (GROSS) EXERCISE 50 SF (GROSS) KITCHEN (EXISTING BUILDING ONLY) 200 SF (GROSS) LOCKERS (EXISTING BUILDING ONLY) 50 SF (GROSS) STORAGE/MECHANICAL 300 SF (GROSS) MINIMUM HEIGHT SECTION 1003.2 - CORRIDORS AND ROOMS HEIGHT: 90 IN. MINIMUM EGRESS WIDTH FOR OCCUPANCY SERVED, SPRINKLED 1003.3.1 STAIRWAYS 0.3 INCH PER OCCUPANT 1003.3.2 OTHER EGRESS COMPONENTS 0.2 INCH PER OCCUPANT TABLE 1006.3 - REQUIRED NUMBER OF EXITS OR ACCESS TO EXITS PER STORY 1-500 OCCUPANTS 2 EXITS REQUIRED 501-1,000 OCCUPANTS 3 EXITS REQUIRED 1009.1 ACCESSIBLE MEANS OF EGRESS: ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS, WHERE MORE THAN ONE MEANS OF EGRESS ARE REQUIRED BY SECTION 1006.3. 1009.2 CONTINUITY AND COMPONENTS: EACH REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS TO A PUBLIC WAY AND SHALL CONSIST OF ACCESSIBLE ROUTES, INTERIOR EXIT STAIRWAYS, EXIT ACCESS STAIRWAYS, ELEVATORS, PLATFORM LIFTS, HORIZONTAL EXITS, RAMPS, AREAS OF REFUGE, AND EXTERIOR AREAS FOR ASSISTED RESCUE. 1010 DOORS 1010.1.1 MAXIMUM DOOR LEAF WIDTH + 48 INCHES MINIMUM DOOR LEAF WIDTH + 36 INCHES MINIMUM CLEAR WIDTH + 36 INCHES MINIMUM CLEAR HEIGHT + 80 INCHES CHAPTER 10 (CONTINUED) 1010.1.2 DIRECTION OF SWING: DOOR SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS 1010.7 THRESHOLDS: THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2 INCH ABOVE THE FINISHED FLOOR OR LANDING 1010.1.8 DOOR ARRANGEMENT: SPACE BETWEEN TWO DOORS IN A SERIES SHALL BE 48 INCHES MINIMUM PLUS THE WIDTH OF A DOOR SWINGING INTO THE SPACE. DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS 1010.1.9 HARDWARE: DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE THE DOOR 1011 STAIRWAYS INTERIOR STAIR PROVIDED - STAIR DOES NOT SERVE PUBLIC USE AND SERVES EQUIPMENT PLATFORM 1011.1 STAIR WIDTH SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES. (STAIR SERVES LESS THAN 10 PEOPLE) 1011.3 HEADROOM HEIGHT MIN 80 INCHES 1011.5.2 RISERS AND TREAD DIMENSIONS TREADS 11" MIN (12" W/ NOSING PROVIDED) 4" MIN TO 7" MAX (7" PROVIDED) 1011.6 STAIRWAY LANDINGS (STAIR DOES NOT HAVE INTERMEDIATE LANDINGS) 1013 EXIT SIGNS 1013.1 EXIT SIGNS ARE NOT REQUIRED IN ROOMS OR AREAS THAT REQUIRE ONLY ONE EXIT OR EXIT ACCESS 1014 HANDRAILS 1014.2 HEIGHT: HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSING SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES 1014.3 HANDRAILS TYPE I: HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES 1014.7 CLEARANCE: CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE NOT LESS THAN 1 1/2 INCHES 1015 GUARDS 1015.2 WHERE REQUIRED: GUARDS SHALL BE LOCATED ALONG OPEN SIDED WALKING SURFACES, INCLUDING MEZZANINES, EQUIPMENT PLATFORMS, AISLES, STAIRS, RAMPS, AND LANDINGS THAT LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE 1015.3 HEIGHT: REQUIRED GUARDRAILS SHALL NOT BE MORE THAN 48 INCHES HIGH 1015.4 OPENING LIMITATIONS: REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARDRAIL HEIGHT. 1017 EXIT ACCESS TRAVEL DISTANCE TABLE 1017.2 OCCUPANCY GROUP A MAX TRAVEL DISTANCE TO EXIT = 250 FT 1019 EXIT ACCESS ACCESS STAIRS 1019.3 - FLOOR OPENINGS CONTAINING EXIT ACCESS STAIRWAYS OR RAMPS SHALL BE ENCLOSED WITH A SHARP ENCLASURE CONSTRUCTED IN ACCORDANCE WITH SECTION 715. 1019.3 - EXCEPTION: 1. EXIST ACCESS STAIRWAYS AND RAMPS THAT SERVE OR ATMOSPHERICALLY COMMUNICATE BETWEEN ONLY TWO STORIES. SUCH INTERCONNECTED STORIES SHALL NOT BE OPEN TO OTHER STORES. NOTE SECTION 506.3 - STAIR SERVING THE EQUIPMENT PLATFORM SHALL NOT SERVE AS A PART OF THE MEANS OF EGRESS FROM THE BUILDING. 1020 CORRIDORS TABLE 1020.1.1 REQUIRED FIRE RESISTANCE RATING GROUP A GROUP B & GROUP S 0 HOURS (SPRINKLER) TABLE 1020.2 MINIMUM CORRIDOR WIDTH ANY FACILITY NOT LISTED WITH AN OCCUPANT LOAD OF LESS THAN 50 ACCESS TO MEP EQUIPMENT 44 INCHES 36 INCHES 24 INCHES 1020.4 DEAD ENDS MAXIMUM DEAD IN CORRIDORS NOT TO EXCEED 20 FEET																	
CHAPTER 11 ACCESSIBILITY																	
BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE ADOPTED IBC. 1105.1 PUBLIC ENTRANCES: AT LEAST 60 PERCENT OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE SPACES CHAPTER 29 PLUMBING SYSTEMS BASED ON TABLE 902.1, THE CALCULATED LOAD OF AREAS CAN BE BASED ON ACTUAL ANTICIPATED USE FOR THE DETERMINATION OF PLUMBING FIXTURES ONLY. (SECTION 1004.1.1)																	
USE CLASSIFICATION REQUIRED WATER CLOSETS REQUIRED LAVATORIES REQUIRED DRINKING FOUNTAINS SERVICE SINK MALE FEMALE MALE FEMALE (A) ASSEMBLY (A-3) (A-4) 1 PER 125 1 PER 65 1 PER 200 1 PER 500 1 PER 500 1																	
OCCUPANCY GROUP EXISTING & NEW OCCUPANCY LOAD WATER CLOSETS LAVATORIES DRINKING FOUNTAINS SERVICE SINKS M F M F M F ASSEMBLY (A) 1087 4.36 8.4 2.72 2.72 2.18 1 PER FLOOR 544 M 544 F REQUIRED 5 9 3 3 4 1 PER FLOOR EXISTING PROVIDED FIXTURES 8 9' 8 9' 6 2 NEW PROVIDED FIXTURES 0 0 0 0 0 0 TOTAL PROVIDED FIXTURES 8 9' 8 9' 6 2																	
PLUMBING COMMENTS AND NOTATIONS: 1. SEE OCCUPANCY COUNT PER OCCUPANCY USE ON G1.1 - TOTAL OCCUPANCY FOR PLUMBING FIXTURES IS BASED ON THE COMBINED OCCUPANTS FOR THE EXISTING RECREATION CENTER AND NEW GYM ADDITION 2. URINALS MAY BE USED FOR UP TO 6% OF THE WATER CLOSETS IN ASSEMBLY AND EDUCATIONAL OCCUPANCIES. OTHERWISE URINALS MAY BE USED FOR UP TO 50% OF THE WATER CLOSETS (2015 IPC SECTION 424.2) 3. FAMILY UNISEX TOILETS REQUIRED WHEN AN AGGREGATE OF 6 OR MORE ASSEMBLY TOILET FACILITIES ARE REQUIRED (SECTION 1109.2.1) - NOT APPLICABLE 4. *1 UNISEX WATERCLOSET AND LAVATORY FIXTURES COUNTED WITHIN WOMEN PLUMBING QUANTITY																	



ORANGE BEACH RECREATION COMPLEX
NEW SERVICE GYMNASIUM



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REV	DATE	DESCRIPTION
1	3-19-2019	ADDENDUM #2

DATE: 2-18-2019
PROJECT: 100% CONSTRUCTION DOCUMENTS
PROJECT NO: ADDENDUM #2
DRAWN BY: DAVIS ARCHITECTS PROJECT NO: 3891.01
SHEET TITLE: LIFE SAFETY - CODE STUDY

DRAWING NO: LS1.01

**LIFE SAFETY PLAN
OCCUPANCY LEGEND**

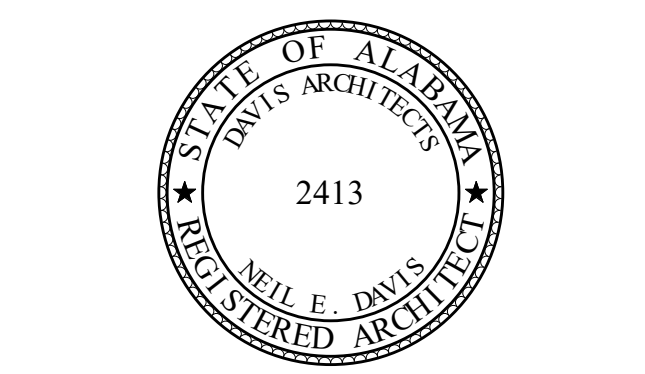
	EXERCISE (50 SF/PERSON)
	MECHANICAL / ELECTRICAL (300 SF/PERSON)
	STORAGE / ACCESSORY (300 SF/PERSON)
	OPEN TO BELOW (NON-COUNTABLE SPACE)

SYMBOLS LEGEND

	100'	PATH OF EGRESS / EXIT DISTANCE
	100	OCCUPANT LOAD AT EXIT
	60"	EGRESS WIDTH AT EXIT
		EXIT SIGN (LIGHTED FACE SHADED)
		FIRE EXTINGUISHER CABINET
		FIRE EXTINGUISHER (TYPES: A-2/ABC)
ROOM NAME		ROOM NAME AND NUMBER
	155 SF	SQUARE FOOTAGE
	A	TYPE AND OCCUPANCY
	20	

GENERAL NOTES

- (*) NEW GYM ROOM OCCUPANT LOAD = 226 OCCUPANTS - THE MOST CONSERVATIVE OCCUPANT CODE APPROACH WHERE ALL OF THE BLEACHERS BENCH SEATS ARE FILLED AND THE USABLE CLEAR SOFT WAS USED. (THE GYM FLOOR IS 5,887 SQ FT @ 50 SOFT PER PERSON = 118 OCCUPANTS + 108 FIXED SEAT OCCUPANTS) - NOTE: WHEN THE BLEACHERS ARE IN THE RETRACTED (NOT USED) POSITION THERE WOULD BE 6,042 SQ FT CLEAR FLOOR SPACE IN THE GYM WITH A MAX OCCUPANCY OF 121 OCCUPANTS.**
- SEE SHEET G1.1 (INDEX AND GENERAL INFORMATION) FOR SQUARE FOOTAGE.
- SEE SHEET LS1.01 (LIFE SAFETY CODE STUDY) FOR OCCUPANCY AND PLUMBING CALCULATIONS.
- GC IS TO PROVIDE ADA SIGNAGE FOR EACH ROOM AS REQUIRED - SEE SPECIFICATIONS AND SHEET G1.3 (PROJECT STANDARDS).
- NO FLOOR TRANSITIONS SHALL BE GREATER THAN 1/2" MAX PER ADA.
- PROVIDE ALL APPROPRIATE FIRE STOP SYSTEMS FOR PENETRATIONS THROUGH FIRE RATE CONSTRUCTION AS REQUIRED.
- ALL SQUARE FOOTAGES INDICATED ARE "CLEAR SPACE" UNLESS NOTED OTHERWISE.
- THE EXISTING GYM PROVIDES EGRESS EXITS DOORS WITH ADEQUATE EGRESS WIDTH FOR ADDITIONAL OCCUPANT PASSAGE.
- NEW TWO STORAGE ROOMS (004 & 005) WILL DISCHARGE WITH THE EXISTING GYM EGRESS EXITS OF WHICH THE TWO ROOMS SERVE.
- THE NEW DESIGN SHOULD ONLY DIRECT 1 OCCUPANT THROUGH THE EXISTING EXIT EGRESS DOORS AND PATHWAY OCCUPANT LOAD COMBINED BETWEEN THE STORAGE AND MECHANICAL EQUIPMENT PLATFORM = 4 OCC. USE OF THESE TWO SPACES WILL BE OF LOW HAZARD STORAGE WITHIN THE ALLOWABLE QUANTITIES.
- THE STAIR IS DESIGNED TO ATMOSPHERICALLY COMMUNICATE BETWEEN LEVEL 1 AND THE MECHANICAL EQUIPMENT PLATFORM ABOVE. THIS DESIGN MEETS SECTION 1019.3 EXCEPTION 1.
- THE STORAGE AND MECHANICAL EQUIPMENT PLATFORM WILL ONLY BE USED BY THE FACILITY AND WILL NOT BE ACCESSIBLE TO THE PUBLIC.
- THE NEW GYM WILL HAVE A MAXIMUM OCCUPANCY SIGN DISCLOSED AT THE ENTRY OF THE GYM.



**ORANGE BEACH RECREATION COMPLEX
NEW GYMNASIUM**



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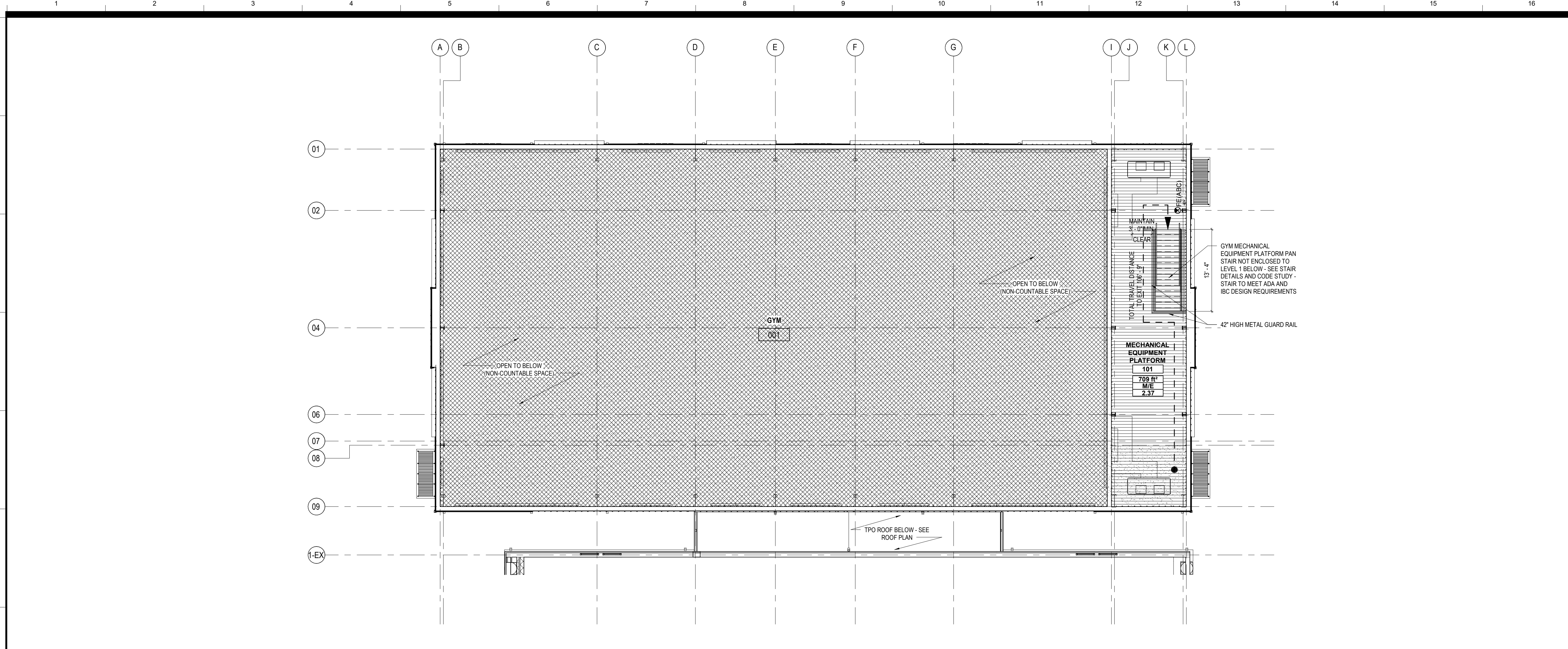
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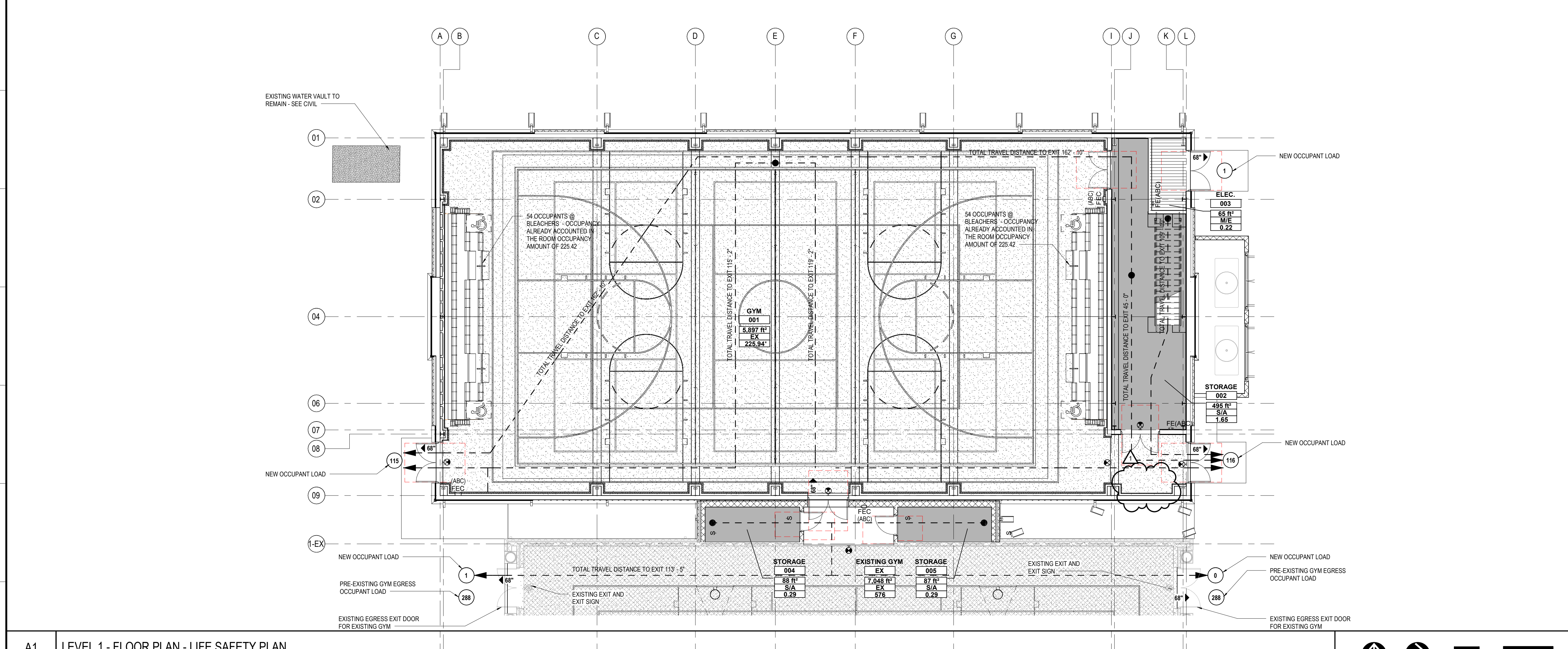
DATE	2-18-2019
PROJECT	100% CONSTRUCTION DOCUMENTS
PROJECT NO.	ADDENDUM #2
DRAWING NO.	DAVIS ARCHITECTS PROJECTING 3881.01

SHEET TITLE
LIFE SAFETY - FLOOR PLAN

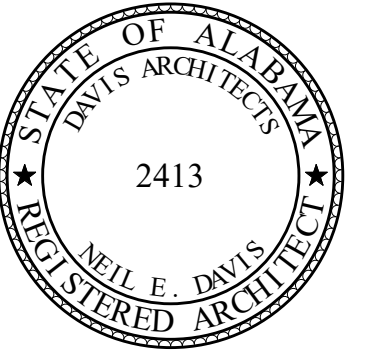
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LS1.02



H1 MECHANICAL EQUIPMENT PLATFORM - FLOOR PLAN - LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"



A1 LEVEL 1 - FLOOR PLAN - LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"



**ORANGE BEACH RECREATION COMPLEX
NEW GYMNASIUM**



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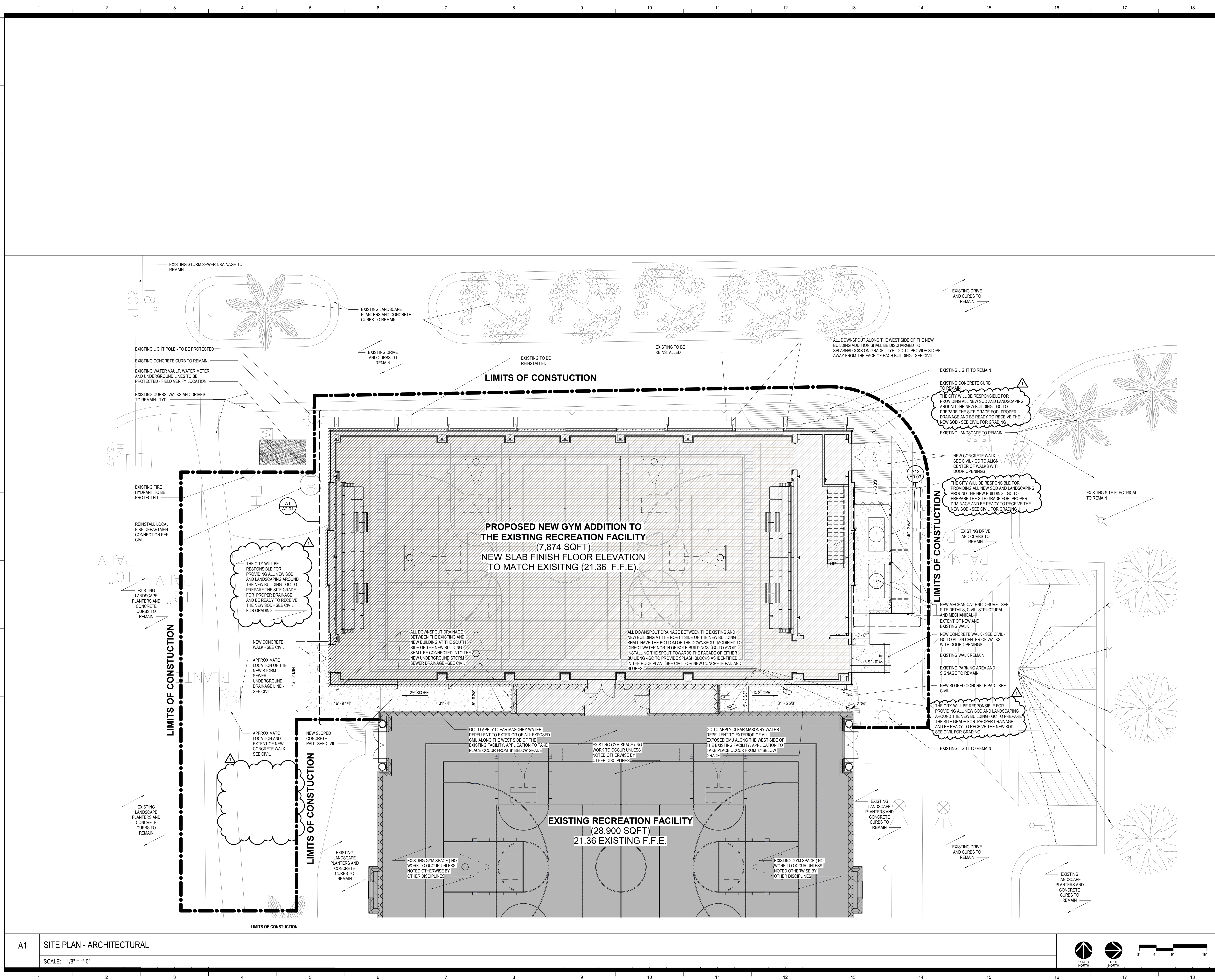
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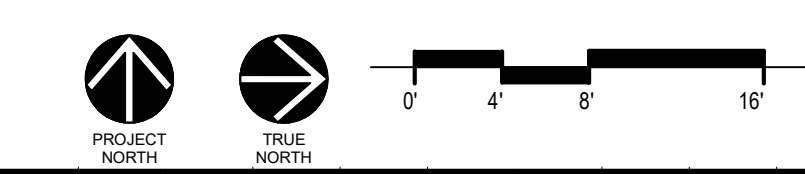
DATE	2-18-2019
TITLE	100% CONSTRUCTION DOCUMENTS
PROJECT NO.	ADDENDUM #2
DRAWN BY	DAVIS ARCHITECTS
CHECKED BY	3891.01

