

# **SPECIFICATIONS**

*for*

**VACANT UNIT INTERIOR RENOVATION**

**HERITAGE PARK APARTMENTS**

*Located at*

1000 OLSON MEMORIAL HIGHWAY

MINNEAPOLIS, MN

October 9, 2023

00 01 10

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## INVITATION TO BID

### McCormack Baron Management, Inc. – Heritage Park Apartments Vacant Unit Interior Renovation

You are hereby invited to submit a bid package(s) for the Vacant Unit Interior Renovation project on various units in residential apartment buildings. The Work is to be started in January 2024 and shall be completed by May 1, 2023.

The following requirements will apply to this project:

- City of Minneapolis Apprentice program
- Small and Underutilized Business Program (SUBP)
- 5% Combined Minority (MBE) and Woman (WBE) business goals
- Workforce – 20% female, 32% minority
- Davis-Bacon Prevailing Wage

There will be a **pre-bid meeting** held for the purpose of reviewing the job-site conditions, the specifications, and other pertinent information regarding the project. All bidders are strongly encouraged to attend. The pre-bid meet will be as follows:

<b>Pre-bid meeting:</b>	Tuesday, October 24, 2023, at 1:30 PM CDT Heritage Park Apartments 1000 Olson Memorial Highway Minneapolis, MN
<b>Site Visits:</b>	A walk-through of the units included in the scope of work with will be held as follows: October 24, 2023, immediately following the pre-bid meeting October 25, 2023, at 10:00 AM Other tours may be available by appointment, but additional times cannot be guaranteed.
<b>Bid due date/opening:</b>	Thursday, November 9, 2023, at 2:00 PM CST J Benson Construction 505 E. Grant Street Minneapolis, MN 55404 ATTN: Eric Burdak

#### Join Virtual Bid Opening Meeting

[https://teams.microsoft.com/join/19%3ameeting\\_MzhIYzYwNmYtZDU0NC00MDFkLTk3YTgtMWU2NmRiMjl5YWEy%40thread.v2/0?context=%7b%22Tid%22%3a%22c6282224-db67-40c8-aece-ba6702107954%22%2c%22Oid%22%3a%228299c890-91ce-4b5c-84bd-27802ed1b711%22%7d](https://teams.microsoft.com/join/19%3ameeting_MzhIYzYwNmYtZDU0NC00MDFkLTk3YTgtMWU2NmRiMjl5YWEy%40thread.v2/0?context=%7b%22Tid%22%3a%22c6282224-db67-40c8-aece-ba6702107954%22%2c%22Oid%22%3a%228299c890-91ce-4b5c-84bd-27802ed1b711%22%7d)

Sealed bids for this project will be received by J Benson Construction., before the date and time indicated above, at which time they will be opened publicly. Bidders may bid on one or more of the bid packages identified in the project overview in the following areas.

1. Preparation and Painting of walls and ceilings, doors, trim, and kitchen cabinets
2. Replacement of Interior Doors and Hardware and Kitchen Cabinet Doors and Drawer Fronts (as identified in the Scope of Work)
3. Removal and Replacement of Flooring Materials
4. Resurfacing of Kitchen Countertops (as identified in the Scope of Work)

5. Replacement of Bathroom Vanity, Vanity Tops, Faucets, and Toilets (as identified in the Scope of Work)
6. Reglazing of Bathtubs
7. Replacement of Window Blinds
8. Final Cleaning
9. Carpet Cleaning
10. Drywall Repairs and Ceiling Texture Repairs (as identified in the Scope of Work)
11. Removal and Proper Disposal of Appliances, Furniture, Household Items, Food Items, Trash, and Debris (as identified in the Scope of Work)
12. Replacement of Smoke Detector with Combined Smoke and Carbon Monoxide Detectors
13. Miscellaneous Hardware and Appurtenances (as needed)

Bids shall be on a lump-sum basis unless otherwise noted. The bidder shall provide unit pricing rates and alternate prices as outlined in the bid documents.

Bidders will be provided access to the Bidding Documents in the following locations

J Benson Construction in office plan room,  
Weis Builders Website (Virtual Plan Room),  
Builders Exchange of MN, Association of Women Contractors,  
National Association for Minority Contractors, and  
Building & Construction Trades Council of Minneapolis.

**The Owner reserves the right to waive informalities in the bidding and to reject any and all proposals, parts of any and all proposals or to waive technical errors or omissions in submitted proposals. No submitted bid may be withdrawn until a period of sixty (60) days after the bid opening date, without written consent of the Owner.**

Acting in the Owner's behalf,

McCormack Baron Management, Inc.  
100 N Broadway, Suite 100  
St. Louis, MO 63101  
Phone: (314) 335-2878

**INSTRUCTIONS TO BIDDERS**

**PART 1 - GENERAL**

**1.01 EXAMINATION OF CONTRACT DOCUMENTS AND SITE CONDITIONS**

- A. Each Bidder is responsible for the following:
1. Careful and diligent review by a competent person of each part of the Contract Documents, including the Divisions of the Specifications and parts of the Drawings that are not directly applicable to the Work on which the Bidder is submitting its bid. By submitting its bid, each Bidder represents and agrees, based upon its careful and diligent review of the Contract Documents, that it is not aware of any conflicts, inconsistencies, errors or omissions in the Contract Documents for which it has not notified the Owner's representative in writing at least 7 days prior to the bid opening. If there are any such conflicts, inconsistencies, errors or omissions in the Contract Documents, the Bidder (i) will provide the labor, equipment or materials of the better quality or greater quantity of Work; and/or (ii) will comply with the more stringent requirements. The Bidder will not be entitled to any additional compensation for any conflicts, inconsistencies, errors or omissions that would have been discovered by such careful and diligent review, unless it has given prior written notice to the Owner's representative.
  2. Careful and diligent inspection and examination by a competent person of the entire site and the surrounding area, including all parts of the site applicable to the Work for which it is submitting its bid, including location, condition and layout of the site and the location of utilities, and carefully correlate the results of the inspection with the requirements of the Contract Documents. The Bidder's bid must include all costs attributable to site and surrounding area conditions that would have been discovered by such careful and diligent inspection and examination of the site and the surrounding area, and the Bidder will not be entitled to any Change Order, additional compensation, or additional time on account of such conditions.
  3. Be familiar with the existing conditions in the material and labor markets, as well as the conditions related to the Work. The fact that a bid is submitted will be construed by the Owner as an agreement by the Bidder to carry out the improvements in full conformance with the Specifications and other Contract Documents, notwithstanding the existing conditions.
  4. Coordinate its Work with the Work of other bid packages that require integration of the Bidder's Work.
  5. See Bid Packages for description of work to be included. Incomplete, emailed, and faxed bids will be rejected.
  6. Bidders are strongly encouraged to attend the pre-bid meeting. Failure to attend the meeting may result in the bidder not being familiar with the existing conditions and the project requirements and could result in a non-responsive bid.

**1.02 OWNER & OWNER'S REPRESENTATIVE**

- A. The Ownership of Heritage Park Apartments consists of multiple legal entities. The contract between owner and contractor will be with each of the legal entities below:

Heritage Park Partners, L.P.  
Sumner Field Partners, L.P.  
Bassett Creek Partners, L.P.  
Summer Field Phase II, L.P.

