

**REQUEST FOR
PROPOSALS**

**CONSTRUCTION MANAGER GENERAL CONTRACTOR; CONSTRUCTION, AND
CONSTRUCTION ADMINISTRATION SERVICES FOR**

**PROJECT,
WEST LINN, OREGON**

CITY COUNCIL
The Governing Body of the
City of West Linn

JOHN KOVASH, MAYOR

SCOTT BURGESS, Councilor President

JODY CARSON, Council

TERI CUMMINGS, Councilor

JIM MATTIS, Councilor

Chris Jordan, City Manager

Ken Worcester, Parks & Recreation Director

CITY REQUEST FOR PROPOSALS OPENING

DATE: [December 10, 2008:](#)

PLACE: The City of West Linn Parks and Recreation Department

22500 Salamo Road #1100, West Linn, Oregon 97068

TIME: 2:00 PM

SCHEDULE

RFP ADVERTISED	NOVEMBER 12,13 AND 14, 2008
RFP SUBMITTALS DUE	DECEMBER 10, 2008
TENTATIVE CONTRACT AWARD	DECEMBER 22, 2008
CONTRACT SIGNED	JANUARY 5, 2009

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SECTION 1
REQUEST FOR PROPOSALS

REQUEST FOR PROPOSALS

Notice is hereby given that the City of West Linn, through its City Council will receive sealed proposals until **2:00 p.m. December 10, 2008** in the Office of Parks and Recreation, 22500 Salamo Road #1100, West Linn, Oregon 97068 for the following:

PROJECT WEST LINN, OREGON

As per the Preliminary Site Plans dated November, 2008

Proposals will be publicly opened after 2:00 p.m. that same day... Proposals received after the above mentioned times and dates shall be considered non-responsive.

The proposed work generally consists of the construction and construction management for restroom buildings grounds at Midhill and Robinwood Parks and spray park at Robinwood Park. The work encompasses final design, grading and clearing, utilities, and sidewalks, concrete foundations, concrete unit masonry, painting, wood framing, metal roofing, and electrical, plumbing and lighting plus miscellaneous work shown on drawings and as specified. All information and details for project are contained in construction drawings and specifications for project.

The project plans and specifications may be examined and copies can be obtained at the Parks and Recreation Department offices at 22500 Salamo Road or at the City of West Linn website <http://westlinnoregon.gov/rfps>. If you wish to receive any possible future updates or addendums for this project you must email kwerner@westlinnoregon.gov with your name, address, telephone number, fax and e-mail address or call 503-557-4700 to be placed on the plan holders list.

No proposal will be considered unless the proposer is registered with the Construction Contractors Board. Each proposal must contain a statement as to whether the proposer is a resident bidder as defined in ORS 279.A120. This project is subject to the prevailing wage rates as currently determined by the State of Oregon Bureau of Labor and Industries (BOLI).

Pre-qualification is required, and forms must be filed 3 days prior to the proposal opening for the proposer to retain appeal rights. ODOT Pre-Qualification is acceptable.

All proposals shall be submitted on the prescribed form and in said manner as indicated in the proposal documents. Use of recycled material is encouraged and the City reserves the right to use recycled material provided the provisions of ORS 279.A.125 are met.

Proposals shall be accompanied by a Certified Check or bid bond in the amount of ten percent (10%) of the total amount of the Proposal to be forfeited to the Owner in the event of a breach of contract. The successful proposer will be required to provide a one hundred percent (100%) performance bond will be required to guarantee the faithful performance of the contract. A one hundred percent (100%) payment bond will be required to guarantee the faithful payment of lien holders and subcontractors etc.

The City of West Linn reserves the right to reject any or all proposals, to postpone the award for 60 days, to delete certain items from the Proposal and to award the contract to the best possible proposer. Any proposal not in compliance with prescribed public bidding procedures and requirements will be rejected.

Proposal format, drawings and other related information is available at the Office of Parks and Recreation: 22500 Salamo Road #1100, West Linn, and Oregon 97068. No proposals will be received or considered after that time.

Sealed proposals are to be sent to Ken Worcester, Parks and Recreation Director, 22500 Salamo Road #1100, West Linn, Oregon 97068. The City will consider no proposal unless the respondent is registered with the Construction Contractors Board or licensed by the State Landscape Contractors Board as required by ORS 671.530.

The West Linn City Council reserves the rights to reject any and all proposals not in compliance with all prescribed public bidding procedures and requirements, reject for good cause any and all proposals upon the finding that it is in the public interest to do so and waive any and all informalities.

Ken Worcester, Parks and Recreation Director

SECTION 2
INSTRUCTIONS AND CONDITIONS

SECTION 2

INSTRUCTIONS AND CONDITIONS

2.1 **GENERAL:**

Proposers must study carefully and conform to these "Instructions and Conditions" so that their proposals will be regular, complete and acceptable.

2.2 **PROPOSALS:**

All proposals shall be legibly written in ink or typed and comply in all regards with the requirements of this solicitation.

Proposals carrying orders or qualifications may be rejected as irregular.

All proposals must be signed in ink in the blank spaces provided herein (Section 3). If a firm or partnership makes the proposal, the name and address of the firm or partnership shall be shown, together with the names and addresses of the members. If a corporation makes the proposal, an official who is authorized to bind the contractor must sign it in the name of such corporation.

2.3. **DELIVERY OF PROPOSALS:**

All proposals must be submitted in a sealed envelope, bearing on the outside the name and address of the contractor, the name of the project for which the proposal is submitted and the time and date of the scheduled opening. If the proposal is forwarded by mail, the sealed envelope containing the proposal and marked as directed above, must be enclosed in another envelope addressed to the Ken Worcester, Parks and Recreation Director, 22500 Salamo Road #1100, West Linn, Oregon 97068.

2.4. **RECEIPT AND OPENING OF PROPOSALS:**

Proposals shall be submitted prior to the time fixed in the advertisement for proposals. Proposals received after the time so designated will be considered late proposals and will be returned unopened.

No responsibility will be attached to any official of the City for the premature opening of, or the failure to open, a proposal not properly addressed and identified.

At the time fixed for the opening, the proposals shall be opened so as to avoid disclosure of contents to competing proposals during the process of negotiation. A register of proposals shall be prepared and shall be open for public inspection after contract award. Once the closing time and date arrive, the names of the proposer submitting proposals are read publicly. No other information will be disclosed.

2.5. WITHDRAWAL OF PROPOSALS:

Proposals may be withdrawn by written or telegraphic request received from the contractors prior to the time fixed for opening. Negligence on the part of the vendor in preparing the proposal confers no right for the withdrawal of the proposal after it has been opened. The proposal will be irrevocable until such time as the City Council:

1. Specifically rejects the proposal, or;
2. Awards a contract and said contract is properly executed.

Contractors' proposals must be valid for at least sixty (60) days.

2.6. MODIFICATIONS:

Any proposer may modify his/her proposal by submitting a new proposal at any time prior to the scheduled closing time for receipt of proposals. The new proposal must state it supercedes and replaces the previous proposal

2.7. ACCEPTANCE OR REJECTION OF PROPOSALS:

In the award of the contract, the City Council will consider the element of time, will accept the proposal or proposals which in their estimation will best serve the interests of The City of West Linn, and reserves the right to award the contract to the contractor whose proposal shall be best for the public good. The City Council reserves the right to accept or reject any or all proposals. Without limiting the generality of the foregoing, any proposal, which is incomplete, obscure or irregular, may be rejected. Only one proposal will be accepted from any one firm or association. Any evidence of collusion between proposers may constitute a cause for rejection of any proposals so affected.

The City shall, pursuant to ORS 279A.120 for the purposes of awarding the contract, add a percent increase on the proposal of a nonresident proposer equal to the percent, if any, of the preference given to that proposer in the state in which the proposer resides. "Resident proposer" means a proposer that has paid unemployment taxes or income taxes in this state during the 12 calendar months immediately preceding submission of the proposal, has a business address in this state and has stated in the proposal whether the proposer is a "resident proposer".

The City may accept any items or groups of items of any offer, unless the proposer qualifies his/her offer by specific limitations.

2.8. ADDENDA AND INTERPRETATIONS:

No oral interpretations shall be made to any proposer as to the meaning of any of the contract documents or be effective to modify any of the provisions of the contract documents. Every request for an interpretation shall be made in writing and addressed to the Parks and Recreation Director and, to be given consideration, must be received at least ten (10) days prior to the date set for the opening of proposals. Any and all such interpretations will be mailed to all prospective proposers (at the respective address furnished for such purposes) not later than five days prior to the date fixed for the opening of proposals. Failure of any proposer to receive any

such addendum or interpretation shall not relieve such proposer from any obligation under this proposal as submitted. All addenda so issued shall become as much a part of the contract documents as if bound herein.

2.9 NONDISCRIMINATION:

The successful contractor agrees that, in performing the work called for by this proposal and in securing and supplying materials, contractor will not discriminate against any person on the basis of race, color, religious creed, political ideas, sex, age, marital status, physical or mental handicap, national origin or ancestry unless the reasonable demands of employment are such that they cannot be met by a person with a particular physical or mental handicap.

2.10 FAILURE TO SUBMIT OFFER:

If no offer is to be submitted, do not return the RFP. Failure of the recipient to offer, or to notify the issuing office that future solicitations are desired, will not result in removal of the name of such recipient from the mailing list for the type of supplies or services covered by the solicitation.

2.11. PREPARATION OF OFFERS:

Proposers are expected to examine the specifications, and all instructions.

Each proposer shall furnish the information required by the solicitation. Proposers shall sign the solicitation and print or type their name on other submitted exhibits and each continuation sheet thereof on which an entry is made. The person signing the offer must initial erasures or other changes. Proposals signed by an agent are to be accompanied by evidence of his/her authority unless such evidence has been previously furnished.

Proposers shall state a definite time for delivery of supplies or for performance of services.

Time, if stated as a number of days, will include Saturdays, Sundays and holidays.

2.12. SPECIFICATIONS LIMITING COMPETITION:

Proposers may comment on any specification or requirement contained within this RFP, which they feel limits competition in the selection of a proposer to perform the services herein defined.

Such comments must be in writing, and are to be addressed to the Parks and Recreation Director, 22500 Salamo Road #1100, West Linn, Oregon 97068.

2.13. EMPLOYEES NOT TO BENEFIT:

No employee or elected official of The City of West Linn shall be admitted to any share or part of this contract or to any benefit that may arise there from; but this provision shall not be construed to extend to this contract if made with a corporation for its general benefit.

2.14. CITY FURNISHED PROPERTY:

No material, labor or facilities will be furnished by the City unless otherwise provided for in the Request for Proposals.

2.15. DEFAULT:

The City may, subject to the provisions of paragraph (4) below, by written notice of default to the Contractor, terminate the whole or any part of this contract in any one of the following circumstances.

1. If the Contractor fails to make delivery of the supplies or to perform the services within the time specified (to be determined) herein or any extension thereof; or
2. If the Contractor fails to perform any of the other provisions of this contract, or so fails to make progress as to endanger performance of this contract in accordance with its terms, and in either of these two circumstances does not cure such failures within a period of ten (10) days (or such longer period as the City may authorize in writing) after receipt of notice from the City specifying such failure.
3. In the event the City terminates this contract in whole, or in part, as provided in paragraph (2) above of this clause, the City may procure, upon such terms and in such manner as the City may deem appropriate, supplies or services similar to those terminated, and the Contractor shall be liable to the City for any excess costs for such similar supplies or services; provided, that the Contractor shall continue the performance of this contract to the extent not terminated under the provisions of this clause.
4. Except with respect to defaults of subcontractors, the Contractor shall not be liable for any excess costs if the failure to perform the contract arises out of causes beyond the control and without the fault or negligence of the Contractors. Such causes may include, but are not restricted to, acts of God or of the public enemy, acts of the City in either its sovereign or contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes and unusually severe weather; but, in every case, the failure to perform must be beyond the control of both the Contractor and subcontractor, and without the fault or negligence of either of them, the Contractor shall not be liable for excess costs for failure to perform, unless the supplies or services to be furnished by the subcontractor were obtainable from other sources in sufficient time to permit the Contractor to meet the required delivery schedule.
5. The rights and remedies of the City provided in this clause shall not be exclusive and are in addition to any other rights and remedies provided by law or under this contract.
6. As used in paragraph (4) of this clause, the terms "subcontractor" and "subcontractors" mean subcontractor(s) at any tier.

2.16. PAYMENTS:

The Contractor shall be paid, upon the submission of proper instruments as outlined below, the prices stipulated in the proposal for services rendered and accepted, less deductions, if any, as provided.

1. No claims will be considered for payment until the services are rendered with the exception of Solicitations or Purchase Orders that designate otherwise.
2. Payments will be made monthly, or as agreed, for any claims supported by an invoice and a duplicate.
3. The City of West Linn reserves the right, under this contract, to recover any damages due the City as specified in the clause of this contract entitled "Default".
4. **The City will withhold a retainer of 5% on the Contractor's contract until the City formally accepts all work.**

2.17. PROTEST OF AWARD

The Notice of Intent to Award by The City of West Linn shall constitute a final decision of the City to award the contract if no written protest of the award is filed with the City Parks and Recreation Director within fourteen (14) calendar days from the notice of intent to award. If a protest is timely filed, the award is a final decision of the City only upon issuance of a written decision denying the protest and affirming the award.

Right to Protest. Any actual proposer who is adversely affected or aggrieved by the City's award of the contract to another proposer on the same solicitation shall have fourteen (14) calendar days from the notice of intent to award to submit to the City Parks and Recreation Director a written protest of the award. The written protest shall specify the grounds upon which the protest is based. In order to be an adversely affected or aggrieved proposer with a right to submit a written protest, a proposer must be next in line for award, i.e. the protester must claim that all higher rated proposers are ineligible for award because they are non-responsive or non-responsible. The City will not entertain protests submitted after the time period established in this rule.

2.18. PERFORMANCE AND PAYMENT BONDS The successful proposer shall file with the Owner performance and payment bonds in the full amount of the contract price at the time of execution of the contract. The surety company furnishing these bonds shall have a sound financial standing and a record of service satisfactory to the Owner and shall be authorized to do business in the State of Oregon. The Attorney-in-Fact (Resident Agent) who executes this performance and payment bond in behalf of the surety company must attach a copy of his power-of-attorney as evidence of his authority. A notary shall acknowledge the power as of the date of the execution of the surety bond, which it covers.

SECTION 3
PROPOSAL CONTENTS AND RESPONSE

SECTION 3

PROPOSAL RESPONSE

Submitted by: _____

Address: _____

Date: _____ Phone number: _____

**The undersigned, through the formal submittal of this proposal response, declares that he/she has examined all related proposal documents and read the instruction and conditions, and hereby proposes to furnish proposals for providing CONSTRUCTION MANAGER GENERAL CONTRACTOR; CONSTRUCTION, AND CONSTRUCTION ADMINISTRATION SERVICES FOR THE PROJECT
WEST LINN, OREGON**

as specified, in accordance with the proposal documents herein.

The Proposer, by his signature below, hereby represents as follows:

- (a) That no, officer, or employee of The City of West Linn is personally interested directly or indirectly in this contract or the compensation to be paid hereunder, and that no representation, statement or statements, oral or in writing, of the City, its Councilors, officers, agents, or employees had induced him to enter into this contract and the papers made a part hereof by its terms;
- (b) That this proposal is made without connection with any person, firm or corporation making a proposal for the same material, and is in all respects, fair and without collusion or fraud.
- (c) The proposer agrees to accept as full payment for the services specified herein, the amount as shown in his/her proposal as the guaranteed maximum price.
- (d) Vendors shall use recyclable products to the maximum extent economically feasible in the performance of the contract work set forth in this document.

[] Resident Proposer, as defined in ORS 279A.120

[] Non-Resident Proposer, Resident State:_____

The names of the principal officers of the corporation submitting this proposal, or of the partnership, or of all persons interested in this proposal as principals are as follows:

_____ Name	_____ Title
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_____ Name	_____ Title
---------------	----------------

_____ Name	_____ Title
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(If Sole Proprietor or Partnership)

In witness hereto, the undersigned has set his (its) hand this _____day of _____, 2008.

Name of Firm

Signature of Proposer

(If Corporation)

In witness whereof the undersigned corporation has caused this instrument to be executed by its duly authorized officers this _____ day of, 2008.

Name of Corporation

By

Title

SECTION 3

PROPOSAL CONTENTS

3.1 **GENERAL:**

The proposal should contain the required elements as stated in SECTION IV STANDARD SPECIFICATIONS AND CONDITIONS.

The City reserves the right to solicit additional information or proposal clarification from the firms, or any one firm submitting proposals, should the City deem such information necessary.

Any proposer-supplied material that is to be considered confidential must be so marked.

The proposals shall be submitted to Ken Worcester, Parks and Recreation Director, 22500 Salamo Road #1100, West Linn, Oregon, 97068.

One (1) signed original and five (5) copies of the proposal shall be submitted. The original shall be marked as such.

3.2 **DETAILED PROPOSAL CONTENTS:**

The proposal shall contain the required criteria in the following format:

Section 1 Cover Letter and Transmittal – A one-page dated cover letter with original signature shall be submitted containing the name, address, tax filing name and number of the corporation or business structure submitting the proposal. Also submit the name, address, telephone, and fax numbers and title of the person authorized to represent the proposer.

Section 2 Table of Contents – A table of contents of the material included in the proposal.

Section 3 Proposal – A delineation of proposed services and approach to the project and a list of subcontractors and their roles in the project. This section shall include a flow chart, methodology, unique management strategies etc.

Section 4 Proposer Capabilities – This section shall demonstrate specific capabilities for fulfilling the requirements according to similar previous experience including years of business, bankruptcy, bonding capability, insurance, contract defaults and litigation. This section shall also provide information on the key individual(s) that will be assigned to this project,

Section 5 List of Exceptions – This section shall describe any exceptions taken to any section in the RFP.

Section 6 Fee – This section shall list the Guaranteed Maximum Price lump sum fee to provide the proposed services. Please detail fee schedule by per project component identified in section 4.4. **(Note: provide this information in a separate enclosed sealed enveloped marked “Fee Proposal”.)**

SECTION 4
STANDARD SPECIFICATIONS AND CONDITIONS

SECTION 4

STANDARD SPECIFICATIONS AND CONDITIONS

4.1 INTRODUCTION:

**The West Linn Parks and Recreation Department is requesting proposals
CONSTRUCTION MANAGER GENERAL CONTRACTOR; CONSTRUCTION, AND
CONSTRUCTION ADMINISTRATION SERVICES FOR THE
PROJECT
WEST LINN, OREGON**

per the attached Preliminary Site Plans dated [November, 2008](#) the provision of construction details and administration observation for the development of the park. In order for the Parks Department to accomplish this task, we are in need of professional services from a landscape construction firm to provide these services. The Parks Department is searching for a cost-effective way to develop this park through innovative and top quality design solutions.

4.2 QUESTIONS ON TECHNICAL INFORMATION:

Questions relating to materials in the Standard Specifications and Conditions Evaluation and Selection Criteria (SECTION 5) shall be addressed in writing to:

**Ken Worcester
Parks and Recreation Director
City of West Linn
22500 Salamo Road #1100
West Linn, Oregon 97068
Phone (503) 557-4700
Fax (503) 656-4106
E-mail: kworcester@westlinnoregon.gov**

4.3.1 QUESTIONS ON DESIGN/CONSTRUCTABILITY:

Questions relating to materials in the Standard Specifications and Conditions Evaluation and Selection Criteria (SECTION 5) shall be addressed in writing to:

Andrew P. Montgomery
Architect

TERRAFORMA
architecture + planning

6251 SW Canyon Ct. Ste 100
Portland, Oregon 97221
t: 503-296-0076

4.4 BACKGROUND:

This project replaces similar existing facilities in Refer to the attached Preliminary Site Plans cover sheet.