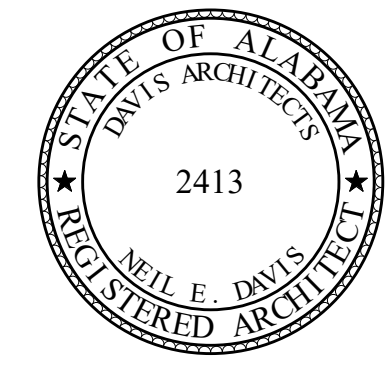
SHEET TITLE
ARCHITECTURAL SITE PLAN & SITE
DETAILS

DRAWING NO.
A0.01



A1 SITE PLAN - ARCHITECTURAL
SCALE: 1/8" = 1'-0"





**ORANGE BEACH
RECREATION COMPLEX
NEW GYMNASIUM**



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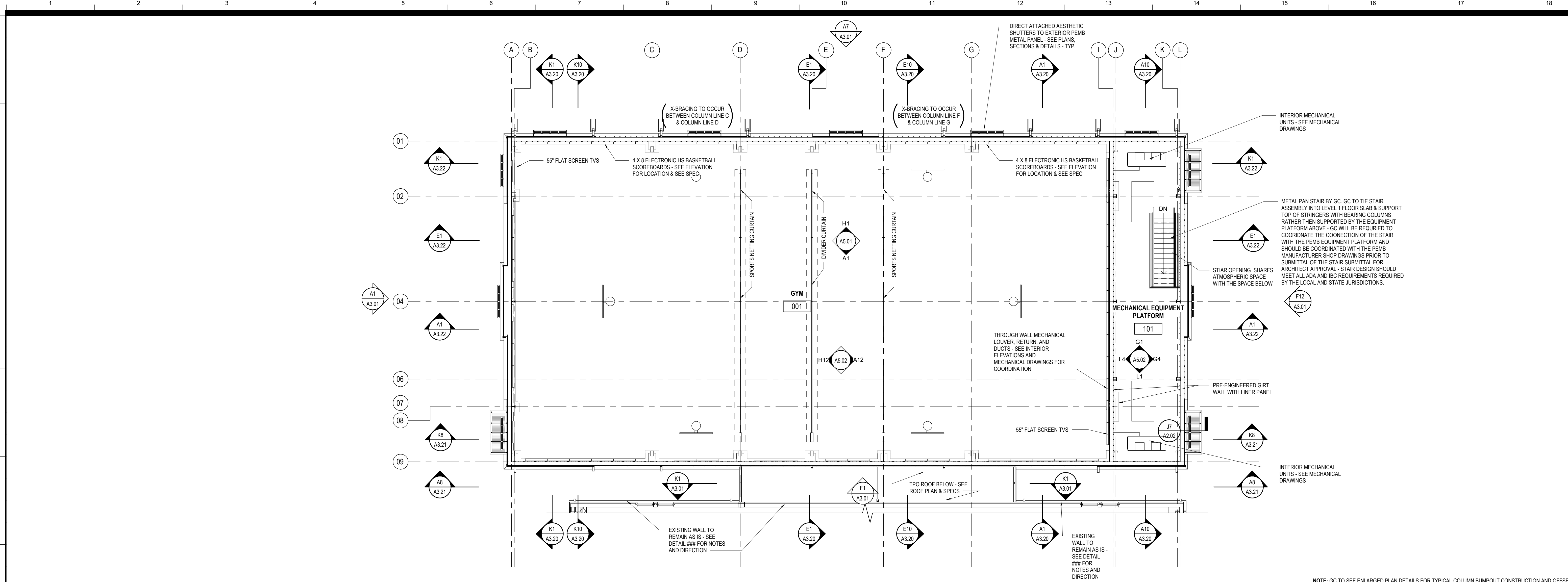
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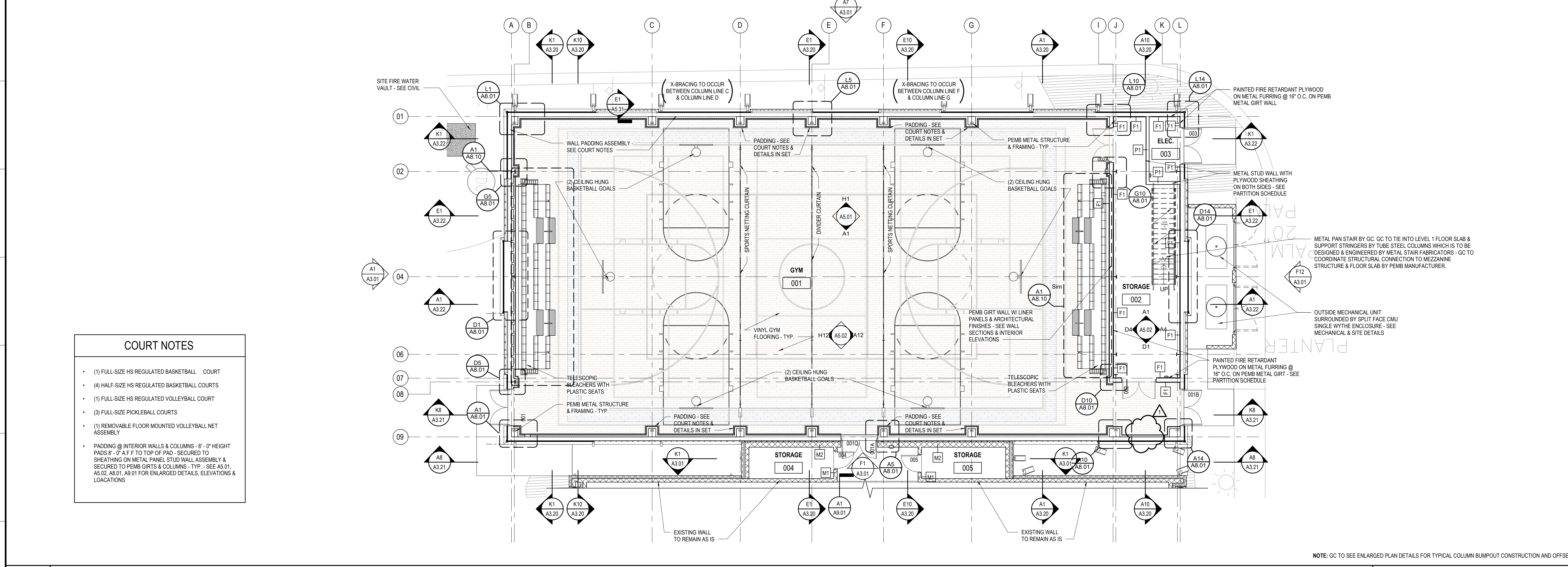
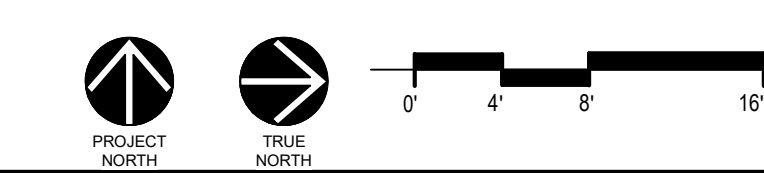
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1	3-19-2019	ADDENDUM #2

DATE: 2-18-2019
 TITLE: 100% CONSTRUCTION DOCUMENTS
 SHEET NO.: ADDENDUM #2
 PROJECT NO.: 3881.01
 SHEET TITLE: FLOOR PLAN - ANNOTATIONS

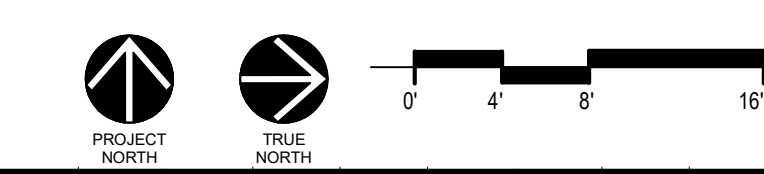


H1 MECHANICAL EQUIPMENT PLATFORM - FLOOR PLAN - ANNOTATIONS
 SCALE: 1/8" = 1'-0"

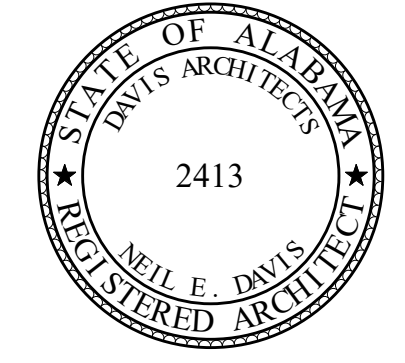


- COURT NOTES**
- (1) FULL-SIZE HS REGULATED BASKETBALL COURT
 - (4) HALF-SIZE HS REGULATED BASKETBALL COURTS
 - (1) FULL-SIZE HS REGULATED VOLLEYBALL COURT
 - (3) FULL-SIZE PICKLEBALL COURTS
 - (1) REMOVABLE FLOOR MOUNTED VOLLEYBALL NET ASSEMBLY
 - PADDING @ INTERIOR WALLS & COLUMNS - 8" HEIGHT PADS @ A-F TO TOP OF PAD - SECURED TO SHEATHING ON METAL PANEL STUD WALL ASSEMBLY & SECURED TO PEMB GIRTS & COLUMNS - TYP - SEE A5.01, A5.02, A8.01, A9.01 FOR ENLARGED DETAILS, ELEVATIONS & LOCATIONS

A1 LEVEL 1 - FLOOR PLAN - ANNOTATIONS
 SCALE: 1/8" = 1'-0"



A2.01



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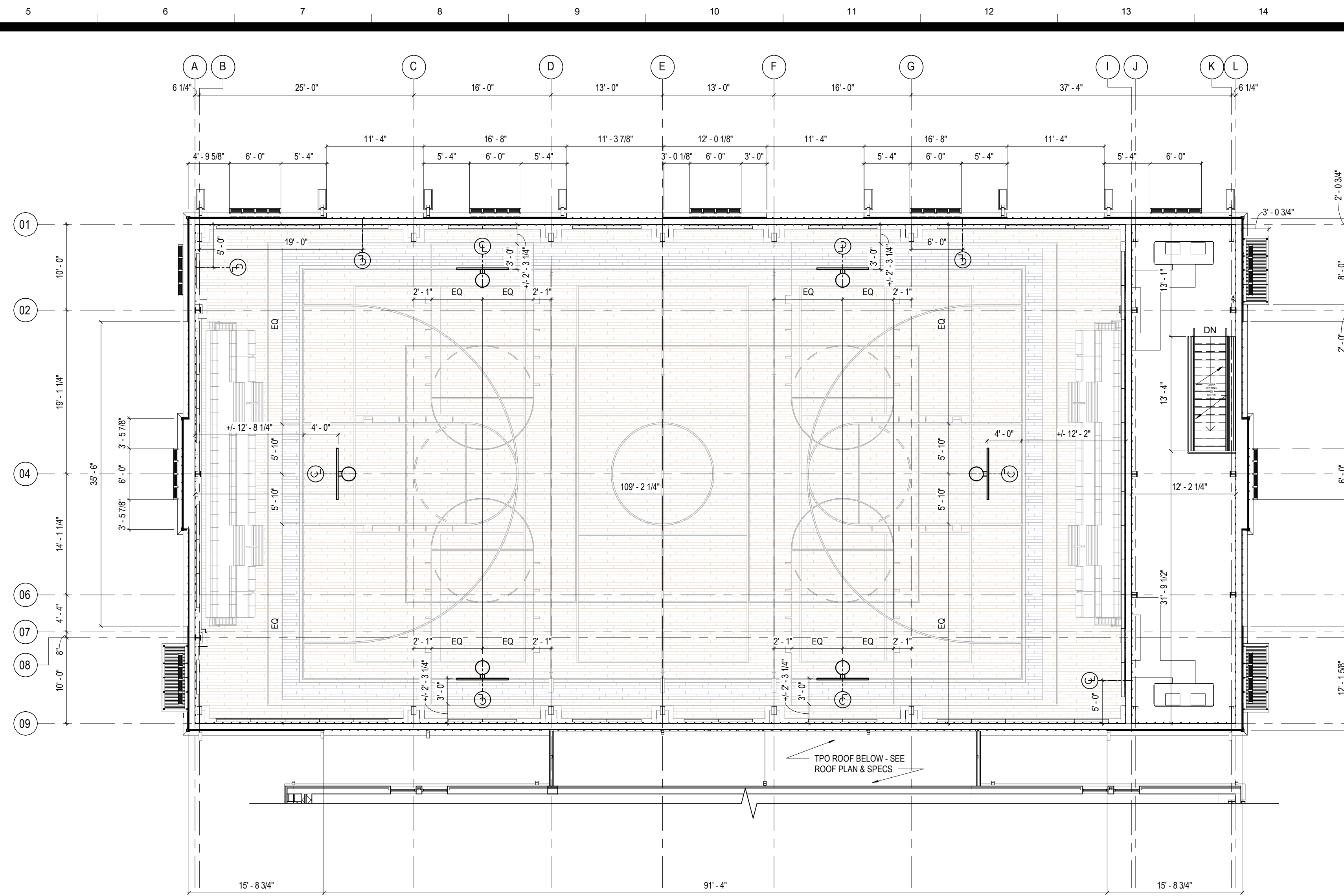
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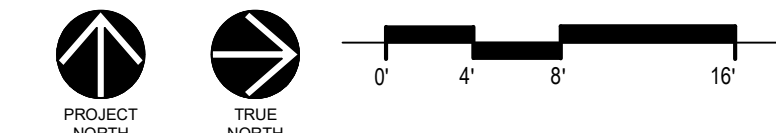
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GULF STATES ENGINEERING
600 AZALEA ROAD,
MOBILE, AL 36609
251-460-4546
ATTN: JERRY ONWU / SID SNYDER

REV	DATE	DESCRIPTION
1	3-19-2019	ADDENDUM #2

DATE	2-18-2019
SCALE	100% CONSTRUCTION DOCUMENTS
PROJECT NO.	ADDENDUM #2
DRAWING NO.	DAVIS ARCHITECTS PROJECTING 3891.01
SHEET TITLE	FLOOR PLAN - DIMENSIONS

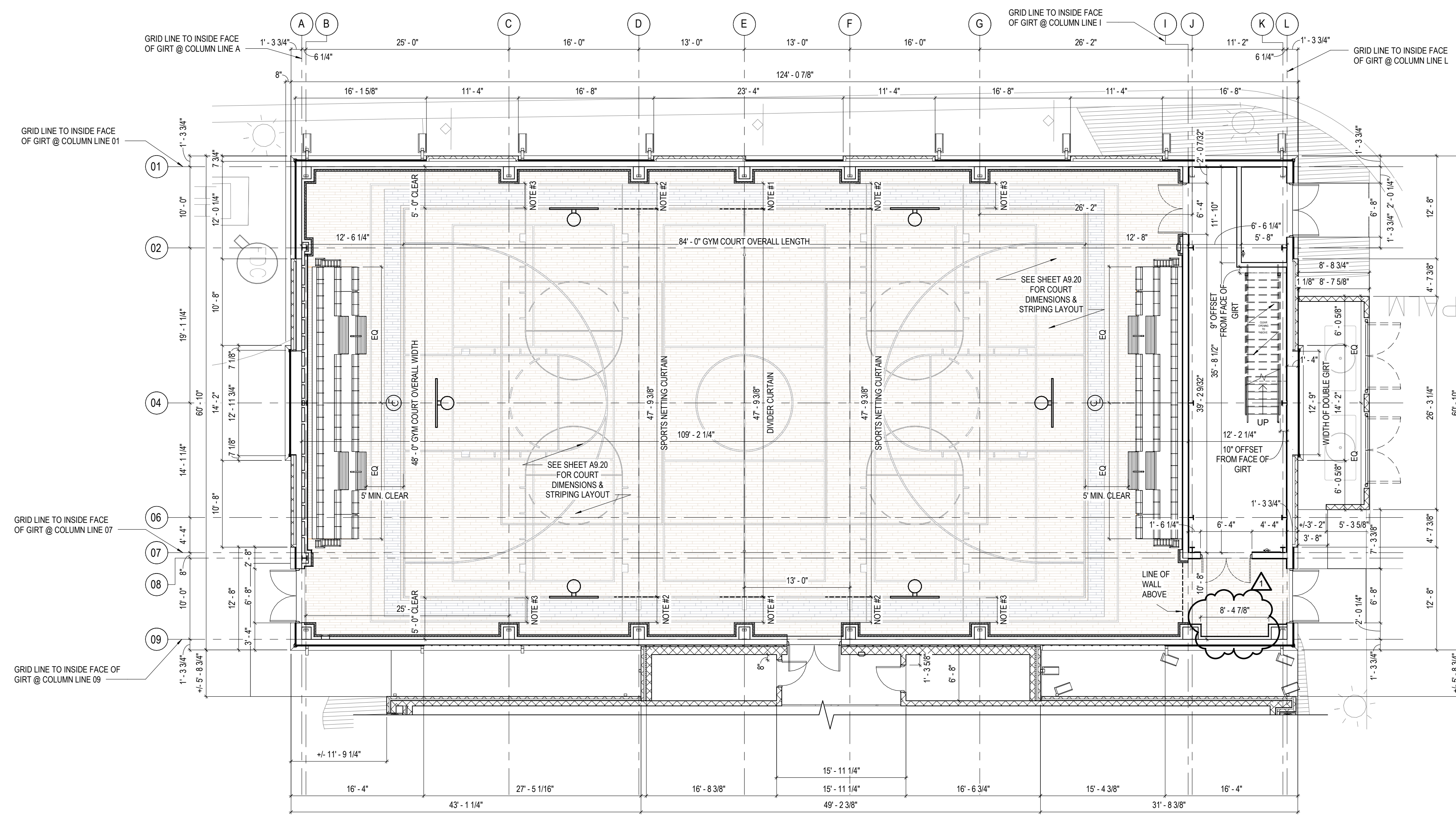


DIM NOTE: GC TO SEE ENLARGED PLAN DETAILS FOR TYPICAL COLUMN BUMPOUT CONSTRUCTION AND OFFSETS



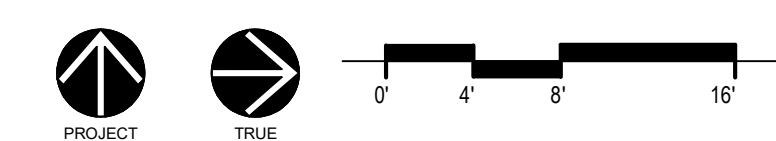
H1 MECHANICAL EQUIPMENT PLATFORM - FLOOR PLAN - DIMENSIONS

SCALE: 1/8" = 1'-0"



- GENERAL NOTES**
1. MAINTAIN 3'-0" MINIMUM CLEAR BETWEEN EDGE OF DIVIDER CURTAIN TO WALL PADDING @ COLUMN LINE E
 2. MAINTAIN 3'-0" MINIMUM CLEAR BETWEEN EDGE OF DIVIDER CURTAIN TO WALL PADDING @ COLUMN LINE D&F
 3. MAINTAIN 3'-0" MINIMUM CLEAR BETWEEN COURT EDGE & FACE OF WALL PADDING

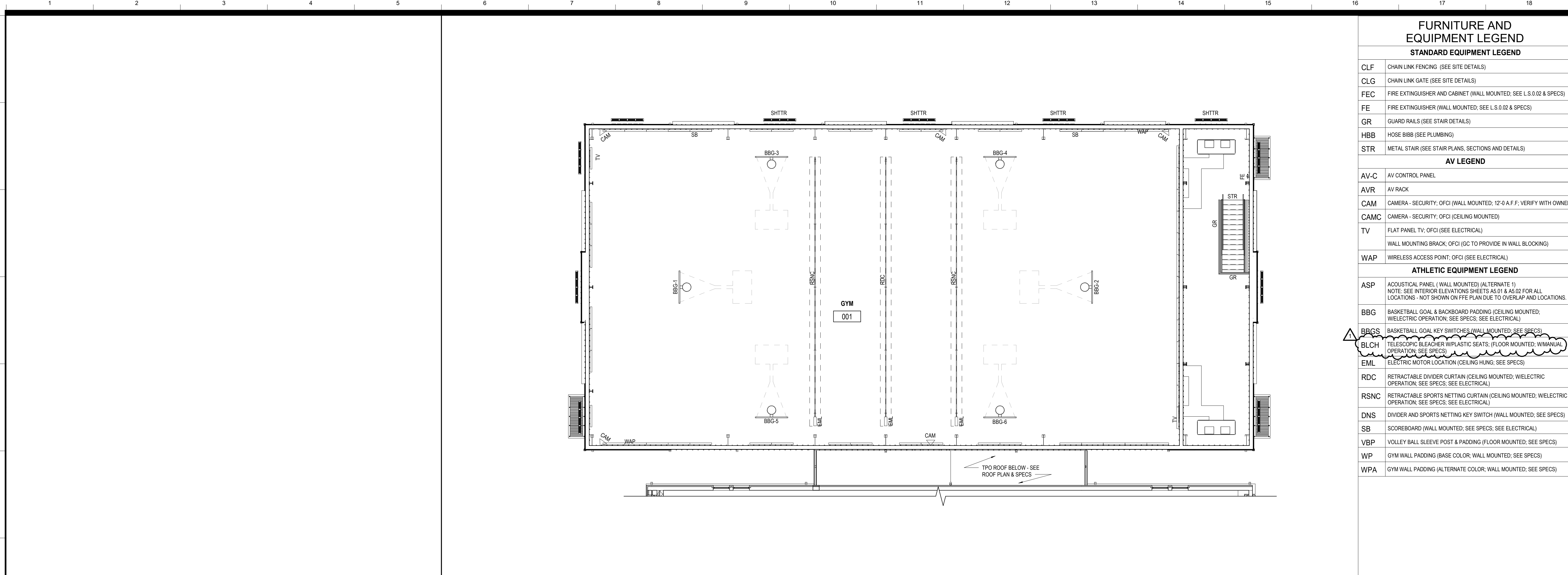
DIM NOTE: GC TO SEE ENLARGED PLAN DETAILS FOR TYPICAL COLUMN BUMPOUT CONSTRUCTION AND OFFSETS