- B. The Owner's Representative is McCormack Baron Management, Inc (MBM). "Owner's Representative" shall replace any references to "Consultant" or "Design Professional" in these documents. The contact information for the Owner's Representative is:

McCormack Baron Management, Inc.  
100 N. Broadway, Suite 100  
St. Louis, MO 63101  
ATTN: Geoffrey Lowe

### **1.03 EXAMINATION**

- A. Each bidder shall visit and carefully examine the proposed work and fully acquaint themselves with conditions relating to construction and labor so that they may fully understand the facilities, difficulties and restrictions attending the execution of the work included under the Contract.
- B. Bidders shall thoroughly examine and be familiar with the drawings, specifications and other contract documents.
- C. Should a bidder find discrepancies in or omissions from the drawings or documents, or should he be in doubt as to their meaning, he shall at once notify the Consultant, at least five (5) days before bids are due, who will send written instructions in the form of an addendum to all bidders. Neither the Owner nor the Consultant will be responsible for any oral instructions.
- D. It is the responsibility of each bidder to become familiar with the site and documents; no extras will be approved for conditions that could be reasonably determined at the time of bidding.

### **1.04 QUESTIONS AND ADDENDA**

- A. The Bidder shall resolve all questions regarding the intent of the Bidding Documents with the Owner's representative prior to submitting their bid. If necessary, to change or clarify the intent of the Bidding Documents, the Owner's representative will issue, to all Prime Bidders of Record, an Addendum that will become part of the Bidding Documents. The Owner's representative will not be responsible for oral clarifications.
- B. The Bidder shall acknowledge receipt of Addenda, and the inclusion of any and all associated costs within his Bid Price, by certifying receipt on the Bid Form.

### **1.05 SUBSTITUTIONS**

- A. Any Bidder who wishes to propose substitute products must nevertheless submit his Bid Price in accordance with the Bidding Documents. Failure to do so may result in the substitution being rejected without consideration.
1. The substitute product shall be limited to the general classification of the specified product. For example, if a built-up roof system is specified, a single-ply membrane substitution will be considered inappropriate.
  2. Substitution requests shall clearly describe the product for which approval is sought. Submit all data necessary to demonstrate that the proposed product is, in fact, equal to or superior to the product specified.
  3. Substitutions shall be submitted with the bid on the form provided in the specifications, "Supplement to Bid Form."

- B. Acceptance of a substitute product shall not relieve the Bidder of responsibility for providing workmanship, materials and equipment which meets the quality standards established for the project by the Bidding Documents.

#### **1.06 BASIS OF THE BID**

- A. The Bidder must submit a Base Bid price in order to submit prices for any Alternate or Additive bids.
- B. Unit Prices provided by the contractor shall be used by the Owner to increase or decrease the initial contract amount. Bids which do not provide Unit Prices may be rejected at the Owner's discretion.
- C. The Bidder's Bid Price shall be based on the complete Work, as described in the Bidding Documents, including all costs incidental to the Work, unless specifically indicated otherwise.
- D. The Bidder shall base his Bid Price on a completion date. The Owner emphasizes that time is of the essence and may include, in the Contract resulting from acceptance of this bid, penalties for non-completion based on the project time frame established.
- E. The Bidder shall include all applicable taxes with the base bid

#### **1.07 BONDS**

- A. No Bidder's bond will be required on this project.

#### **1.08 INSURANCE REQUIREMENTS**

- A. Throughout the term of the Agreement, the Contractor shall maintain insurance issued by an insurance company or companies which are rated "A-VII" or better in Best's Key Rating Guide (unless a lesser standard is acceptable to the Owner). The insurance company or companies shall be authorized to transact business in the state in which the Work is to be constructed, in order to protect all of the Owner Entities against liabilities arising out of the operations of the Contractor or any subcontractors pursuant to the Agreement, including at least and in the amounts not less than:

##### **1. See attached insurance requirements**

- B. Each insurance policy shall be written to cover all claims arising out of occurrences taking place within the period of coverage, shall name: The Owner and the Consultant, as additional insured's, shall remain in force for ten (10) years from date of project completion, shall not be contributory with any other insurance available to any Owner Entity, shall not be subject to reduction of coverage as to any Owner Entity by reason of any claim asserted against the Contractor, other than in connection with the performance of the Work hereunder or by reason of any misstatement, act or omission of any party other than the Owner, applying for or insured by such insurance and shall state that it will not be canceled, reduced or materially changed without thirty (30) days' prior Written Notice to the Owner. Before the commencement of the Term of the Agreement, the Contractor shall supply the Owner with either the policies themselves or certificates of insurance satisfactory to the Owner, as evidence of compliance with the foregoing requirements.
- C. In the event that the Contractor fails to provide replacement coverage at least fifteen (15) days prior to the expiration of any policy of insurance, the Owner may, at his discretion, secure such insurance and deduct the cost thereof from any amounts due the Contractor. The Contractor shall pay any additional amounts due, to the Owner, within fifteen (15) days of notice thereof from the Owner.



- D. The Contractor shall be responsible for obtaining and/or maintaining in force any insurance on equipment, tools or personal effects (Business Personal Property) owned by, rented to, or in the care, custody or control of the Contractor or his subcontractors, and for any deductible amount under said policy.
- E. The Owner shall obtain fire insurance with extended coverage upon the entire structure on which the Work is to be performed, including the materials to be incorporated therein whether in or adjacent to the structure insured, excluding, however, tools, equipment, scaffolding, staging's, etc., owned or rented by the Contractor, the capital value of which is not included in the cost of the Work. The Owner shall bear all risk of loss to materials covered by said insurance as a result of causes insured against within said policy. All other risks of loss or damage, not occurring as a result of the negligence, willful wrongdoing, or other actionable conduct of the Owner, his representative, employees or agents, shall be borne by the Contractor. A certificate of the Owner's insurance shall be furnished to the Contractor, upon request.

### **1.09 GOVERNING LAWS OR REGULATIONS**

- A. The Bidder is responsible for ascertaining and complying with all ordinances, codes, and laws governing business practices and construction in the project location, including acquisition of necessary permits.
- B. Contractor is required to follow the City of Minneapolis Prevailing Wage Ordinance. Prevailing wage rates are based on the current US Department of Labor Davis-Bacon prevailing wage rates.

### **1.10 SUBCONTRACTORS**

- A. The names of principal subcontractors must be listed and attached to the Bid Form.

### **1.11 PREPARATION OF BIDS**

- A. Bids shall be submitted on unaltered forms provided in the Bidding Documents, on unaltered photocopies of the form provided, or on a form provided with an Addendum. The Bid Form shall have all blank spaces filled, including certification of receipt of Addenda. A separate Bid Form must be submitted for each Bid Package.
- B. Separate bid shall be submitted for each scope of work.
- C. Bidder shall indicate on the Bid Form whether bidder is an individual, partnership, corporation, or other business entity.
  - 1. If the Bidder is an individual, the Bid Form shall be dated and signed, with the name printed below the signature.
  - 2. If the Bidder is a corporation, the legal title of the Corporation and the State of incorporation must be listed, and the signature must be of an Officer authorized to bind the corporation to a contract.
  - 3. If the Bidder is a partnership, the names of all partners must also be listed.
- D. The Bidder is responsible for ascertaining and complying with all ordinances, codes, and laws governing business practices and construction in the project location, including the acquisition of necessary permits and permit fees.
- E. Contractor is required to participate in the City of Minneapolis Registered Apprenticeship policy.

- F. Contractor is required to follow the City of Minneapolis Prevailing Wage Ordinance. Prevailing wage rates are based on the current US Department of Labor Davis-Bacon prevailing wage rates.
- G. All applicable taxes are to be included in the Base Bid price.