4.5 PROJECT SCOPE:

The Department has approximate budgeted range of \$225,000 to \$350,000 for this project in its 2010-2011 fiscal year budget that includes the design phase.

4.5.1 Topographical Survey:

The City has completed a Topographical Survey of the property that is available for review. The survey provides the following information:

The Existing survey record for boundaries and benchmark data, reference benchmark datum utilized, as-built information on existing roads and utilities adjacent to the site shows location of observable structures, man-made and natural features, location size of sanitary sewer, storm drains, and culverts serving or on the property and public water lines. Refer to the attached Preliminary Site Plans.

4.5.2 Maximum Price:

The City has adopted and received land use approval for the Master Plan for this park development project. Cost considerations need to be adhered to based on the City's adopted budget.

The Contractor shall provide a guaranteed maximum price lump sum fee to provide Plan Review and Consultation Services, Construction Management and Construction Services as outlined herein. Information shall be given to support the lump sum fee, including unit costs, equipment costs, labor costs, meeting costs and design costs.

4.5.3 Design Services:

The contractor shall:

1. Update the estimate of Costs at 90% plan completion and final design.
2. Assist the Architect with developing drawings that indicate the configuration of those items to be constructed. Select materials and products for installation. Provide drawings for approval by City of West Linn and other agencies, as required.

3. Retain appropriate sub-contractors.
4. Meet with The City of West Linn Staff to identify design constraints and the infrastructure within the site. **Building Permits will be necessary and the City of West Linn will apply for and acquire these permits.**
5. Based on the approved Master Plan, the design work for construction in the package includes the following:
 - Grading
 - Layout
 - Curbs Walkways and Hardscape Surfaces
 - Rock Walls
 - Interactive Spray Pool/Fountain including all Plumbing and Electrical
 - Storm Drainage/Water Quality
 - Restroom Construction (2) Including Utilities, Plumbing and Mechanical and Electrical
 - Finish Grading
 - As-built Details
 - Technical Specification Package in CSI format
5. Review and comment on plans and specifications at 50% and 90% completion.
6. Meet with the Design Team to discuss plan review.
7. Provide input to finalize construction documents to 100% completion.

4.5.4 Construction Services

During the Construction Phase the Contractor shall provide the following services, as outlined, for the administration and the construction of the project.

1. Construction of Work

The Contactor shall complete construction of all work as outlined below:

- Procurement of materials and supplies.
- Site Work
- Grading
- Layout
- Curbs Walkways and Hardscape Surfaces
- Compacted aggregate for installation of Spray pool/Fountain and Restrooms

- Rock Walls
- Interactive Spray Pool/Fountain including all Plumbing and Electrical
- Storm Drainage/Water Quality
- Restroom Construction (2)

2. Off Site Construction Administration

- A. Processing of submitting, including receipt, review of, and appropriate action on Shop Drawings, Product Data, Samples and other submittals as required by the City.
- B. Services consisting of visits to the site at intervals appropriate to the stage of construction or an otherwise agreed in writing include:
 1. Attend on-site pre-construction conference.
 2. Review layout of all site elements.
 3. Grading/Drainage review.
 4. Review completion and acceptance for maintenance.
 5. Final review and acceptance at end of maintenance period.
 6. Review and approve all product submittals with design team.
 7. Schedule and attend construction meetings on site and provide written field reports.
 8. Review and approve wage certification statements and sub-contractor pay requests.
 9. Review, approve and prepare all change orders.
 10. Conduct substantial completion reviews and provide written report.
 11. Provide a project punch list.
 12. Provide, review and approve “as-built” drawings.
 13. Provide the City with maintenance, warranties and operational guideline’s manual on actual elements and site materials used in the park. Two copies shall be provided.

4.5.5 SUBCONTRACTORS, the city of West Linn requires that each proposer shall state in his proposal the subcontractor(s) that he anticipates to employ to perform any work or labor, or any service, in or about the construction of the work or improvement. This statement shall include the name of the subcontractor, address, telephone, estimated percentage of work, statement of qualifications and experience and the nature of work to be performed. The Contractor shall be responsible for transmitting and enforcing all contract requirements to subcontractors. The proposal shall also state the method for selecting the subcontractor

SECTION 5
EVALUATION AND SELECTION CRITERIA

SECTION 5 EVALUATION AND SELECTION CRITERIA

5.1 PROPOSAL REVIEW:

The Review Committee will evaluate the Submitted Proposals. Each proposal will be evaluated on their adherence to the specifications outlined in Section 4 Standard Specifications and Conditions and Section 5.2 Award Criteria.

The Review Committee consists of Mike Perkins, Ken Warner and Ken Worcester; City of West Linn.

Selected proposers will be contacted for further evaluation if necessary, that may include oral interviews. Although price is a consideration when engaging this proposer, the intent is to provide the City with a given level of specialized skill, knowledge, and resources and qualifications, performance history; expertise, knowledge and the ability to exercise sound professional judgment are primary considerations in the selection process. Provide written reference statements or letters from at least three agencies or clients for whom you have provided the requested services, attesting to the quality, availability and timeliness of your service. These statements must include the name, address and phone number of a person we may contact to discuss the reference statement.

The City Council will review the recommendation on proposals from the Review Committee Staff and authorize the City Manager to enter into contract negotiations to establish the Guaranteed Maximum Price. During negotiation the City may require any additional information it deems necessary to clarify the approach and understanding of the requested services. Any changes agreed upon during contract negotiations will become part of the final contract. The negotiations will identify a level of work and associated fee that best represents the efforts required. If the City is unable to come to terms with the first choice contractor, discussions shall be terminated and negotiations will begin with the second choice contractor. The City reserves the right to reject any and all proposals.

5.2 AWARD CRITERIA:

The following criteria will be considered in evaluating all proposals. A major deficiency in any one category can disqualify the proposer.

- | | |
|---|--------------------|
| 1. Content
Submitted proposals must contain all items listed in
Section 3 Proposal Contents | 0-5 points |
| 2. Approach
The approach offered by the proposer will be evaluated
in terms of its applicability to the requirements specified
in this RFP. | 0-30 points |
| 3. Experience
The experience of the proposer and /or subcontractors in | 0-30 points |

like projects and history of the company or individual will be considered.

4. Fee 0-35 points

All proposals will be evaluated on the guaranteed maximum price lump sum fee required to meet the requirements in this RFP.

TOTAL POINTS 0-100

SECTION 6
SAMPLE CONTRACT FOR SERVICES

SECTION 6

SAMPLE CONTRACT FOR SERVICES

1. This contract is entered into by and between the City of West Linn Parks and Recreation Department, hereinafter referred to as the CITY, and _____. hereinafter called the CONTRACTOR, to provide the services described in the attached Proposal Response, for the CONSTRUCTION MANAGER GENERAL CONTRACTOR; CONSTRUCTION, AND CONSTRUCTION ADMINISTRATION SERVICES FOR THE RESTROOM AND SPRAY POOL FACILITY CONSTRUCTION AT MIDHILL AND ROBINWOOD PARKS, which by this reference is made part of this contract. The following provisions shall comprise this contract:

2. In addition to this Agreement, the full contract between the Owner and Contractor includes the Bid Documents for the Project, the Contract Documents for the Project, and the Standard Construction Documents (collectively, the "Documents"), all of which are incorporated into this Agreement by this reference. The Documents and this Agreement shall be referred to collectively as the "Contract". In the event of an inconsistency, provisions in this Agreement shall prevail over any provision in the Documents, and the provisions in the Contract Documents for the Project shall prevail over the Bid Documents and the Standard Construction Documents. Before submitting a bid, Contractor made a careful examination of the Documents and became fully informed as to the quality and quantity of materials and the character of the work required and has made a careful examination of the location and conditions of the work and the sources of supply for materials. Owner is not responsible for any loss or unanticipated costs that may be suffered by Contractor as a result of Contractor's failure to acquire full information as to all conditions pertaining to the work to be performed. No oral agreements or representations have been made or relied on in connection with this Contract.

3. Contractor shall furnish all necessary labor, materials, equipment, tools, and services necessary to perform and complete in a workmanlike manner all work required for the completion of the Project, in strict compliance with the Contract.

4. The CITY agrees to compensate the CONTRACTOR on a fee-for-services basis as outlined in the Attached Proposal Response and Exhibit A. This agreement covers the period beginning, January 5, 2009 through May 30, 2009, inclusive. All work on the project shall be completed within **One hundred forty calendar (140)** days of the date of the Field Mobilization as defined in Section 00110.20 of the Oregon Standard Construction Documents and within **one hundred fifty (150) calendar days** of the Written Notice to Proceed. In the event that the work is not completed on time, Contractor agrees to pay Owner liquidated damages as provided in Section 108.85 of the Oregon Standard Construction Documents. Contractor further agrees that the liquidated damage amounts set out in Section 108.85 of the Oregon Standard Construction Documents are reasonable estimates of the damages resulting from delay of this Project and that it would be difficult or impractical to accurately calculate actual damages.

5. Contractor agrees to contractually bind every subcontractor to the terms set forth in this Agreement and the Documents.

6. The successful bidder shall file with the Owner both performance and payment bonds in the full amount of the contract price at the time of execution of the contract. The surety company furnishing this bond shall have a sound financial standing and a record of service satisfactory to the Owner and shall be authorized to do business in the State of Oregon. The Attorney-in-Fact (Resident Agent) who executes this performance and payment bond in behalf of the surety company, must attach a copy of his power-of-attorney as evidence of his authority. A notary shall acknowledge the power as of the date of the execution of the surety bond, which it covers.

7. Each worker in each trade or occupation employed in the performance of this Agreement by Contractor or any subcontractor shall be paid not less than the applicable prevailing rate of wages. Contractor shall comply fully with the provisions of ORS 279C.800 to through 279C.870.

8. Work shall be performed in accordance with a schedule prepared by CONTRACTOR and approved by the CITY. Invoices submitted for payment in connection with this agreement shall be properly documented and shall indicate pertinent CITY contract and/or purchase order numbers. CITY shall pay each undisputed invoice and any undisputed portion of a disputed invoice within 15 days of receipt, but withhold retain age as provided in Section I.C The guaranteed maximum compensation authorized under this contract shall be _____.

A. Invoices from CONTRACTOR shall separate the total charges into three amounts. One amount shall be the amounts paid to subcontractors and suppliers. The second amount shall be a portion of the scheduled management fee equivalent to the extent of the work performed. The third amount shall be the amount of Contractor's directly supplied services. CONTRACTOR shall provide the following documentation with each invoice:

I. Copies of invoices from each subcontractor and supplier for which payment is sought.

II. Proof of payment of all invoices from subcontractors and suppliers from the previous month.

B. CITY may withhold 5 percent of each invoice as retainage to ensure completion of the contract. All amounts withheld as retainage shall be paid within 30 days of final acceptance by CITY of the work. For purposes of this section, the "work" includes CONTRACTOR's obligations under Section VI.C, as well as completion of all construction and related activities. In the event that CONTRACTOR does not complete the work, CITY may apply any amounts retained towards completion of the work and shall not be obligated to make any additional payments.

C. In the event that the total amount of all invoices from CONTRACTOR to the CITY totals less than the Guaranteed Maximum Price, the total price of the contract shall be the total amount of all invoices. CONTRACTOR, having guaranteed the maximum price, shall not submit invoices that total more than the guaranteed maximum price.

9. Contractor's responsibilities as Construction Manager/General Contractor include using value engineering and other construction management practices to reduce the overall cost to the City.

A. Any costs saved as a result of value engineering and other construction management practices shall be to the sole benefit of the City. Contractor's compensation as set forth in this agreement is in part based on Contractor's ability to reduce overall costs, and Contractor is not entitled to further compensation as a result of any cost savings.

B. On completion of construction, Contractor shall provide documentation to the City of amounts saved through value engineering and other construction management practices.

10. As required by ORS 279C, the City shall pay to the Commissioner of the Bureau of Labor and Industries a fee equal to one tenth of one percent (.1) of the contract price, but not less than \$100 nor more than \$5,000. The fee shall be delivered to the commissioner at the following address: Prevailing Wage Rate Unit, Wage and Hour Division, Bureau of Labor and Industries, 800 NE Oregon Street #32, Portland, OR 97232.

11. No person shall be employed for more than 10 hours in any one day, or 40 hours in any one week, except in cases of necessity, emergency or where the public policy absolutely requires it, and in such cases the laborer shall be paid at least time and a half (1.5 times base pay) for all time in excess of 8 hours a day or 40 hours a week in any week when the work week is five consecutive days, for all time in excess of 10 hours a day or 40 hours a week in any week when the work week is four consecutive days, and for all Saturdays and legal holidays specified in ORS 279B.235.

12. All work shall be done under the general supervision of the Parks and Recreation Director, who shall have the authority to inspect all work on the project at any time. The Parks and Recreation Director shall decide any and all questions which may arise as to the quality and acceptability of materials furnished, work performed, rate of progress of work, interpretation of drawings and specifications, and all questions concerning the acceptable fulfillment of the Contract by Contractor.

13. Contractor is an independent contractor and is not an officer, employee or agent of Owner as those terms are used in ORS 30.265. Contractor is not a contributing member of the Public Employees' Retirement System and will be responsible for any federal or state taxes applicable to payment received under the Contract. Contractor will not be eligible for any benefits from these contract payments of federal Social Security, unemployment insurance, workers' compensation or the Public Employee's Retirement System.

14. Contractor shall comply with all applicable federal and state civil rights and rehabilitation statutes, rules, and regulations. Contractor shall maintain valid all required licenses and certificates required by law. Contractor shall comply with all relevant provisions of the ORS Chapters, and all terms required to be in this contract by ORS 279B.220, ORS

297B.230, and ORS 279B.235 are hereby incorporated into this contract by this reference. A copy of those statutes is attached as Exhibit 1.

15. This Agreement shall benefit and bind the Owner and Contractor and their partners, successors, assigns and legal representatives. Neither Owner nor Contractor may assign, sell, or transfer any interest or obligation under the Contract without the express written consent of the other party. No written approval shall relieve Contractor of any obligations of this Contract, and any transferee shall be considered the agent of the Contractor and bound to perform in accordance with the Contract. Contractor shall remain liable as between the original parties as if no assignment had occurred. Contractor is responsible for the actions of all its personnel, laborers, suppliers, and subcontractors on the Project.

16. The CONTRACTOR agrees to furnish the CITY evidence of commercial general liability insurance in the amount of not less than \$500,000 combined single limit per occurrence / \$1,000,000 general annual aggregate for personal injury and property damage for the protection of the CITY, its officers, commissioners and employees against liability for damages because of personal injury, bodily injury, death or damage to property, including loss of use thereof in any way related to this contract. The CITY, at its option, may require a complete copy of the above policy.

17. The CONTRACTOR is the sole proprietor or a partner or is an insured employer for purposes of the Oregon Workers' Compensation law (ORS Chapter 656) and is solely liable for any Workers' Compensation coverage under this contract. If the CONTRACTOR has the assistance of other persons in the performance of this contract, the CONTRACTOR agrees to qualify and remain qualified for the term of this contract as an insured employer under ORS 656.407. CONTRACTOR shall maintain employer's liability insurance with limits of \$100,000 each accident, \$100,000 disease each employee, and \$500,000 each policy limit. CONTRACTOR shall require all subcontractors who employ others to qualify and remain qualified as insured employers under ORS 656.407 and to maintain employer's liability insurance in the same amount as required of CONTRACTOR.

18. If any other required liability insurance is arranged on a "claims made" basis, "tail" coverage will be required at the completion of this contract for a duration of thirty-six (36) months or the maximum time period the CONTRACTOR'S insurer will provide "tail" coverage as subscribed, or continuous "claims made" liability coverage for thirty-six (36) months following the contract completion. Continuous "claims made" coverage will be acceptable in lieu of "tail" coverage, provided its retroactive date is on or before the effective date of this contract.

19. The CONTRACTOR agrees to furnish the CITY evidence of business automobile liability insurance in the amount of not less than \$500,000 combined single limit for bodily injury and property damage for the protection of the CITY, its officers, councilors, and employees against liability for damages because of bodily injury, death or damage to property, including loss of use thereof in any way related to this contract. The CITY, at its option, may require a complete copy of the above policy.

20. The CONTRACTOR agrees to furnish the CITY evidence of professional liability insurance in the amount of not less than \$500,000 combined single limit per occurrence /

\$1,000,000 general annual aggregate for malpractice or errors and omissions coverage for the protection of the CITY, its officers, councilors and employees against liability for damages because of personal injury, bodily injury, death or damage to property, including loss of use thereof, and damages because of negligent acts, errors and omissions in any way related to this contract. The CITY, at its option, may require a complete copy of the above policy.

21. The insurance, other than the professional liability insurance, shall include the CITY as an additional insured and refer to and support the CONTRACTOR'S obligation to hold harmless the CITY, its officers, commissioners and employees. Such insurance shall provide sixty (60) days written notice to the CITY in the event of a cancellation or material change and include a statement that no act on the part of the insured shall affect the coverage afforded to the CITY under this insurance. The insurance company will provide written notice to the CITY within sixty (60) days after any reduction in the general aggregate limit. This policy(s) shall be primary insurance as respects to the CITY. Any insurance or self-insurance maintained by the CITY shall be excess and shall not contribute to it.

22. All disputes relating to or arising from this contract, the works to be performed under this Contract, or the negotiations leading to this contract shall be submitted to binding arbitration by a single arbitrator, using the rules of the Arbitration Service of Portland or similar rules. The prevailing party shall be entitled to an award of its reasonable attorney fees and costs at arbitration, at trial, and on appeal.

23. If any provision of the Contract is declared by a court to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the Contract did not contain the provision held to be invalid.

24. The Contract shall be effective when executed by both parties.

25. Each person signing below represents that he or she has the authority to sign this agreement and to fully bind the principal.

OWNER: CITY OF WEST LINN, AN OREGON MUNICIPALITY

By: _____

Date: _____

CONTRACTOR: _____

By: _____

Date: _____

Name: _____

Title: _____

Address: _____

Tax I.D. _____

Approved as to Form

City Attorney

EXHIBIT 1

279B.220 Conditions concerning payment, contributions, liens, withholding. Every public contract shall contain a condition that the contractor shall:

(1) Make payment promptly, as due, to all persons supplying to the contractor labor or material for the performance of the work provided for in the contract.

(2) Pay all contributions or amounts due the Industrial Accident Fund from the contractor or subcontractor incurred in the performance of the contract.

(3) Not permit any lien or claim to be filed or prosecuted against the state or a county, school district, municipality, municipal corporation or subdivision thereof, on account of any labor or material furnished.

(4) Pay to the Department of Revenue all sums withheld from employees under ORS 316.167. [2003 c.794 §76a]

279B.225 Condition concerning salvaging, recycling, composting or mulching yard waste material. Every public contract for lawn and landscape maintenance shall contain a condition requiring the contractor to salvage, recycle, compost or mulch yard waste material at an approved site, if feasible and cost-effective. [2003 c.794 §76b]

279B.230 Condition concerning payment for medical care and providing workers' compensation. (1) Every public contract shall contain a condition that the contractor shall promptly, as due, make payment to any person, co-partnership, association or corporation furnishing medical, surgical and hospital care services or other needed care and attention, incident to sickness or injury, to the employees of the contractor, of all sums that the contractor agrees to pay for the services and all moneys and sums that the contractor collected or deducted from the wages of employees under any law, contract or agreement for the purpose of providing or paying for the services.