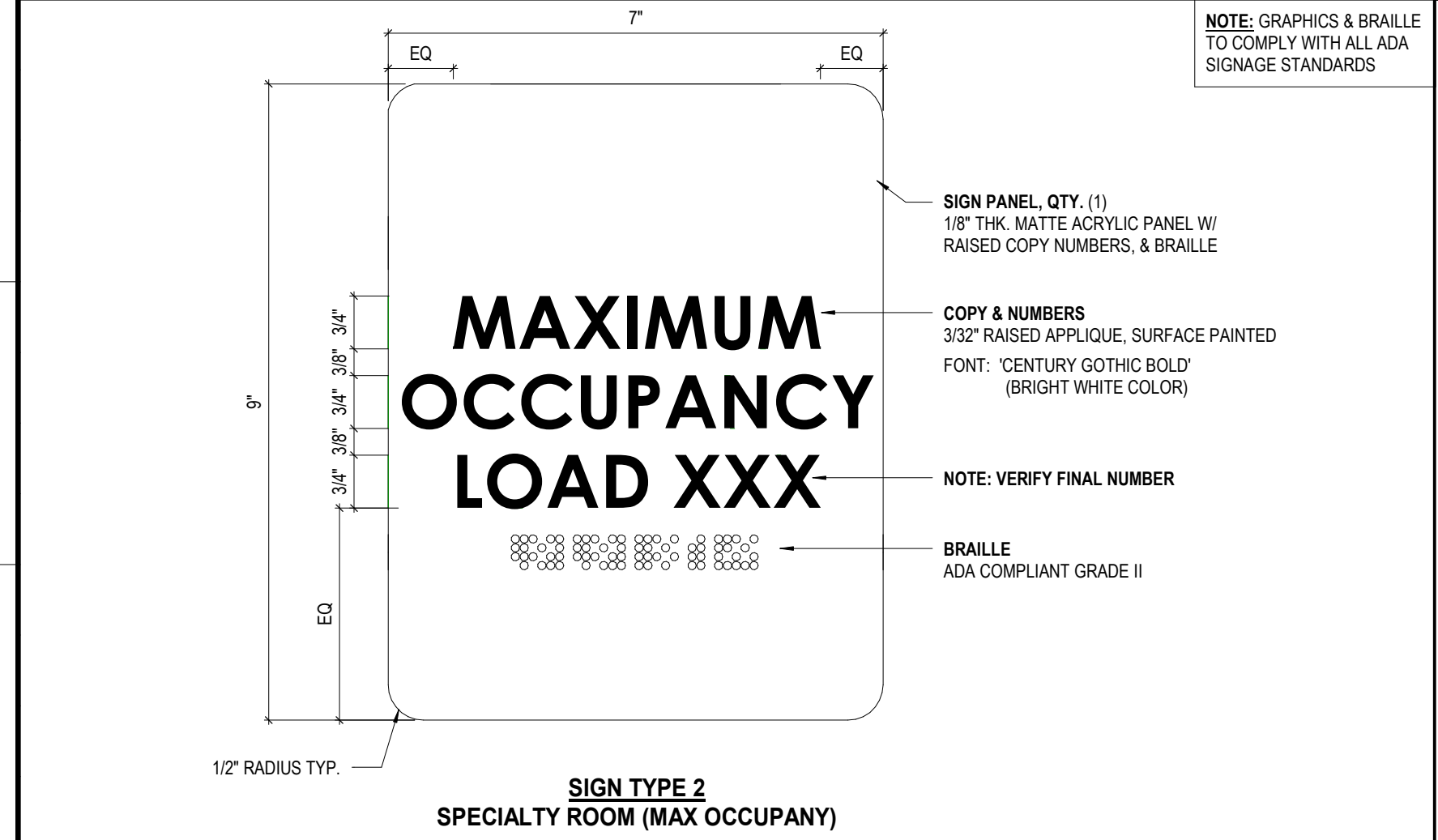
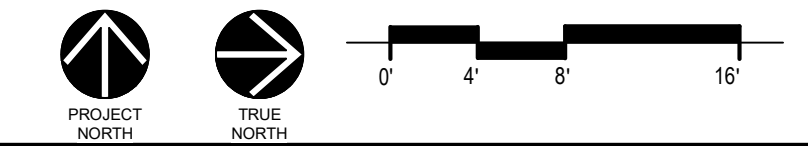
A1 LEVEL 1 - FLOOR PLAN - DIMENSIONS

SCALE: 1/8" = 1'-0"

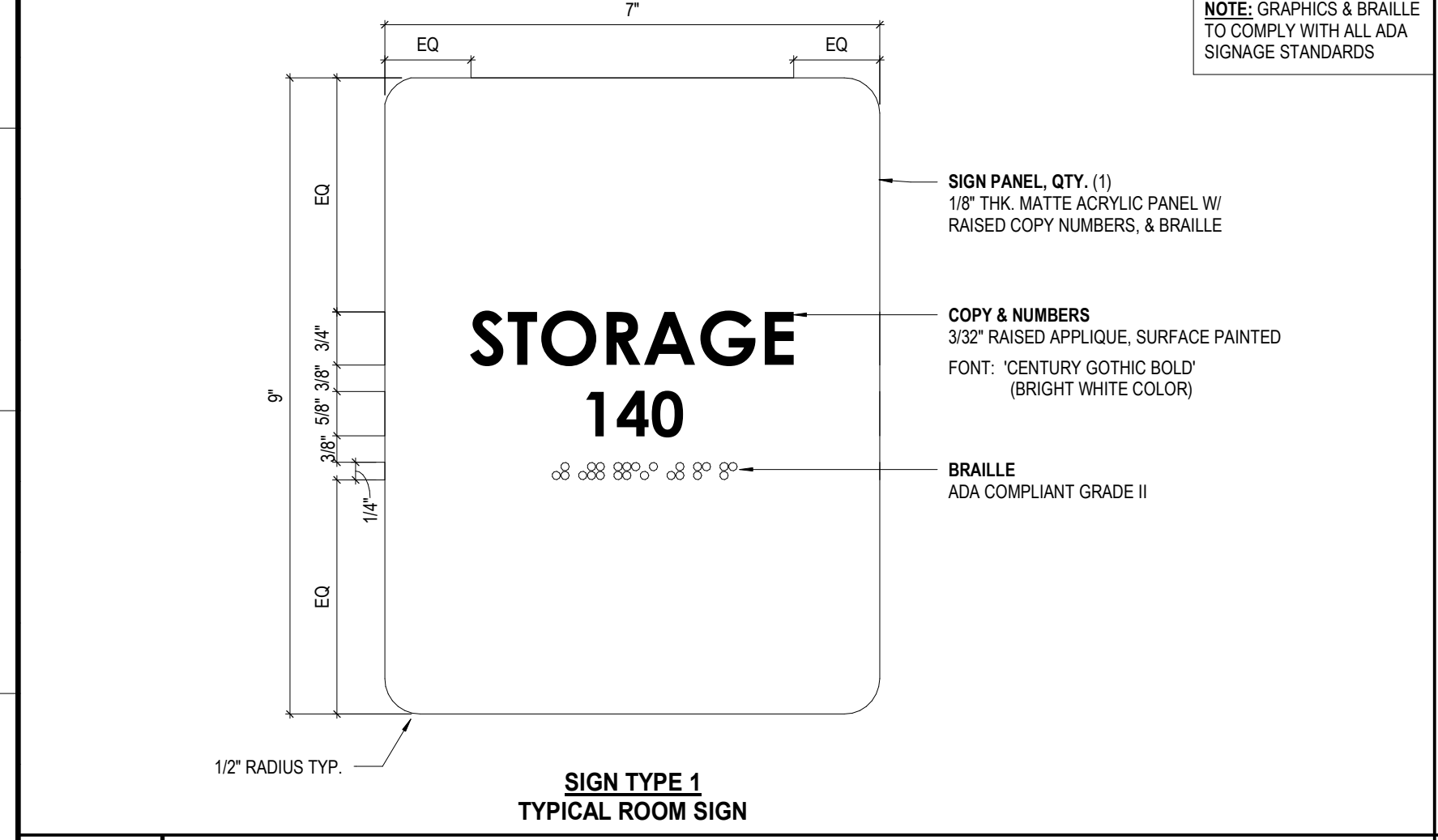
A2.01D



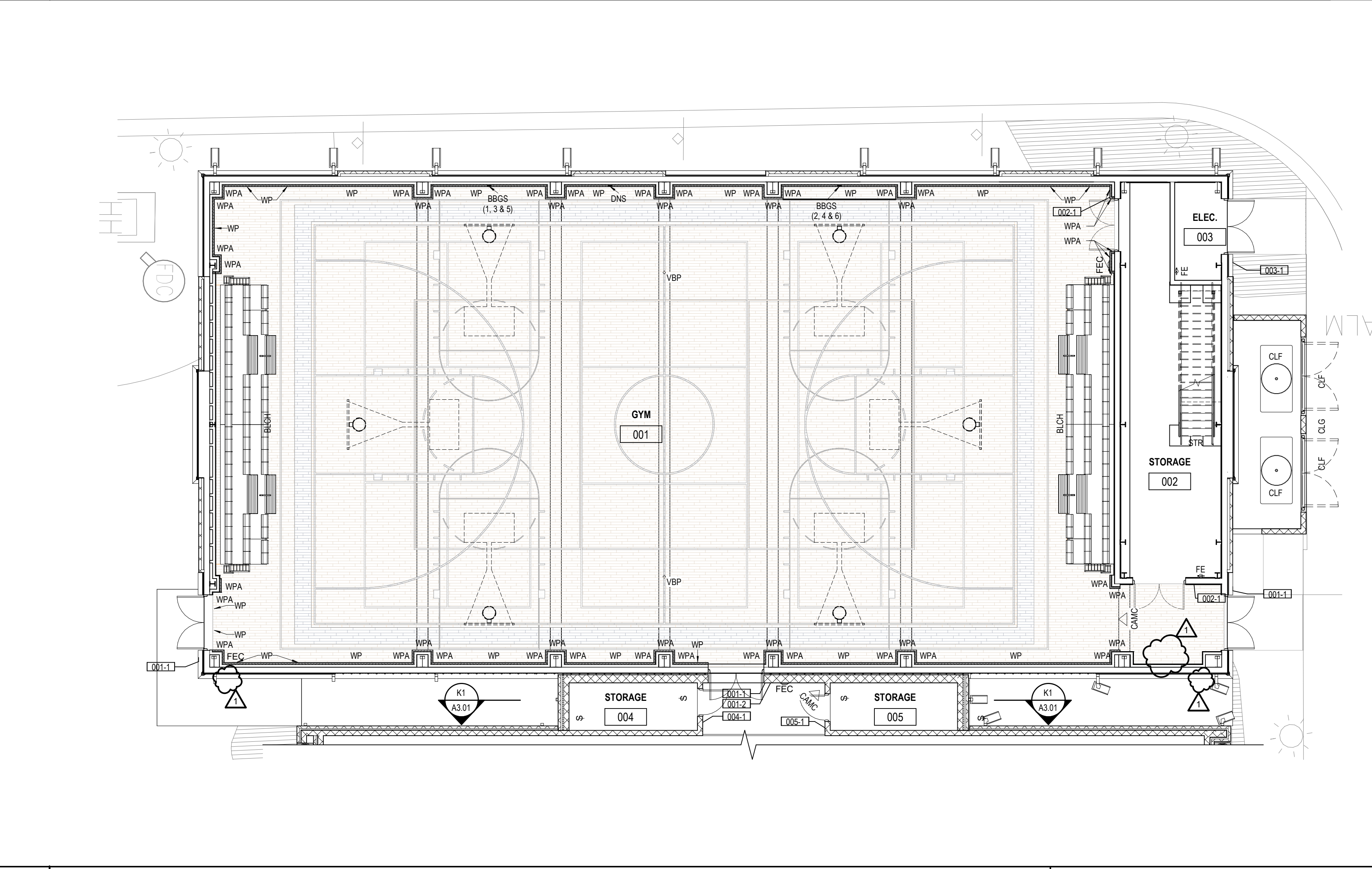
H6 MECHANICAL EQUIPMENT PLATFORM - FLOOR PLAN - FFE
SCALE: 1/8" = 1'-0"



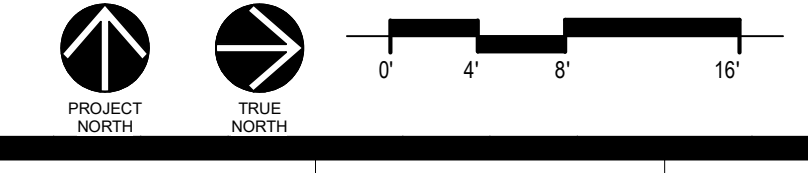
D1 SIGN TYPE 2
SCALE: 6" = 1'-0"



A1 SIGN TYPE 1
SCALE: 6" = 1'-0"



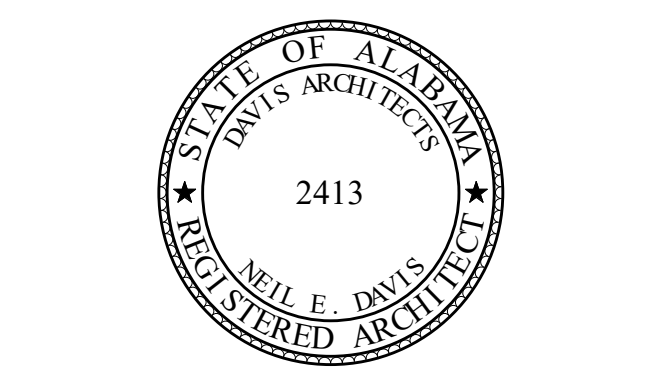
A6 LEVEL 1 - FLOOR PLAN - FFE
SCALE: 1/8" = 1'-0"



FURNITURE AND EQUIPMENT LEGEND	
STANDARD EQUIPMENT LEGEND	
CLF	CHAIN LINK FENCING (SEE SITE DETAILS)
CLG	CHAIN LINK GATE (SEE SITE DETAILS)
FEC	FIRE EXTINGUISHER AND CABINET (WALL MOUNTED; SEE L.S.02 & SPECS)
FE	FIRE EXTINGUISHER (WALL MOUNTED; SEE L.S.02 & SPECS)
GR	GUARD RAILS (SEE STAIR DETAILS)
HBB	HOSE BIBB (SEE PLUMBING)
STR	METAL STAIR (SEE STAIR PLANS, SECTIONS AND DETAILS)
AV LEGEND	
AV-C	AV CONTROL PANEL
AVR	AV RACK
CAM	CAMERA - SECURITY; OFCI (WALL MOUNTED; 12-9 A.F.F. VERIFY WITH OWNER)
CAMC	CAMERA - SECURITY; OFCI (CEILING MOUNTED)
TV	FLAT PANEL TV; OFCI (SEE ELECTRICAL)
WAP	WALL MOUNTING BRACK; OFCI (GC TO PROVIDE IN WALL BLOCKING)
WAP	WIRELESS ACCESS POINT; OFCI (SEE ELECTRICAL)
ATHLETIC EQUIPMENT LEGEND	
ASP	ACOUSTICAL PANEL (WALL MOUNTED) (ALTERNATE 1) NOTE: SEE INTERIOR ELEVATIONS SHEETS AS.01 & AS.02 FOR ALL LOCATIONS - NOT SHOWN ON FFE PLAN DUE TO OVERLAP AND LOCATIONS
BBG	BASKETBALL GOAL & BACKBOARD PADDING (CEILING MOUNTED; W/ELECTRIC OPERATION; SEE SPECS; SEE ELECTRICAL)
BBGS	BASKETBALL GOAL KEY SWITCHES (WALL MOUNTED; SEE SPECS)
BLCH	TELESCOPIC BLEACHER W/PLASTIC SEATS; (FLOOR MOUNTED; W/MANUAL OPERATION; SEE SPECS)
EML	ELECTRIC MOTOR LOCATION (CEILING HUNG; SEE SPECS)
RDC	RETRACTABLE DIVIDER CURTAIN (CEILING MOUNTED; W/ELECTRIC OPERATION; SEE SPECS; SEE ELECTRICAL)
RSNC	RETRACTABLE SPORTS NETTING CURTAIN (CEILING MOUNTED; W/ELECTRIC OPERATION; SEE SPECS; SEE ELECTRICAL)
DNS	DIVIDER AND SPORTS NETTING KEY SWITCH (WALL MOUNTED; SEE SPECS)
SB	SCOREBOARD (WALL MOUNTED; SEE ELECTRICAL)
VBP	VOLLEY BALL SLEEVE POST & PADDING (FLOOR MOUNTED; SEE SPECS)
WP	GYM WALL PADDING (BASE COLOR; WALL MOUNTED; SEE SPECS)
WPA	GYM WALL PADDING (ALTERNATE COLOR; WALL MOUNTED; SEE SPECS)

GENERAL NOTES	
NIC	= NOT IN CONTRACT
OF	= OWNER FURNISHED
PEMB	= OWNER FURNISHED & CONTRACTOR INSTALLED
UND	= PRE-ENGINEERED METAL BUILDING
UNO	= UNLESS NOTED OTHERWISE
1.	SEE SPECS FOR ALL MODEL NUMBER AND EQUIPMENT. UNO
2.	GC TO COORDINATE FINAL LOCATIONS OF EQUIPMENT WITH ARCHITECT & OWNER PRIOR TO INSTALLATIONS.
3.	GC IS RESPONSIBLE TO COORDINATE ALL EQUIPMENT TO BE ATTACHED TO THE PEMB STRUCTURE WITH THE PEMB MANUFACTURER PRIOR TO FABRICATION.
4.	GC TO PROVIDE BLOCKING WHERE PEMB IS NOT PROVIDING ADDITIONAL STRUCTURE OR REINFORCEMENT FOR EQUIPMENT ATTACHED TO THE PEMB STRUCTURE.
5.	GC TO COORDINATE WITH PEMB MANUFACTURER AND IDENTIFY WHERE ALL ADDITIONAL BLOCKING, IDENTIFY ALL LOCATIONS OF BLOCKS, ADDITIONAL STEEL AND REINFORCEMENT IN THE PEMB SHOP DRAWINGS PRIOR TO ARCHITECT APPROVAL.
6.	PROVIDE BLOCKING FOR ALL WALL MOUNTED DEVICES INCLUDING THOSE THAT ARE NIC AND IN THE AV BID PACKAGE.
7.	COORDINATE ALL LOCATIONS OF FLOOR BOXES WITH ARCHITECT AND AV CONTRACTOR PRIOR TO INSTALLATION.
8.	SIGNAGE ON METAL PANELS TO BE COORDINATED WITH PANEL DESIGN SO PANEL SITS FLUSH OR PARALLEL TO FACE OF THE PANEL. THE SIGN IS MOUNTED.
9.	SEE ELECTRICAL, FOR AV & OTHER ROUGH-IN REQUIREMENTS.
10.	SEE INTERIOR ELEVATIONS FOR OTHER AV DEVICE LOCATIONS
11.	SEE INTERIOR ELEVATIONS FOR ACOUSTICAL PANEL LAYOUT AND POSITIONING.
12.	SEE INTERIOR DETAILS FOR DETAILS AS HOW WALL MOUNTED FIXTURES COORDINATE WITH THE GYM WALL PADDING AND PLYWOOD.
13.	ADD CASE CARBON MONOXIDE (CO) DETECTOR TO BE RECEIVED WITH ALARM, SECURITY ENABLED CABINET.
14.	ALL ITEMS ARE CONTRACTOR FURNISHED & CONTRACTOR INSTALLED. UNO.
15.	ALL FURNITURE SHOWN IS NIC. UNO.
16.	GC TO PAINT ALL EXPOSED ELECTRICAL AND NON ELECTRICAL CONDUIT AND BUILDING STRUCTURE; FLOORS TO BE CHOSEN BY ARCHITECT AND OWNER.

SIGN LEGEND	
ROOM NUMBER	101-1 SIGN TYPE
SIGN TYPES BELOW:	
1	TYPICAL ROOM
2	SPECIALTY ROOM (MAX OCCUPANCY)
ATHLETIC EQUIPMENT LEGEND	
1. REFER TO SIGNAGE SPECIFICATION SECTION 10 1400	



ORANGE BEACH RECREATION COMPLEX NEW GYMNASIUM



CITY OF ORANGE BEACH ; ORANGE BEACH, AL



OWNER
CITY OF ORANGE BEACH
PO BOX 408
ORANGE BEACH, ALABAMA 36561
251-981-8979
ATTN: KEN GRIMES, JR.

ASSOCIATE ARCHITECT
MCCOLLOUGH ARCHITECTURE
4790 MAIN ST #209,
ORANGE BEACH, AL 36561
251-988-7222
ATTN: STED MCCOLLOUGH

ARCHITECT
DAVIS ARCHITECTS, INC.
120 23RD STREET SOUTH
BIRMINGHAM, AL 35203
205-322-7482
ATTN: JIM HARTSELL / JEFFREY MENASCO

CIVIL ENGINEER
SAWGRASS CONSULTING, LLC
11443 OLD HIGHWAY 31
SPANISH FORT, AL 36527
251-644-7000
ATTN: ERCIL E. GODWIN / DOUG CHAFFIN

STRUCTURAL ENGINEER
MBA ENGINEERS
300 20TH ST. N., SUITE 100
BIRMINGHAM, AL 35203
205-323-6385
ATTN: KEITH OWENS / MARK BOGER

MECHANICAL / PLUMBING ENGINEER
GULF STATES ENGINEERING
600 AZALEA ROAD,
MOBILE, AL 36609
251-460-4546
ATTN: CHRIS DEARMON / VAN SIMPSON

FIRE PROTECTION ENGINEER
GULF STATES ENGINEERING
600 AZALEA ROAD,
MOBILE, AL 36609
251-460-4546
ATTN: TOM WADE / BRIAN DOVE

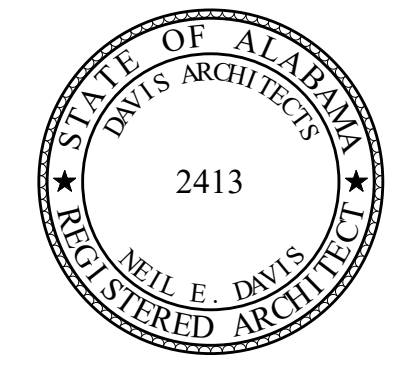
ELECTRICAL ENGINEER
GULF STATES ENGINEERING
600 AZALEA ROAD,
MOBILE, AL 36609
251-460-4546
ATTN: JERRY ONWU / SID SNYDER

REV	DATE	DESCRIPTION
1	3-19-2019	100% CONSTRUCTION DOCUMENTS
2	2-18-2019	ADDENDUM #2

PROJECT NO: DAVIS ARCHITECTS 3881.01

SHEET TITLE: FFE FLOOR PLANS

DRAWING NO: A2.21



ORANGE BEACH RECREATION COMPLEX NEW GYMNASIUM



CITY OF ORANGE BEACH; ORANGE BEACH, AL

DAVIS ARCHITECTS

OWNER CITY OF ORANGE BEACH PO BOX 408 ORANGE BEACH, ALABAMA 36561 251-981-8372 ATTN: KEN GRIMES, JR.