#### **1.12 BID SUBMITTAL**

- A. Enclose the following in one opaque, sealed envelope. Each Scope of Work has a separate Bid Package. Bidder can submit bids for multiple Bid Packages. **A separate envelope must be used for each Bid Package. Each Bid Package must include:**
  - 1. Bid Form.
  - 2. J Benson SUBP Form
  - 3. Contractor Profile Form
- B. **Clearly mark the envelope with the following information:**
  - 1. Bidder's Information
    - a. FIRM NAME
    - b. ADDRESS
    - c. CITY,STATE, ZIP-CODE
  - 2. Project Information
    - a. "SEALED BID ENCLOSED"
    - b. Bid Package Number and Title
    - c. Heritage Park Apartments
    - d. Vacant Unit Interior Renovation
    - e. ATTN: Eric Burdak, J Benson Construction
- C. Submit bid at the time, date and place listed in Section 00 11 13 - "Invitation to Bid."

#### **1.13 BID MODIFICATION OR WITHDRAWAL**

- A. Bids may not be modified after submittal. Bidder may withdraw his bid anytime before the Bid Opening, but may not then resubmit it. No bid may be withdrawn or modified after the Bid Opening has begun. The Bidder may withdraw his bid if the award of contract has been delayed for longer than his stated price-hold period.

#### **1.14 BID EVALUATION**

- A. The Owner reserves the right to disqualify any or all bids, waive informalities or technicalities in any bid proposal, or accept any bid proposal which he deems to be in his best interest.
- B. The award of each bid package will be based on the lowest responsible, responsive bid. The Owner may consider such factors as bid prices, unit pricing, project start & completion period, experience and responsibility of the Bidder.

#### **1.15 OPENING AND AWARD**

- A. Bids shall be opened publicly, in accordance with Section 00 11 13 - "Invitation to Bid."
- B. If requested, the Bidder shall furnish information to satisfy the Owner as to integrity, equipment, personnel, and financial ability to perform the Work.
- C. If requested, the Bidder shall submit a list of similar projects completed by the Bidder. The list shall include the project Owner, location, approximate date of completion, and the value of construction performed.

## **1.16 EXECUTION OF THE CONTRACT**

- A. The Owner reserves the right to negotiate changes or contract terms with any or all Bidders, at any time after the Bid Opening, if he deems it to be in his best interest.
- B. The Bidder to whom the Contract is awarded shall, within ten (10) days after receiving notice of such award, execute a contract with the Owner for the full and complete performance of all work.
- C. Notwithstanding any delay in the preparation and execution of the formal Contract Agreement, the successful Bidder shall be prepared, upon notice of Bid Acceptance, to commence work on the date stipulated on his Bid Form.

## **1.17 SPECIFICATION TECHNIQUES**

- A. Format:
  - 1. These specifications are written in imperative and streamlined form and are directed to the Contractor unless specifically noted otherwise.
  - 2. The words "shall be" shall be inferred where a colon (:) is used within phrases or sentences.
- B. Definitions:
  - 1. The word "furnish" shall mean to purchase, supply, and deliver to the project site, elevation, and location, those materials and/or services which are necessary for the completion of the Work.
  - 2. The word "install" shall mean to place and integrate materials into position for their designed use.
  - 3. The word "provide" shall mean furnish and install.
  - 4. The word "manufacturer" shall mean the manufacturer or private labeler of the material, which are to be integrated into the Work.

## **PART 2 - PRODUCTS**

- A. Not Used.

## **PART 3 - EXECUTION**

- A. Not Used.

**END OF SECTION**

00 41 13

**BID FORM**

**Bid Package #1 – Painting A**

**BID TO:**

J Benson Construction  
505 E. Grant Street  
Minneapolis, MN 55404

**PROJECT:**

Heritage Park Apartments  
Vacant Unit Interior Renovation  
Bid Package #1 - Painting A

**Attention:** Eric Burdak

**Bids due:** Thursday, November 9, 2023, at 2:00 PM CST

**BID FROM:**

Firm Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone/Email: \_\_\_\_\_

**BID PRICES**

**Preparation and Painting of walls and ceilings, doors, trim, and kitchen cabinets**

BASE BID 8 units (addresses below) \$ \_\_\_\_\_

See Scope of Work Matrix for Cabinet Painting Information

<b>Address</b>	<b>Bedrooms Size</b>	<b>Paint Cabinets</b>
624 Bryant Avenue North, Apt 102	2	Yes
829 Olson Memorial Hwy. Apt 302	2	No
851 Olson Memorial Hwy Apt. 302	1	No
900 5th Ave. North Apt. 303	2	No
700 5th Avenue North, Apt. 202	2	No
900 5th Ave. North, Apt. 102	3	No
1016 5th Ave. North	3	Yes
700 Olson Memorial Highway Apt 102	1	No

UNIT PRICE provide Cost/SF for preparation and painting of walls and ceilings, doors, and trim.: \$ \_\_\_\_\_

UNIT PRICE provide the Cost/unit for preparation and painting of kitchen cabinets \$ \_\_\_\_\_

## CONSTRUCTION SCHEDULE

1. The Undersigned agrees to commence the Work within 10 Calendar days after Contract Award and to complete the Work within 120 days.

## CERTIFICATION

1. The Undersigned acknowledges receipt of:
  - a. The Project Manual for the above-referenced Project.
  - b. The Project Drawings for the above-referenced Project.
  - c. Addenda numbered \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.
2. The Undersigned agrees:
  - a. To hold this Bid open for 60 days after the Bid due date.
  - b. To enter into and execute a Contract if awarded on the basis of the Bid and to furnish all insurance required in the Bidding Documents.
  - c. To accomplish the Work in accordance with the Contract Documents.
  - d. To comply with requirements outlined in attached Contract between Owner/Contractor; if applicable.
3. The Undersigned acknowledges and agrees that the Owner reserves the right to reject any or all bids and to place the Contract wherever and with whomever it may deem advisable.
4. The Undersigned attests, having carefully examined the Drawings, Specifications, Commercial Terms and Conditions and all Addenda thereto and other Contract Documents and having familiarized themselves with all existing conditions affecting this proposed Project. Also, having familiarized themselves with material availability, Federal, State and Local Laws, Ordinances, rules and regulations affecting performance of the work, does hereby propose to furnish all labor, mechanics, supervision, tools, material, equipment, transportation, services and all incidentals necessary to complete said work.