(2) Every public contract shall contain a clause or condition that all subject employers working under the contract are either employers that will comply with ORS 656.017 or employers that are exempt under ORS 656.126. [2003 c.794 §76c]

279B.235 Condition concerning hours of labor. (1) Except as provided in subsections (3) to (6) of this section, every public contract subject to this chapter must contain a condition that a person may not be employed for more than 10 hours in any one day, or 40 hours in any one week, except in cases of necessity, emergency or when the public policy absolutely requires it, and in such cases, except in cases of contracts for personal services designated under ORS 279A.055, the employee shall be paid at least time and a half pay:

(a)(A) For all overtime in excess of eight hours in any one day or 40 hours in any one week when the work week is five consecutive days, Monday through Friday; or

(B) For all overtime in excess of 10 hours in any one day or 40 hours in any one week when the work week is four consecutive days, Monday through Friday; and

(b) For all work performed on Saturday and on any legal holiday specified in ORS 279B.020.

(2) An employer must give notice in writing to employees who work on a public contract, either at the time of hire or before commencement of work on the contract, or by posting a notice in a location frequented by employees, of the number of hours per day and days per week that the employees may be required to work.

(3) In the case of contracts for personal services as described in ORS 279A.055, the contract shall contain a provision that the employee shall be paid at least time and a half for all overtime worked in excess of 40 hours in any one week, except for individuals under personal services contracts who are excluded under ORS 653.010 to 653.261 or under 29 U.S.C. 201 to 209 from receiving overtime.

(4) In the case of a contract for services at a county fair or for other events authorized by a county fair board, the contract must contain a provision that employees must be paid at least time and a half for work in excess of 10 hours in any one day or 40 hours in any one week. An employer shall give notice in writing to employees who work on such a contract, either at the time of hire or before commencement of work on the contract, or by posting a notice in a location frequented by employees, of the number of hours per day and days per week that employees may be required to work.

(5)(a) Except as provided in subsection (4) of this section, contracts for services must contain a provision that requires that persons employed under the contracts shall receive at least time and a half pay for work performed on the legal holidays specified in a collective bargaining agreement or in ORS 279B.020 (1)(b)(B) to (G) and for all time worked in excess of 10 hours in any one day or in excess of 40 hours in any one week, whichever is greater.

(b) An employer shall give notice in writing to employees who work on a contract for services, either at the time of hire or before commencement of work on the contract, or by posting a notice in a location frequented by employees, of the number of hours per day and days per week that the employees may be required to work.

(6) This section does not apply to public contracts:

(a) With financial institutions as defined in ORS 706.008.

(b) Made pursuant to the authority of the State Forester or the State Board of Forestry under ORS 477.406 for labor performed in the prevention or suppression of fire.

(c) For goods or personal property. [Cindy.Philips@jordanschrader.com]

SECTION 7
TECHNICAL SPECIFICATIONS

TECHNICAL SPECIFICATIONS

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SECTION 033000 - CAST-IN-PLACE CONCRETE

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. Submittals: Concrete mix design
- B. Ready-Mixed Concrete Producer Qualifications: ASTM C 94/C 94M.
- C. Comply with ACI 301, "Specification for Structural Concrete"; ACI 117, "Specifications for Tolerances for Concrete Construction and Materials"; and CRSI's "Manual of Standard Practice."

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Reinforcing Bars: See Structural drawings S1.1
- B. Portland Cement: ASTM C 150, Type I or II.
- C. Fly Ash: ASTM C 618, Type C or F.
- D. Aggregates: ASTM C 33, uniformly graded.
 - 1. Maximum Aggregate Size for Concrete in Insulating Concrete Forms: 3/4 inch
- E. Vapor Retarder: Reinforced sheet, ASTM E 1745, Class A.
- F. Moisture-Retaining Cover: ASTM C 171, polyethylene film or white burlap-polyethylene sheet.
- G. Clear, Waterborne, Membrane-Forming Curing Compound: ASTM C 309, Type 1, Class B.

2.2 MIXES

- A. Comply with ACI 301 requirements for concrete mixtures.
- B. Normal-Weight Concrete: Prepare design mixes, proportioned according to ACI 301, as shown on Structural drawings sheet S1.1
 - 1. ent by weight.
- C. Measure, batch, mix, and deliver concrete according to ASTM C 94/C 94M

1. When air temperature is above 90 deg F (32 deg C), reduce mixing and delivery time to 60 minutes.

PART 3 - EXECUTION

3.1 CONCRETING

- A. Construct formwork according to ACI 301 and maintain tolerances and surface irregularities within ACI 347R limits of Class A, 1/8 inch (3.2 mm) for concrete exposed to view and Class C, 1/2 inch (13 mm) for other concrete surfaces.
- B. Place vapor retarder on prepared subgrade, at interior applications with joints lapped 6 inches (150 mm) and sealed.
- C. Comply with CRSI's "Manual of Standard Practice" for fabricating, placing, and supporting reinforcement.
- D. Install expansion, isolation, and contraction joints where indicated. Install full-depth joint-filler strips at expansion joints. Isolation
- E. Place concrete in a operation and consolidate using mechanical vibrating equipment.
- F. Protect concrete from physical damage, premature drying, and reduced strength due to hot or cold weather during mixing, placing, and curing.
- G. Formed Surface Finish: Smooth-formed finish for concrete exposed to view, coated, or covered by waterproofing or other direct-applied material; rough-formed finish elsewhere.
- H. Slab Finishes: Comply with ACI 302.1R for screeding, restraightening, and finishing operations for concrete surfaces. Do not wet concrete surfaces. Provide the following finishes:

Etched finish as shown on drawings for spray pads.

2. Nonslip-broom finish to slabs in restrooms. Match adjacent sidewalks with replacement sidewalks.
- I. Cure formed surfaces by moist curing for at least seven days.
- J. Begin curing concrete slabs after finishing. Apply membrane-forming curing and sealing compound to concrete.
- K. Owner will engage a testing agency to perform field tests and to submit test reports.
- L. Protect concrete from damage. Repair surface defects in formed concrete and slabs.

END OF SECTION 033000

SECTION 042000 - UNIT MASONRY

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

A. Submittals:

1. Samples for decorative concrete masonry units and mortar.
2. Material Certificates: For each type of product indicated. Include statements of material properties indicating compliance with requirements.

B. Comply with ACI 530.1/ASCE 6/TMS 602.

C. Testing and Inspecting: Owner will engage special inspectors to perform tests and inspections required by authorities having jurisdiction.

1. Inspections: Level 1 special inspections according to the IBC.
2. Place grout only after inspectors have verified compliance of grout spaces and of grades, sizes, and locations of reinforcement.

PART 2 - PRODUCTS

2.1 MASONRY UNITS

A. Concrete Masonry Units: ASTM C 90; Density Classification, Lightweight

B. Concrete masonry units exposed to the exterior.

1. Integral Water Repellent: Grace Construction Products, W. R. Grace & Co. - Conn.; Dry-Block.
2. Special shapes for lintels, corners, jambs, sash, control joints, and other special conditions.
3. Square-edged units for outside corners unless otherwise indicated.

C. Decorative Concrete Masonry Units: ASTM C 90; Density Classification, Lightweight

1. Finish: All faces exposed to exterior with ground-face finish.
2. Integral Water Repellent: W. R. Grace & Co. - Conn.; Dry-Block.
3. Special shapes for lintels, corners, jambs, sash, control joints, and other special conditions.

2.2 MORTAR AND GROUT

A. Mortar: ASTM C 270, proportion specification.

1. Use masonry cement mortar. Submit color options for selection by architect.
2. Do not use calcium chloride in mortar.
3. For exterior, above-grade, load-bearing and non-load-bearing walls and parapet walls; for interior load-bearing walls; for interior non-load-bearing partitions, and for other applications where another type is not indicated, use Type N.
4. Water-Repellent Additive: For mortar used with concrete masonry units made with integral water repellent, use product recommended by manufacturer of units.

B. Grout: ASTM C 476 with a slump of 8 to 11 inches (200 to 280 mm).

2.3 REINFORCEMENT, TIES, AND ANCHORS

A. See Structural drawings.

2.4 EMBEDDED FLASHING MATERIALS

A. Sheet Metal Flashing: Stainless steel, 0.0156 inch (0.4 mm) thick

2.5 MISCELLANEOUS MASONRY ACCESSORIES

- A. Compressible Filler: Premolded strips complying with ASTM D 1056, Grade 2A1.
- B. Preformed Control-Joint Gaskets: Designed to fit standard sash block and to maintain lateral stability in masonry wall; made from styrene-butadiene rubber or PVC.
- C. Loose-Granular Perlite Insulation: ASTM C 549, Type II or IV.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

- A. Cut masonry units with saw. Install with cut surfaces and, where possible, cut edges concealed.
- B. Mix units for exposed unit masonry from several pallets or cubes as they are placed to produce uniform blend of colors and textures.
- C. Matching Existing Masonry: Match coursing, bonding, color, and texture of existing masonry.
- D. Stopping and Resuming Work: Rack back units; do not tooth.
- E. Build non-load-bearing interior partitions full height and install compressible filler in joint between top of partition and underside of structure above.
- F. Tool exposed joints slightly concave when thumbprint hard unless otherwise indicated.
- G. Keep cavities clean of mortar droppings and other materials during construction.

3.2 PARGING

- A. Parge masonry walls, where indicated, in two uniform coats with a steel-trowel finish. Form a wash at top of parging and a cove at bottom. Damp cure parging for at least 24 hours.

3.3 CLEANING

- A. Clean masonry as work progresses. Remove mortar fins and smears before tooling joints.
- B. Final Cleaning: After mortar is thoroughly cured, clean exposed masonry.
 - 1. Wet wall surfaces with water before applying acidic cleaner, then remove cleaner promptly by rinsing thoroughly with clear water.
 - 2. Clean masonry with a proprietary acidic cleaner applied according to manufacturer's written instructions.

END OF SECTION 042000

SECTION 061800 - GLUED-LAMINATED CONSTRUCTION

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. See Structural drawings
- B. Submittals: Manf. Location, finish, quality.
 - 1. Include structural analysis data signed and sealed by the qualified professional engineer responsible for their preparation.
- C. Standards: Comply with ANSI/AITC A 190.1, "Structural Glued Laminated Timber." Factory mark with AITC Quality Mark or APA-EWS trademark on surfaces that will not be exposed in the completed Work.
- D. Comply with AITC 111, "Recommended Practice for Protection of Structural Glued Laminated Timber during Transit, Storage, and Erection."

PART 2 - PRODUCTS

2.1 STRUCTURAL GLUED-LAMINATED UNITS

- A. Structural Performance: Provide structural glulam timber capable of withstanding design loads indicated according to AITC 117 or as determined according to ASTM D 3737.
- B. Forest Certification: Provide structural glued-laminated timber produced from wood obtained from forests certified by an FSC-accredited certification body to comply with FSC STD-01-001, "FSC Principles and Criteria for Forest Stewardship."
- C. Species: Douglas fir
- D. Appearance: Architectural grade.
- E. Adhesive: Wet-use adhesive complying with AITC A190.1.
- F. End-Cut Sealing: After end cutting each member to final length, apply a saturation coat of end sealer to ends and other cross-cut surfaces.
- G. Seal Coat: After fabricating and sanding each unit, and end-coat sealing, apply a heavy saturation coat of penetrating sealer on surfaces of each unit.
- H. Wiped Stain Finish: Manufacturer's standard, dry-appearance, penetrating acrylic stain and sealer; oven dried and resistant to mildew and fungus.

- I. Clear Finish: Manufacturer's standard, two-coat, clear varnish finish; resistant to mildew and fungus.

2.2 CONNECTORS

- A. See Structural drawings.
- B. General: Fabricate from structural steel complying with ASTM A 36/A 36M; steel bars complying with ASTM A 575, Grade M 1020; and steel sheet complying with ASTM A 1011/A 1011M, Structural Steel, Type SS, Grade 33. Finish with rust-inhibitive primer.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install structural glued-laminated timber for a close fit and neat appearance of joints. Carefully trim ends to fit connectors, mark and drill for bolts, and seal cuts with end sealer.
- B. Handle and temporarily support members to prevent visible surface damage. When hoisting members into place, use padded slings, and protect corners with wood blocking.
- C. Brace members as they are placed to maintain safe condition until full stability is provided.

END OF SECTION 061800

SECTION 076200 - SHEET METAL FLASHING AND TRIM

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. Submittals: Product Data
- B. Comply with SMACNA's "Architectural Sheet Metal Manual." Conform to dimensions and profiles shown unless more stringent requirements are indicated.
- C. Coordinate installation of sheet metal flashing and trim with interfacing and adjoining construction to provide a leak proof, secure, and noncorrosive installation.

PART 2 - PRODUCTS

2.1 SHEET METAL

- A. Aluminum Sheet: ASTM B 209 (ASTM B 209M), alloy as standard with manufacturer for finish required, not less than 0.032 inch (0.8 mm) thick; and with mill finish.
 - 1. Concealed Finish: Manufacturer's standard white or light-colored acrylic or polyester backer finish.

2.2 ACCESSORIES

- A. Fasteners: Wood screws, annular-threaded nails, self-tapping screws, self-locking rivets and bolts, and other suitable fasteners.
 - 1. Exposed Fasteners: Heads matching color of sheet metal roofing using plastic caps or factory-applied coating.
 - 2. Spikes and Ferrules: Same material as gutter; with spike with ferrule matching internal gutter width.
 - 3. Fasteners for Aluminum Sheet: Aluminum or Series 300 stainless steel.
 - 4. Fasteners for Stainless-Steel Sheet: Series 300 stainless steel.
 - 5. Fasteners for Zinc-Tin Alloy-Coated Stainless-Steel Sheet: Series 300 stainless steel.
- B. Solder for Zinc-Tin Alloy-Coated Stainless Steel: ASTM B 32, 100 percent tin.

2.3 FABRICATION

- A. Fabricate sheet metal flashing and trim to comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to the design, dimensions, metal, and other characteristics of the item indicated.

- B. Fabrication Tolerances: Fabricate sheet metal flashing and trim that is capable of installation to tolerances specified in MCA's "Guide Specification for Residential Metal Roofing."

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Comply with SMACNA's "Architectural Sheet Metal Manual." Allow for thermal expansion; set true to line and level. Install Work with laps, joints, and seams permanently watertight and weatherproof; conceal fasteners where possible.
- B. Sealed Joints: Form non-expansion, but movable, joints in metal to accommodate elastomeric sealant to comply with SMACNA standards.
- C. Fabricate nonmoving seams in sheet metal with flat-lock seams. [For aluminum, form seams and seal with epoxy seam sealer. Rivet joints for additional strength.]
- D. Aluminum Flashing and Trim: Coat back side of aluminum flashing and trim with bituminous coating where it will contact wood, ferrous metal, or cementitious construction.
- E. Separate dissimilar metals with a bituminous coating or polymer-modified, bituminous sheet underlayment.

END OF SECTION 076200

SECTION 081113 - HOLLOW METAL DOORS AND FRAMES

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. Submittals: Product Data and Shop Drawings.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Cold-Rolled Steel Sheets: ASTM A 1008/A 1008M, suitable for exposed applications.
- B. Hot-Rolled Steel Sheets: ASTM A 1011/A 1011M, free of scale, pitting, or surface defects.
- C. Metallic-Coated Steel Sheet: ASTM A 653/A 653M, A60 (ZF180).
- D. Frame Anchors: ASTM A 591/A 591M, 40Z (12G) coating designation; mill phosphatized.
 - 1. For anchors built into exterior walls, sheet steel complying with ASTM A 1008/A 1008M or ASTM A 1011/A 1011M, hot-dip galvanized according to ASTM A 153/A 153M, Class B.
- E. Inserts, Bolts, and Fasteners: Hot-dip galvanized according to ASTM A 153/A 153M.

2.2 HOLLOW METAL DOORS AND FRAMES

- A. Products:
 - 1. Amweld, Ceco, Curries, Fenestra, Republic, Steelcraft, or approved.
- B. Doors: Complying with ANSI 250.8 for level and model and ANSI A250.4 for physical-endurance level indicated, 1-3/4 inches (44 mm) thick unless otherwise indicated.
 - 1. Exterior Doors: Level 2 and Physical Performance Level B (Heavy Duty) Model 1 (Full Flush), metallic-coated steel sheet faces.
 - 2. Hardware Reinforcement: Fabricate according to ANSI/SDI A250.6 with reinforcement plates from same material as door face sheets.
- C. Frames: ANSI A250.8; conceal fastenings unless otherwise indicated.
 - 1. Steel Sheet Thickness for Interior Doors: 0.042 inch (1.0 mm).
 - 2. Steel Sheet Thickness for Exterior Doors: 0.053 inch (1.3 mm).

3. Fabricate exterior frames from metallic-coated steel sheet, with mitered or coped and continuously welded corners.
 4. Hardware Reinforcement: Fabricate according to ANSI/SDI A250.6 with reinforcement plates from same material as frames.
 5. Frame Anchors: Not less than 0.042 inch (1.0 mm) thick.
- D. Prepare doors and frames to receive mortised and concealed hardware according to ANSI A250.6 and ANSI A115 Series standards.
- E. Reinforce doors and frames to receive surface-applied hardware.
- F. Prime Finish: Manufacturer's standard, factory-applied coat of lead- and chromate-free primer complying with ANSI/SDI A250.10 acceptance criteria.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install hollow metal frames to comply with ANSI/SDI A250.11.
- B. Install doors to provide clearances between doors and frames as indicated in ANSI/SDI A250.11.
- C. Prime-Coat Touchup: Immediately after erection, sand smooth rusted or damaged areas of prime coat and apply touchup of compatible air-drying rust-inhibitive primer.
- D. END OF SECTION 081113

SECTION 085200 – TRANSLUCENT SANDWICH PANEL SKYLIGHT SYSTEM

PART 1. GENERAL

1.1 Summary

- A. Work of this section includes all labor and materials required to install the translucent insulated sandwich panel systems, aluminum framing and flashings, coatings of the aluminum components, and the structural and watertight design of the assembly.
- B. Provide translucent panel systems as shown in the drawings.

1.2 Quality Assurance

- A. Translucent panel system must be listed by the International Code Council – Evaluation Service (ICC-ES), which requires quality control inspections and fire, structural and water infiltration testing of sandwich panel systems by an approved agency.
- B. Quality control inspections and testing conducted at least once each year are to include manufacturing facilities, sandwich panel components and production sandwich panels for conformance with "Acceptance Criteria for Sandwich Panels" as regulated by the ICC-ES.
- C. Provide materials and products manufactured by a company continuously and regularly employed in the manufacture of translucent panel systems for a period of at least fifteen (15) consecutive years and which can show evidence of the specified materials being satisfactorily used on at least six (6) projects of similar size and scope. At least three (3) of the projects must have been in successful use for ten (10) years or longer.
- D. Installation is to be performed by an installer who has been in the business of erecting insulated translucent sandwich panel systems for at least five (5) years installing this manufacturer's product, and who can show evidence of satisfactory completion of 3 projects of similar size and scope.