ASSOCIATE ARCHITECT MCCOLLOUGH ARCHITECTURE 4790 MAIN ST #209, ORANGE BEACH, AL 36561 251-988-7222 ATTN: STED MCCOLLOUGH

ARCHITECT DAVIS ARCHITECTS, INC. 120 23RD STREET SOUTH BRIMMINGHAM, AL 35233 205-322-7482 ATTN: JIM HARTSELL / JEFFREY MENASCO

CIVIL ENGINEER SAWGRASS CONSULTING, LLC 11143 OLD HIGHWAY 31 SPANISH FORT, AL 36527 251-464-7000 ATTN: ERIC L. GODWIN / DOUG CHAFFIN

STRUCTURAL ENGINEER MBA ENGINEERS 300 20TH ST. N., SUITE 100 BRIMMINGHAM, AL 35203 205-323-6385 ATTN: KEITH OWENS / MARK BOGER

MECHANICAL / PLUMBING ENGINEER GULF STATES ENGINEERING 600 AZALEA ROAD, MOBILE, AL 36609 251-460-4646 ATTN: CHRIS DEARMON / VAN SIMPSON

FIRE PROTECTION ENGINEER GULF STATES ENGINEERING 600 AZALEA ROAD, MOBILE, AL 36609 251-460-4646 ATTN: TOM WADE / BRIAN DOVE

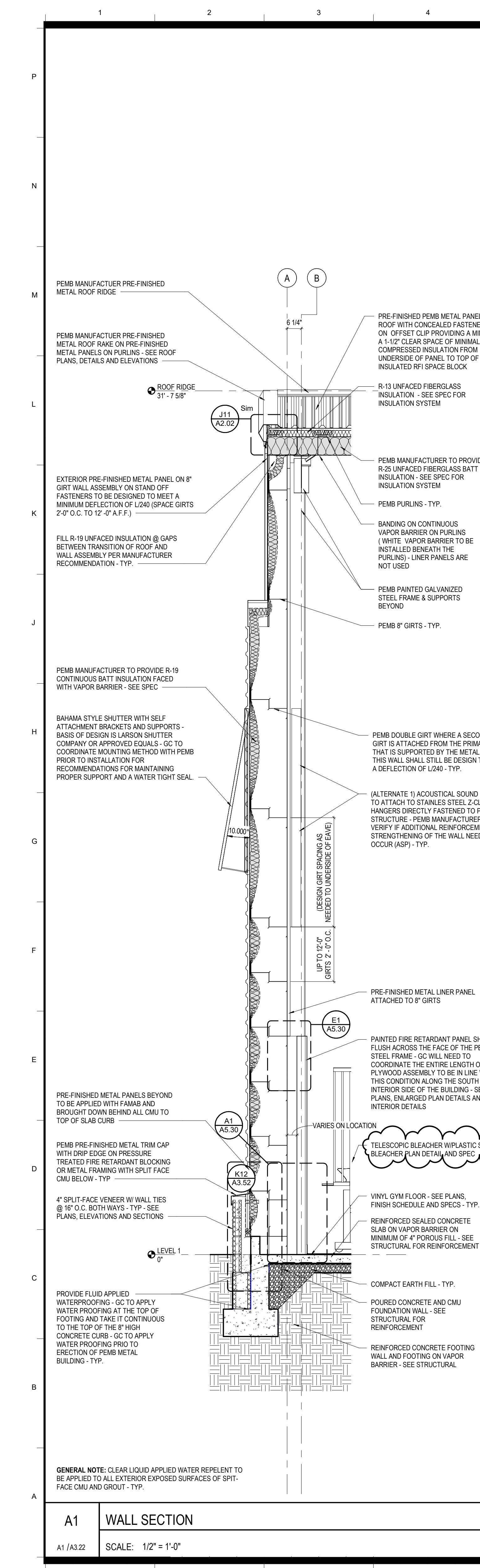
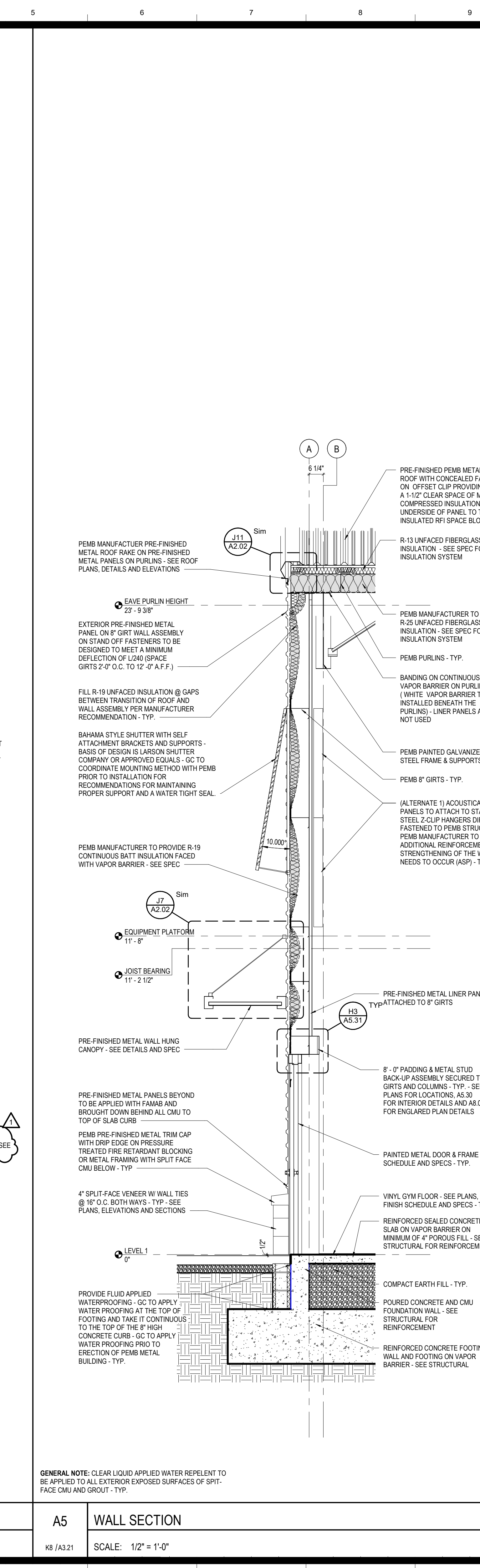
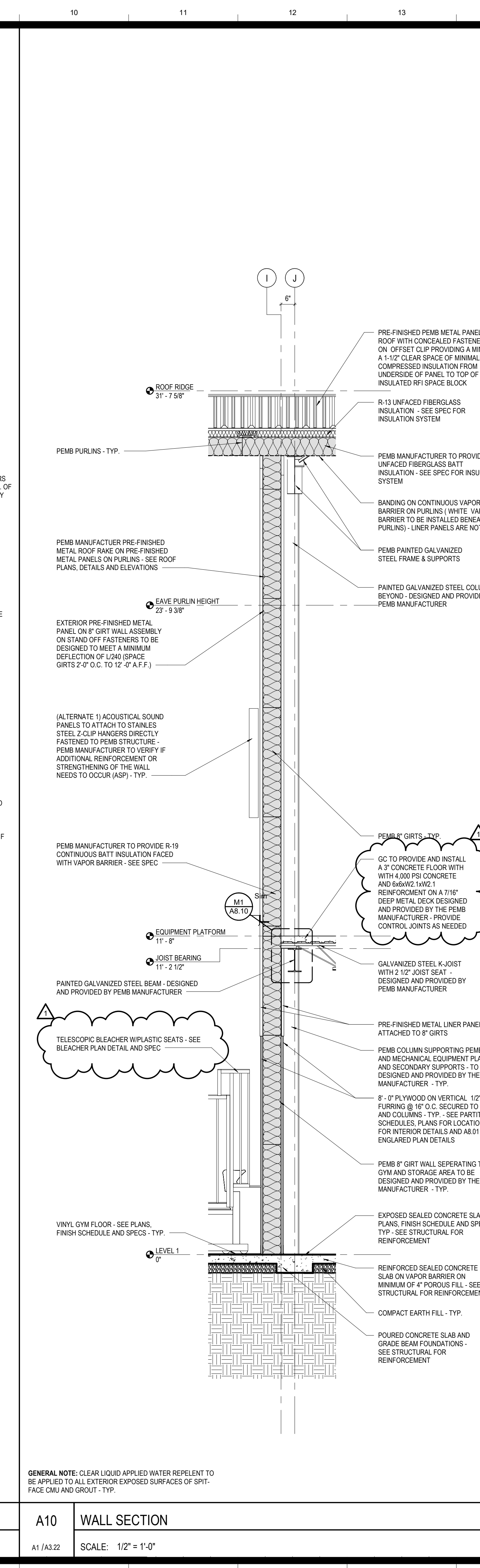
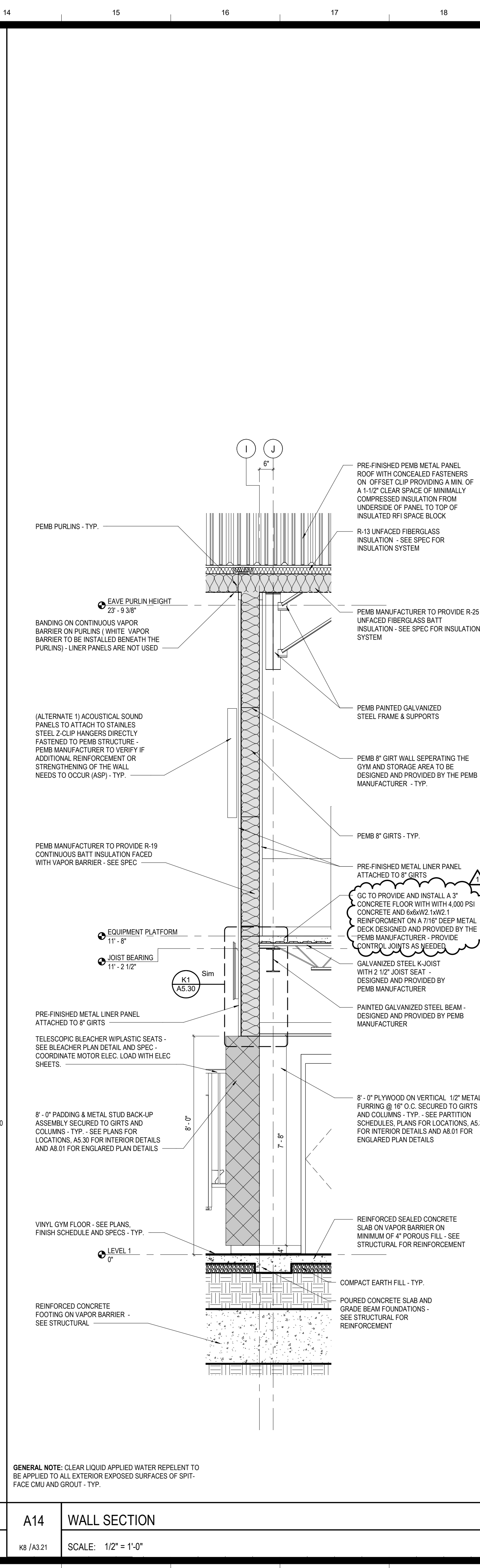
ELECTRICAL ENGINEER GULF STATES ENGINEERING 600 AZALEA ROAD, MOBILE, AL 36609 251-460-4646 ATTN: JERRY ONWU / SID SNYDER

Table with columns: REV, DATE, DESCRIPTION

DATE: 2-18-2019, 100% CONSTRUCTION DOCUMENTS, ADDENDUM #2, DAVIS ARCHITECTS, 3891.01

WALL SECTIONS

A3.51



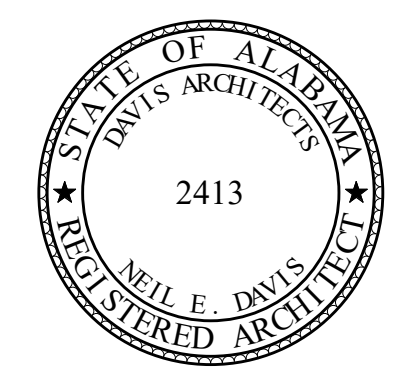
A1 WALL SECTION SCALE: 1/2" = 1'-0"

A5 WALL SECTION SCALE: 1/2" = 1'-0"

A10 WALL SECTION SCALE: 1/2" = 1'-0"

A14 WALL SECTION SCALE: 1/2" = 1'-0"

GENERAL NOTE: CLEAR LIQUID APPLIED WATER REPELANT TO BE APPLIED TO ALL EXTERIOR EXPOSED SURFACES OF SPIT-FACE CMU AND GROUT - TYP.



**ORANGE BEACH RECREATION COMPLEX
NEW GYMNASIUM**



CITY OF ORANGE BEACH ;
ORANGE BEACH, AL

DAVIS ARCHITECTS

OWNER
CITY OF ORANGE BEACH
PO BOX 408
ORANGE BEACH, ALABAMA 36561
251-981-8972
ATTN: KEN GRIMES, JR.

ASSOCIATE ARCHITECT
MCCOLLOUGH ARCHITECTURE
4790 MAN ST #209
ORANGE BEACH, AL 36561
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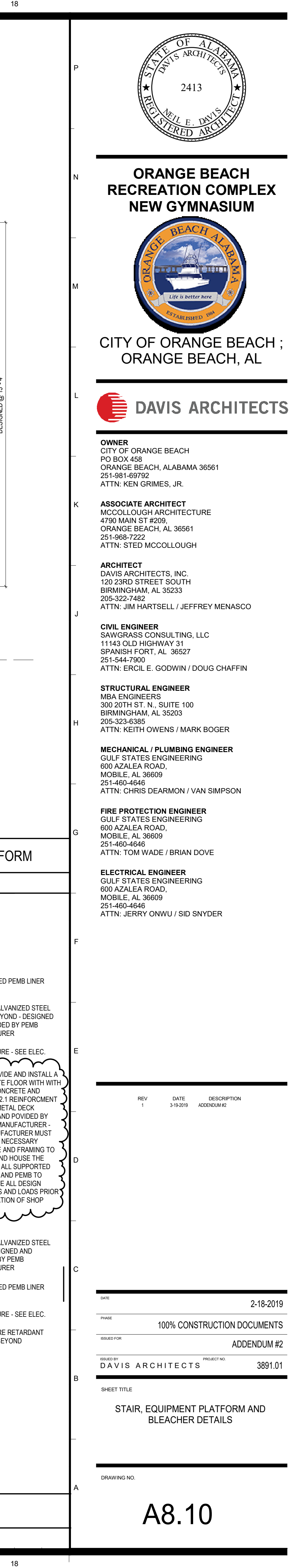
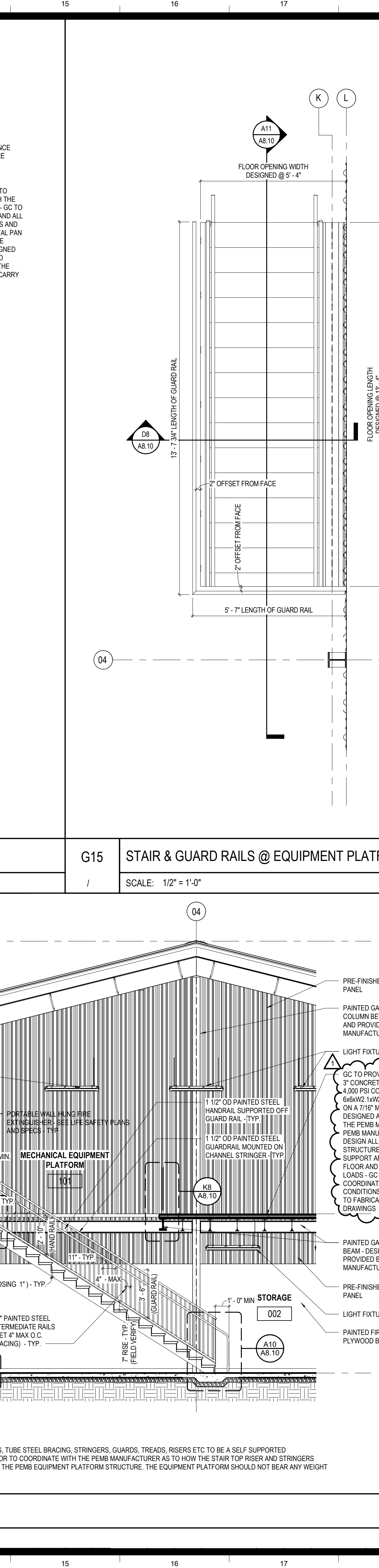
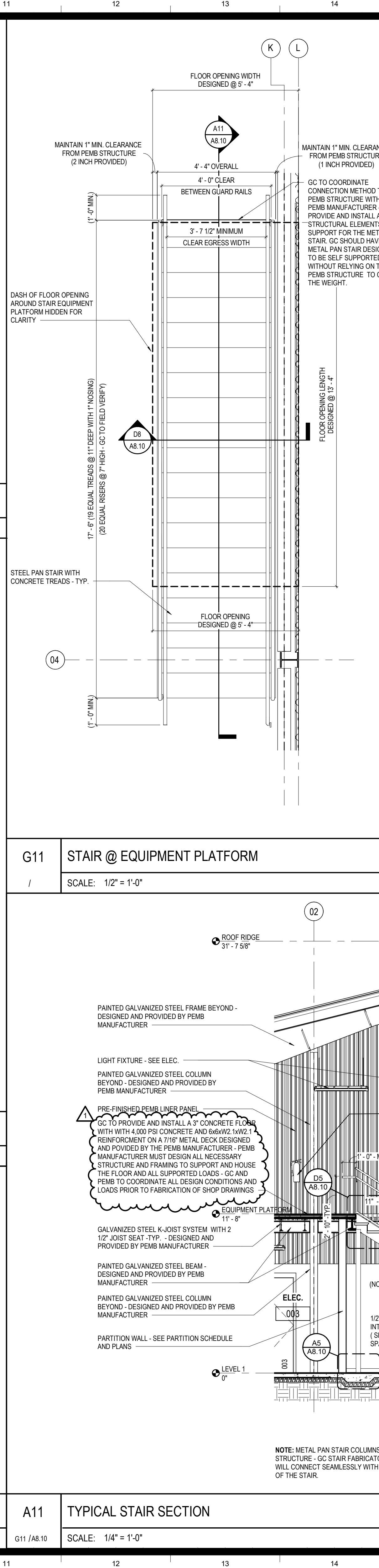
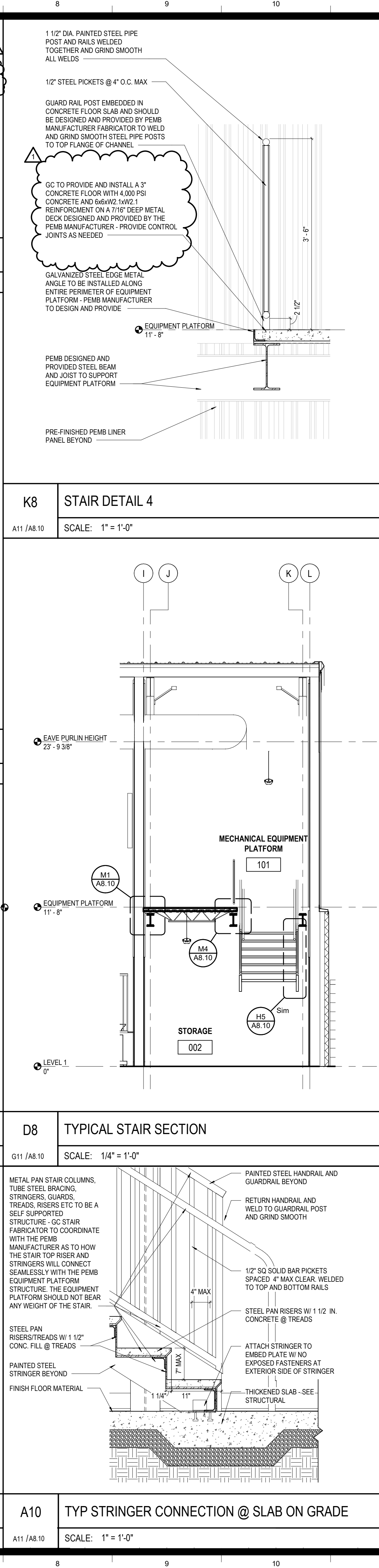
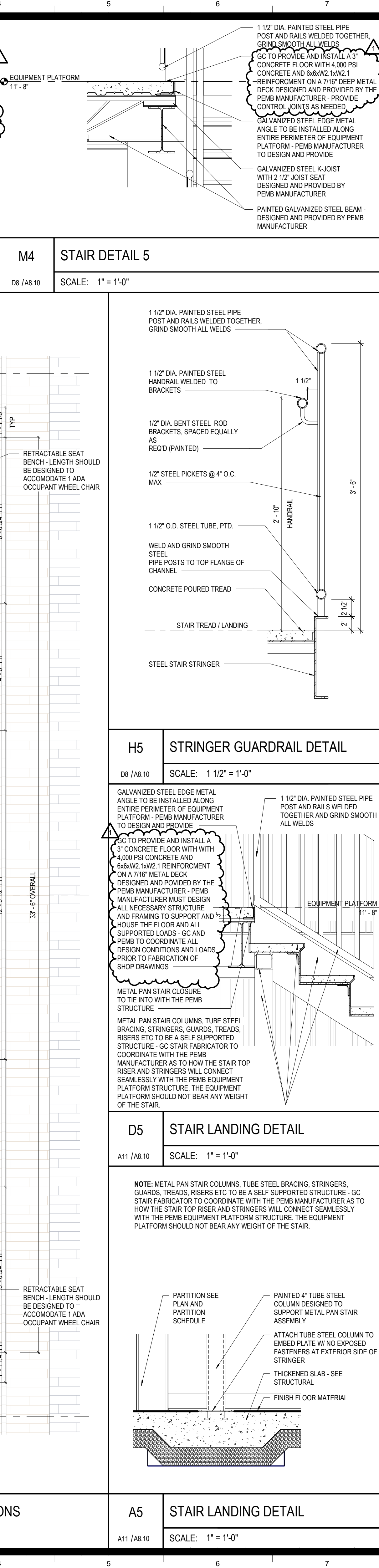
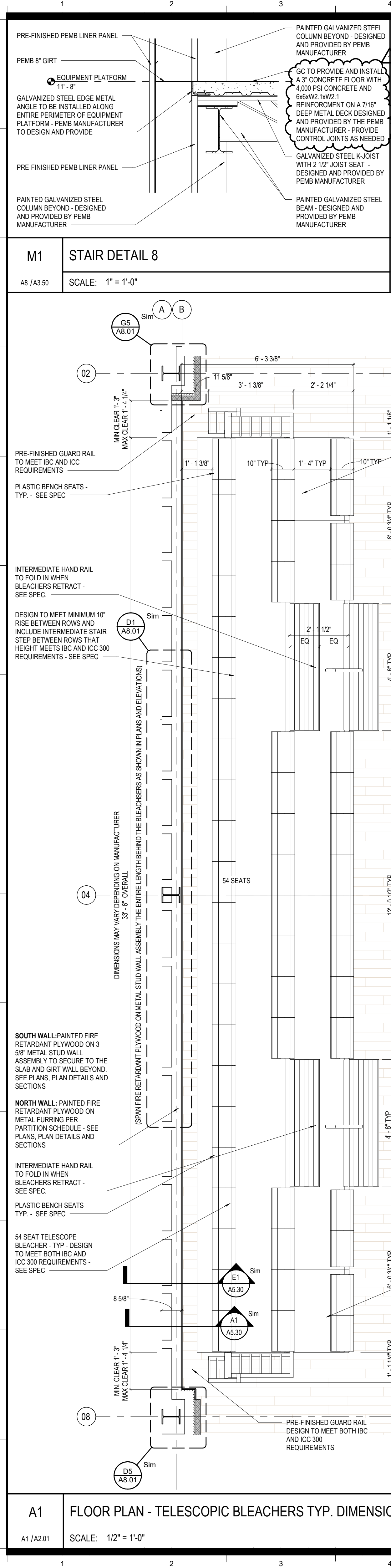
FIRE PROTECTION ENGINEER
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600 AZALEA ROAD,
MOBILE, AL 36609
251-460-4846
ATTN: TOM WADE / BRIAN DOVE

ELECTRICAL ENGINEER
GULF STATES ENGINEERING
600 AZALEA ROAD,
MOBILE, AL 36609
251-460-4846
ATTN: JERRY ONWU / SID SNYDER

REV	DATE	DESCRIPTION
1	3-19-2019	ADDENDUM #2

DATE: 2-18-2019
 TITLE: 100% CONSTRUCTION DOCUMENTS
 PROJECT: ORANGE BEACH RECREATION COMPLEX
 DRAWING NO: 3881.01
 SHEET TITLE: STAIR, EQUIPMENT PLATFORM AND BLEACHER DETAILS