## SUBMITTALS

1. The Undersigned submits, enclosed with this Bid Form:
  - a. J Benson Small and Underutilized Business Program (SUBP) Form
  - b. City of Minneapolis Subcontractor Profile Form

**SIGNATURES**

Authorized signature, in affirmation of the statements and Bid prices on the BID FORM:

Contractor's State License Registration Number:

No. \_\_\_\_\_ In State of \_\_\_\_\_

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Name Printed or Typed

\_\_\_\_\_  
Date

**Corporation Information** (if applicable)

Corporation Name, if different from above)

\_\_\_\_\_

\_\_\_\_\_  
State of Incorporation

**Partnership Information** (if applicable)

Partner's Names

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

00 41 13

**BID FORM**

**Bid Package #2 – Painting B**

**BID TO:**

J Benson Construction  
505 E. Grant Street  
Minneapolis, MN 55404

**PROJECT:**

Heritage Park Apartments  
Vacant Unit Interior Renovation  
Bid Package #2 - Painting B

**Attention:** Eric Burdak

**Bids due:** Thursday, November 9, 2023, at 2:00 PM CST

**BID FROM:**

Firm Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone/Email: \_\_\_\_\_

**BID PRICES**

**Preparation and Painting of walls and ceilings, doors, trim, and kitchen cabinets**

BASE BID 6 units (addresses below) \$ \_\_\_\_\_

See Scope of Work Matrix for Cabinet Painting Information

Address	Bedroom Size	Cabinet Painting
1102 Olson Memorial Highway Apt 201	2	Yes
1102 Olson Memorial Highway Apt 203	1	Yes
1000 Aldrich Avenue North Apt. 101	2	No
1001 11th Avenue North Apt. 301	2	Yes
1021 7th Street North Apt. 202	2	Yes
751 Lyndale Place North	2	Yes

UNIT PRICE provide Cost/SF for preparation and painting of walls and ceilings, doors, and trim.: \$ \_\_\_\_\_

UNIT PRICE provide the Cost/unit for preparation and painting of kitchen cabinets \$ \_\_\_\_\_

## CONSTRUCTION SCHEDULE

5. The Undersigned agrees to commence the Work within 10 Calendar days after Contract Award and to complete the Work within 120 days.

## CERTIFICATION

1. The Undersigned acknowledges receipt of:
  - a. The Project Manual for the above-referenced Project.
  - b. The Project Drawings for the above-referenced Project.
  - c. Addenda numbered \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.
6. The Undersigned agrees:
  - a. To hold this Bid open for 60 days after the Bid due date.
  - b. To enter into and execute a Contract if awarded on the basis of the Bid and to furnish all insurance required in the Bidding Documents.
  - c. To accomplish the Work in accordance with the Contract Documents.
  - d. To comply with requirements outlined in attached Contract between Owner/Contractor; if applicable.
7. The Undersigned acknowledges and agrees that the Owner reserves the right to reject any or all bids and to place the Contract wherever and with whomever it may deem advisable.
8. The Undersigned attests, having carefully examined the Drawings, Specifications, Commercial Terms and Conditions and all Addenda thereto and other Contract Documents and having familiarized themselves with all existing conditions affecting this proposed Project. Also, having familiarized themselves with material availability, Federal, State and Local Laws, Ordinances, rules and regulations affecting performance of the work, does hereby propose to furnish all labor, mechanics, supervision, tools, material, equipment, transportation, services and all incidentals necessary to complete said work.

## SUBMITTALS

1. The Undersigned submits, enclosed with this Bid Form:
  - c. J Benson Small and Underutilized Business Program (SUBP) Form
  - d. City of Minneapolis Subcontractor Profile Form



**SIGNATURES**

Authorized signature, in affirmation of the statements and Bid prices on the BID FORM:

Contractor's State License Registration Number:

No. \_\_\_\_\_ In State of  
\_\_\_\_\_

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Name Printed or Typed

\_\_\_\_\_  
Date

**Corporation Information** (if applicable)  
applicable)

**Partnership Information** (if

Corporation Name, if different from above)

Partner's Names

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
State of Incorporation

\_\_\_\_\_

\_\_\_\_\_

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**BID FORM**

**Bid Package #3 – Painting C**

**BID TO:**

J Benson Construction  
505 E. Grant Street  
Minneapolis, MN 55404

**PROJECT:**

Heritage Park Apartments  
Vacant Unit Interior Renovation  
Bid Package #3 - Painting C

**Attention:** Eric Burdak

**Bids due:** Thursday, November 9, 2023, at 2:00 PM CST

**BID FROM:**

Firm Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone/Email: \_\_\_\_\_

**BID PRICES**

**Preparation and Painting of walls and ceilings, doors, trim, and kitchen cabinets**

BASE BID 6 units (addresses below) \$ \_\_\_\_\_

See Scope of Work and Matrix for Cabinet Painting Information

Address	Bedroom Size	Cabinet Painting
718 Aldrich Avenue North Apt. 302	3	Yes
725 Lyndale Avenue North, Apt. 202	2	No
725 Lyndale Avenue North, Apt. 301	2	Yes
725 Aldrich Avenue North, Apt. 301	2	Yes
718 Aldrich Avenue North Apt. 103	2	Yes
718 Aldrich Avenue North, Apt. 102	3	Yes

UNIT PRICE provide Cost/SF for preparation and painting of walls and ceilings, doors, and trim.: \$ \_\_\_\_\_

UNIT PRICE provide the Cost/unit for preparation and painting of kitchen cabinets \$ \_\_\_\_\_

## CONSTRUCTION SCHEDULE

9. The Undersigned agrees to commence the Work within 10 Calendar days after Contract Award and to complete the Work within 120 days.

## CERTIFICATION

1. The Undersigned acknowledges receipt of:
  - a. The Project Manual for the above-referenced Project.
  - b. The Project Drawings for the above-referenced Project.
  - c. Addenda numbered \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.
10. The Undersigned agrees:
  - a. To hold this Bid open for 60 days after the Bid due date.
  - b. To enter into and execute a Contract if awarded on the basis of the Bid and to furnish all insurance required in the Bidding Documents.
  - c. To accomplish the Work in accordance with the Contract Documents.
  - d. To comply with requirements outlined in attached Contract between Owner/Contractor; if applicable.
11. The Undersigned acknowledges and agrees that the Owner reserves the right to reject any or all bids and to place the Contract wherever and with whomever it may deem advisable.
12. The Undersigned attests, having carefully examined the Drawings, Specifications, Commercial Terms and Conditions and all Addenda thereto and other Contract Documents and having familiarized themselves with all existing conditions affecting this proposed Project. Also, having familiarized themselves with material availability, Federal, State and Local Laws, Ordinances, rules and regulations affecting performance of the work, does hereby propose to furnish all labor, mechanics, supervision, tools, material, equipment, transportation, services and all incidentals necessary to complete said work.

## SUBMITTALS

1. The Undersigned submits, enclosed with this Bid Form:
  - e. J Benson Small and Underutilized Business Program (SUBP) Form
  - f. City of Minneapolis Subcontractor Profile Form

**SIGNATURES**

Authorized signature, in affirmation of the statements and Bid prices on the BID FORM:

Contractor's State License Registration Number:

No. \_\_\_\_\_ In State of  
\_\_\_\_\_

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Name Printed or Typed

\_\_\_\_\_  
Date

**Corporation Information** (if applicable)  
applicable)

**Partnership Information** (if

Corporation Name, if different from above)

Partner's Names

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
State of Incorporation

\_\_\_\_\_

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\_\_\_\_\_

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**BID FORM**

**Bid Package #4 - Replacement of Interior Doors and Hardware and Kitchen Cabinet Doors and Drawer Fronts**

**BID TO:**

J Benson Construction  
505 E. Grant Street  
Minneapolis, MN 55404

**PROJECT:**

Heritage Park Apartments  
Vacant Unit Interior Renovation  
Bid Package #4 –  
Replacement of Interior Doors and  
Hardware and Kitchen Cabinet Doors  
and Drawer Fronts

**Attention:** Eric Burdak

**Bids due:** Thursday, November 9, 2023, at 2:00 PM CST

**BID FROM:**

Firm Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone/Email: \_\_\_\_\_

**BID PRICES**

**Replacement of Interior Doors and Hardware and Kitchen Cabinet Doors and Drawer Fronts**

BASE BID \$ \_\_\_\_\_  
Replacement of interior doors, adjustment of hardware, replacement of interior door hardware, replacement of kitchen cabinet doors, replacement of kitchen drawer fronts and adjustment of cabinet hardware as described in the Scope of Work and the Scope of Work Matrix.