1.3 Submittals

- A. Submit structural calculations, sealed by a structural engineer registered in the state where the project is located, showing the structural adequacy of the translucent panel system and all connections to the building structure. Include all loads imparted to the structure.
- B. Submit shop drawings showing in detail all system components, connections to the building, interface with other materials and methods of construction. Shop drawings must be prepared under the supervision of, and be sealed by, the engineer who provides the calculations.
- C. Submit certified test reports from a qualified independent testing agency indicating each type and class of panel system complies with the project performance requirements, based on comprehensive testing of current products. Previously completed test reports will be acceptable if they are for the current manufacturer and indicative of products used on this project.

Flame Spread and Smoke Developed (UL 723)
Burn Extent (ASTM D-635)
Color Difference (ASTM D-2244)

Abrasion/Erosion Resistance (ASTM D-4060)
Impact Strength (UL 972)
Bond Tensile Strength (ASTM C-297 after aging by ASTM D1037)
Bond Shear Strength (ASTM D-1002)
Beam Bending Strength (ASTM E-72)
Insulation "U" Factor (NFRC 100)
NFRC System Certification
Condensation Resistance Factor (AAMA 1503)
Class A Roof Covering Burning Brand (ASTM E-108)

- D. Submit current documentation indicating regular, independent quality control under a nationally recognized building code review and listing program.
- E. Submit maintenance manuals for the panel systems with a sequence of items, materials and methods used for proper cleaning and maintenance.

1.4 Product Handling

- A. Store translucent panels on the long edge, several inches above the ground, blocked and tied off and under cover to prevent warping.
- B. Allow air to circulate freely around and under the material to prevent excessive condensation in the panels.
- C. Combustion type heaters must be properly vented to the exterior to prevent possible staining of the panels.

1.5 Warranty

- A. Submit panel manufacturer and installer's written warranty agreeing to repair or replace panel system work that fails in materials or workmanship within ten years of the date of installation. Include endorsement of face sheet manufacturer on panel warranty.
- B. Failure of materials or workmanship shall include leakage, excessive deflection, deterioration of the finish on metal in excess of normal weathering and defects in accessories, insulated translucent sandwich panels and other components of the work.

PART 2. MATERIALS

2.1 Approved Manufacturers

- A. Kalwall Corporation. (800) 258-9777. Fax: (603) 627-7905.
 - a. Local contact: DeaMor Associates, Inc, 888-284-6799
- B. Other Manufacturers: Submit a Substitution Request on CSI form, which must be accompanied by the following items for consideration.
 - 1. International Code Council – Evaluation Service (ICC-ES) listing for proposed panel product.
 - 2. UL listing for the interior face sheets.
 - 3. Sample of exterior face sheet with full thickness colorfast resin and permanent glass erosion barrier cast into face sheet.

4. A sample of proposed system assemblies, including thermally broken panel.
5. Test reports for color stability on crystal and white face sheets without a film or coating.
Testing must be on face sheets intended for use on this project.
6. Documentation of regular, independent quality control monitoring under a building code review and listing program as specified.
7. Documentation of successful projects as specified.
8. Installer qualifications as specified.

2.2 Translucent Face Sheets

A. Provide translucent fiberglass face sheets that have been manufactured from glass fiber reinforced thermoset resins formulated specifically for architectural use.

1. Thermoplastic (e.g. polycarbonate, acrylic) faces are not acceptable.

B. Flammability of Interior Face Sheet

1. Underwriters Laboratories (UL) listed, which requires periodic unannounced retesting.
2. Flamespread: No greater than 50 (20) and smoke developed no greater than 250 (200) when tested in accordance with UL 723.
3. Burn extent must be 1" or less as determined by ASTM D-635.
4. Faces must not deform, deflect or drip when subjected to fire or flame.
5. Face sheets shall not delaminate when exposed to 200°F for 30 minutes per IBC and NBC.

C. Weatherability of Exterior Face Sheet

1. Color Stability: Full-thickness of the exterior face sheet shall be manufactured with a color-fast resin that does not rely on a coating or film for long-term color stability.
 - a. ASTM D-224 Delta E (Color Difference): Less than 3.0 CIE units Delta E when exposed to 5 years of outdoor weathering in south Florida sloping at 5 degrees facing south. Color difference determined by the average of 3 white samples with and without a protective film or coating to ensure long-term color stability.
 - b. Color stability shall be unaffected by abrasion or scratching.
2. Erosion Barrier: Provide exterior face manufactured with a permanent glass erosion barrier embedded beneath the surface to provide maximum long-term resistance to reinforcing fiber.
 - a. Exterior face surface loss shall not exceed 0.7 mils and 40 mgs when tested in accordance with ASTM D-4060 employing CS17 abrasive wheels at a head load of 500 grams for 1000 cycles.
 - b. Surface films or coatings are not permanent and are not acceptable erosion barriers.
3. Exterior face sheets must be fully field restorable if worn or damaged.

D. Appearance

1. Provide face sheets that are uniform in color and not vary more than $\pm 10\%$ in thickness.
2. Exterior face sheets: Smooth, .070" thick. Type SW (Type A for UL= Class A Roofs) Color: crystal
3. Interior face sheets: Smooth, .045" thick. Type S-171 (Type 25 for Class A Interior Finish) Color: crystal

E. Strength: Provide an exterior face sheet that is uniform in strength, impenetrable by hand-held pencil and tested to repel an impact equal to 70 ft. lbs. without fracture or tear when impacted by a 3-1/4" diameter 5 lb. free falling ball in accordance with UL 972.

2.3 Structural Grid Core

- A. Provide aluminum I-beams of an engineered alloy and temper with provisions for mechanical interlocking of muntin-mullion and perimeter. I-beam to be a minimum of 7/16" wide, and flange surfaces must be machined to tolerances of not greater than $\pm .002$ " for flat panels.

2.4 Adhesive

- A. Laminate adhesive: heat and pressure type engineered for structural sandwich panel use, with minimum 25 years field use.
- B. Adhesive must pass the testing requirements specified by International Code Council (ICC) "Acceptance Criteria for Sandwich Panel Adhesive".
 - 1. Tensile strength, ASTM C-297: minimum 750 PSI after 2 exposures to 6 cycles each of the aging conditions prescribed by ASTM D-1037.
 - 2. Shear strength, ASTM D-1002: after exposure to five (5) separate conditions:
 - a. 540 PSI after 50% relative humidity at 73° F
 - b. 100 PSI after exposure to 182° F
 - c. 800 PSI after Accelerated Aging at room temperature by ASTM D-1037
 - d. 250 PSI after Accelerated Aging at 182° F by ASTM D-1037
 - e. 1400 PSI after 500 hour Oxygen Bomb by ASTM D-572

2.5 Panel Construction

- A. Provide structural sandwich panels of flat fiberglass reinforced translucent face sheets resin-laminated to a grid core of mechanically interlocking aluminum (thermally broken) I-beams. Adhesive bonding line is to be straight, cover the entire width of the I-beam and have a neat, sharp edge.
- B. Panel thickness: 2-3/4 inches
- C. Panel U-Factor, by NFRC-Certified laboratory: 0.53, uninsulated
- D. Grid pattern: Nominal 12" by 24" Shoji
- E. Light Transmission: 30% (Dependent on face sheet selection)
- F. Solar Heat Gain Coefficient: 0.42
- G. Panel Deflection: Limit deflection to no more than 1.9" in 10'-0" at 30 p.s.f. without a supporting frame when tested per ASTM E-72.
- H. Panels shall withstand 1200°F fire for minimum one (1) hour without collapse or exterior flaming.
- E. Provide skylight system that passes Class A Roof Burning Brand Test by ASTM E-108.
- .

2.6 Battens and Perimeter Closure System

- A. Perimeter Closure System: Extruded 6063-T5 or 6063-T6 aluminum clamp-tite screw type. (Available at Walls Only: Thermally broken with poured urethane bridge). (Curved closure system may be roll-formed.)
 - B. Factory install skylight perimeter closures and seal to panels.
 - C. Sealing Gaskets: Pre-apply flexible sealing tape to closure system under factory controlled conditions.
- 2.7 Flashings and Closures
- A. 5052 alloy, minimum 0.040 inches thick, formed to make a waterproof pan at all vertical sill connections.
- 2.8 Fasteners
- A. Fasteners exposed to weather are to be 300 series stainless steel, mill finish.
 - B. Anchor bolts to the building are to be zinc-plated steel as engineered.
- 2.9 Finish
- A. Exposed aluminum to receive manufacturer's factory-applied finish that meets the performance requirements of AAMA 2604.
- 1. Color to match Taylor Metal Products: Pine Green

PART 3. EXECUTION

- 3.1 Acceptable Installers
- A. Only qualified experienced craftsmen may be employed to install the work of this section.
 - B. Installer must conform to the qualifications specified.
- 3.2 Examination
- A. Inspect the substrates, supporting structure and the installed work of other trades to verify that it is satisfactorily completed for the proper installation of the panel systems. Do not proceed with installation until any unsatisfactory conditions have been corrected.
- 3.3 Preparation
- A. Isolate dissimilar materials from the aluminum system that may cause damage by electrolysis, with concealed black 10-mil vinyl all-weather corrosion protection tape.
 - B. Protect surrounding work and secure staging with protection as required to prevent damage to adjacent materials.
- 3.4 Installation

- A. Install the translucent systems in strict accordance with approved engineered shop drawings.
 - 1. Accommodate thermal and mechanical movements.
 - 2. Set sill and curb members in a full bed of non-hardening sealant compound or gaskets to provide weather tight construction.
 - 3. Seal the panel system as recommended by the manufacturer.
 - B. Install the translucent systems level, plumb and properly aligned with uniform joints and reveals. Remove and replace any components that may be defective or are damaged during installation.
 - C. After other trades have completed work on adjacent material, carefully inspect the translucent panel installation and make adjustments necessary to insure proper weather-tight performance.
 - D. Leave the interior and exterior surfaces of the translucent panel systems free of all protective material, identification labels and excess sealant.
- 3.5. Field Quality Control
- A. Water Test: Test walls and skylights according to AAMA 501.2.
 - B. Repair or replace work that does not pass testing or that is damaged by testing and retest work.
- 3.6. Cleaning
- A. Clean the translucent panel systems within one week of final acceptance in accordance with manufacturer's recommended methods.

End of Section

SECTION 087100 - DOOR HARDWARE

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. Submittals: Manf. Hardware schedule.
- B. Deliver keys to Owner.

PART 2 - PRODUCTS

2.1 HARDWARE

- A. Manufacturers:
 - 1. Schlage commercial series ADA compliant or approved
- B. Hinges:
 - 1. Stainless-steel hinges with stainless-steel pins for exterior.
 - 2. Nonremovable hinge pins for exterior and public interior exposure.
 - 3. 3 hinges for 1-3/4-inch- (45-mm-) thick doors 90 inches (2300 mm) or less in height;
- C. Locksets and Latchsets:
 - 1. Provide magnetic locks BHMA A156.2, Series 4000, Grade 1 for bored locks and latches.
- D. Key locks to Owner's existing master-key system.
 - 1. Cylinders with five -pin tumblers and removable cores.
- E. Provide hardware finishes as follows:
 - 1. Hinges: brushed stainless stl.
 - 2. Locksets, Latchsets,: brushed stainless stl
 - 3. Other Hardware: Matching finish of lockset/latchset.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Mount hardware in locations recommended by the Door and Hardware Institute unless otherwise indicated.

3.2 HARDWARE SCHEDULE

A. Hardware Set No.1

1. Hinges.
2. Bored entry handleset (F108).
3. Bored auxiliary deadlock, key outside, thumbturn inside.
4. Threshold and weather stripping.

END OF SECTION 087100

SECTION 099100 - PAINTING

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. Submittals:
 - 1. Product Data.
 - 2. Samples.
- B. Mockups: Full-coat finish Sample of each type of coating, color, and substrate, applied where directed.
- C. Extra Materials: Deliver to Owner 1 gallon of each color and type of finish coat paint used on Project, in containers, properly labeled and sealed.

PART 2 - PRODUCTS

2.1 PAINT

- A. Products:
 - 1. Miller Paint or approved.
- B. MPI Standards: Provide materials that comply with MPI standards indicated and listed in its "MPI Approved Products List."
- C. Material Compatibility: Provide materials that are compatible with one another and with substrates.
 - 1. For each coat in a paint system, provide products recommended in writing by manufacturers of topcoat for use in paint system and on substrate indicated.
- D. Use paints and coatings that comply with the following limits for VOC content:
 - 1. Flat Paints and Coatings: 50 g/L.
 - 2. Nonflat Paints, Coatings: 150 g/L.
 - 3. Anticorrosive and Antirust Paints Applied to Ferrous Metals: 250 g/L.
 - 4. Clear Wood Finishes, Varnishes: 350 g/L.
 - 5. Clear Wood Finishes, Lacquers: 550 g/L.
 - 6. Floor Coatings: 100 g/L.
 - 7. Shellacs, Clear: 730 g/L.
 - 8. Shellacs, Pigmented: 550 g/L.
 - 9. Stains: 250 g/L.
 - 10. Primers, Sealers, and Undercoaters: 200 g/L.
 - 11. Dry-Fog Coatings: 400 g/L.

12. Zinc-Rich Industrial Maintenance Primers: 340 g/L.
13. Pretreatment Wash Primers: 420 g/L.

E. Colors: As scheduled, see drawings.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Comply with recommendations in MPI's "MPI Architectural Painting Specification Manual" applicable to substrates indicated.
- B. Remove hardware, lighting fixtures, and similar items that are not to be painted. Mask items that cannot be removed. Reinstall items in each area after painting is complete.
- C. Clean and prepare surfaces in an area before beginning painting in that area. Schedule painting so cleaning operations will not damage newly painted surfaces.

3.2 APPLICATION

- A. Comply with recommendations in MPI's "MPI Architectural Painting Specification Manual" applicable to substrates indicated.
- B. Paint exposed surfaces unless otherwise indicated.
 1. Paint surfaces behind movable equipment and furniture same as similar exposed surfaces.
 2. Paint surfaces behind permanently fixed equipment or furniture with prime coat only.
 3. Paint the back side of access panels.
 4. Color-code mechanical piping in accessible ceiling spaces.
 5. Do not paint prefabricated items, items with an integral finish, operating parts, and labels unless otherwise indicated.
- C. Apply paints according to manufacturer's written instructions.
 1. Use brushes only for exterior painting and where the use of other applicators is not practical.
 2. Use rollers for finish coat on interior walls and ceilings.
- D. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.
 1. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.
- E. Apply stains and transparent finishes to produce surface films without color irregularity, cloudiness, holidays, lap marks, brush marks, runs, ropiness, or other imperfections. Use multiple coats to produce a smooth surface film of even luster.

3.3 PAINT APPLICATION SCHEDULE

A. Concrete Masonry Units (interior):

1. Sherwin Williams B70 Series water based catalyzed epoxy, gloss sheen, over Sherwin Williams Preprite 200 Latex primer, or approved substitute.

B. Steel:

1. Semigloss Alkyd Enamel: Two coats over rust-inhibitive primer: MPI EXT 5.1D.

C. Galvanized Metal:

1. Semigloss Alkyd Enamel: Two coats over cementitious galvanized-metal primer: MPI EXT 5.3B.

D. Dressed Lumber:

1. Clear, Two-Component Polyurethane: Three Coats: MPI EXT 6.3G. (clear finish wood)

END OF SECTION 099100

SECTION 099600 - HIGH-PERFORMANCE COATINGS

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. Submittals:
 - 1. Product Data
 - 2. Samples.
- B. Mockups: Full-coat finish Sample of each type of coating, color, and substrate, applied where directed.
- C. Extra Materials: Deliver to Owner 1 gallon of each color and type of finish coat used on Project, in containers, properly labeled and sealed.

PART 2 - PRODUCTS

2.1 HIGH-PERFORMANCE COATINGS

- A. MPI Standards: Provide materials that comply with MPI standards indicated and listed in its "MPI Approved Products List."
- B. Material Compatibility: Provide materials that are compatible with one another and with substrates.
 - 1. For each coat in a system, provide products recommended in writing by manufacturers of topcoat for use in system and on substrate indicated.
- C. Colors: Grey

PART 3 - EXECUTION

3.1 PREPARATION

- A. Comply with recommendations in MPI's "MPI Architectural Painting Specification Manual" applicable to substrates indicated.
- B. Remove hardware, lighting fixtures, and similar items that are not to be coated. Mask items that cannot be removed. Reinstall items in each area after coating work is complete.
- C. Clean and prepare surfaces in an area before beginning coating work in that area. Schedule work so cleaning operations will not damage newly coated surfaces.

1. Remove incompatible primers and reprime substrate with compatible primers as required to produce coating systems indicated.

3.2 APPLICATION

- A. Comply with recommendations in MPI's "MPI Architectural Painting Specification Manual" applicable to substrates indicated.
- B. Coat exposed surfaces unless otherwise indicated.
 1. Coat surfaces behind movable equipment and furniture same as similar exposed surfaces.
 2. Coat surfaces behind permanently fixed equipment or furniture with prime coat only.
 3. Coat the back side of access panels.
 4. Do not coat prefinished items, items with an integral finish, operating parts, and labels unless otherwise indicated.
- C. Apply high-performance coatings according to manufacturer's written instructions.
 1. Use brushes only where the use of other applicators is not practical.
- D. Apply high-performance coatings to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.
 1. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform finish, color, and appearance.

3.3 COATING APPLICATION SCHEDULE

- A. Concrete, Traffic Surfaces:
 1. Epoxy Slip-Resistant Deck Coating System: One coat: MPI EXT 3.2C.
- B. Concrete Masonry Units:
 1. Gloss Epoxy Coating System: two coat(s) over epoxy block filler: MPI EXT 4.2E.

END OF SECTION 099600

SECTION 102800 – TOILET ACCESSORIES

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. Submittals: Product Data, Shop Drawings

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Stainless Steel: ASTM A 666, Type 304, No. 4 finish (satin), 0.0312-inch (0.8-mm) minimum nominal thickness unless otherwise indicated.
- B. Mirrors: Frameless stainless steel mirror by Bobrick or approved
- C. Galvanized-Steel Mounting Devices: ASTM A 153/A 153M, hot-dip galvanized after fabrication.
- D. Fasteners: Screws, bolts, and other devices of same material as accessory unit, tamper and theft resistant when exposed, and of galvanized steel when concealed.
- E. Keys: Provide universal keys for internal access to accessories for servicing and resupplying. Provide minimum of six keys to Owner's representative.

2.2 TOILET AND BATH ACCESSORIES

- A. Manufacturers:
 - 1. Bobrick or approved
- B. Toilet Tissue Dispenser
 - 1. Type: Double roll dispenser
- C. Waste Receptacle
 - 1. Type: Free standing
 - 2. Material and Finish: Stainless steel, No. 4 finish (satin).
- D. Liquid-Soap Dispenser
 - 1. Mounting: Deck mounted on lavatory
 - 2. Stainless-Steel Soap Valve: Designed for dispensing soap in liquid form.
 - 3. Lockset: Tumbler type.

E. Grab Bar

1. Material: Stainless steel, 0.050 inch (1.3 mm) thick.
2. Mounting: Concealed
3. Gripping Surfaces: Slip-resistant texture
4. Outside Diameter: 1-1/2 inches (38 mm) for heavy-duty applications.

F. Sanitary Napkin Disposal Unit

1. Mounting: Surface Mounted
2. Material: Stainless steel, No. 4 finish (satin)
3. Door or Cover: Self-closing.
4. Receptacle: Removable.