A8.10



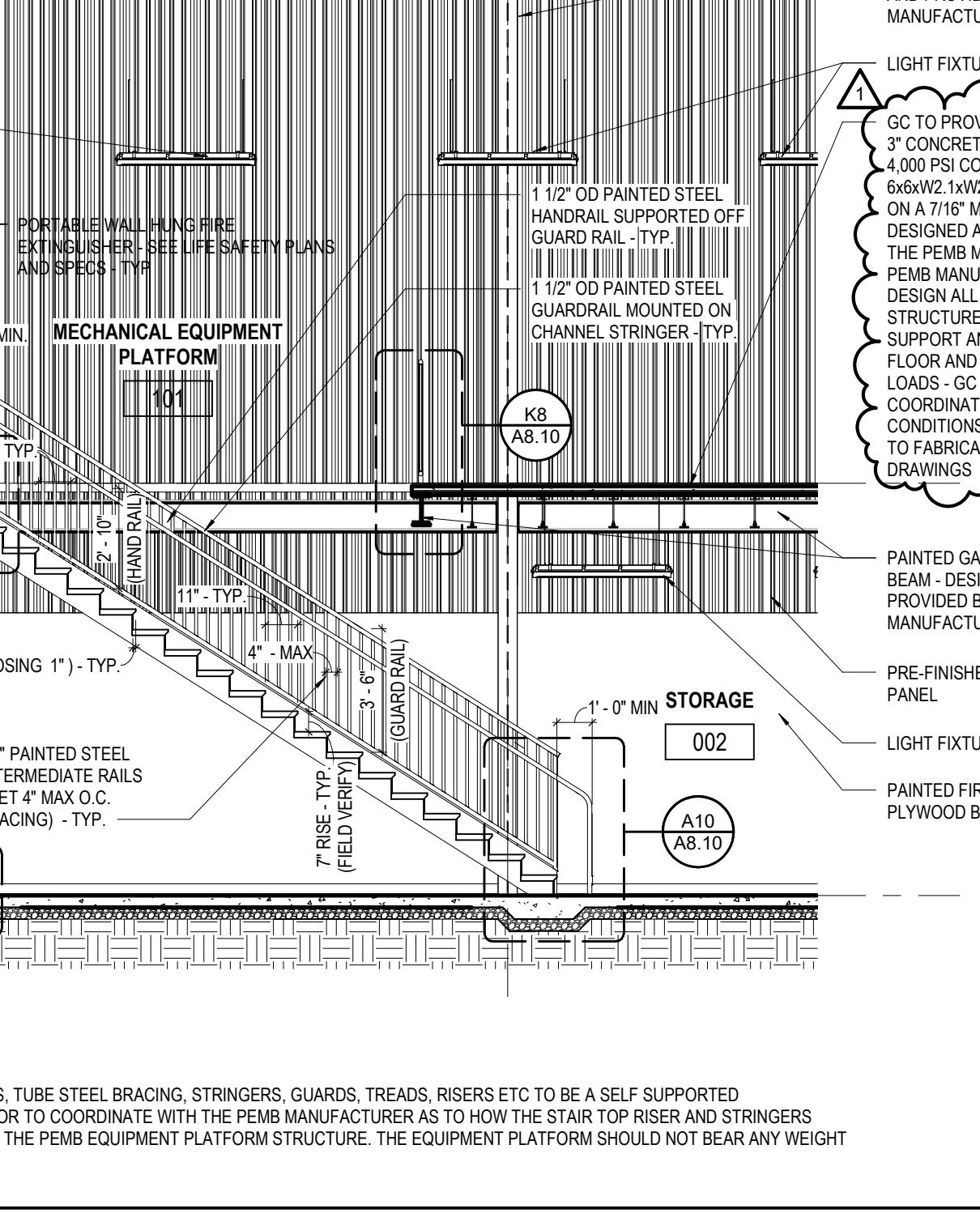
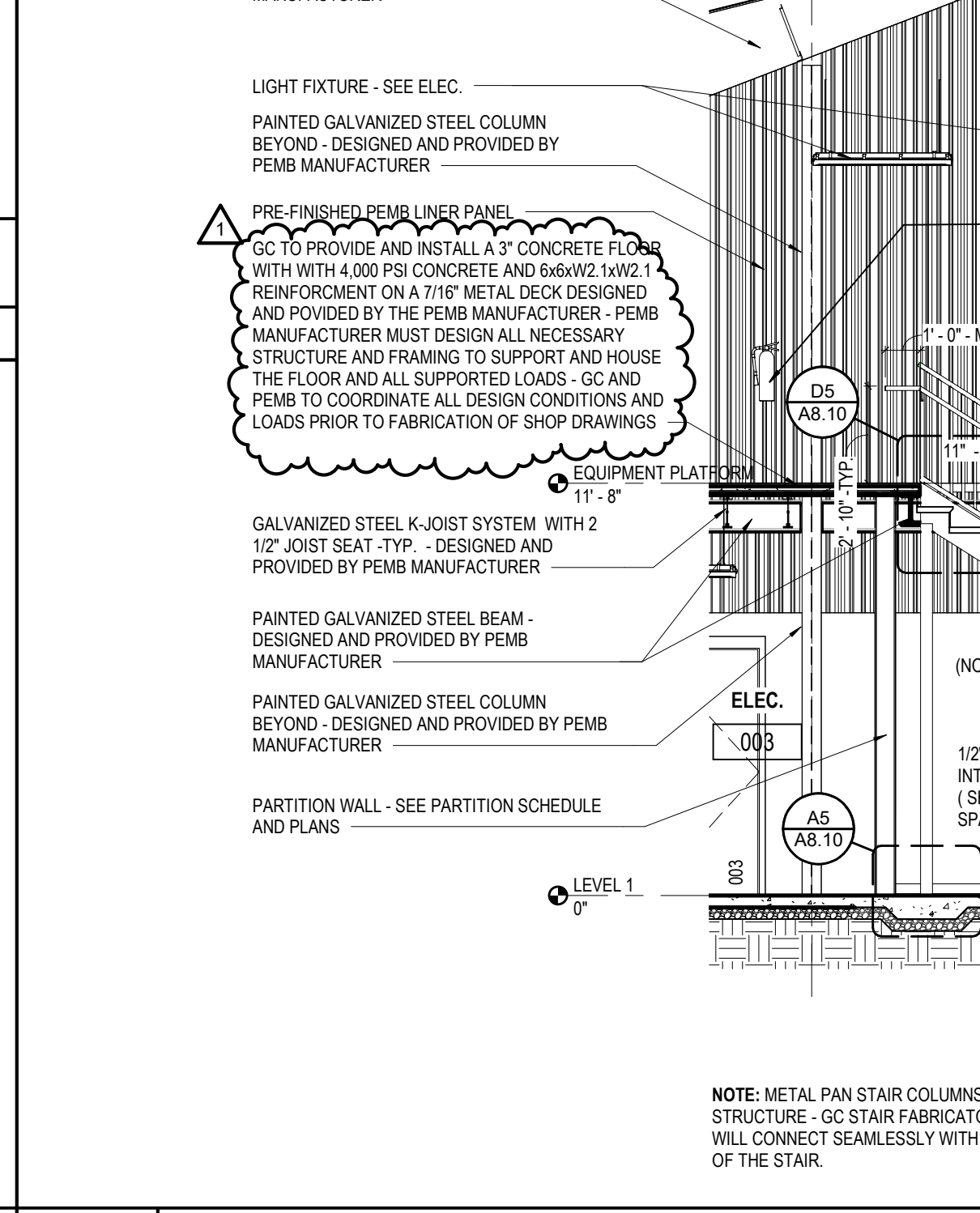
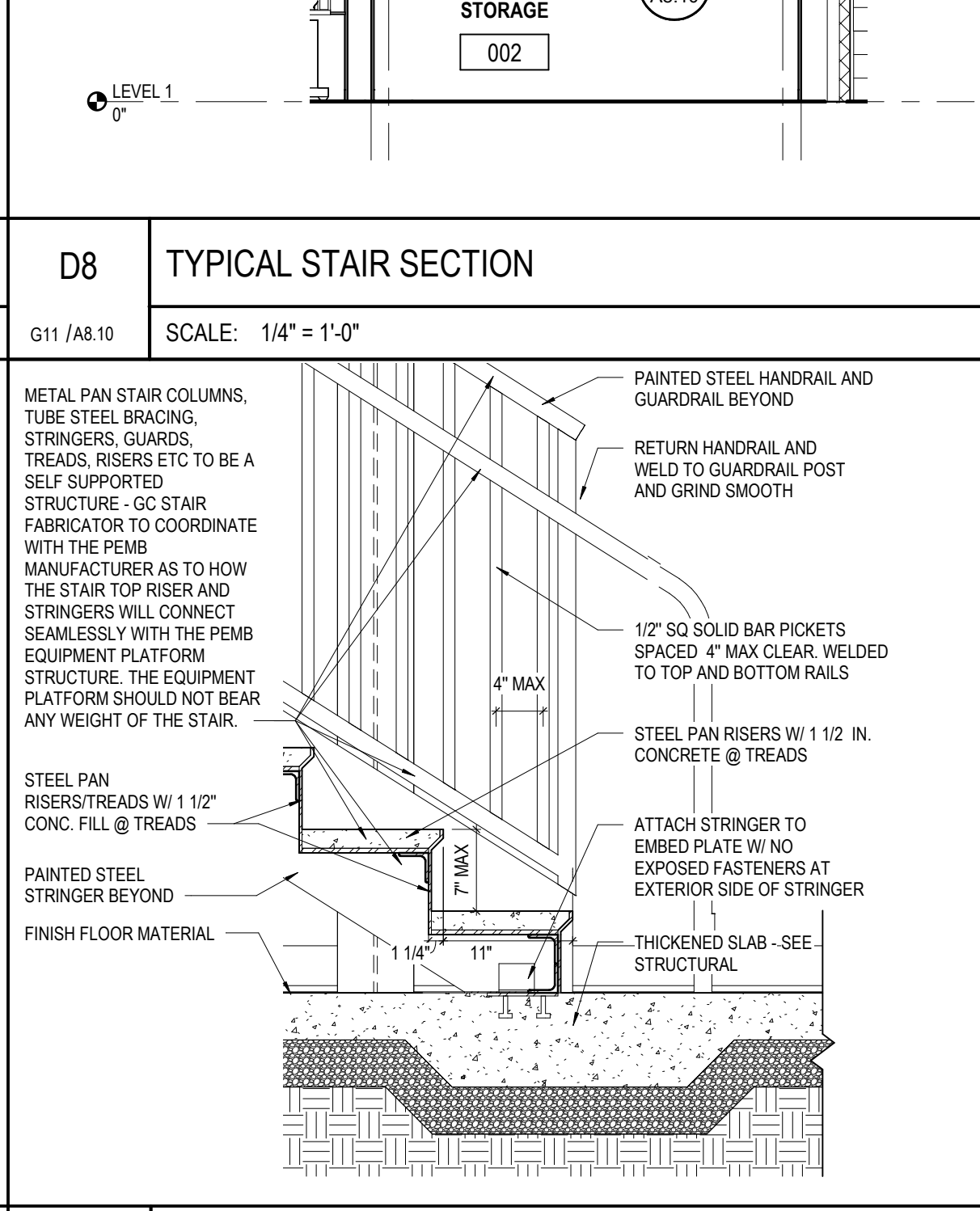
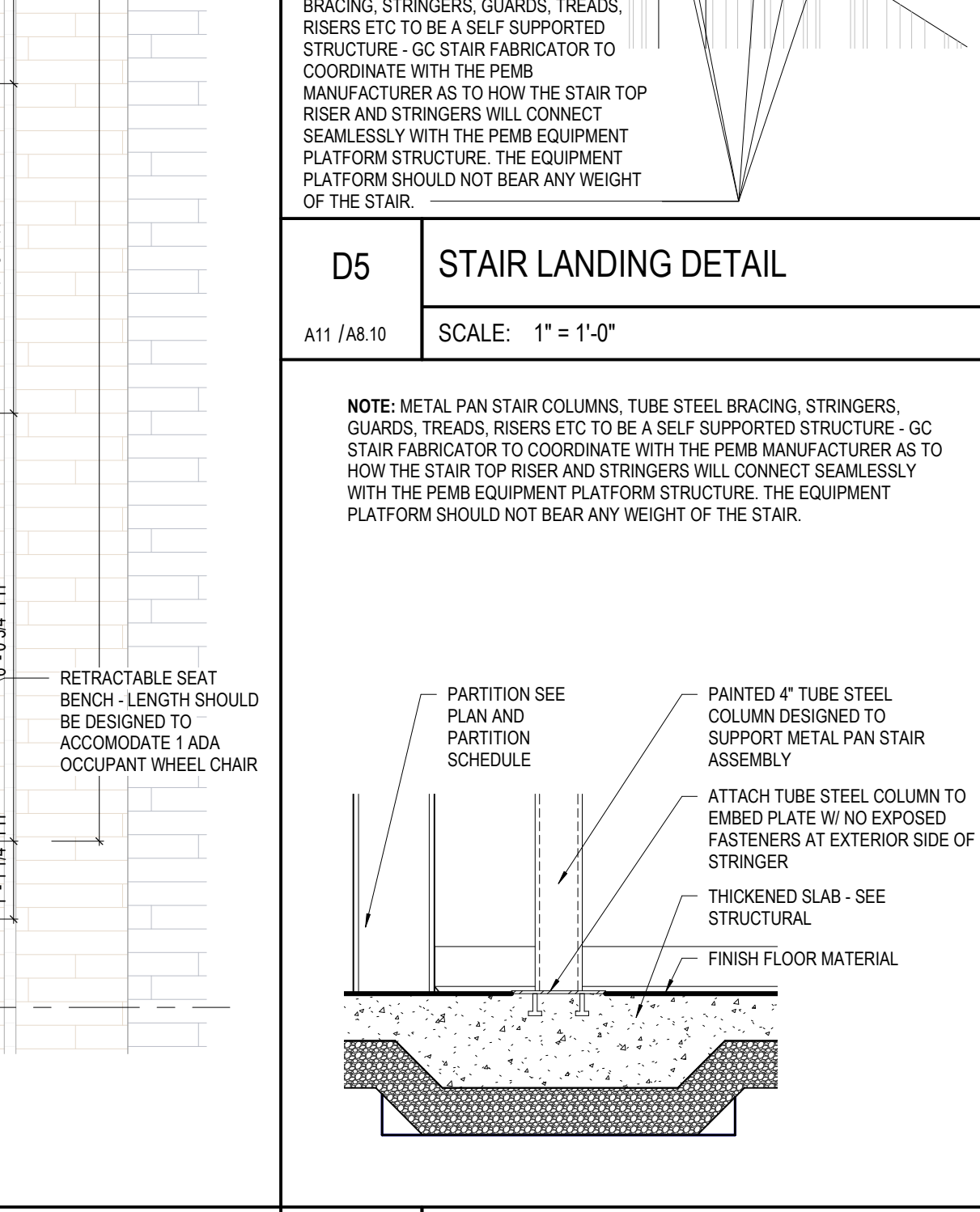
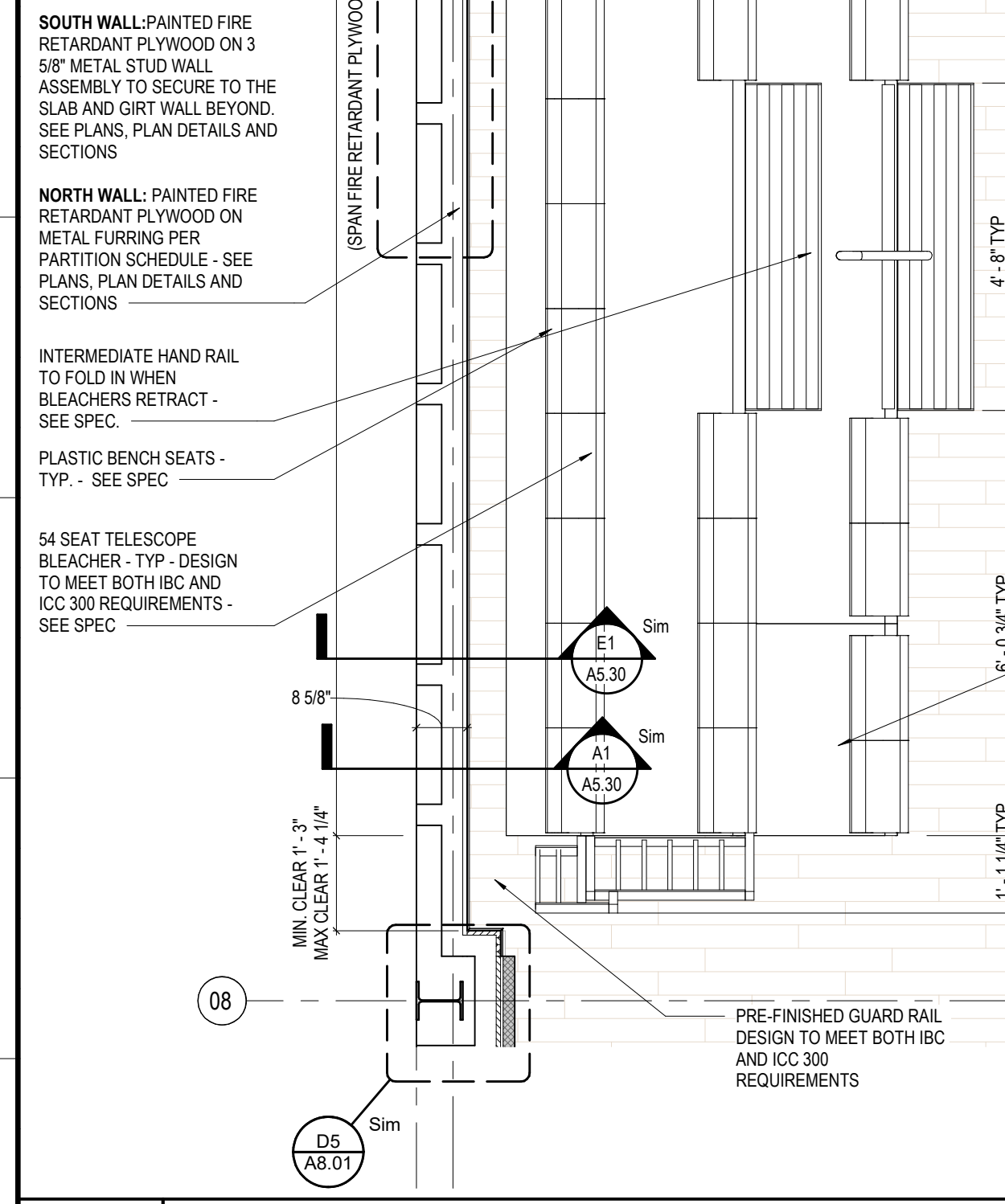
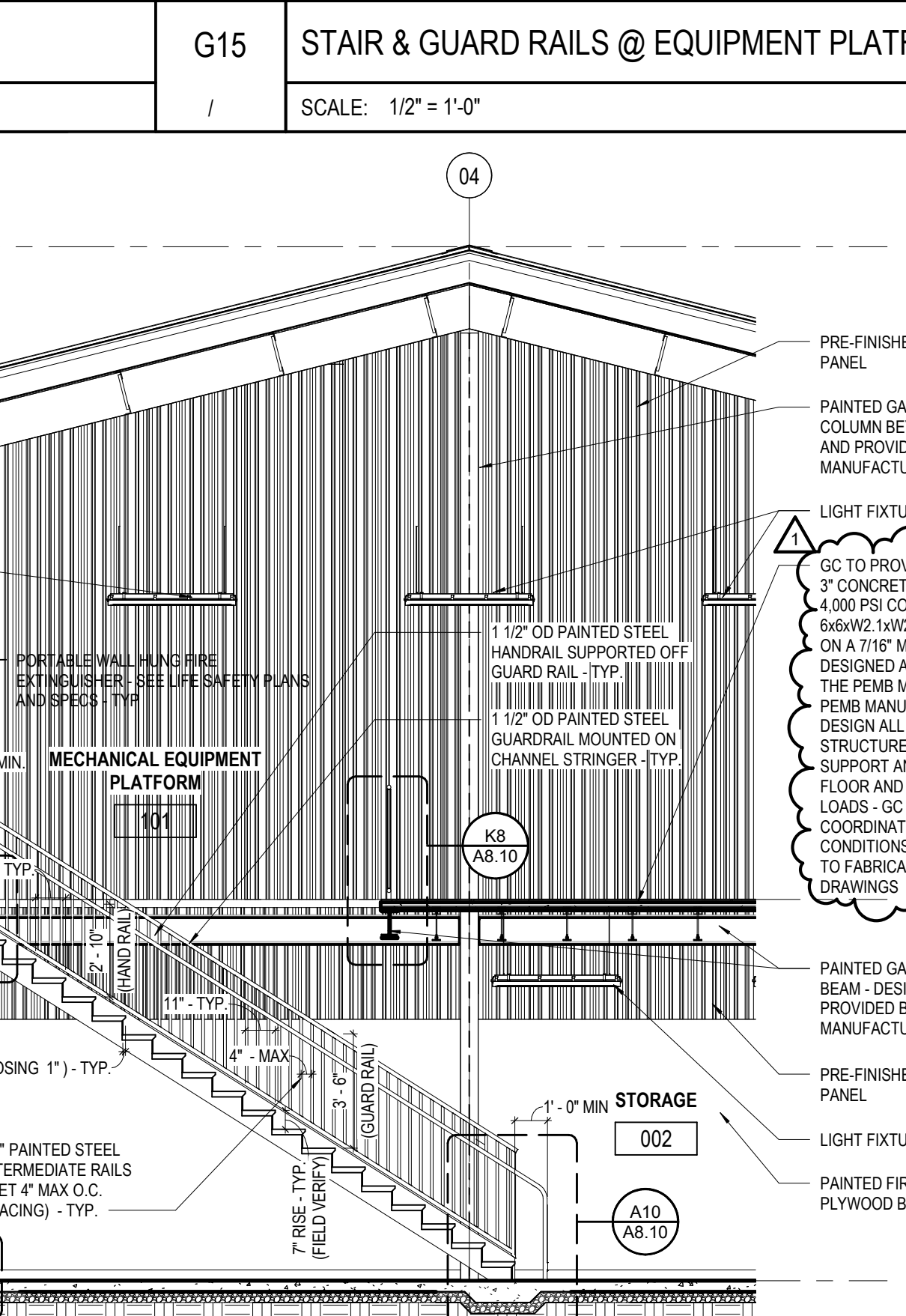
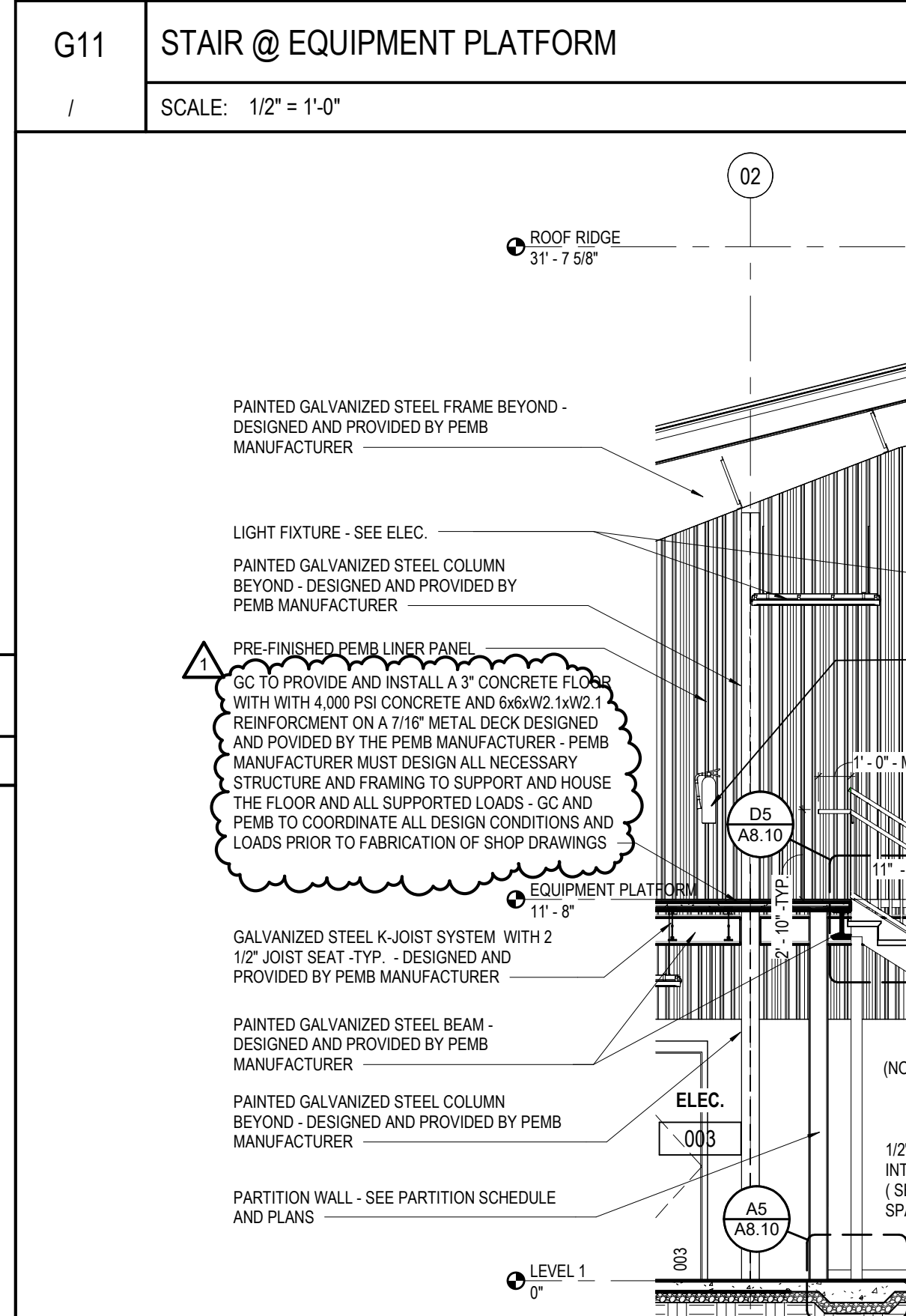
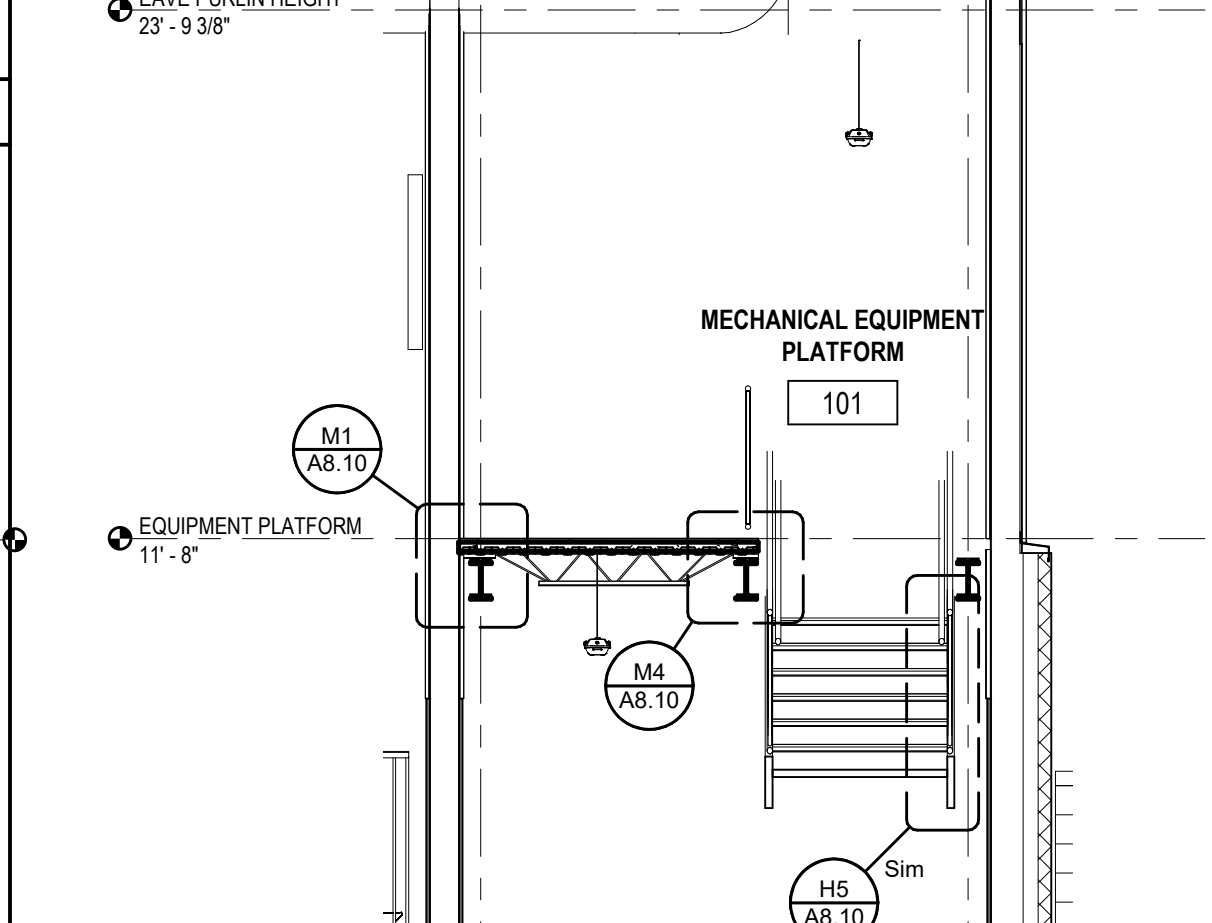