UNIT PRICE for Replacement of one interior door \$ \_\_\_\_\_

UNIT PRICE for one(1) Workforce Hour to adjust and install hardware, for interior doors and kitchen cabinets \$ \_\_\_\_\_

## CONSTRUCTION SCHEDULE

13. The Undersigned agrees to commence the Work within 10 Calendar days after Contract Award and to complete the Work within 120 days.

## CERTIFICATION

1. The Undersigned acknowledges receipt of:
  - a. The Project Manual for the above-referenced Project.
  - b. The Project Drawings for the above-referenced Project.
  - c. Addenda numbered \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.
14. The Undersigned agrees:
  - a. To hold this Bid open for 60 days after the Bid due date.
  - b. To enter into and execute a Contract if awarded on the basis of the Bid and to furnish all insurance required in the Bidding Documents.
  - c. To accomplish the Work in accordance with the Contract Documents.
  - d. To comply with requirements outlined in attached Contract between Owner/Contractor; if applicable.
15. The Undersigned acknowledges and agrees that the Owner reserves the right to reject any or all bids and to place the Contract wherever and with whomever it may deem advisable.
16. The Undersigned attests, having carefully examined the Drawings, Specifications, Commercial Terms and Conditions and all Addenda thereto and other Contract Documents and having familiarized themselves with all existing conditions affecting this proposed Project. Also, having familiarized themselves with material availability, Federal, State and Local Laws, Ordinances, rules and regulations affecting performance of the work, does hereby propose to furnish all labor, mechanics, supervision, tools, material, equipment, transportation, services and all incidentals necessary to complete said work.

## SUBMITTALS

1. The Undersigned submits, enclosed with this Bid Form:
  - a. J Benson Small and Underutilized Business Program (SUBP) Form
  - b. City of Minneapolis Subcontractor Profile Form

**SIGNATURES**

Authorized signature, in affirmation of the statements and Bid prices on the BID FORM:

Contractor's State License Registration Number:

No. \_\_\_\_\_ In State of \_\_\_\_\_

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Name Printed or Typed

\_\_\_\_\_  
Date

**Corporation Information** (if applicable)

Corporation Name, if different from above)

\_\_\_\_\_

\_\_\_\_\_  
State of Incorporation

**Partnership Information** (if applicable)

Partner's Names

\_\_\_\_\_

\_\_\_\_\_

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**BID FORM**

**Bid Package #5 - Removal and Replacement of Flooring Materials - A**

**BID TO:**

**PROJECT:**

J Benson Construction  
505 E. Grant Street  
Minneapolis, MN 55404

Heritage Park Apartments  
Vacant Unit Interior Renovation  
Bid Package #5 –  
Removal and Replacement of Flooring Materials - A

**Attention:** Eric Burdak

**Bids due:** Thursday, November 9, 2023, at 2:00 PM CST

**BID FROM:**

Firm Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone/Email: \_\_\_\_\_

**BID PRICES**

**Removal and Replacement of Flooring Materials**

BASE BID 9 units (addresses below) \$ \_\_\_\_\_

See Scope of Work and Matrix for exact details of removal and replacement of flooring

Address	Bedroom Size
1001 11th Avenue North Apt. 301	2
1021 7th Street North Apt. 202	2
1000 Aldrich Avenue North Apt. 101	2
751 Lyndale Place North	2
725 Lyndale Avenue North, Apt. 301	2
718 Aldrich Avenue North, Apt. 102	3
718 Aldrich Avenue North Apt. 302	3
725 Aldrich Avenue North, Apt. 301	2
725 Lyndale Avenue North, Apt. 202	2

UNIT PRICES Cost/Sq. Ft. for removal and replacement of flooring \$ \_\_\_\_\_



## CONSTRUCTION SCHEDULE

17. The Undersigned agrees to commence the Work within 10 Calendar days after Contract Award and to complete the Work within 120 days.

## CERTIFICATION

1. The Undersigned acknowledges receipt of:
  - a. The Project Manual for the above-referenced Project.
  - b. The Project Drawings for the above-referenced Project.
  - c. Addenda numbered \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.
18. The Undersigned agrees:
  - a. To hold this Bid open for 60 days after the Bid due date.
  - b. To enter into and execute a Contract if awarded on the basis of the Bid and to furnish all insurance required in the Bidding Documents.
  - c. To accomplish the Work in accordance with the Contract Documents.
  - d. To comply with requirements outlined in attached Contract between Owner/Contractor; if applicable.
19. The Undersigned acknowledges and agrees that the Owner reserves the right to reject any or all bids and to place the Contract wherever and with whomever it may deem advisable.
20. The Undersigned attests, having carefully examined the Drawings, Specifications, Commercial Terms and Conditions and all Addenda thereto and other Contract Documents and having familiarized themselves with all existing conditions affecting this proposed Project. Also, having familiarized themselves with material availability, Federal, State and Local Laws, Ordinances, rules and regulations affecting performance of the work, does hereby propose to furnish all labor, mechanics, supervision, tools, material, equipment, transportation, services and all incidentals necessary to complete said work.

## SUBMITTALS

1. The Undersigned submits, enclosed with this Bid Form:
  - a. J Benson Small and Underutilized Business Program (SUBP) Form
  - b. City of Minneapolis Subcontractor Profile Form

**SIGNATURES**

Authorized signature, in affirmation of the statements and Bid prices on the BID FORM:

Contractor's State License Registration Number:

No. \_\_\_\_\_ In State of \_\_\_\_\_

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Name Printed or Typed

\_\_\_\_\_  
Date

**Corporation Information** (if applicable)

Corporation Name, if different from above)

\_\_\_\_\_

\_\_\_\_\_  
State of Incorporation

**Partnership Information** (if applicable)

Partner's Names

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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**BID FORM**

**Bid Package #6 - Removal and Replacement of Flooring Materials - B**

**BID TO:**

**PROJECT:**

J Benson Construction  
505 E. Grant Street  
Minneapolis, MN 55404

Heritage Park Apartments  
Vacant Unit Interior Renovation  
Bid Package #6 –  
Removal and Replacement of Flooring Materials - B

**Attention:** Eric Burdak

**Bids due:** Thursday, November 9, 2023, at 2:00 PM CST

**BID FROM:**

Firm Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone/Email: \_\_\_\_\_

**BID PRICES**

**Removal and Replacement of Flooring Materials**

BASE BID 7 units (addresses below) \$ \_\_\_\_\_

See Scope of Work and Matrix for exact details of removal and replacement of flooring

Address	Bedroom Size
900 5th Ave. North, Apt. 102	3
900 5th Ave. North Apt. 303	2
1016 5th Ave. North	3
700 5th Avenue North, Apt. 202	2
624 Bryant Avenue North, Apt 102	2
1102 Olson Memorial Highway Apt 203	1
1102 Olson Memorial Highway Apt 201	2

UNIT PRICES Cost/Sq. Ft. for removal and replacement of flooring \$ \_\_\_\_\_

## CONSTRUCTION SCHEDULE

21. The Undersigned agrees to commence the Work within 10 Calendar days after Contract Award and to complete the Work within 120 days.