G. Mirror Unit

1. Frameless stainless steel. See drawings for size.

H. Warm-Air Dryer

1. Electronic-sensor activated.
2. Mounting: Surface.
3. Material: Stainless steel, No. 4 finish (satin)

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install accessories using fasteners appropriate to substrate indicated and recommended by unit manufacturer. Install units level, plumb, and firmly anchored in locations and at heights indicated.
1. Install grab bars to withstand a downward load of at least 250 lbf (1112 N), when tested according to method in ASTM F 446.
- B. Adjust accessories for unencumbered, smooth operation and verify that mechanisms function properly. Replace damaged or defective items. Remove temporary labels and protective coatings.

END OF SECTION 102800

APPENDIX A

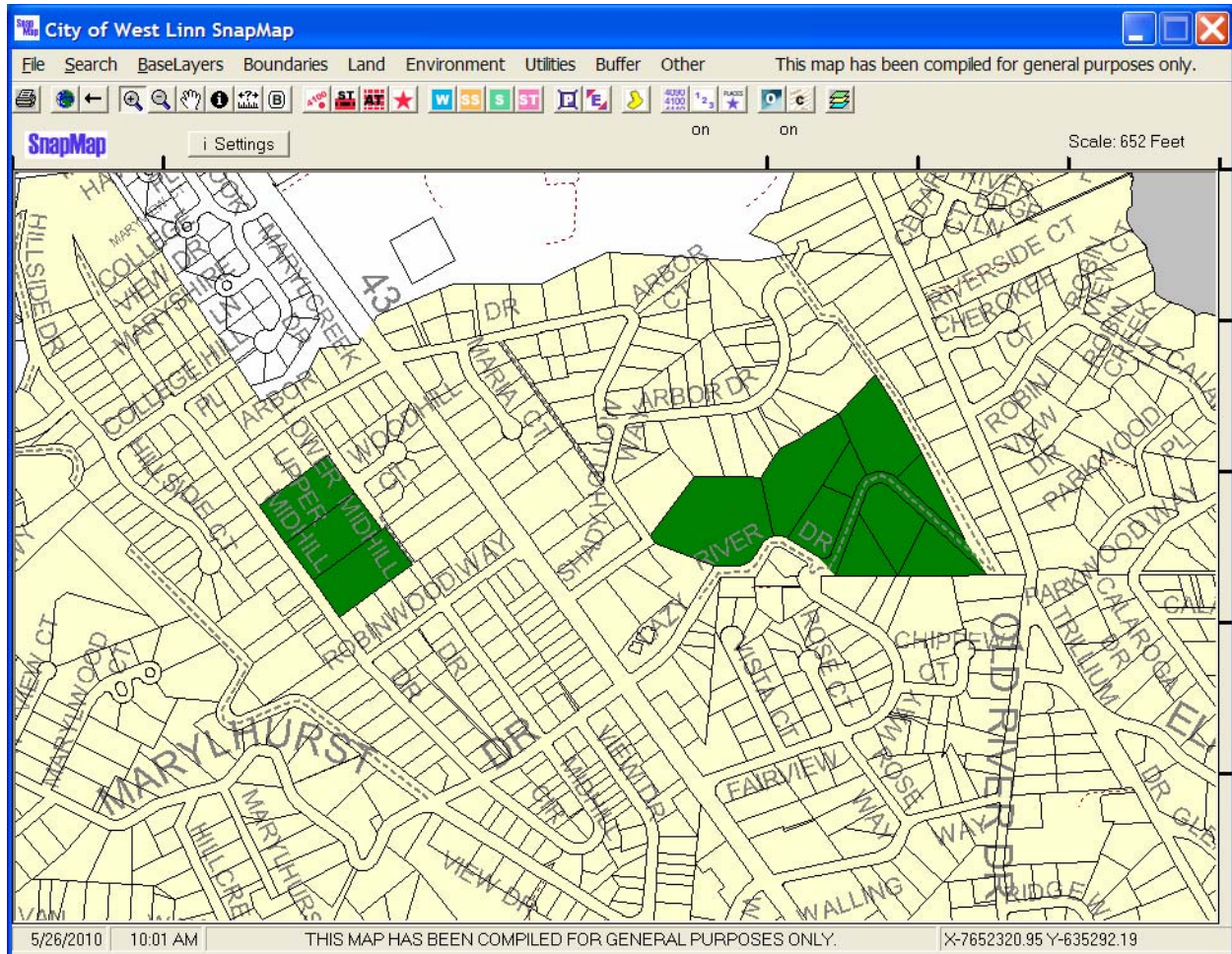
MAPS OF PARK LOCATION

Appendix A - Location Maps

MIDHILL PARK – 18505 UPPERMIDHILL DRIVE

ROBINWOOD PARK – 3600 FAIRVIEW WAY

West Linn, Oregon 97068



APPENDIX B

ARCHITECTURAL AND STRUCTURAL DRAWINGS

ROBINWOOD AND MIDHILL PARKS

RESTROOMS AND SPRAY POOL - WEST LINN, OREGON

GENERAL NOTES

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (I.B.C.) AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWNLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS, SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK.

THIS STRUCTURE HAS BEEN ENGINEERED PER 2007 OREGON STRUCTURAL SPECIALTY CODE (OSSC)

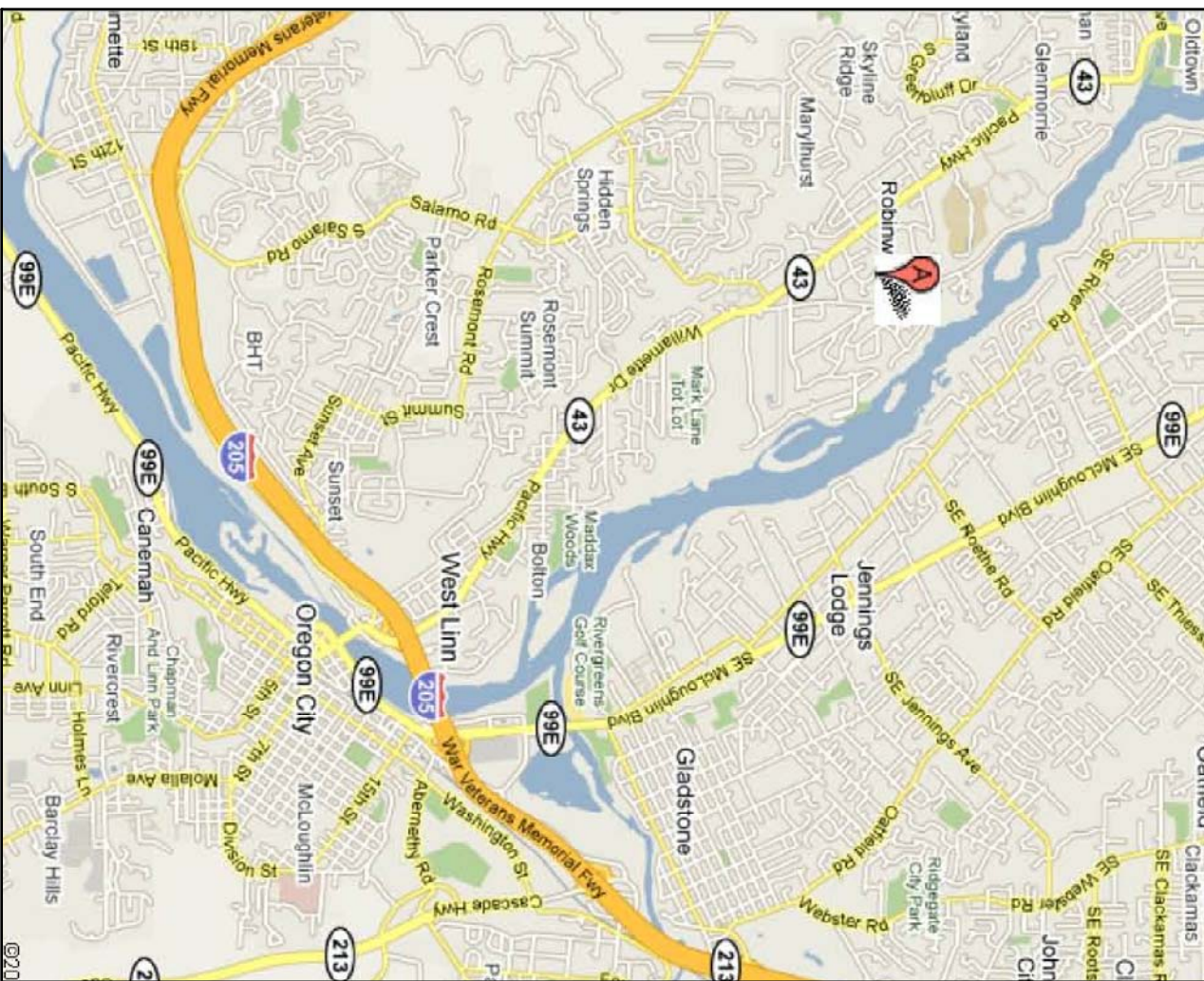
SNOW LOAD: SEE S1.1
WIND LOAD: SEE S1.1
SEISMIC: SEE S1.1

THESE DOCUMENTS ARE COPYRIGHT PROTECTED BY TERRAFORMA ARCHITECTURE + PLANNING AND MAY NOT BE REUSED, REDRAWN, TRACED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM ANDREW MONTGOMERY.

TEMPORARY SHORING: THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SHORING OF THIS AND ADJACENT STRUCTURES. THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR RETAINING WALL & WIND LOADS UNTIL THE FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

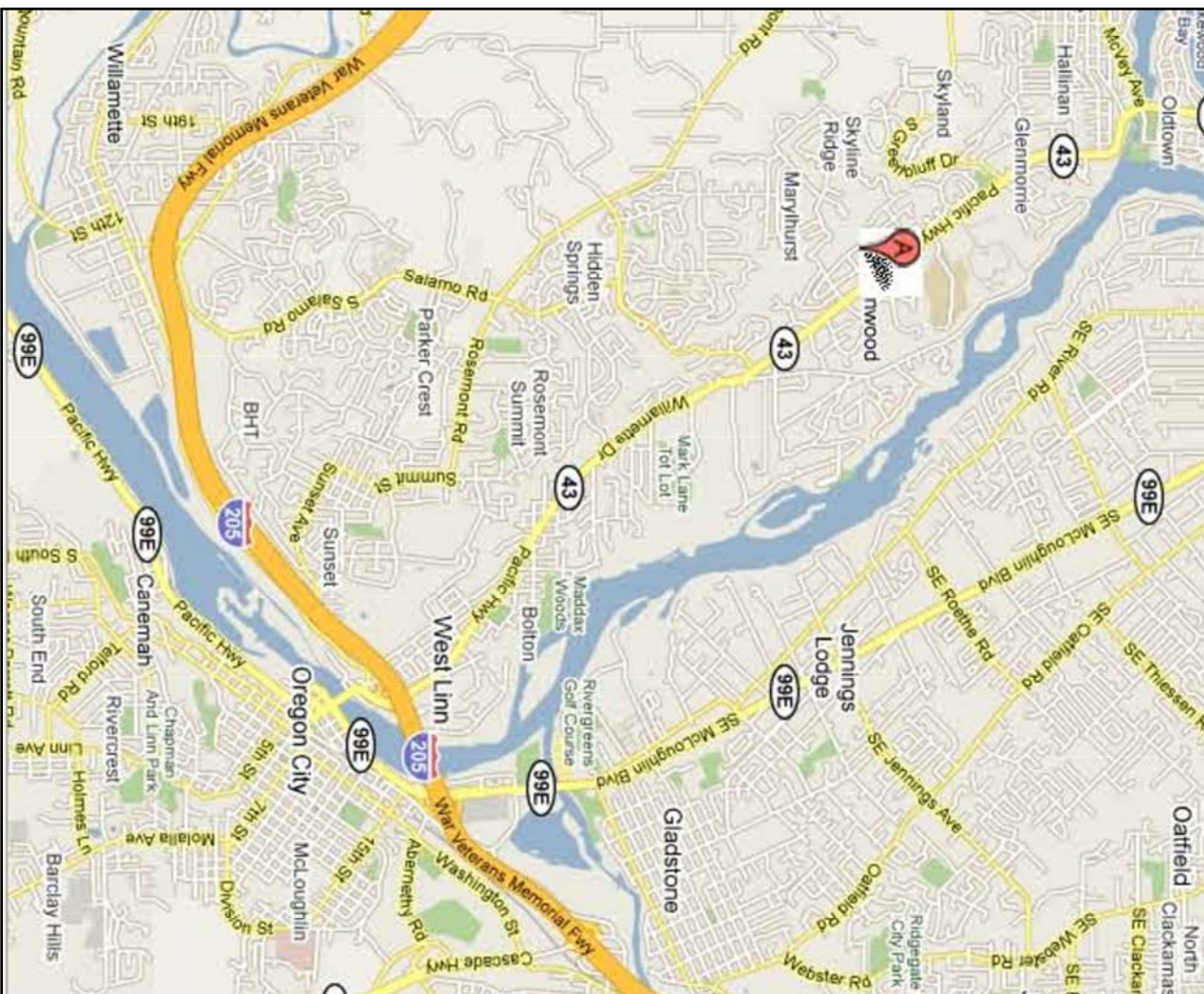
ROBINWOOD VICINITY MAP

3600 Fairview Way
West Linn, Oregon 97068



MIDHILL VICINITY MAP

18585 Upper Midhill Drive
West Linn, Oregon 97068



PROJECT INFORMATION

ROBINWOOD PARK

WEST LINN, OR

RESTROOM BUILDING - 1,049 SQ FT

SPRAY POOL (TOTAL PAVED AREA) - 2,284 SQ FT
(ESTIMATED)

MIDHILL PARK

WEST LINN, OR

RESTROOM BUILDING - 1,049 SQ FT

DRAWING INDEX

- A0 GENERAL NOTES & PROJECT INFORMATION
- A1.1 SITE PLAN - ROBINWOOD
- A1.2 SITE PLAN - MIDHILL
- A2 RESTROOM - FLOOR PLANS/SECTION/ELEVS.
- A3 DETAILS
- S1.1 STRUCTURAL NOTES/PLANS/DETAILS

PROJECT TEAM

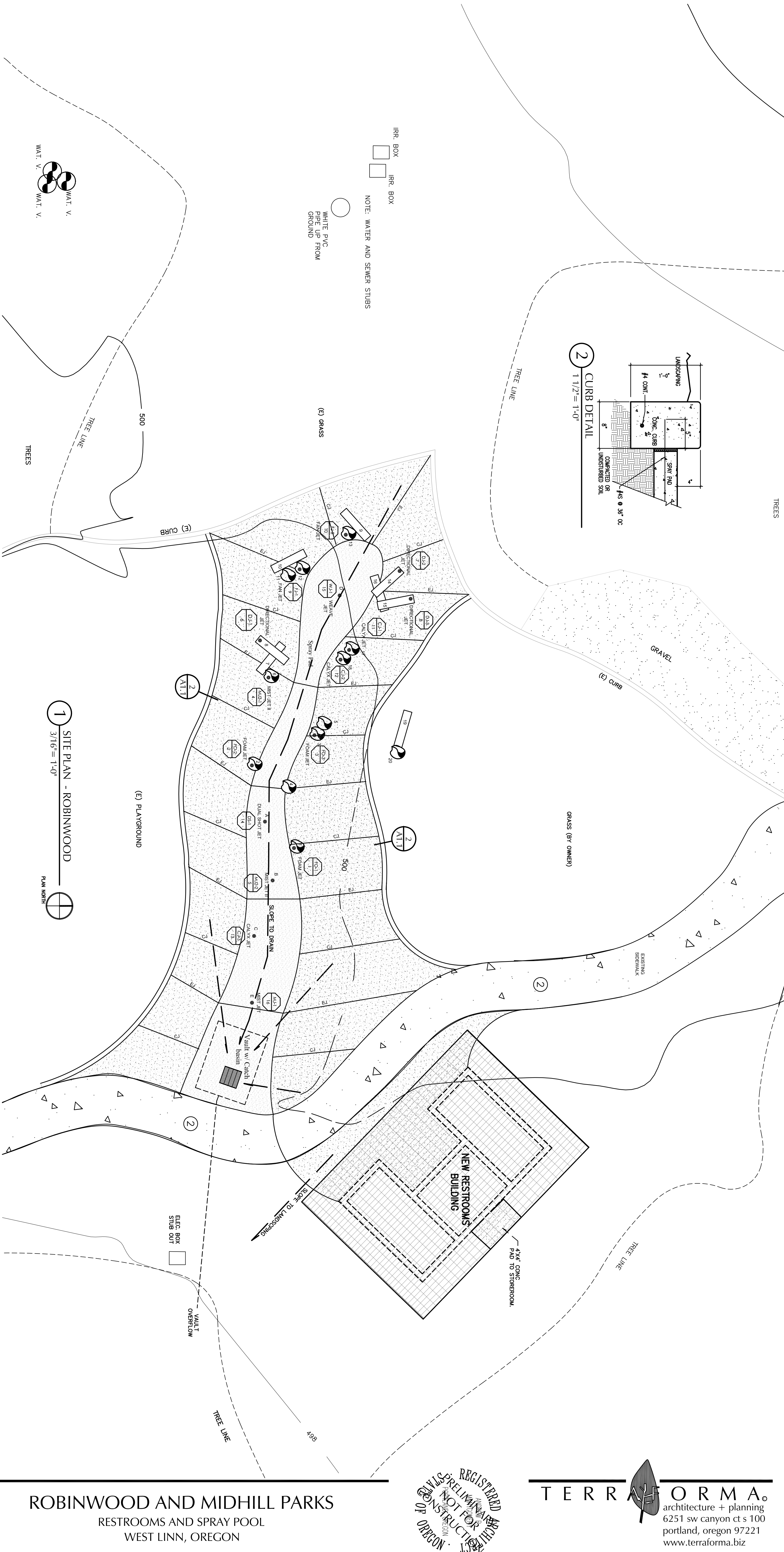
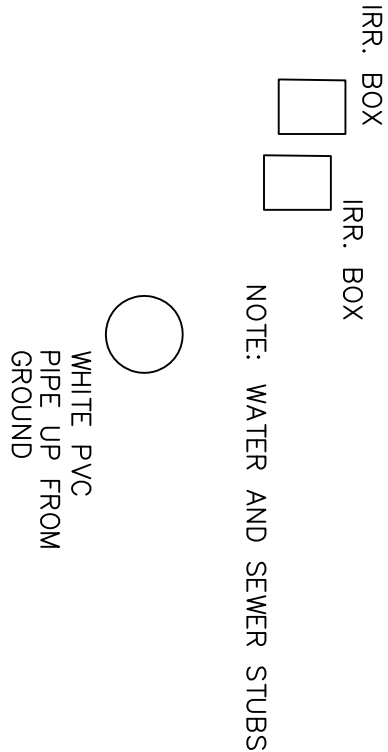
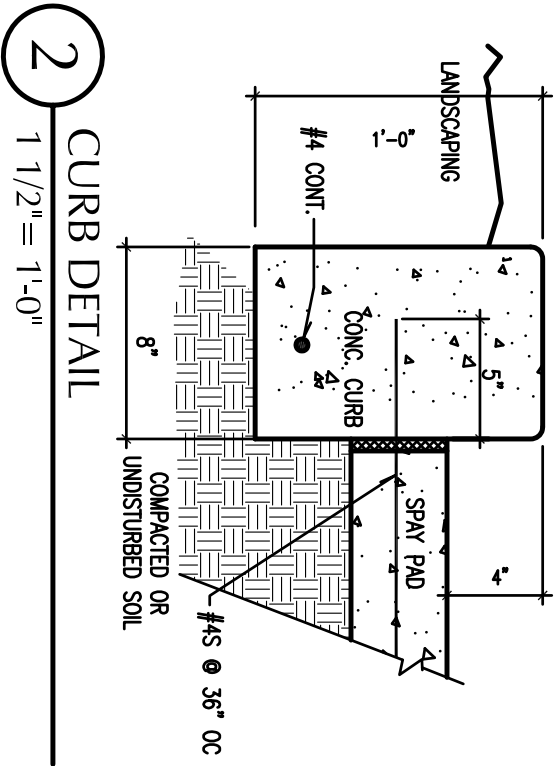
OWNER:	CITY OF WEST LINN 22500 SALAMO ROAD WEST LINN, OR 97068 PH: 503-557-4700 FAX: 503-656-4106 CONTACT: KEN WORCESTER PARKS & RECREATION DIRECTOR
ARCHITECT:	ANDREW P. MONTGOMERY, AIA TERRAFORMA ARCHITECTURE & PLANNING 6251 SW CANYON COURT, SUITE 100 PORTLAND, OR 97221 PH: 503-296-0076 FAX: 503-296-0079 CONTACT: NATHAN COOPRIDER EMAIL: NATHAN@TERRAFORMA.BIZ
STRUCTURAL ENGINEER:	MANOUCH YAGANEH, P.E. ASSOCIATED CONSULTANTS, INC. 1340 SW BERTHA BLVD, SUITE 200 PORTLAND, OR 97219 PH: 503-384-0460 FAX: 503-384-0459 EMAIL: MANOUCH@ACIENGINEERS.COM
SURVEY:	CENTERLINE CONCEPTS INC. 700 MOLALLA AVENUE OREGON CITY, OR 97045 PH: 503-650-0188 FAX: 503-650-0189

SYMBOLS LIST

DETAIL REF. #	DETAIL NAME
SCALE INDICATION	
BUILDING SECTION	
DOOR NUMBER	
KEY NOTE	
REVISION	

DATE: November 1, 2009
CKD BY: APM
SHEET: A0





SITE SURVEY BY:

Centerline Concepts Inc.