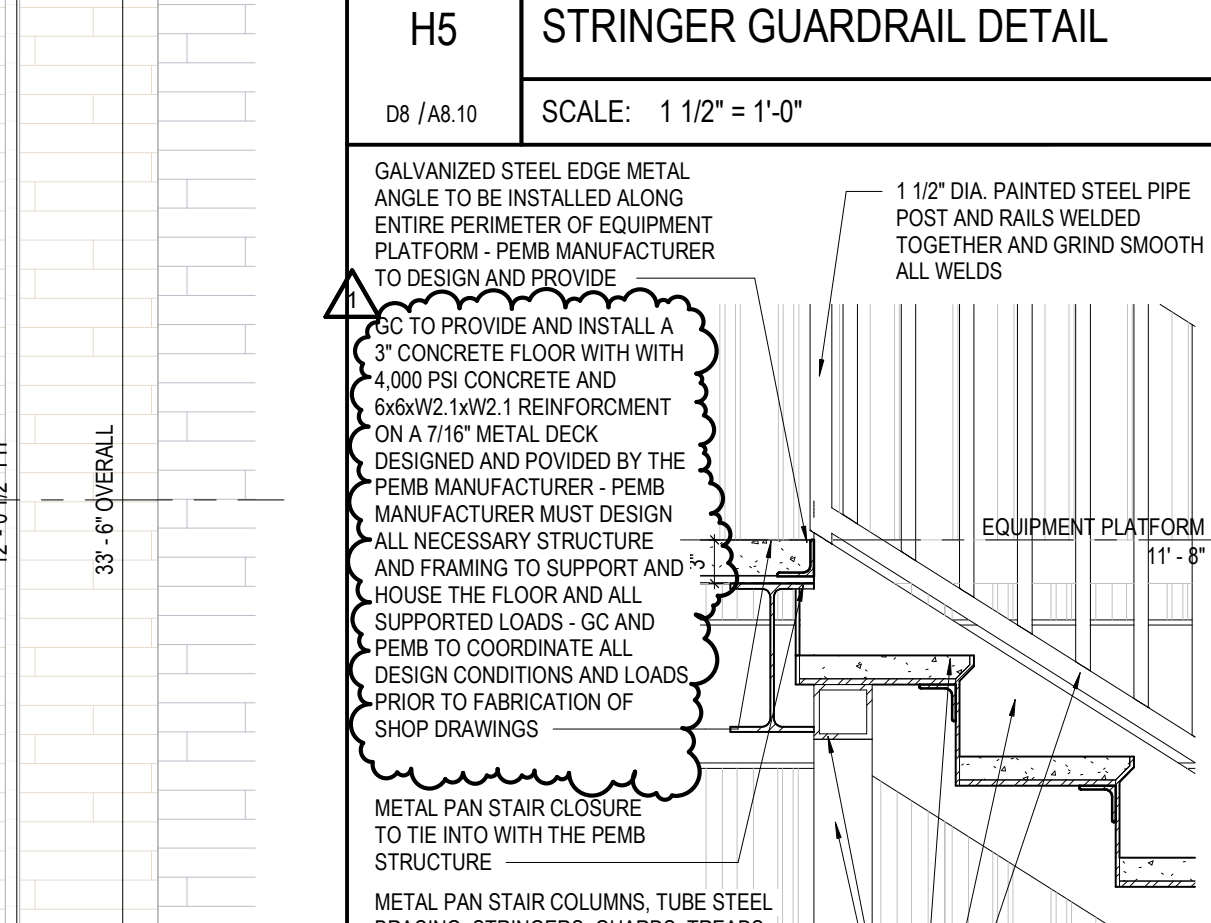
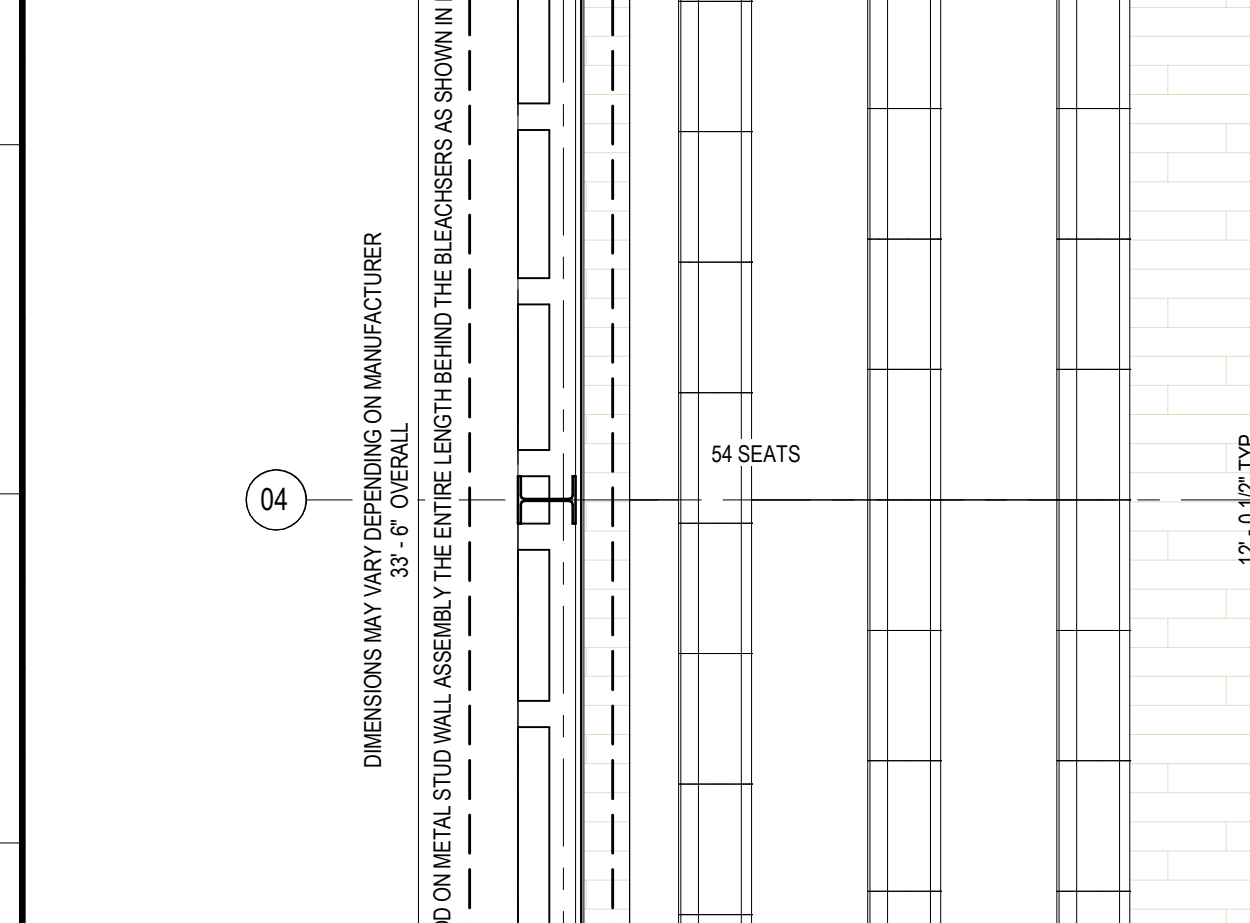
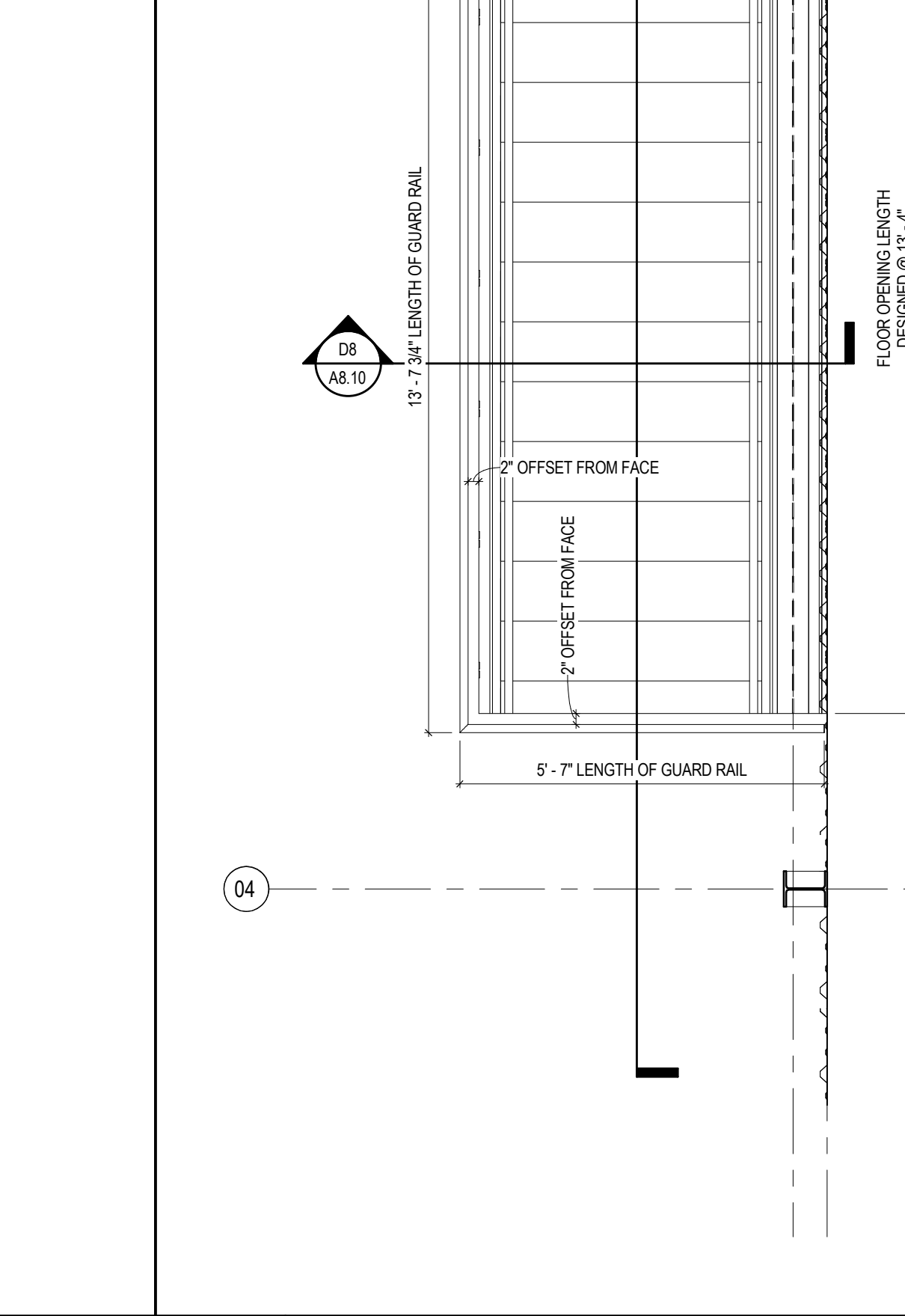
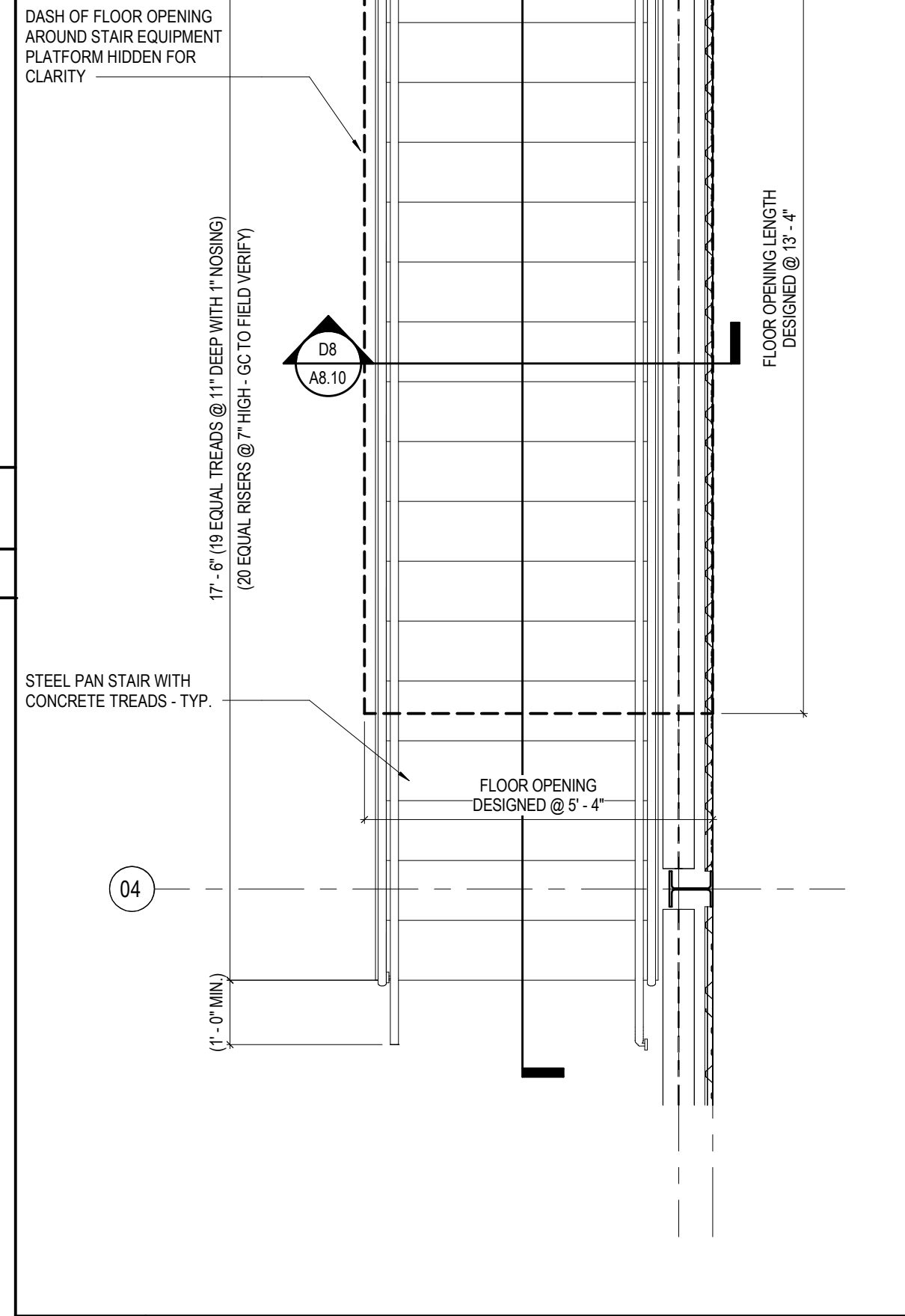
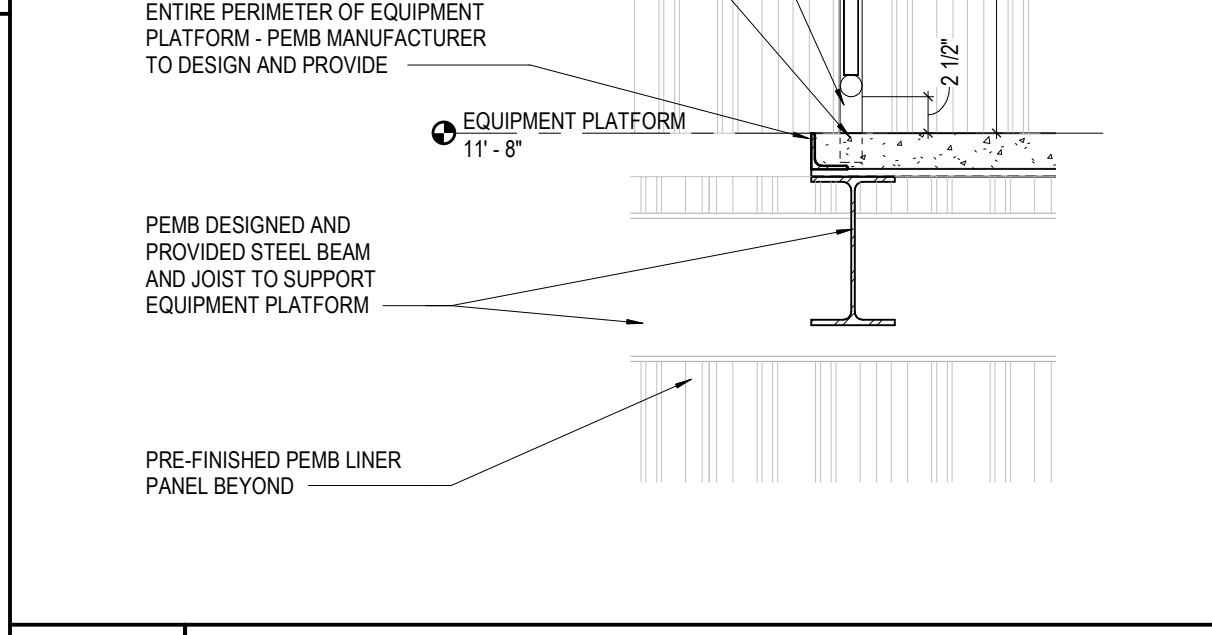
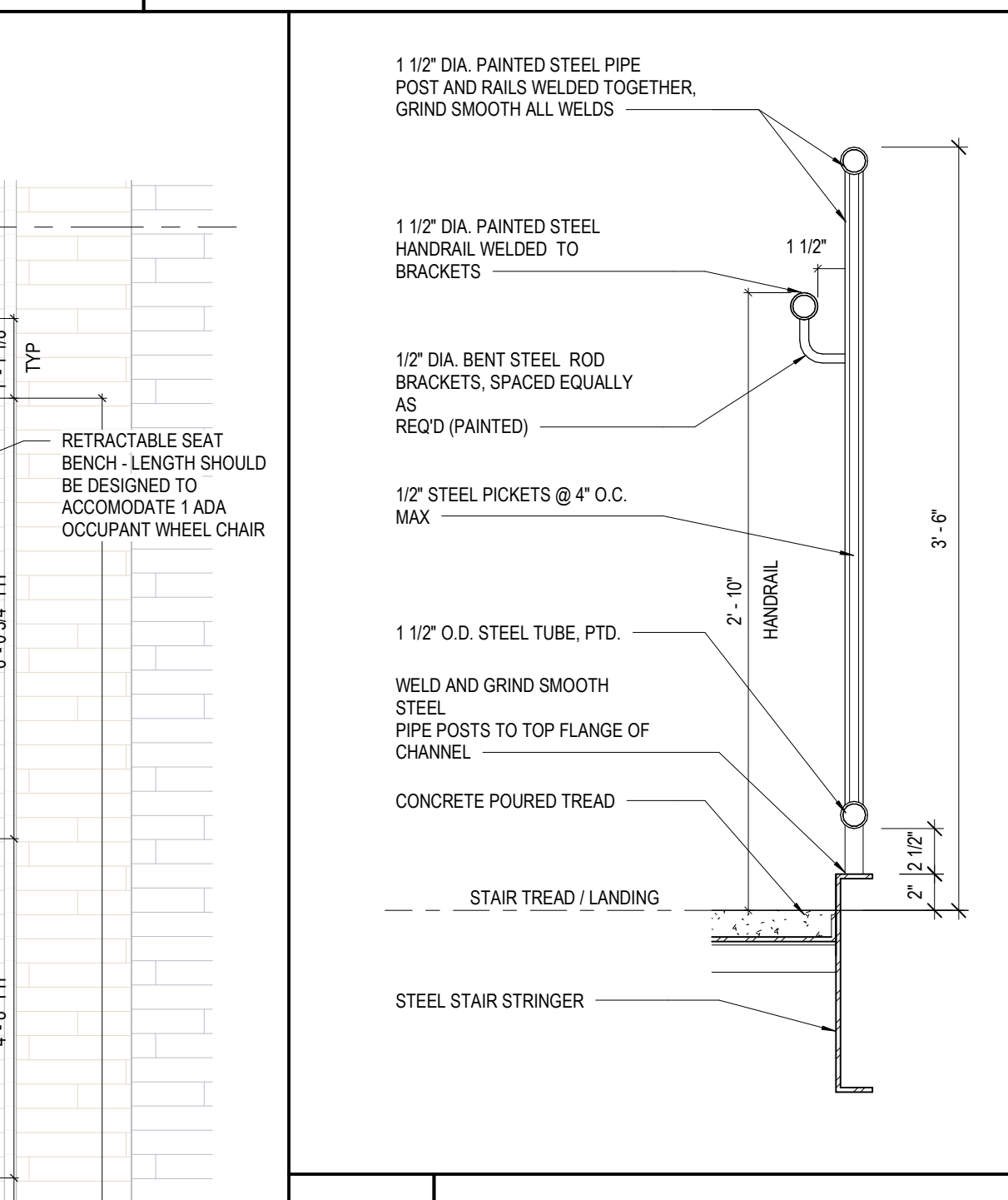
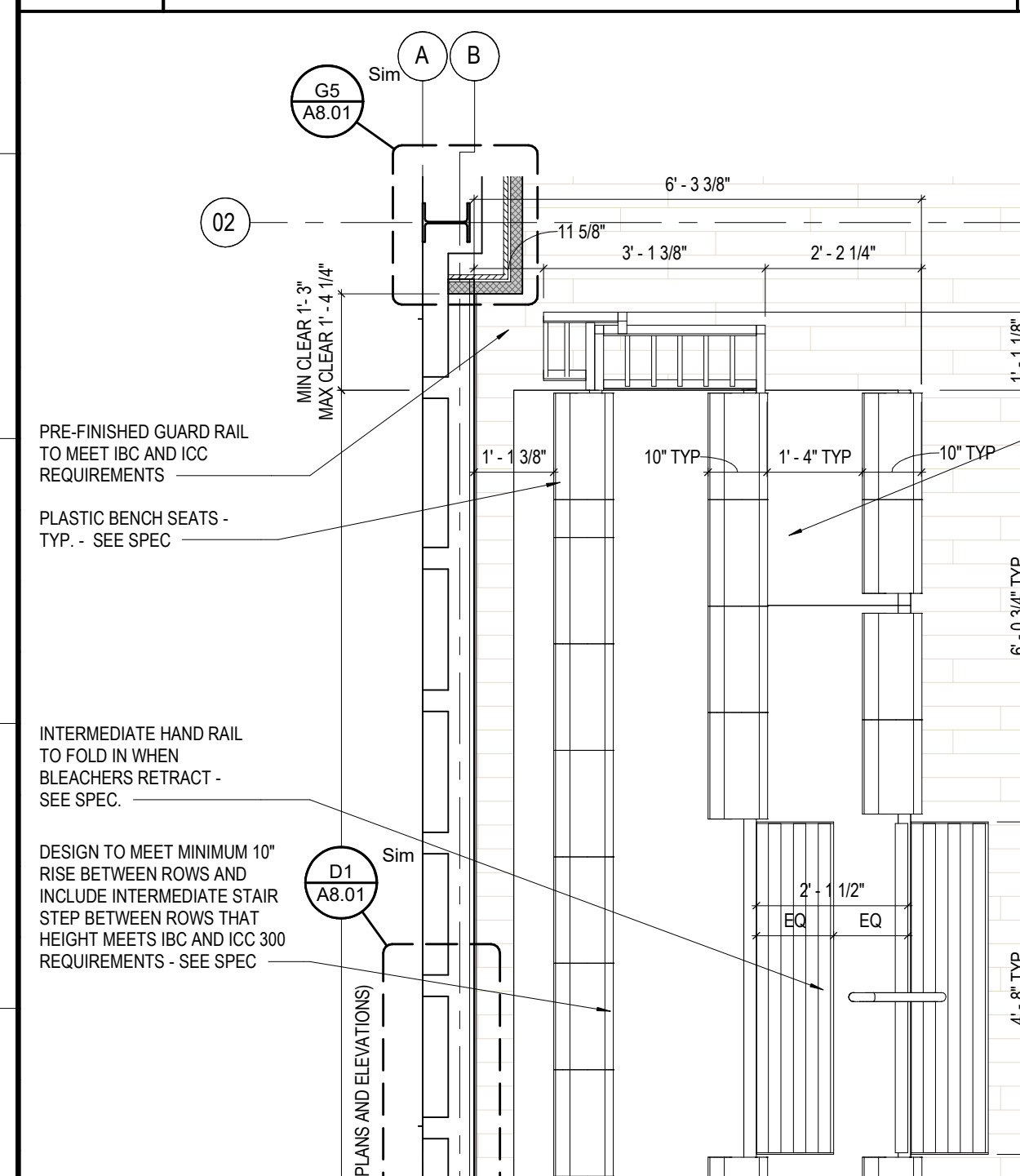
M1 STAIR DETAIL 8
SCALE: 1" = 1'-0"