## CERTIFICATION

1. The Undersigned acknowledges receipt of:
  - a. The Project Manual for the above-referenced Project.
  - b. The Project Drawings for the above-referenced Project.
  - c. Addenda numbered \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.
22. The Undersigned agrees:
  - a. To hold this Bid open for 60 days after the Bid due date.
  - b. To enter into and execute a Contract if awarded on the basis of the Bid and to furnish all insurance required in the Bidding Documents.
  - c. To accomplish the Work in accordance with the Contract Documents.
  - d. To comply with requirements outlined in attached Contract between Owner/Contractor; if applicable.
23. The Undersigned acknowledges and agrees that the Owner reserves the right to reject any or all bids and to place the Contract wherever and with whomever it may deem advisable.
24. The Undersigned attests, having carefully examined the Drawings, Specifications, Commercial Terms and Conditions and all Addenda thereto and other Contract Documents and having familiarized themselves with all existing conditions affecting this proposed Project. Also, having familiarized themselves with material availability, Federal, State and Local Laws, Ordinances, rules and regulations affecting performance of the work, does hereby propose to furnish all labor, mechanics, supervision, tools, material, equipment, transportation, services and all incidentals necessary to complete said work.

## SUBMITTALS

2. The Undersigned submits, enclosed with this Bid Form:
  - a. J Benson Small and Underutilized Business Program (SUBP) Form
  - b. City of Minneapolis Subcontractor Profile Form

**SIGNATURES**

Authorized signature, in affirmation of the statements and Bid prices on the BID FORM:

Contractor's State License Registration Number:

No. \_\_\_\_\_ In State of \_\_\_\_\_

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Name Printed or Typed

\_\_\_\_\_  
Date

**Corporation Information** (if applicable)

Corporation Name, if different from above)

\_\_\_\_\_

\_\_\_\_\_  
State of Incorporation

**Partnership Information** (if applicable)

Partner's Names

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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**BID FORM**

**Bid Package #7 - Resurfacing or Replacement of Kitchen Countertops**

**BID TO:**

J Benson Construction  
505 E. Grant Street  
Minneapolis, MN 55404

**PROJECT:**

Heritage Park Apartments  
Vacant Unit Interior Renovation  
Bid Package #7 –  
Resurfacing of Kitchen **Countertops**

**Attention:** Eric Burdak

**Bids due:** Thursday, November 9, 2023, at 2:00 PM CST

**BID FROM:**

Firm Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone/Email: \_\_\_\_\_

**BID PRICES**

**Resurfacing of Kitchen Countertops**

BASE BID Resurface 16 Kitchen Countertops \$ \_\_\_\_\_  
See Scope of Work and Scope of Work Matrix for exact details  
For resurfacing of kitchen countertops.

UNIT PRICE Cost per Linear Foot for Resurfacing of Kitchen Countertops \$ \_\_\_\_\_

ALTERNATE PRICE for Resurfacing or Replacement of Kitchen Countertops  
Alternate #1 Replace of One Kitchen Countertop \$ \_\_\_\_\_

## CONSTRUCTION SCHEDULE

25. The Undersigned agrees to commence the Work within 10 Calendar days after Contract Award and to complete the Work within 120 days.

## CERTIFICATION

1. The Undersigned acknowledges receipt of:
  - a. The Project Manual for the above-referenced Project.
  - b. The Project Drawings for the above-referenced Project.
  - c. Addenda numbered \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.
26. The Undersigned agrees:
  - a. To hold this Bid open for 60 days after the Bid due date.
  - b. To enter into and execute a Contract if awarded on the basis of the Bid and to furnish all insurance required in the Bidding Documents.
  - c. To accomplish the Work in accordance with the Contract Documents.
  - d. To comply with requirements outlined in attached Contract between Owner/Contractor; if applicable.
27. The Undersigned acknowledges and agrees that the Owner reserves the right to reject any or all bids and to place the Contract wherever and with whomever it may deem advisable.
28. The Undersigned attests, having carefully examined the Drawings, Specifications, Commercial Terms and Conditions and all Addenda thereto and other Contract Documents and having familiarized themselves with all existing conditions affecting this proposed Project. Also, having familiarized themselves with material availability, Federal, State and Local Laws, Ordinances, rules and regulations affecting performance of the work, does hereby propose to furnish all labor, mechanics, supervision, tools, material, equipment, transportation, services and all incidentals necessary to complete said work.

## SUBMITTALS

1. The Undersigned submits, enclosed with this Bid Form:
  - a. J Benson Small and Underutilized Business Program (SUBP) Form
  - b. City of Minneapolis Subcontractor Profile Form

**SIGNATURES**

Authorized signature, in affirmation of the statements and Bid prices on the BID FORM:

Contractor's State License Registration Number:

No. \_\_\_\_\_ In State of  
\_\_\_\_\_

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Name Printed or Typed

\_\_\_\_\_  
Date

**Corporation Information** (if applicable)

Corporation Name, if different from above)

\_\_\_\_\_

\_\_\_\_\_  
State of Incorporation

**Partnership Information** (if applicable)

Partner's Names

\_\_\_\_\_

\_\_\_\_\_

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**BID FORM**

**Bid Package #8 - Replacement of Bathroom Vanities, Vanity Tops, Faucets and Toilets**

**BID TO:**

J Benson Construction  
505 E. Grant Street  
Minneapolis, MN 55404

**PROJECT:**

Heritage Park Apartments  
Vacant Unit Interior Renovation  
Bid Package #8 –  
Replacement of Bathroom Vanities,  
Vanity Tops, Faucets and Toilets

**Attention:** Eric Burdak

**Bids due:** Thursday, November 9, 2023, at 2:00 PM CST

**BID FROM:**

Firm Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone/Email: \_\_\_\_\_

**BID PRICES**

**Replacement of Replacement of Bathroom Vanities, Vanity Tops, Faucets and Toilets**

BASE BID \$ \_\_\_\_\_  
Replacement of Bathroom Vanities, Vanity Tops, Faucets and Toilets  
as described in the Scope of Work and the Scope of Work Matrix.

UNIT PRICE Cost for the replacement of one vanity with vanity top for the following vanity sizes

Size	Unit Price
24 inches	\$ _____
30 inches	\$ _____
36 inches	\$ _____
60 inches	\$ _____

UNIT PRICE Cost for replacement of one(1) toilet \$ \_\_\_\_\_

## CONSTRUCTION SCHEDULE

29. The Undersigned agrees to commence the Work within 10 Calendar days after Contract Award and to complete the Work within 120 days.

## CERTIFICATION

1. The Undersigned acknowledges receipt of:
  - a. The Project Manual for the above-referenced Project.
  - b. The Project Drawings for the above-referenced Project.
  - c. Addenda numbered \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.
30. The Undersigned agrees:
  - a. To hold this Bid open for 60 days after the Bid due date.
  - b. To enter into and execute a Contract if awarded on the basis of the Bid and to furnish all insurance required in the Bidding Documents.
  - c. To accomplish the Work in accordance with the Contract Documents.
  - d. To comply with requirements outlined in attached Contract between Owner/Contractor; if applicable.
31. The Undersigned acknowledges and agrees that the Owner reserves the right to reject any or all bids and to place the Contract wherever and with whomever it may deem advisable.
32. The Undersigned attests, having carefully examined the Drawings, Specifications, Commercial Terms and Conditions and all Addenda thereto and other Contract Documents and having familiarized themselves with all existing conditions affecting this proposed Project. Also, having familiarized themselves with material availability, Federal, State and Local Laws, Ordinances, rules and regulations affecting performance of the work, does hereby propose to furnish all labor, mechanics, supervision, tools, material, equipment, transportation, services and all incidentals necessary to complete said work.