700 MCULLA AVENUE, OREGON CITY, OREGON 97045

N.E. 1/4 SECTION 2, T.35, R.1E, W.M., CITY OF WEST LINN, CLATSOP COUNTY, OREGON

AGREEMENT: ELEVATION ON SITE, SPRAY, NOT VERT. ELEVATION DATA ON CLIENT SHALL VERT. EXISTING CONDITIONS, GRADES, AND ELEVATIONS.

ABBREVIATIONS: WM = WATER JETTER, ELEVATION ON SITE, SPRAY, NOT VERT. ELEVATION DATA ON CLIENT SHALL VERT. EXISTING CONDITIONS, GRADES, AND ELEVATIONS.

Waterworks International Corporation

CONCRETE PAD 12' LONGING 14' x 12' DIAMETER SQUARE AS REQUIRED TO MEET LATERAL STRUCTURAL CODE. 1) 12' VERT SPRAY 2) 18' VERT SPRAY 3) 24' VERT SPRAY 4) 24' VERT SPRAY 5) 24' VERT SPRAY 6) 24' VERT SPRAY 7) 24' VERT SPRAY 8) 24' VERT SPRAY 9) 24' VERT SPRAY 10) 24' VERT SPRAY 11) 24' VERT SPRAY 12) 24' VERT SPRAY 13) 24' VERT SPRAY 14) 24' VERT SPRAY 15) 24' VERT SPRAY 16) 24' VERT SPRAY 17) 24' VERT SPRAY 18) 24' VERT SPRAY 19) 24' VERT SPRAY 20) 24' VERT SPRAY

SPRAY HEAD KEY

ITEM	FEATURE DESCRIPTION	TERM. BLK.#	ANIMATED	GPM	SUPPLIED
FO-1	FOAM JET	1	OPTIONAL	10	W.C.
FO-2	FOAM JET	2	OPTIONAL	10	W.C.
FO-3	FOAM JET	3	OPTIONAL	10	W.C.
MU-1	MIST JET II	4	OPTIONAL	10	W.C.
MU-2	MIST JET II	5	OPTIONAL	10	W.C.
DJ-1	DIRECTIONAL JET	6	OPTIONAL	5	W.C.
DJ-2	DIRECTIONAL JET	7	OPTIONAL	5	W.C.
DJ-3	DIRECTIONAL JET	8	OPTIONAL	5	W.C.
FJ-1	FAN JET	9	OPTIONAL	5	W.C.
FJ-2	FAN JET	10	OPTIONAL	5	W.C.
CJ-1	CALYX JET	11	OPTIONAL	10	W.C.
CJ-2	CALYX JET	12	OPTIONAL	10	W.C.
DS-1	DUAL SHOT JET	13	OPTIONAL	10	W.C.
WJ-1	WENGE JET	15	OPTIONAL	10	W.C.
WJ-2	MIST JET	18	OPTIONAL	5	W.C.
			TOTAL GPM	130	

LEGEND

SYMBOL: DEMOLITION PROPOSED SPRAY JET LOCATION These fixtures based on "Waterworks International Corporation" products and serve as a design guide to the intent of the spray pool design. The contractor is to provide a complete system meeting all state and federal codes for spray pool design. Provide shop drawings and final equipment design as well as warranties to owner/contractor for approval.

CONCRETE FINISH #1 LIGHTLY ETCHED

CONCRETE FINISH #2 MEDIUM ETCHED

CONCRETE PAD FINISH NOTES: 1. DIFFERENT ETCHED FINISHES TO SPRAY PAD AS INDICATED. FINISHES BASED ON FINISH DEVELOPED FOR HANLEY PARK IN THE CITY OF WEST LINN. PROVIDE 5X5 SAMPLE PAD FOR OWNER/ARCHITECT APPROVAL PRIOR TO POUR.

GENERAL NOTES

1. VERIFY LOCATION A SIZE OF ALL UTILITIES. PROVIDE ALL NECESSARY EQUIPMENT AND FITTINGS TO THE INTO THE EXISTING UTILITY.
2. PROTECT ALL TREES WITHIN 15' OF CONSTRUCTION ACTIVITY. PROTECT PER CITY STANDARDS.
3. PROVIDE EROSION CONTROL MEASURES PER CITY STANDARDS AND BEST MANAGEMENT PRACTICE.
4. PREPARE FINISH GRADE IN DISTURBED AREAS FOR OWNER PROVIDED LANDSCAPING.

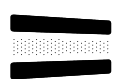
KEY NOTES

1. 4" CONC. PAD W/ #5 @ 18" OC. FINISH AS INDICATED ON LEGEND
2. EXISTING CONC. SIDEWALK. REMOVE AND REPLACE OR PROTECT AS REQUIRED FOR CONSTRUCTION. SHALL BE HIGH POINT BETWEEN RESTROOMS AND SPRAYPOOL.

SPRAY PAD NOTES

DEMOLITION: All demolition debris and loose soil is to be removed. In areas to receive concrete or structural, subgrade is to be protected from moisture and traffic damage by compacted gravel. All excavations and trenching shall be backfilled with concrete and required after excavations and before pouring foundations. Any utilities that are disturbed are to be protected and marked for future location, and Owner is to be notified before covering. Coordinate location of electrical sub panel, water supply, and sanitary sewer hub drain with Owner. Contractor: Coordinate pipe penetrations through footings, slab, and walls with Spray Pad Contractor. UTILITIES SERVICES REQUIRED: 1. Supply and install minimum 100 amp capacity electrical sub panel for equipment use. 2. Supply and install 3/4" potable water supply and backflow prevention device not to allow standing water or pooling. Restroom pad to drain away from spray pool pad per health department requirements. 4. Mounted spray pool public control switch where accessible to children and put on lock.

SITE SURVEY BY:



Centerline Concepts Inc.

700 MOLALLA AVENUE, OREGON CITY, OREGON 97045
503 650-0188 FAX 503 650-0189

N.E. 1/4 SECTION 2, T.35., R.1E., W.M.,
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
SEPTEMBER 16, 2008

--VERTICAL CONTROL FROM ASSUMED ELEVATION ON
SITE. SURVEY NOT RELATED TO CITY OR COUNTY
BENCHMARK ELEVATION DATUM. CLIENT SHALL VERIFY
EXISTING CONDITIONS, GRADES, AND ELEVATIONS.

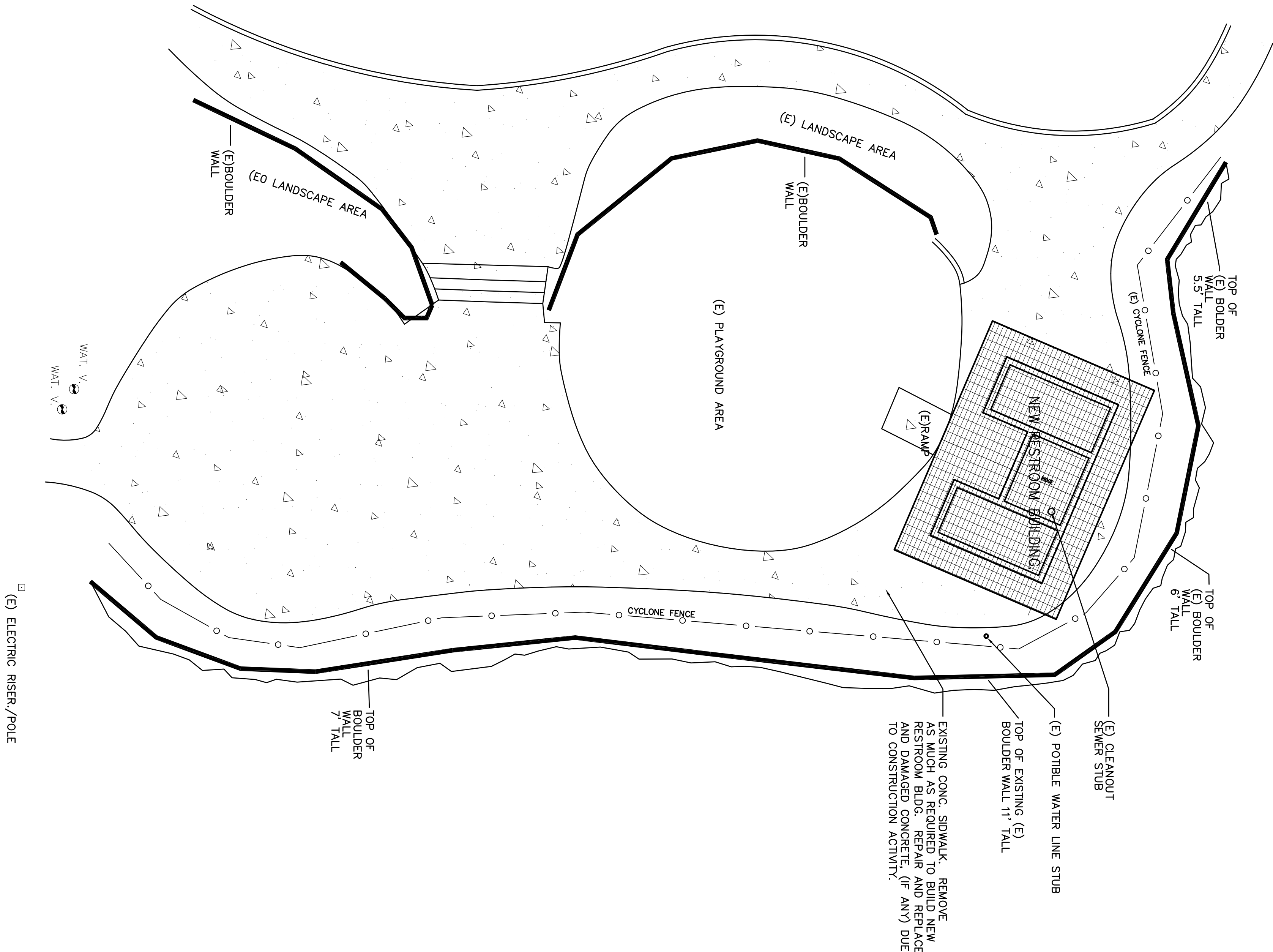
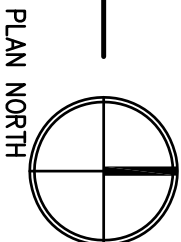
ABBREVIATIONS:
WM = WATER METER
PP = POWER POLE
DS = DOWNSPOUT
CB = CATCHBASIN
CO = CLEANOUT
DF = DRINKING FOUNTAIN
OHL = OVERHEAD LINE

GENERAL NOTES

1. REMOVE (E) SIDEWALK AS REQUIRED FOR NEW BUILDING.
2. PROTECT ALL TREES WITHIN 15' OF CONSTRUCTION ACTIVITY. PROTECT PER CITY STANDARDS.
3. PROVIDE EROSION CONTROL MEASURES PER CITY STANDARDS AND BEST MANAGEMENT PRACTICE.
4. VERIFY LOCATION A SIZE OF ALL UTILITIES. PROVIDE ALL NECESSARY EQUIPMENT AND FITTINGS TO THE INTO THE EXISTING UTILITIES.
5. THIS IS KNOWN TO BE A FILL AREA. PROVIDE COMPACTION REPORT TO THE OWNER PRIOR TO PLACING CONCRETE.
6. PROVIDE ELECTRICAL POWER FROM EXISTING POLE UNDERGROUND TO NEW RESTROOM BUILDING AS REQUIRED BY CODE.

1 SITE PLAN - MIDHILL

1/8" = 1'-0"



ROBINWOOD AND MIDHILL PARKS

RESTROOMS AND SPRAY POOL
WEST LINN, OREGON

DATE:
November 1, 2009

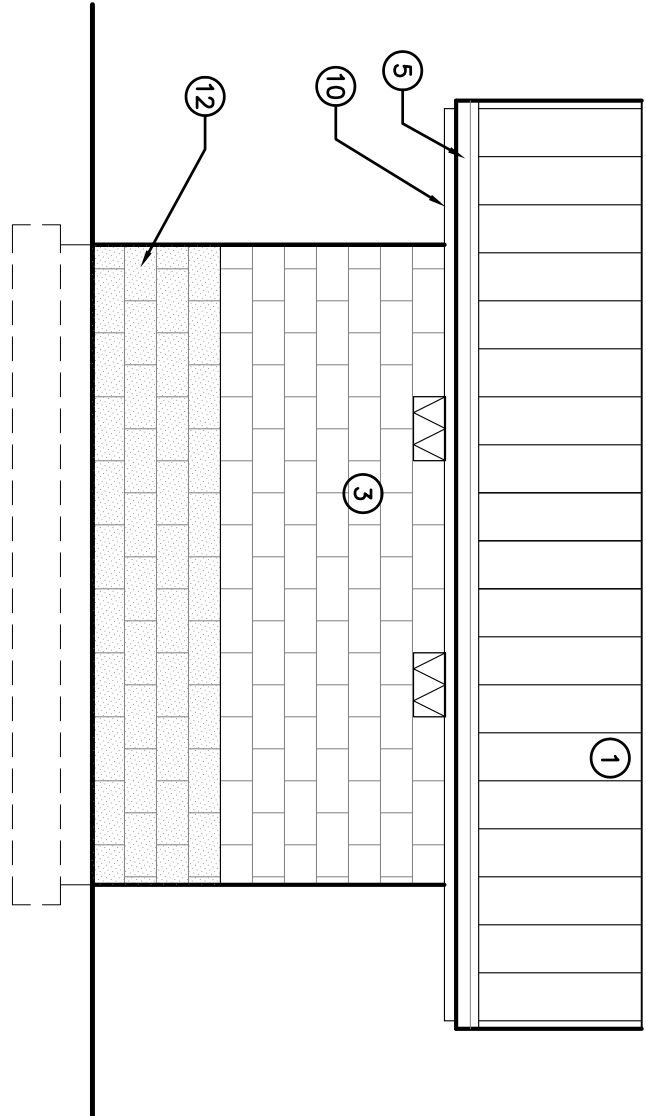
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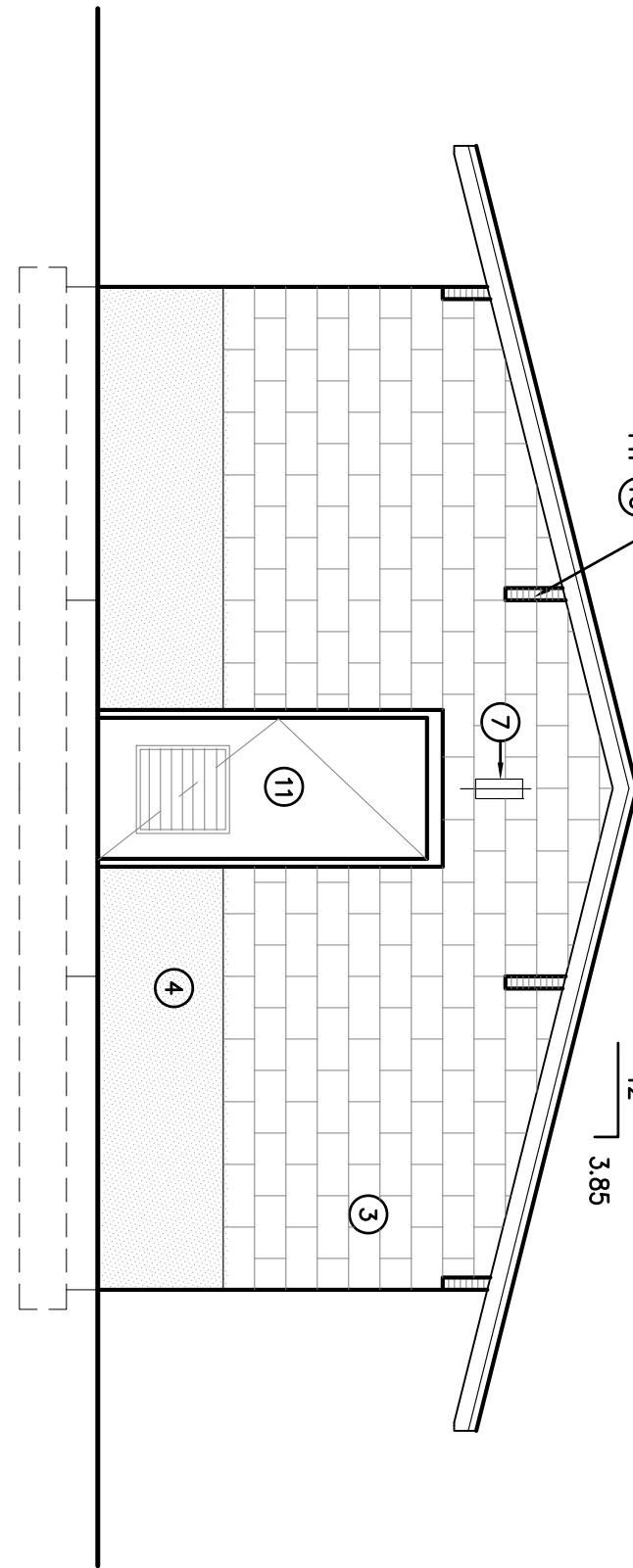
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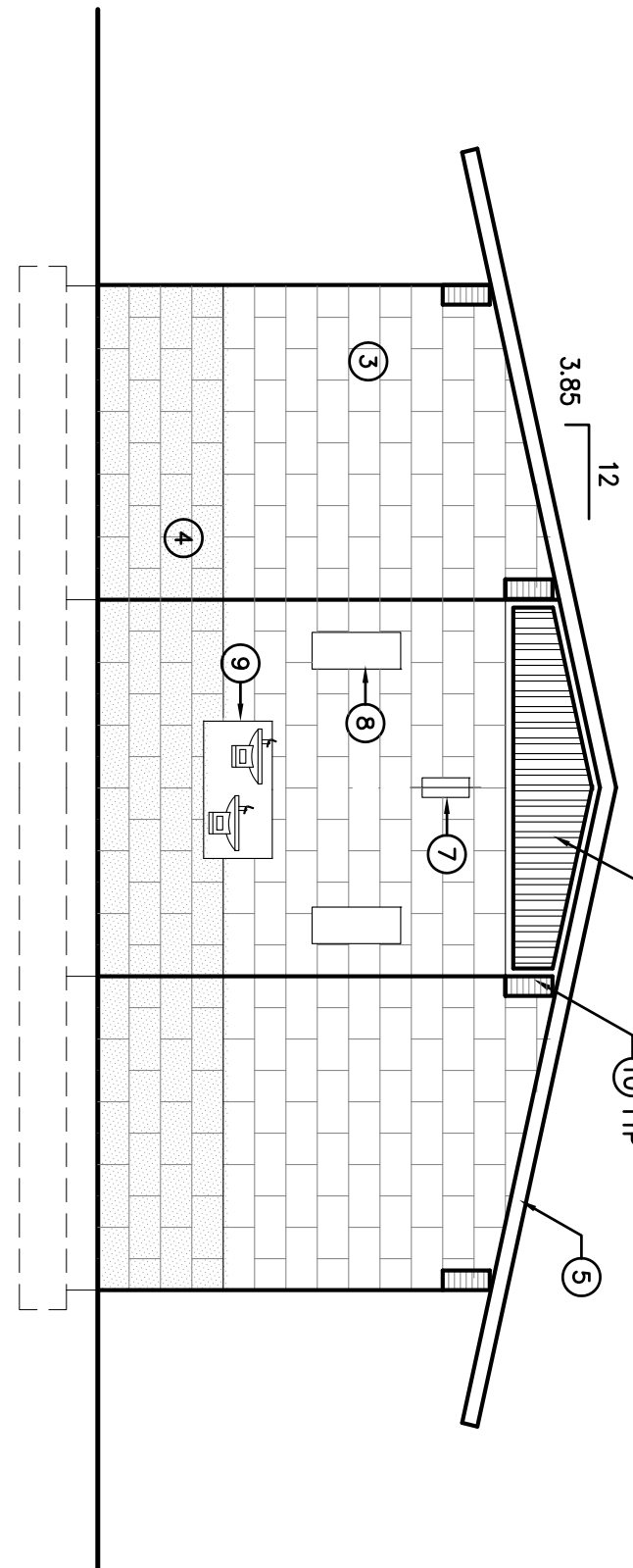
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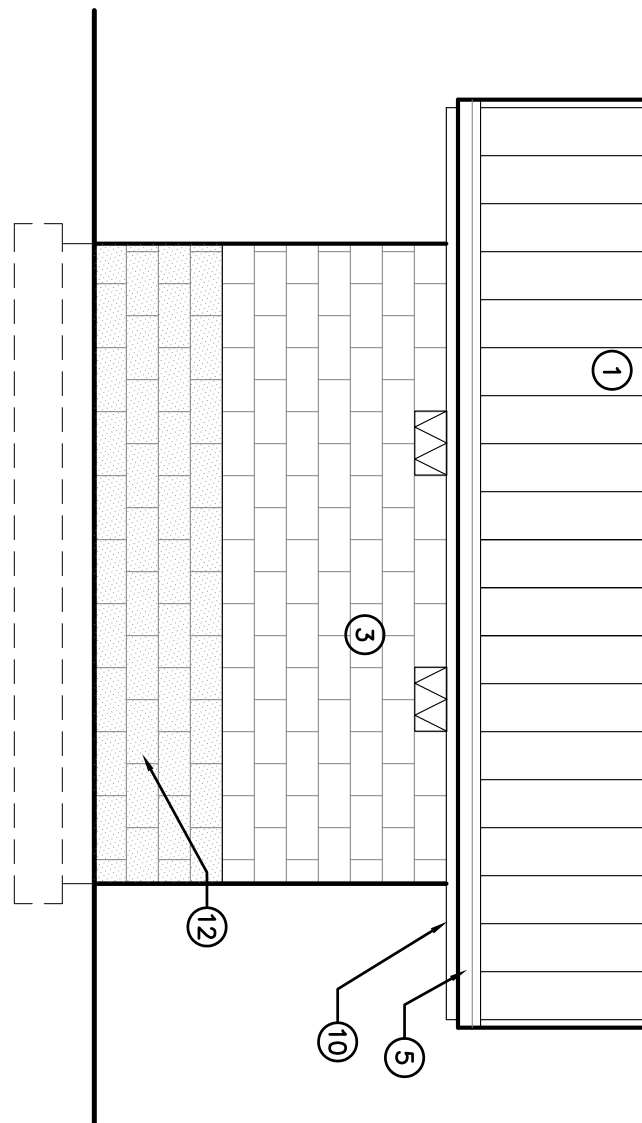
1 WEST ELEVATION
1/4" = 1' - 0"