M4 STAIR DETAIL 5
SCALE: 1" = 1'-0"

K8 STAIR DETAIL 4
SCALE: 1" = 1'-0"

G11 STAIR @ EQUIPMENT PLATFORM
SCALE: 1/2" = 1'-0"

G15 STAIR & GUARD RAILS @ EQUIPMENT PLATFORM
SCALE: 1/2" = 1'-0"



A1 FLOOR PLAN - TELESCOPIC BLEACHERS TYP. DIMENSIONS
SCALE: 1/2" = 1'-0"

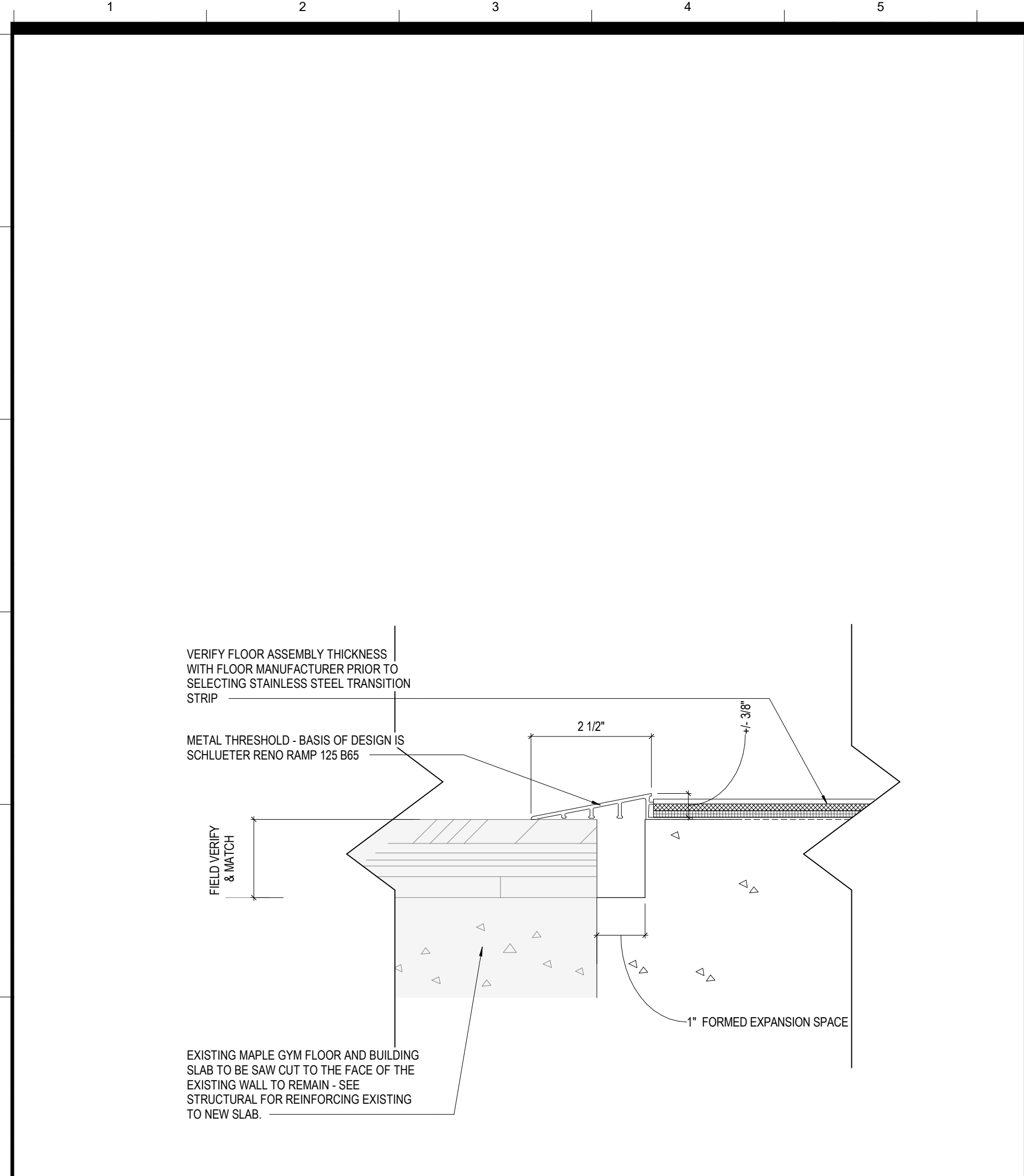
A5 STAIR LANDING DETAIL
SCALE: 1" = 1'-0"

A10 TYP STRINGER CONNECTION @ SLAB ON GRADE
SCALE: 1" = 1'-0"

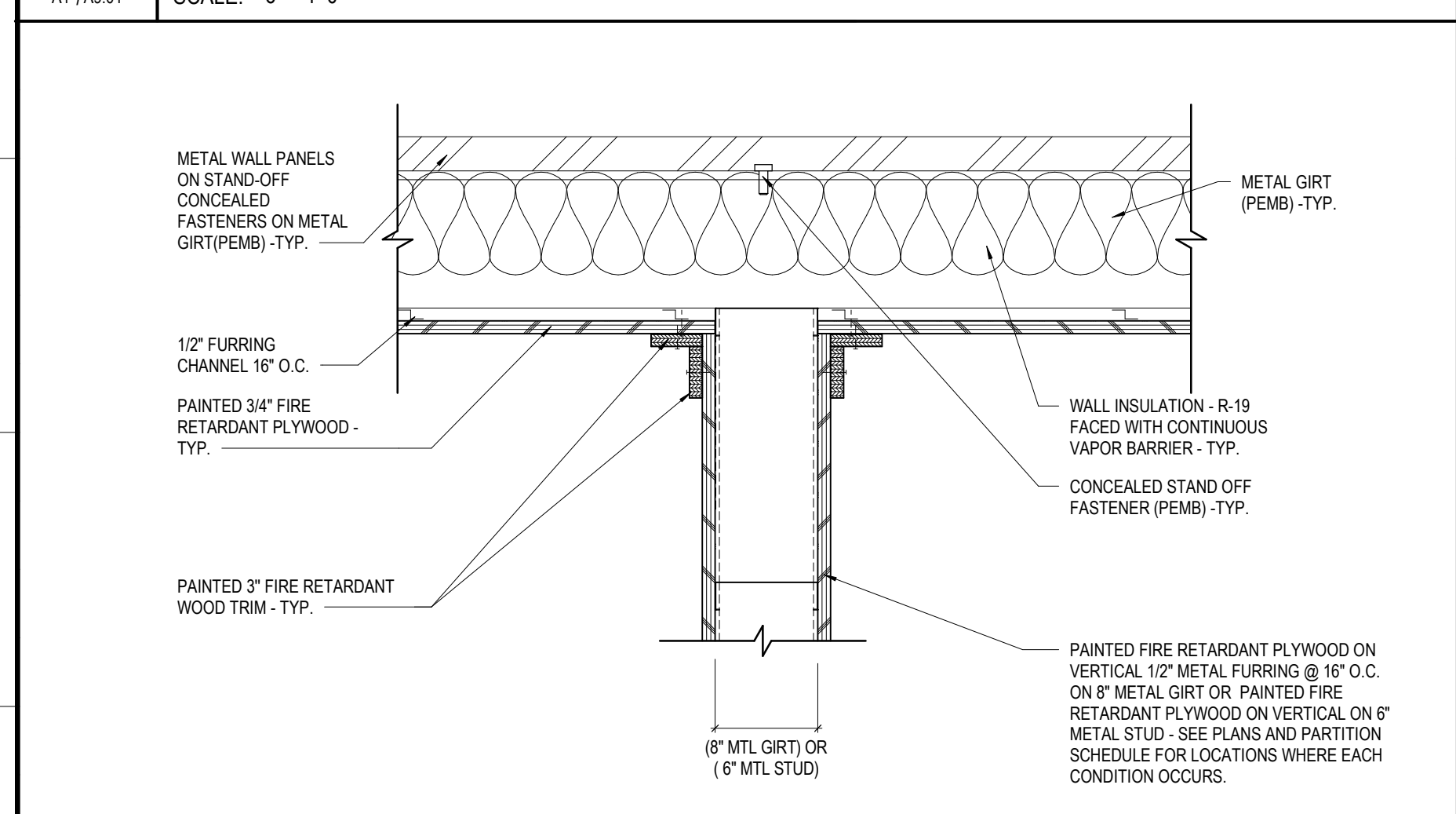
A11 TYPICAL STAIR SECTION
SCALE: 1/4" = 1'-0"

G11 STAIR @ EQUIPMENT PLATFORM
SCALE: 1/2" = 1'-0"

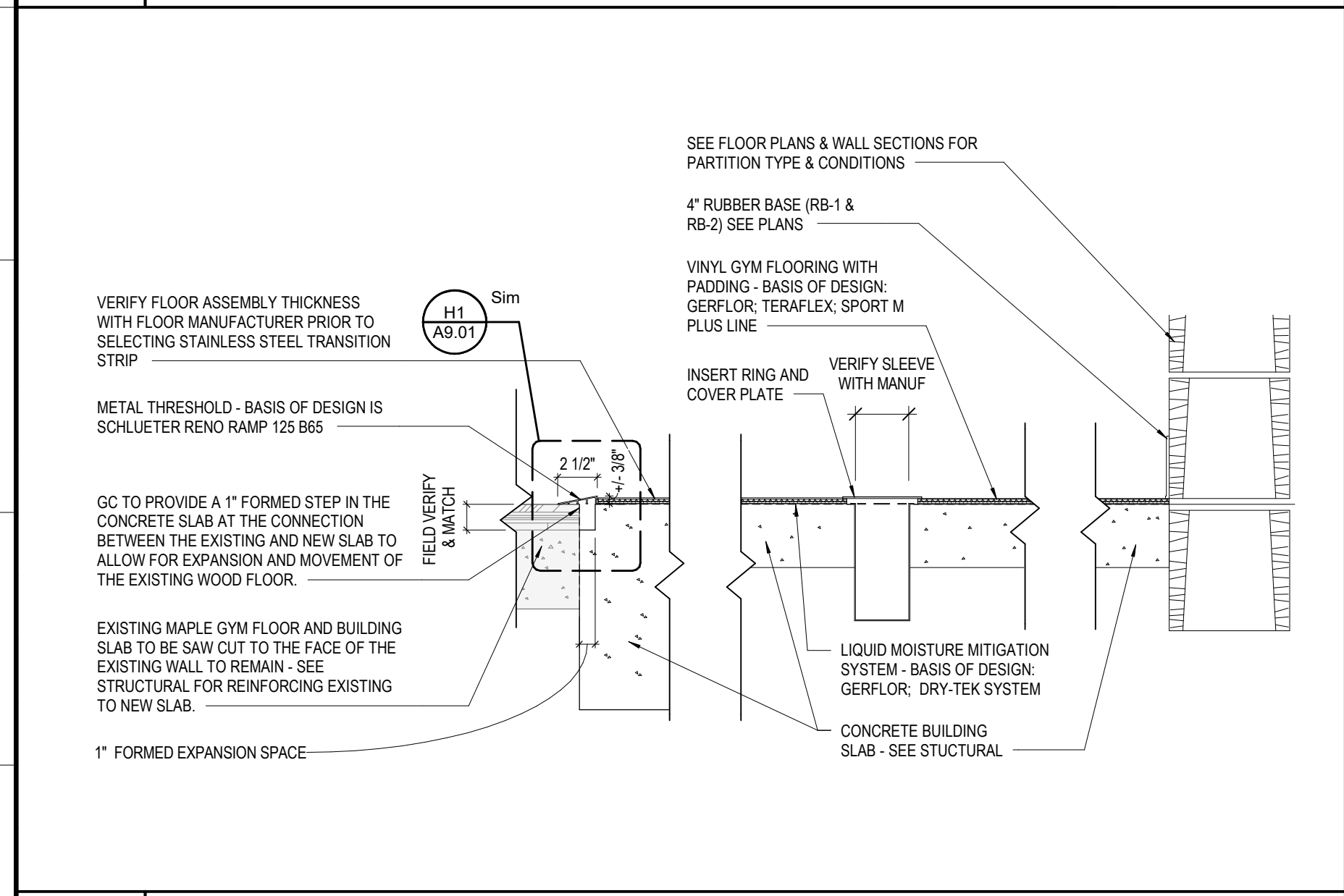
G15 STAIR & GUARD RAILS @ EQUIPMENT PLATFORM
SCALE: 1/2" = 1'-0"



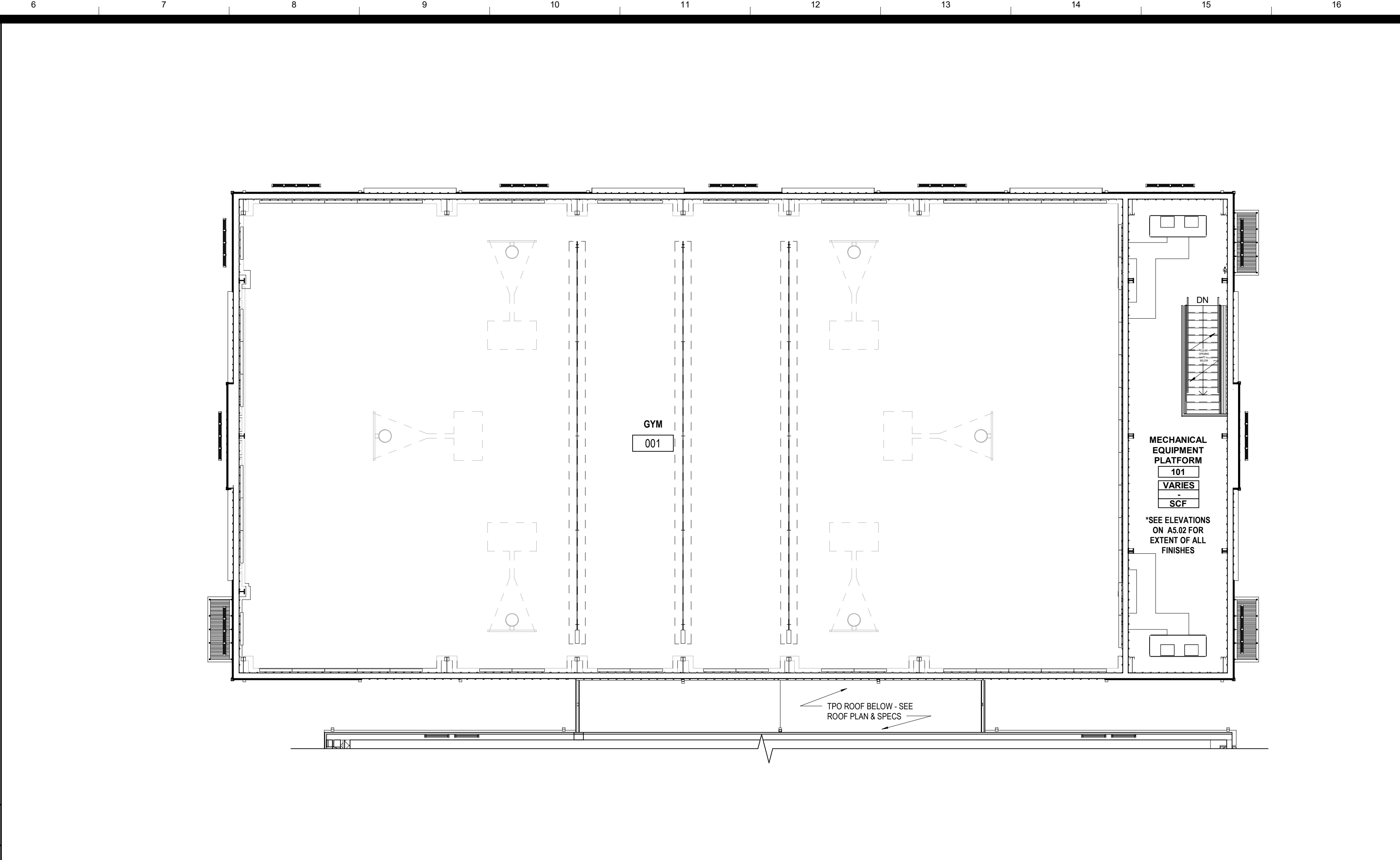
H1 VAF TO EXTG: MTS-1
SCALE: 6" = 1'-0"



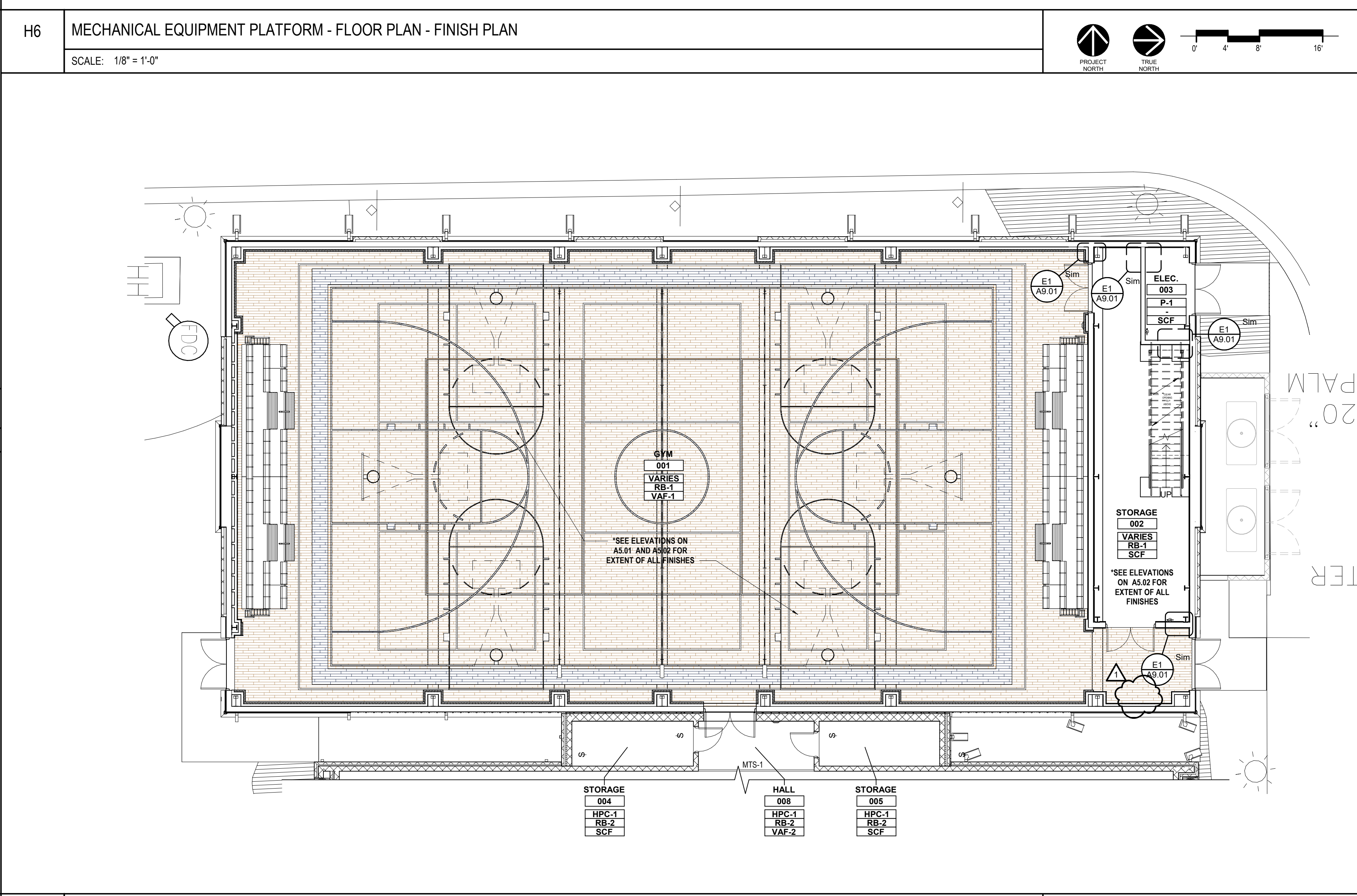
E1 PLYWOOD PARTITION CONNECTION @ PEMB WALL
SCALE: 1 1/2" = 1'-0"



A1 TYPICAL CONDITIONS @ GYM FLOOR
SCALE: 1 1/2" = 1'-0"



H6 MECHANICAL EQUIPMENT PLATFORM - FLOOR PLAN - FINISH PLAN
SCALE: 1/8" = 1'-0"



A6 LEVEL 1 - FLOOR PLAN - FINISH PLAN
SCALE: 1/8" = 1'-0"

ROOM FINISH GUIDE

P-1	WALL FINISH
RB-1	BASE FINISH
VCT-1	FLOOR FINISH
P-2	SECONDARY FINISH WHERE SHOWN

FINISH LEGEND

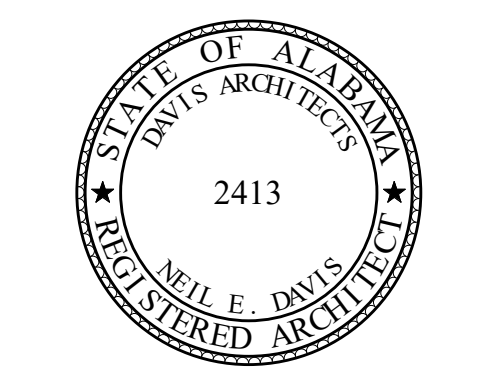
WALL FINISH	
ASP	ACOUSTICAL SOUND PANELS
HPC	HIGH PERFORMANCE COATING
P	PAINT
PMLP	PRE-FINISHED METAL LINEAR PANEL
FLOOR FINISH	
SCF	SEALED CONCRETE FLOOR
VAF	VINYL ATHLETIC FLOORING
BASE FINISH	
RB	RUBBER BASE
MISCELLANEOUS FINISH	
WP	GYM WALL PADDING - MAIN COLOR
WPA	GYM WALL PADDING - ACCENT COLOR

THRESHOLD LEGEND

MTS-1	VAF TO EXTG
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GENERAL NOTES

- REFER TO INTERIOR ELEVATIONS FOR MORE INFORMATION ON WALL FINISHES.
- CONCRETE SUB-FLOOR SHALL BE LEVEL WITH A MAXIMUM VARIATION FROM LEVEL OF 1/4" IN 10 FEET.
- UNLESS OTHERWISE NOTED, ALL UTILITIES (CONDUIT, WIRING, ETC.), STRUCTURE, & DUCTWORK SHALL BE PAINTED TO MATCH THE ADJACENT PAINTED SURFACE.