## SUBMITTALS

1. The Undersigned submits, enclosed with this Bid Form:
  - c. J Benson Small and Underutilized Business Program (SUBP) Form
  - d. City of Minneapolis Subcontractor Profile Form

**SIGNATURES**

Authorized signature, in affirmation of the statements and Bid prices on the BID FORM:

Contractor's State License Registration Number:

No. \_\_\_\_\_ In State of \_\_\_\_\_

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Name Printed or Typed

\_\_\_\_\_  
Date

**Corporation Information** (if applicable)

Corporation Name, if different from above)

\_\_\_\_\_

\_\_\_\_\_  
State of Incorporation

**Partnership Information** (if applicable)

Partner's Names

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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**BID FORM**

**Bid Package #9 - Reglazing of Bathtubs**

**BID TO:**

J Benson Construction  
505 E. Grant Street  
Minneapolis, MN 55404

**PROJECT:**

Heritage Park Apartments  
Vacant Unit Interior Renovation  
Bid Package #9 –  
Reglazing of Bathtubs

**Attention:** Eric Burdak

**Bids due:** Thursday, November 9, 2023, at 2:00 PM CST

**BID FROM:**

Firm Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone/Email: \_\_\_\_\_

**BID PRICES**

**Reglazing of Bathtubs**

BASE BID Reglaze 14 Bathtubs \$ \_\_\_\_\_

See Scope of Work and Scope of Work Matrix for exact details  
for reglazing bathtubs

UNIT PRICE for Reglazing One Bathtub \$ \_\_\_\_\_

## CONSTRUCTION SCHEDULE

33. The Undersigned agrees to commence the Work within 10 Calendar days after Contract Award and to complete the Work within 120 days.

## CERTIFICATION

1. The Undersigned acknowledges receipt of:
  - a. The Project Manual for the above-referenced Project.
  - b. The Project Drawings for the above-referenced Project.
  - c. Addenda numbered \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.
34. The Undersigned agrees:
  - a. To hold this Bid open for 60 days after the Bid due date.
  - b. To enter into and execute a Contract if awarded on the basis of the Bid and to furnish all insurance required in the Bidding Documents.
  - c. To accomplish the Work in accordance with the Contract Documents.
  - d. To comply with requirements outlined in attached Contract between Owner/Contractor; if applicable.
35. The Undersigned acknowledges and agrees that the Owner reserves the right to reject any or all bids and to place the Contract wherever and with whomever it may deem advisable.
36. The Undersigned attests, having carefully examined the Drawings, Specifications, Commercial Terms and Conditions and all Addenda thereto and other Contract Documents and having familiarized themselves with all existing conditions affecting this proposed Project. Also, having familiarized themselves with material availability, Federal, State and Local Laws, Ordinances, rules and regulations affecting performance of the work, does hereby propose to furnish all labor, mechanics, supervision, tools, material, equipment, transportation, services and all incidentals necessary to complete said work.

## SUBMITTALS

1. The Undersigned submits, enclosed with this Bid Form:
  - a. J Benson Small and Underutilized Business Program (SUBP) Form
  - b. City of Minneapolis Subcontractor Profile Form

**SIGNATURES**

Authorized signature, in affirmation of the statements and Bid prices on the BID FORM:

Contractor's State License Registration Number:

No. \_\_\_\_\_ In State of \_\_\_\_\_

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Name Printed or Typed

\_\_\_\_\_  
Date

**Corporation Information** (if applicable)

Corporation Name, if different from above)

\_\_\_\_\_

\_\_\_\_\_  
State of Incorporation

**Partnership Information** (if applicable)

Partner's Names

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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**BID FORM**

**Bid Package #10 - Replacement of Window Blinds**

**BID TO:**

J Benson Construction  
505 E. Grant Street  
Minneapolis, MN 55404

**PROJECT:**

Heritage Park Apartments  
Vacant Unit Interior Renovation  
Bid Package #10 –  
Replacement of Window Blinds

**Attention:** Eric Burdak

**Bids due:** Thursday, November 9, 2023, at 2:00 PM CST

**BID FROM:**

Firm Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone/Email: \_\_\_\_\_

**BID PRICES**

**Replacement of Window Blinds**

BASE BID (20 units) \$ \_\_\_\_\_

UNIT PRICES for Replacement of Window Blinds for the following window types

<u>Window Type</u>	<u>Unit Price</u>
Type A – Vinyl Single Hung – 5’4” x 3’0”	\$ _____
Type A1 – Vinyl Single Hung - 5’0” x 3’0”	\$ _____
Type B - Vinyl Single Hung – 5’4” x 3’6”	\$ _____
Type C - Vinyl Single Hung – 5’4” x 2’6”	\$ _____
Type D - Vinyl Fixed – 5’4” x 2’6”	\$ _____

Type E - Vinyl Single Hung – 3'4" x 2'10"	\$
Type F - Vinyl Fixed – 2'8" x 2'6"	\$
Type F1 - Vinyl Fixed – 3'4" x 3'0"	\$
Type F2 - Vinyl Fixed – 2'8" x 3'0"	\$
Type G - Vinyl Fixed – 5'4" x 6'0"	\$
Type H - Vinyl Single Hung – 5'4" x 1'5"	\$
Type K - Vinyl Horizontal Slider – 5'0" x 6'0"	\$
Type L - Vinyl Horizontal Slider – 5'0" x 4'0"	\$
Type M -Vinyl Fixed – 5'0" x 2'0"	\$
Type N - Vinyl Horizontal Slider – 3'2" x 4'0"	\$
Type P - Vinyl Horizontal Slider – 2'8" x 4'0"	\$
Type Q -Vinyl Fixed – 2'8" x 2'0"	\$



## CONSTRUCTION SCHEDULE

37. The Undersigned agrees to commence the Work within 10 Calendar days after Contract Award and to complete the Work within 120 days.

## CERTIFICATION

1. The Undersigned acknowledges receipt of:
  - a. The Project Manual for the above-referenced Project.
  - b. The Project Drawings for the above-referenced Project.
  - c. Addenda numbered \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.
38. The Undersigned agrees:
  - a. To hold this Bid open for 60 days after the Bid due date.
  - b. To enter into and execute a Contract if awarded on the basis of the Bid and to furnish all insurance required in the Bidding Documents.
  - c. To accomplish the Work in accordance with the Contract Documents.
  - d. To comply with requirements outlined in attached Contract between Owner/Contractor; if applicable.
39. The Undersigned acknowledges and agrees that the Owner reserves the right to reject any or all bids and to place the Contract wherever and with whomever it may deem advisable.
40. The Undersigned attests, having carefully examined the Drawings, Specifications, Commercial Terms and Conditions and all Addenda thereto and other Contract Documents and having familiarized themselves with all existing conditions affecting this proposed Project. Also, having familiarized themselves with material availability, Federal, State and Local Laws, Ordinances, rules and regulations affecting performance of the work, does hereby propose to furnish all labor, mechanics, supervision, tools, material, equipment, transportation, services and all incidentals necessary to complete said work.