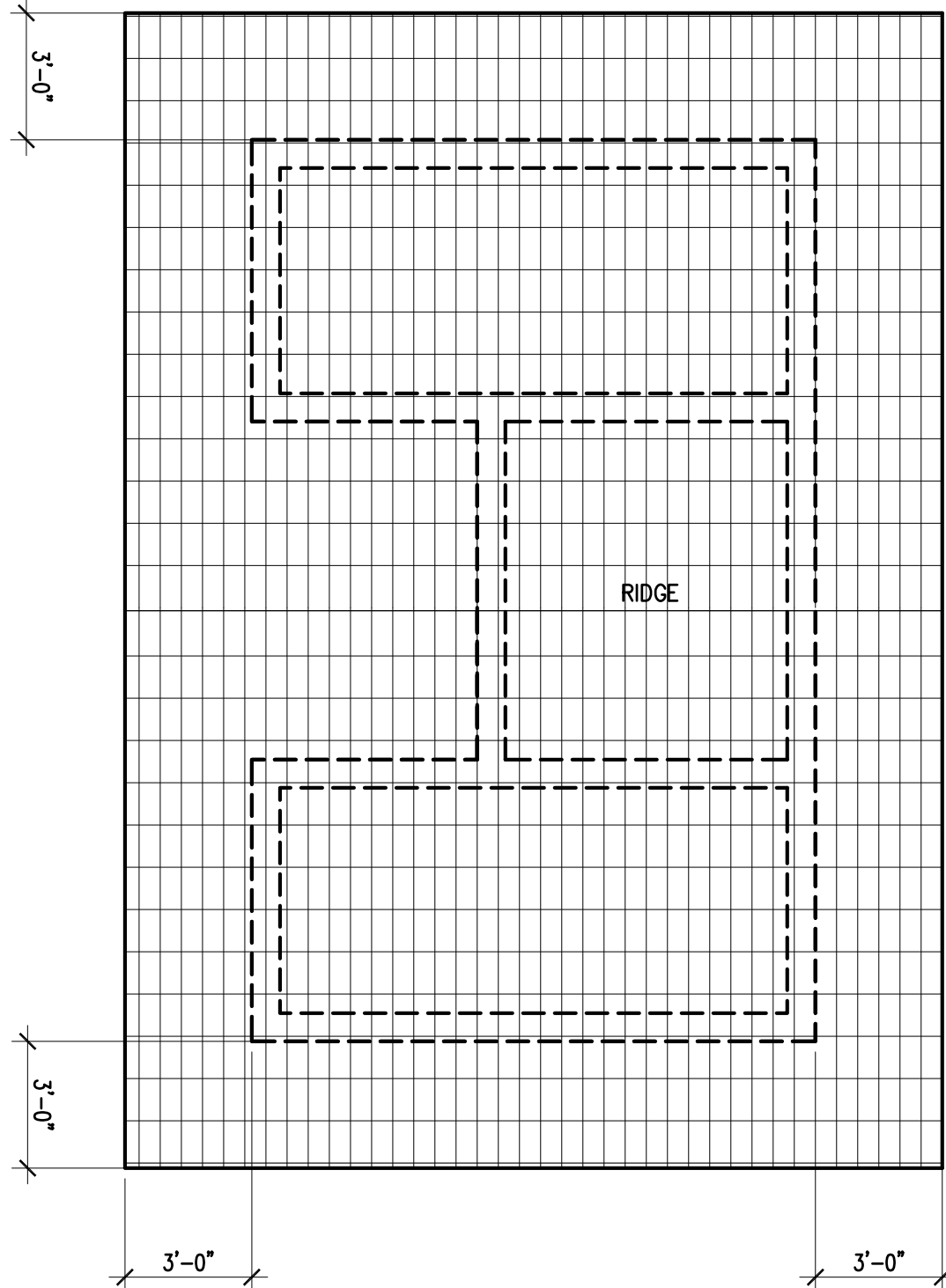
2 NORTH ELEVATION
1/4" = 1' - 0"



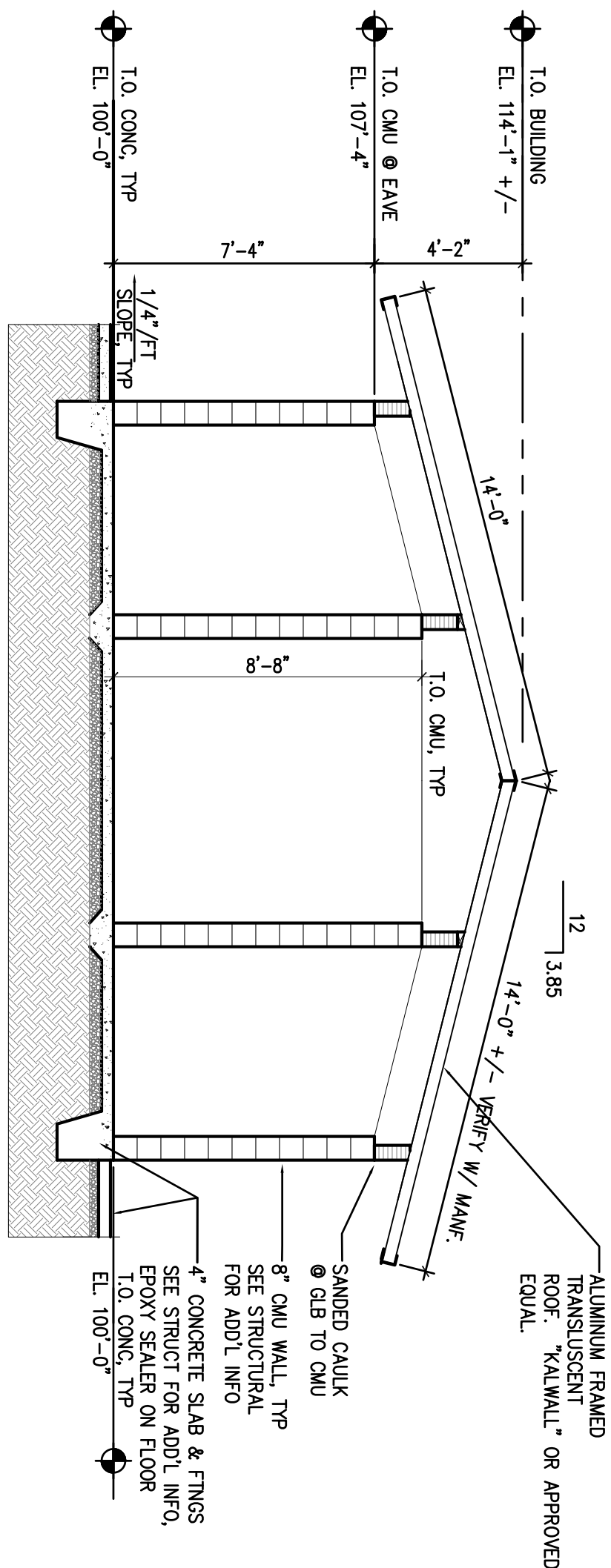
3 SOUTH ELEVATION
1/4" = 1' - 0"



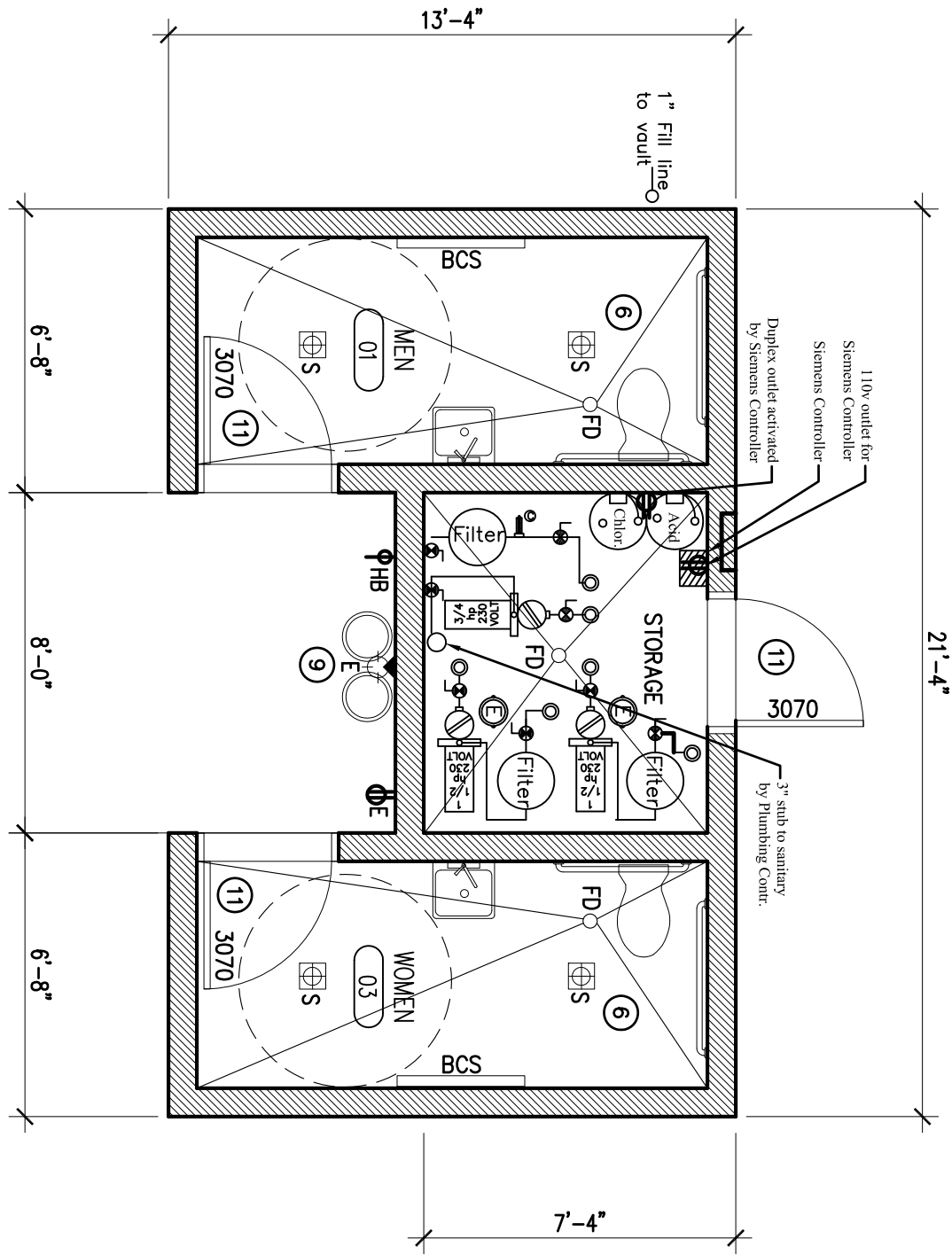
4 EAST ELEVATION
1/4" = 1' - 0"



5 ROOF PLAN
1/4" = 1' - 0"



6 BUILDING SECTION
1/4" = 1' - 0"



7 FLOOR PLAN
1/4" = 1' - 0"

KEY NOTES

- 1 ALUMINUM FRAMED TRANSLUCENT ROOF: "KALIWALL" OR APPROVED EQUAL.
- 2 WOOD SLATS / VENT WITH BUG SCREEN SEE DETAIL 4/A3
- 3 GROUND FACE CMU, COLOR: MUTUAL MATERIALS 'CASTLE WHITE'
- 4 GROUND FACE CMU, BASE COLOR: MUTUAL MATERIALS 'MOUNTAIN BROWN'
- 5 POWDER COATED ALUM FASCIA SEE FIN. SCHEDULE
- 6 ADA STALL, SEE 5/A3 FOR MORE INFORMATION AND EQUIPMENT / FIXTURE NOTES.
- 7 WALL SCONCE LIGHT FIXTURE
- 8 BUILDING SIGNAGE
- 9 HIGH-LOW DRINKING FOUNTAIN, STAINLESS STEEL
- 10 GLUE-LAM BEAMS W/ CLEAR FINISH
- 11 30x70 HOLLOW METAL DOOR & FRAME W/ BUG SCREENED LOUVER. SEE DETAILS 1&2 ON SHEET A3
- 12 8 X 16 VENTILATION BLOCK W/ NYLON BUG SCREEN
- 13 POOL EQUIPMENT LAYOUT FOR ROBINWOOD SHOWN AND PROVIDED BY "CASCADE POOLS, PORTLAND OREGON"

FINISH SCHEDULE

KALIWALL ROOF AND ROOF FLASHING:	DARK BRONZE ANODIZED BY MANIF.
CONCRETE MASONRY UNITS EXTERIOR:	CLEAR SEALER
INTERIOR CMU WALLS:	MILLER PAINT: 8174M 'FENLAND'
WOOD BEAMS:	CLEAR SEALER
FASCIA/RACE TRIM, STEEL FABRICATIONS, HOLLOW METAL DOORS & DOOR FRAMES:	MILLER PAINT: ACO93N 'ALLIGATOR'
INTERIOR RESTROOM FLOOR:	EPOXY
LIGHT FIXTURES:	BRUSHED STAINLESS STEEL
PLUMBING FIXTURES:	BRUSHED STAINLESS STEEL
BATHROOM ACCESSORIES:	BRUSHED STAINLESS STEEL
DOOR HARDWARE (ADA COMPLIANT)	BRUSHED STAINLESS STEEL

ABBREVIATIONS

BCS	BABY CHANGING STATION	TPD	TOILET PAPER DISPENSER
CH	COAT HOOK	HD	HAND DRYER
GB	GRAB BAR	FD	FLOOR DRAIN
HD	HAND DRYER	M.O.	MASONRY OPENING
SND	SANITARY NAPKIN DISPOSAL		

LEGEND

SYMBOL	PRODUCT
	SURFACE MOUNTED LIGHT
	EXTERIOR WALL SCONCE
	VANITY WALL SCONCE
	EXT DUPLEX OUTLET W/ LOOKING COVER
	HOSE BIB - LOOKING / VANDAL RESISTANT

- NOTES:
1. LED LIGHTING, TYP. PHOTO CELL ON AND TIMER OFF SWITCHING.
 2. PROVIDE POWER FOR ALL EQUIPMENT PER MANUF'S INSTRUCTIONS.
 3. WALK THROUGH WITH OWNER & ARCHITECT TO FINALIZE POWER & LIGHTING LOCATIONS PRIOR TO INSTALLATION