ORANGE BEACH RECREATION COMPLEX NEW GYMNASIUM



CITY OF ORANGE BEACH ; ORANGE BEACH, AL

DAVIS ARCHITECTS

OWNER
CITY OF ORANGE BEACH
PO BOX 408
ORANGE BEACH, ALABAMA 36561
251-981-6979
ATTN: KEN GRIMES, JR.

ASSOCIATE ARCHITECT
MCCOLLOUGH ARCHITECTURE
4790 MAIN ST #209
ORANGE BEACH, AL 36561
251-988-7222
ATTN: STED MCCOLLOUGH

ARCHITECT
DAVIS ARCHITECTS, INC.
120 23RD STREET SOUTH
BIRMINGHAM, AL 35233
205-322-7482
ATTN: JIM HARTSELL / JEFFREY MENASCO

CIVIL ENGINEER
SAWGRASS CONSULTING, LLC
11143 OLD HIGHWAY 31
SPANISH FORT, AL 36527
251-644-7000
ATTN: ERIC E. GODWIN / DOUG CHAFFIN

STRUCTURAL ENGINEER
MBA ENGINEERS
300 20TH ST. N., SUITE 100
BIRMINGHAM, AL 35203
205-323-6395
ATTN: KEITH OWENS / MARK BOGER

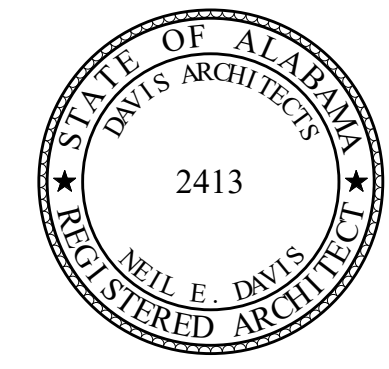
MECHANICAL / PLUMBING ENGINEER
GULF STATES ENGINEERING
600 AZALEA ROAD,
MOBILE, AL 36609
251-460-4546
ATTN: CHRIS DEARMON / VAN SIMPSON

FIRE PROTECTION ENGINEER
GULF STATES ENGINEERING
600 AZALEA ROAD,
MOBILE, AL 36609
251-460-4546
ATTN: TOM WADE / BRIAN DOVE

ELECTRICAL ENGINEER
GULF STATES ENGINEERING
600 AZALEA ROAD,
MOBILE, AL 36609
251-460-4546
ATTN: JERRY ONWU / SID SNYDER

REV	DATE	DESCRIPTION
1	3-19-2019	ADDENDUM #2

DATE: 2-18-2019
PAGE: 100% CONSTRUCTION DOCUMENTS
ADDENDUM #2
PROJECT NO: 3891.01
SHEET TITLE: FINISH PLANS
DRAWING NO: A9.01



**ORANGE BEACH RECREATION COMPLEX
NEW GYMNASIUM**



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ORANGE BEACH, AL

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ATTN: JERRY ONWU / SID SNYDER

REV. DATE DESCRIPTION

1 3-19-2019 A00004162

DATE: 2-18-2019

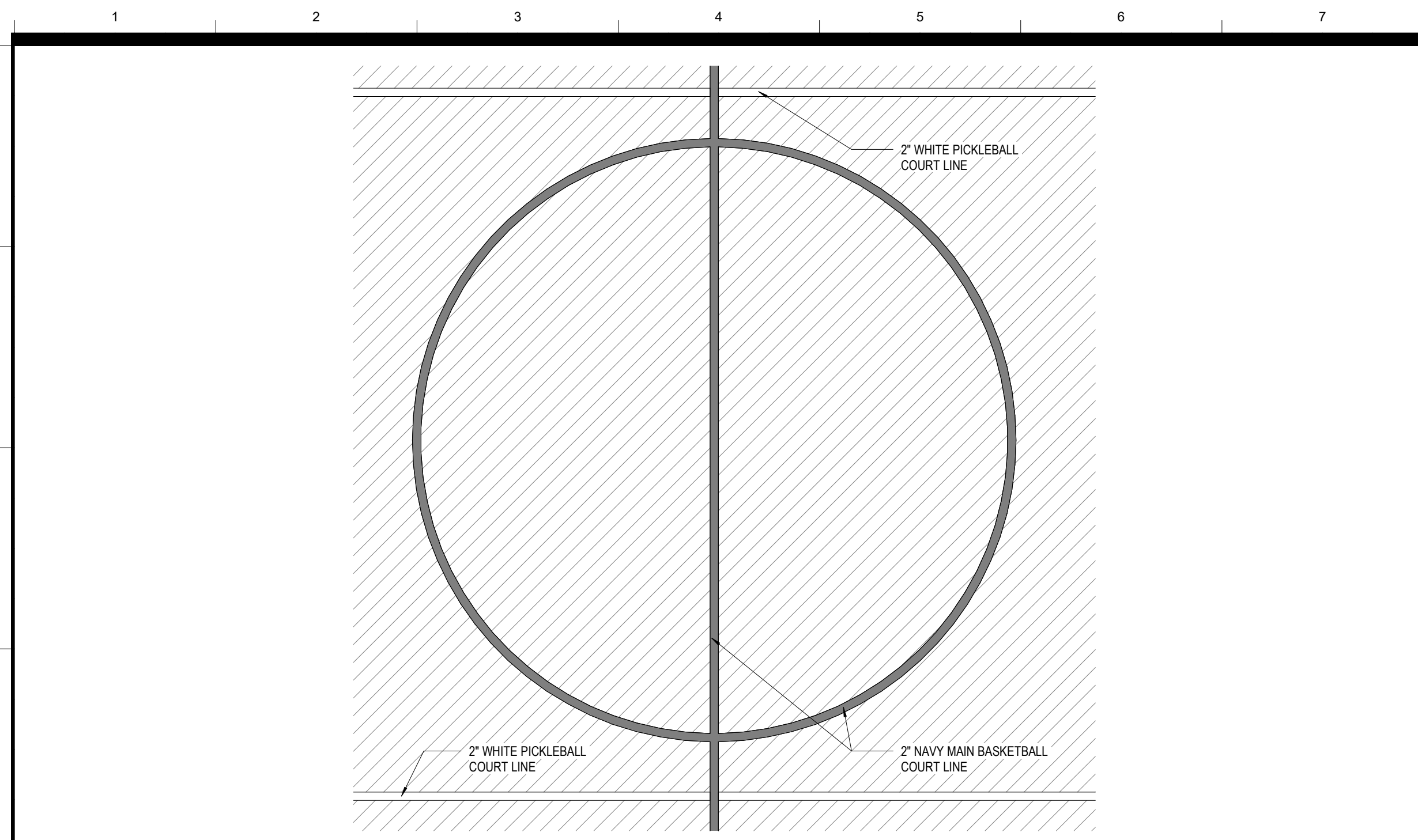
100% CONSTRUCTION DOCUMENTS

ADDENDUM #2

DAVIS ARCHITECTS PROJECT NO. 3881.01

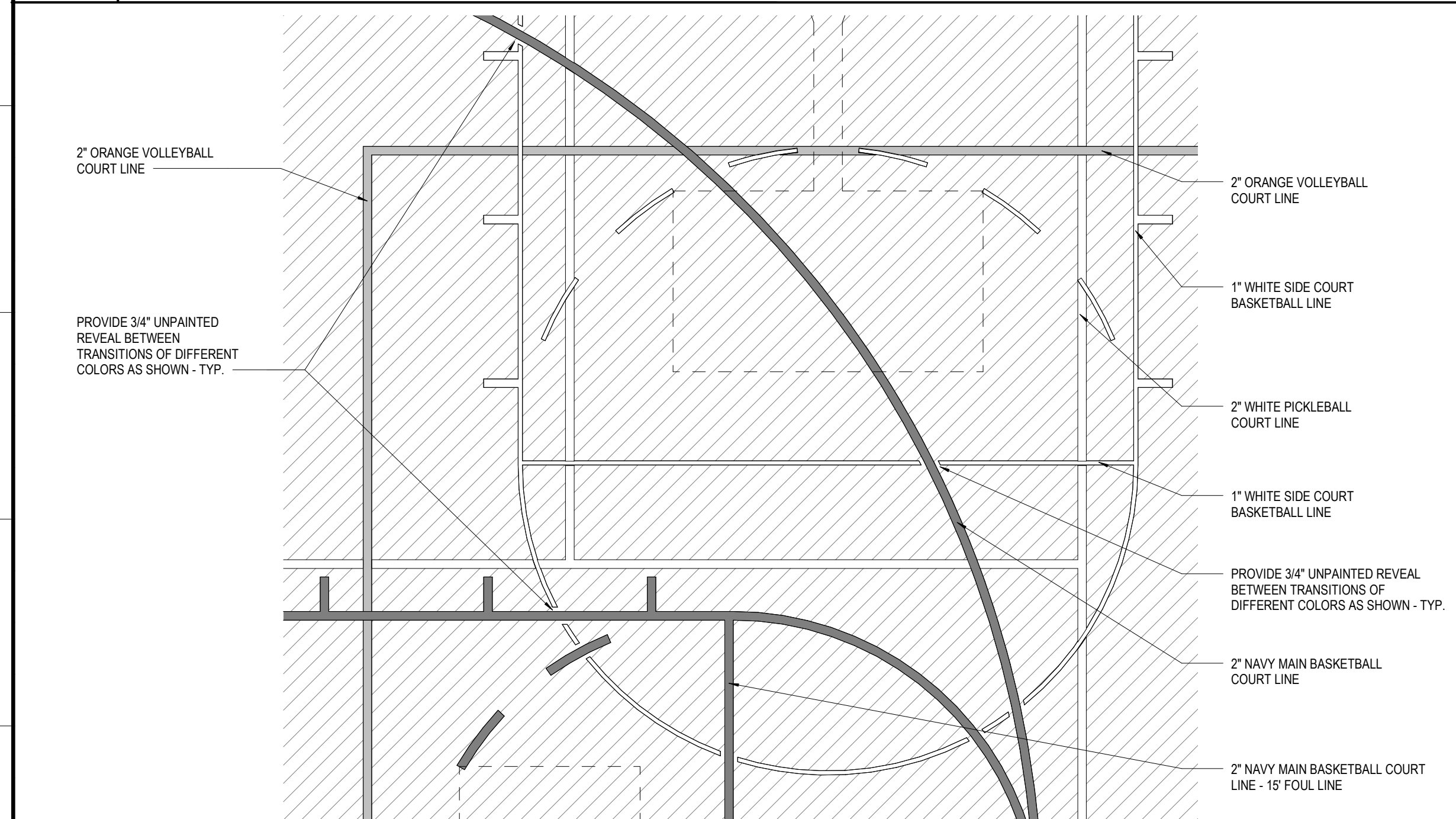
COURT MARKING PLANS AND DETAILS

A9.20



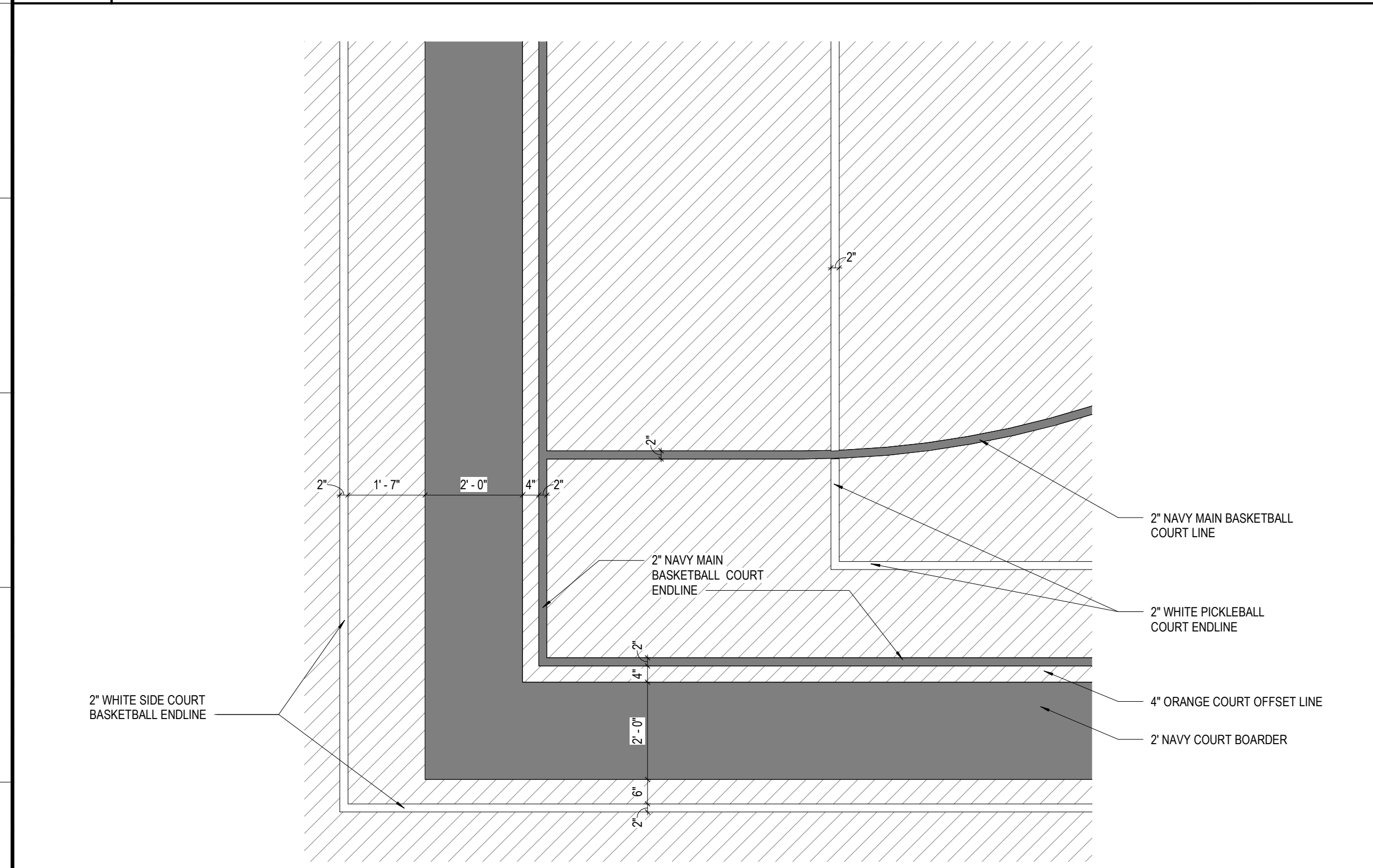
K1 ENLARGED BASKETBALL COURT CENTER

A8 / A9.20 SCALE: 1/2" = 1'-0"



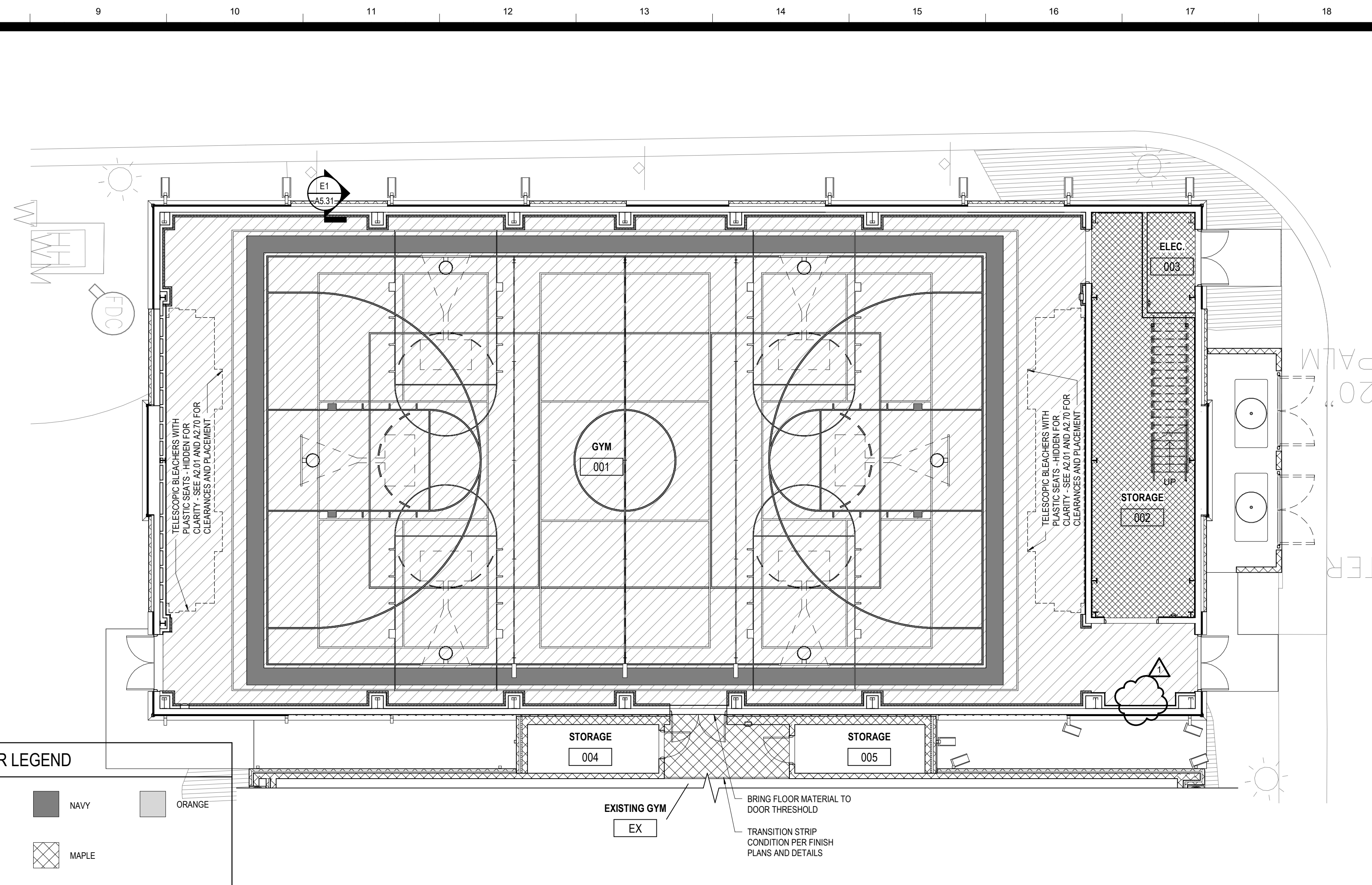
F1 ENLARGED BASKETBALL COURT LINE INTERSECTION

A8 / A9.20 SCALE: 1/2" = 1'-0"

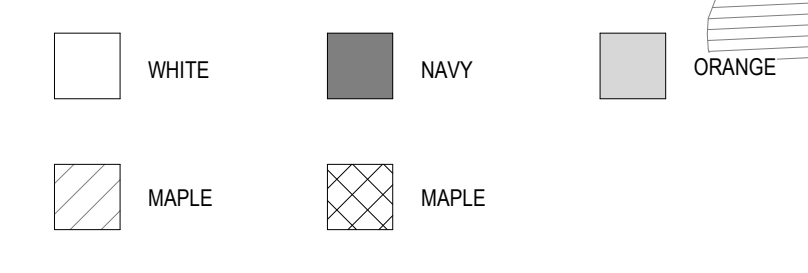


A1 ENLARGED BASKETBALL COURT LINE INTERSECTION @ CORNER

A8 / A9.20 SCALE: 1/2" = 1'-0"

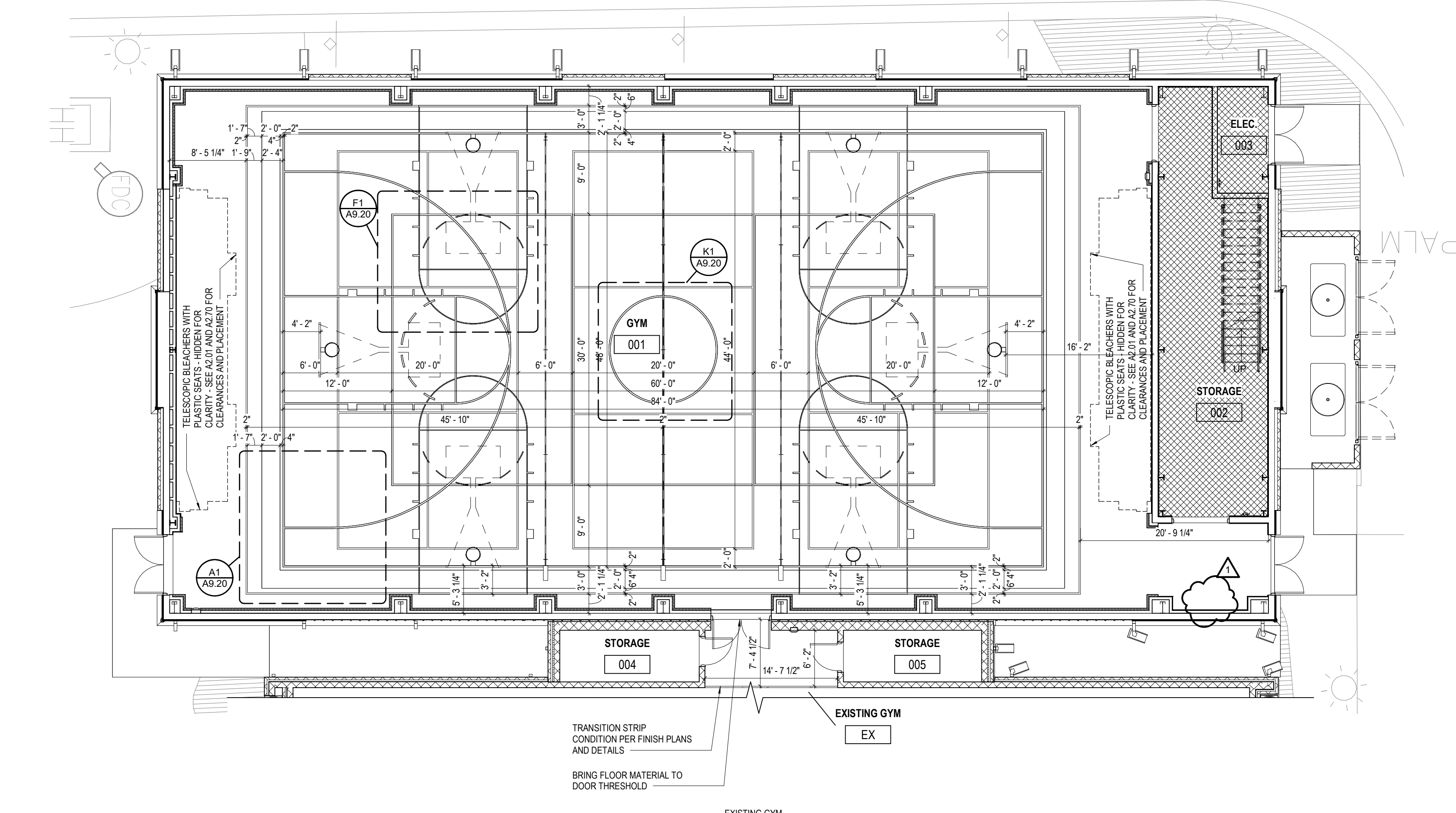


COLOR LEGEND



K8 ENLARGED BASKETBALL COURT PLAN - COURT MARKINGS COLOR

SCALE: 1/8" = 1'-0"



A8 ENLARGED BASKETBALL COURT PLAN - DIMENSION

SCALE: 1/8" = 1'-0"