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ROBINWOOD AND MIDHILL PARKS
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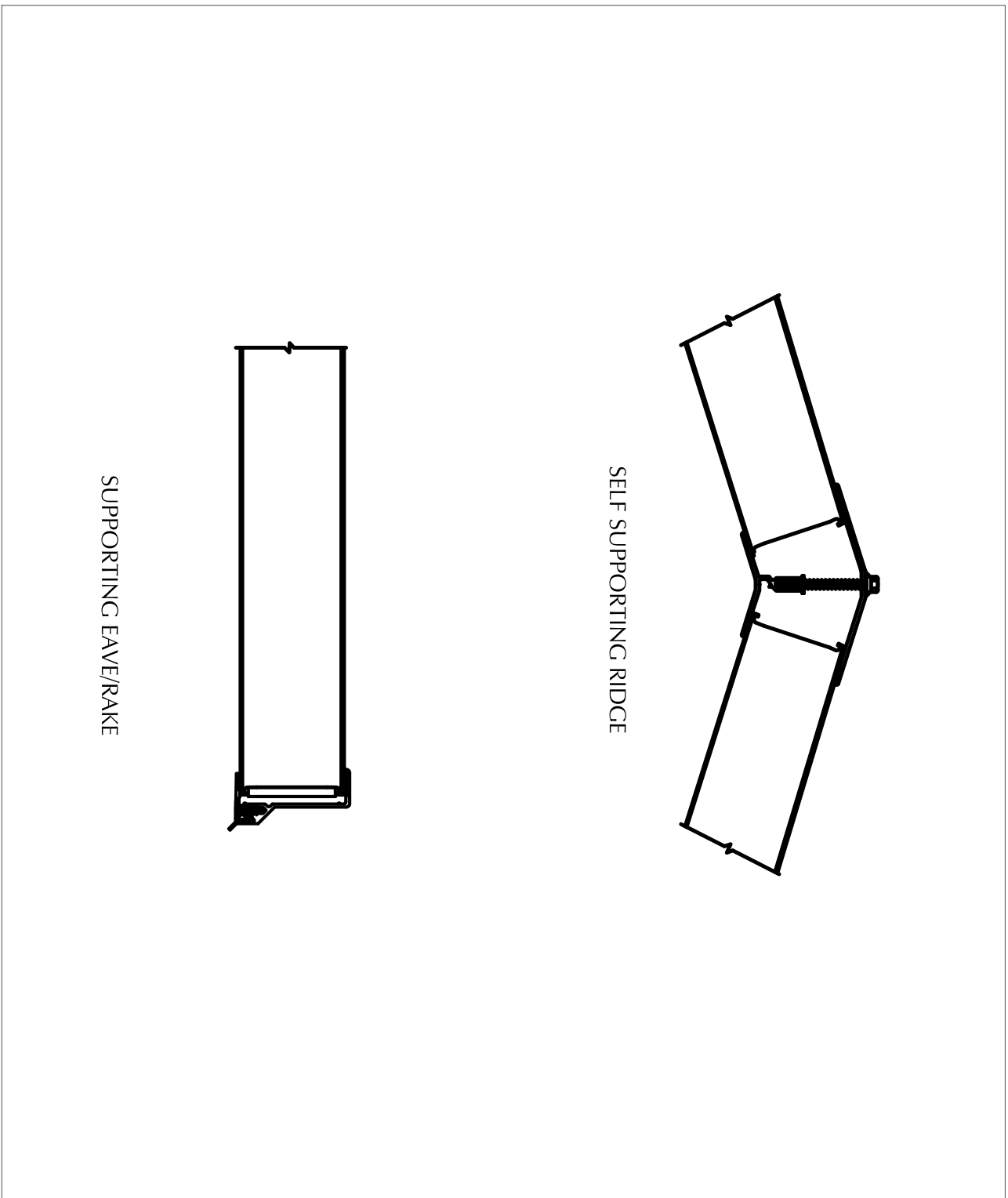
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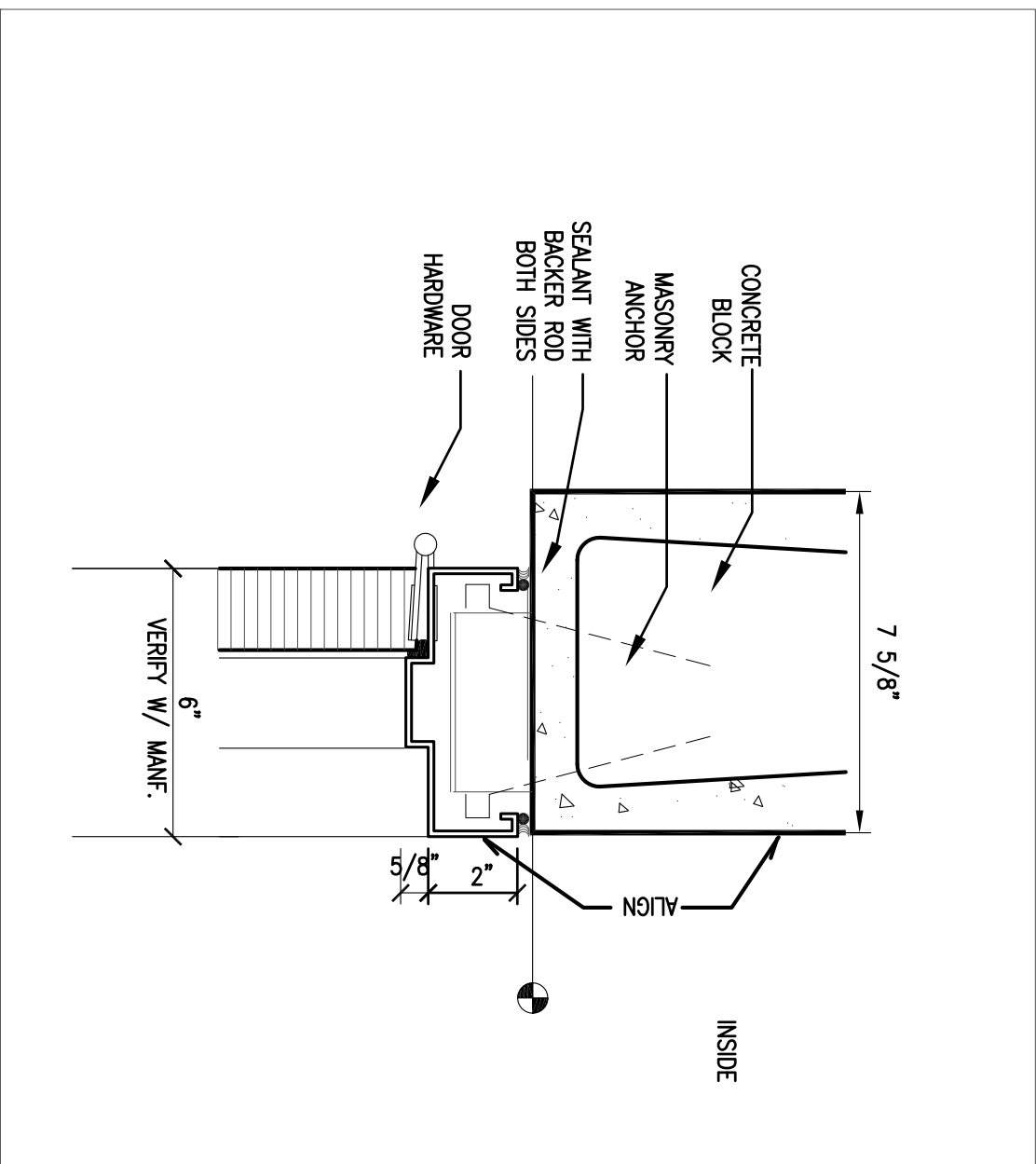
SHEET:

A3



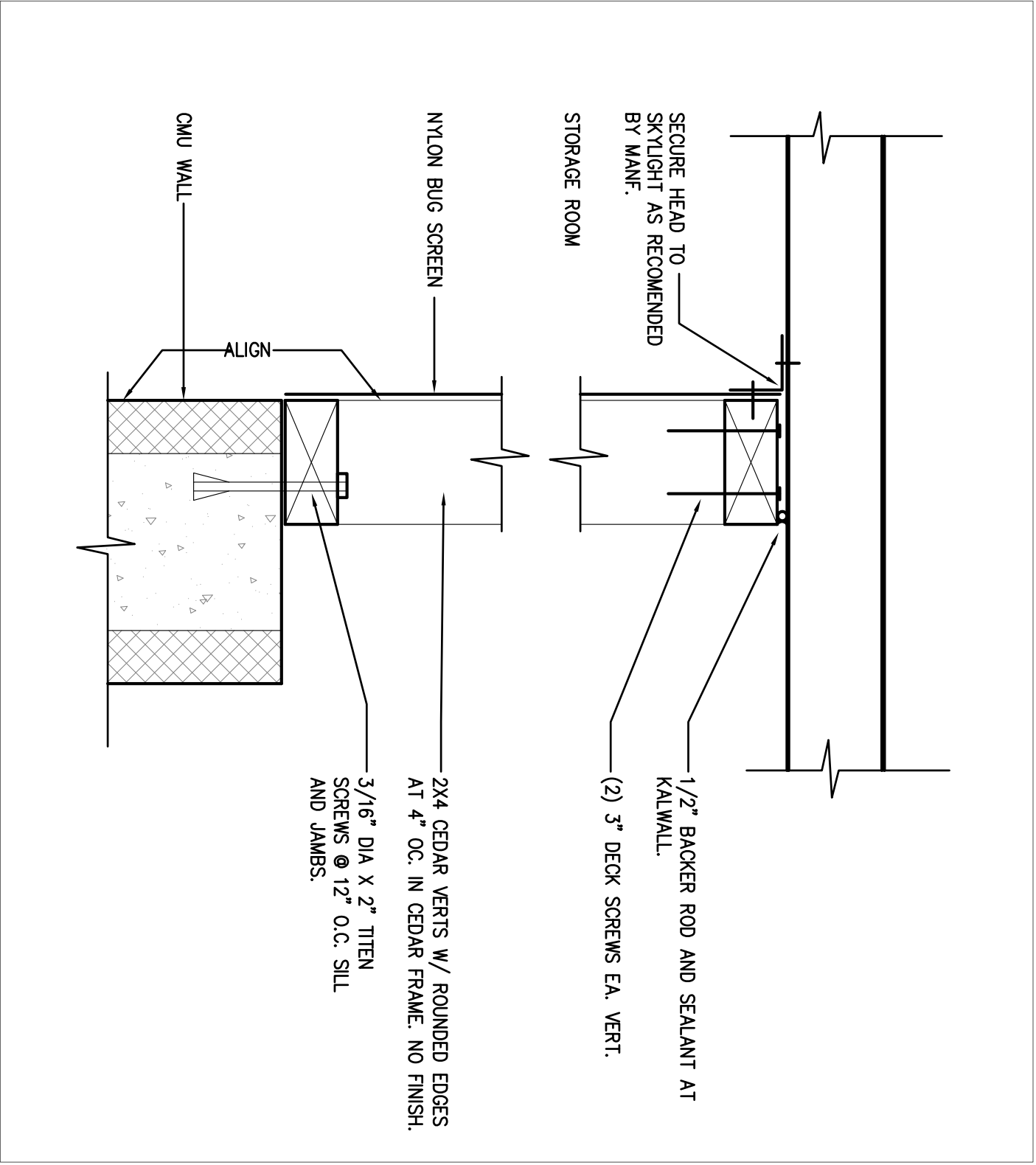
3 KALMWALL ROOF DETAILS (VERIFY W/ MANF.)

SCALE: 3" = 1'-0"



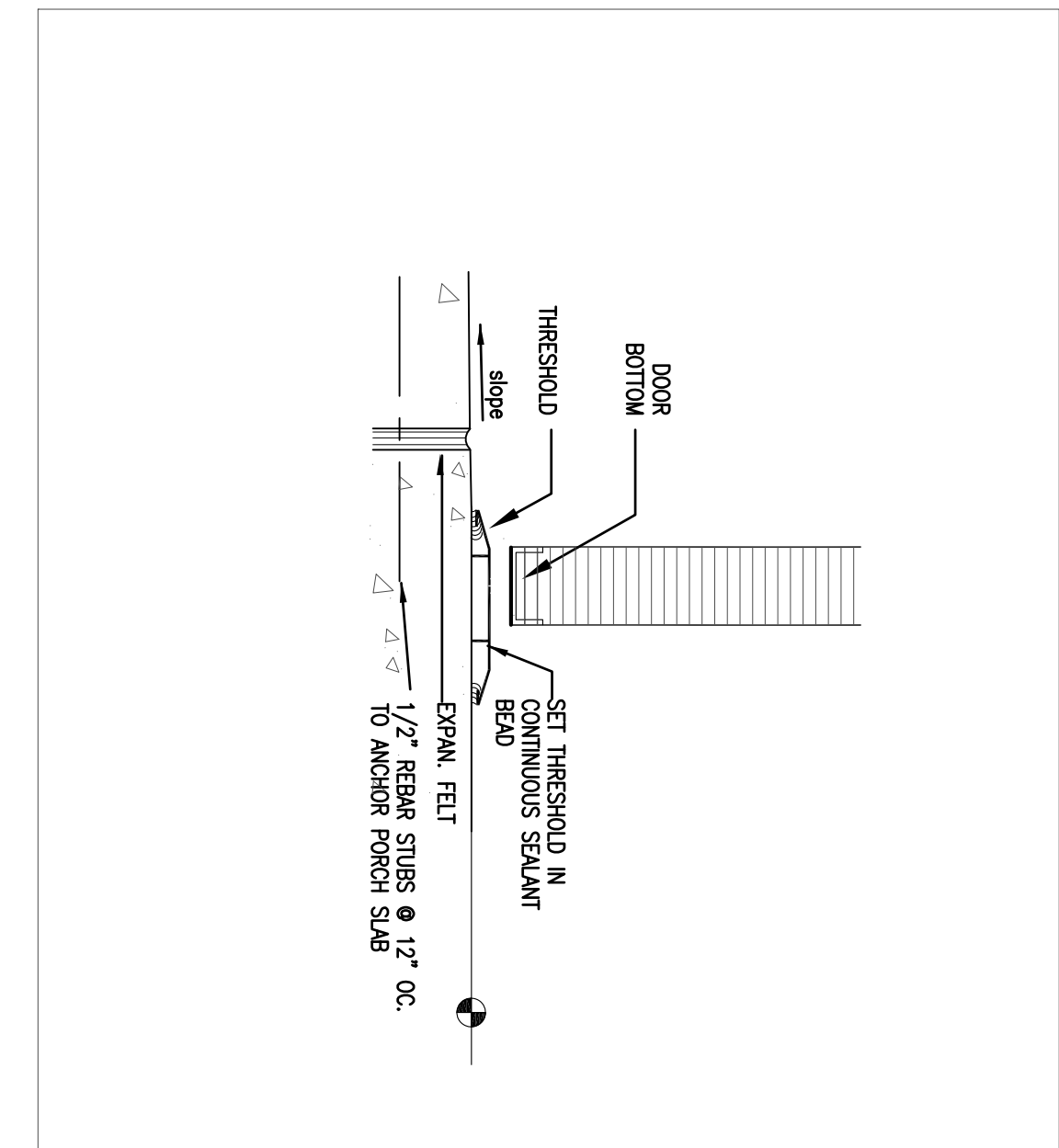
1 HEAD / JAMB

SCALE: 3" = 1'-0"



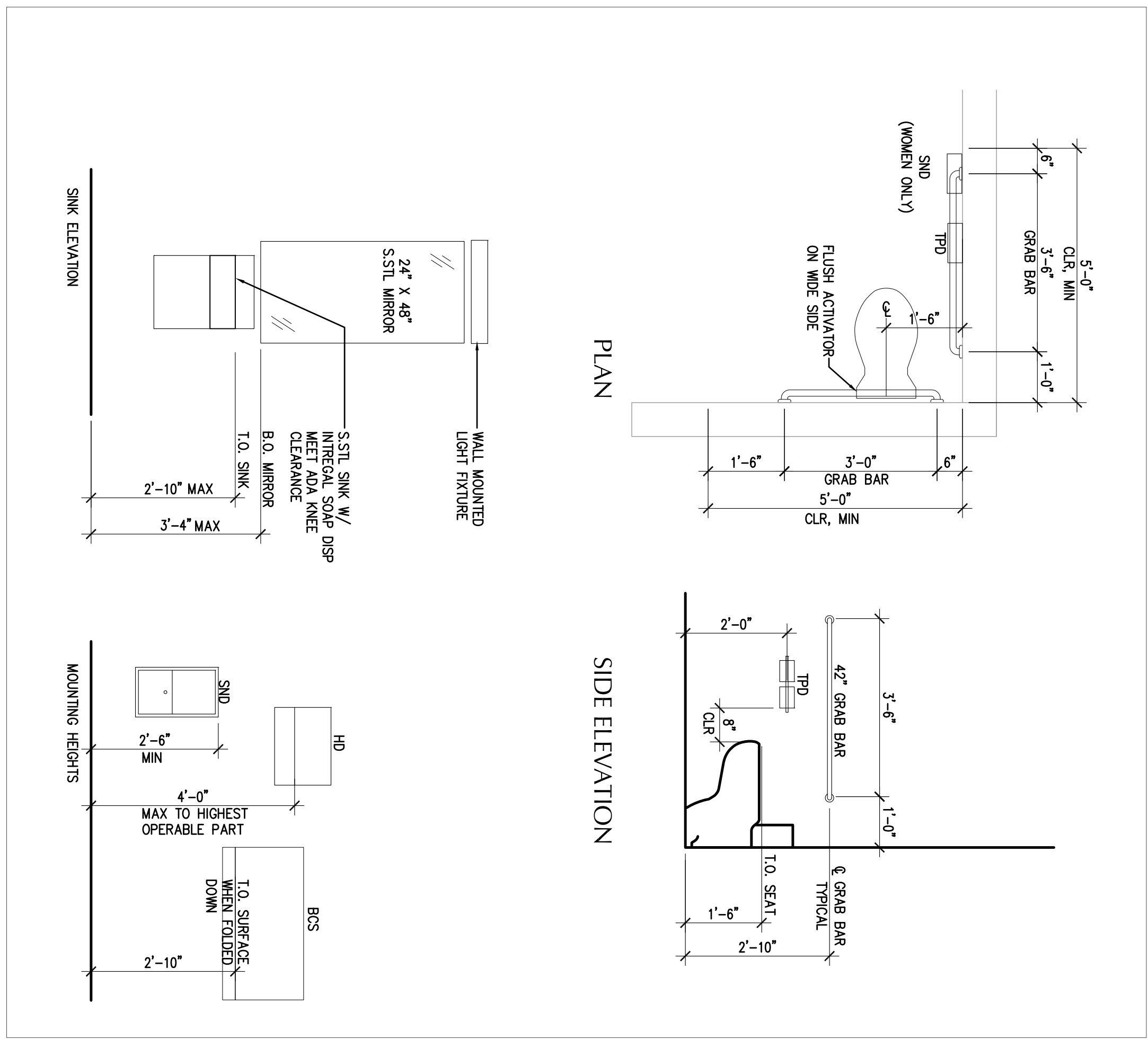
4 VENTILATION OPENING

SCALE: 3" = 1'-0"



2 SILL

SCALE: 3" = 1'-0"



5 TYPICAL ADA MOUNTING INFO FOR RESTROOM FIXTURES AND EQUIPMENT

SCALE: 3" = 1'-0"