## SUBMITTALS

1. The Undersigned submits, enclosed with this Bid Form:
  - a. J Benson Small and Underutilized Business Program (SUBP) Form
  - b. City of Minneapolis Subcontractor Profile Form

**SIGNATURES**

Authorized signature, in affirmation of the statements and Bid prices on the BID FORM:

Contractor's State License Registration Number:

No. \_\_\_\_\_ In State of \_\_\_\_\_

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Name Printed or Typed

\_\_\_\_\_  
Date

**Corporation Information** (if applicable)

Corporation Name, if different from above)

\_\_\_\_\_

\_\_\_\_\_  
State of Incorporation

**Partnership Information** (if applicable)

Partner's Names

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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**BID FORM**

**Bid Package #11 – Final Cleaning**

**BID TO:**

J Benson Construction  
505 E. Grant Street  
Minneapolis, MN 55404

**PROJECT:**

Heritage Park Apartments  
Vacant Unit Interior Renovation  
Bid Package #11 – Final Cleaning

**Attention:** Eric Burdak

**Bids due:** Thursday, November 9, 2023, at 2:00 PM CST

**BID FROM:**

Firm Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone/Email: \_\_\_\_\_

**BID PRICES**

**Final Cleaning**

BASE BID (20 units) \$ \_\_\_\_\_

UNIT PRICES for Final Cleaning

Unit Price for One Workforce Hour of Cleaning \$ \_\_\_\_\_

## CONSTRUCTION SCHEDULE

41. The Undersigned agrees to commence the Work within 10 Calendar days after Contract Award and to complete the Work within 120 days .

## CERTIFICATION

1. The Undersigned acknowledges receipt of:
  - a. The Project Manual for the above-referenced Project.
  - b. The Project Drawings for the above-referenced Project.
  - c. Addenda numbered \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.
42. The Undersigned agrees:
  - a. To hold this Bid open for 60 days after the Bid due date.
  - b. To enter into and execute a Contract if awarded on the basis of the Bid and to furnish all insurance required in the Bidding Documents.
  - c. To accomplish the Work in accordance with the Contract Documents.
  - d. To comply with requirements outlined in attached Contract between Owner/Contractor; if applicable.
43. The Undersigned acknowledges and agrees that the Owner reserves the right to reject any or all bids and to place the Contract wherever and with whomever it may deem advisable.
44. The Undersigned attests, having carefully examined the Drawings, Specifications, Commercial Terms and Conditions and all Addenda thereto and other Contract Documents and having familiarized themselves with all existing conditions affecting this proposed Project. Also, having familiarized themselves with material availability, Federal, State and Local Laws, Ordinances, rules and regulations affecting performance of the work, does hereby propose to furnish all labor, mechanics, supervision, tools, material, equipment, transportation, services and all incidentals necessary to complete said work.

## SUBMITTALS

1. The Undersigned submits, enclosed with this Bid Form:
  - a. J Benson Small and Underutilized Business Program (SUBP) Form
  - b. City of Minneapolis Subcontractor Profile Form

**SIGNATURES**

Authorized signature, in affirmation of the statements and Bid prices on the BID FORM:

Contractor's State License Registration Number:

No. \_\_\_\_\_ In State of \_\_\_\_\_

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Name Printed or Typed

\_\_\_\_\_  
Date

**Corporation Information** (if applicable)

Corporation Name, if different from above)

\_\_\_\_\_

\_\_\_\_\_  
State of Incorporation

**Partnership Information** (if applicable)

Partner's Names

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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**BID FORM**

**Bid Package #12 – Carpet Cleaning**

**BID TO:**

J Benson Construction  
505 E. Grant Street  
Minneapolis, MN 55404

**PROJECT:**

Heritage Park Apartments  
Vacant Unit Interior Renovation  
Bid Package #12 –  
Carpet Cleaning

**Attention:** Eric Burdak

**Bids due:** Thursday, November 9, 2023, at 2:00 PM CST

**BID FROM:**

Firm Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone/Email: \_\_\_\_\_

**BID PRICES**

**Carpet Cleaning**

BASE BID Clean Carpet in 9 units \$ \_\_\_\_\_

See Scope of Work and Scope of Work Matrix for exact details  
for cleaning carpet

UNIT PRICE Cost cleaning carpet in one (1) unit \$ \_\_\_\_\_

## CONSTRUCTION SCHEDULE

45. The Undersigned agrees to commence the Work within 10 Calendar days after Contract Award and to complete the Work within 120 days.

## CERTIFICATION

1. The Undersigned acknowledges receipt of:
  - a. The Project Manual for the above-referenced Project.
  - b. The Project Drawings for the above-referenced Project.
  - c. Addenda numbered \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.
46. The Undersigned agrees:
  - a. To hold this Bid open for 60 days after the Bid due date.
  - b. To enter into and execute a Contract if awarded on the basis of the Bid and to furnish all insurance required in the Bidding Documents.
  - c. To accomplish the Work in accordance with the Contract Documents.
  - d. To comply with requirements outlined in attached Contract between Owner/Contractor; if applicable.
47. The Undersigned acknowledges and agrees that the Owner reserves the right to reject any or all bids and to place the Contract wherever and with whomever it may deem advisable.
48. The Undersigned attests, having carefully examined the Drawings, Specifications, Commercial Terms and Conditions and all Addenda thereto and other Contract Documents and having familiarized themselves with all existing conditions affecting this proposed Project. Also, having familiarized themselves with material availability, Federal, State and Local Laws, Ordinances, rules and regulations affecting performance of the work, does hereby propose to furnish all labor, mechanics, supervision, tools, material, equipment, transportation, services and all incidentals necessary to complete said work.

## SUBMITTALS

2. The Undersigned submits, enclosed with this Bid Form:
  - a. J Benson Small and Underutilized Business Program (SUBP) Form
  - b. City of Minneapolis Subcontractor Profile Form

**SIGNATURES**

Authorized signature, in affirmation of the statements and Bid prices on the BID FORM:

Contractor's State License Registration Number:

No. \_\_\_\_\_ In State of  
\_\_\_\_\_

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Name Printed or Typed

\_\_\_\_\_  
Date

**Corporation Information** (if applicable)

Corporation Name, if different from above)

\_\_\_\_\_

\_\_\_\_\_  
State of Incorporation

**Partnership Information** (if applicable)

Partner's Names

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



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**BID FORM**

**Bid Package #13 – Drywall and Ceiling Texture Repairs**

**BID TO:**

J Benson Construction  
505 E. Grant Street  
Minneapolis, MN 55404

**PROJECT:**

Heritage Park Apartments  
Vacant Unit Interior Renovation  
Bid Package #9 – Drywall and Ceiling  
Texture Repairs

**Attention:** Eric Burdak

**Bids due:** Thursday, November 9, 2023, at 2:00 PM CST

**BID FROM:**

Firm Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone/Email: \_\_\_\_\_

**BID PRICES**

**Drywall and Ceiling Texture Repairs**

BASE BID drywall and ceiling texture repairs in 8 units \$ \_\_\_\_\_

See Scope of Work and Scope of Work Matrix for exact details  
for drywall and ceiling texture repairs

UNIT PRICE Cost/Sq. Ft for drywall and Ceiling texture repair \$ \_\_\_\_\_

## CONSTRUCTION SCHEDULE

49. The Undersigned agrees to commence the Work within 10 Calendar days after Contract Award and to complete the Work within 120 days.

## CERTIFICATION

1. The Undersigned acknowledges receipt of:
  - a. The Project Manual for the above-referenced Project.
  - b. The Project Drawings for the above-referenced Project.
  - c. Addenda numbered \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.
  
50. The Undersigned agrees:
  - a. To hold this Bid open for 60 days after the Bid due date.
  - b. To enter into and execute a Contract if awarded on the basis of the Bid and to furnish all insurance required in the Bidding Documents.
  - c. To accomplish the Work in accordance with the Contract Documents.
  - d. To comply with requirements outlined in attached Contract between Owner/Contractor; if applicable.
  
51. The Undersigned acknowledges and agrees that the Owner reserves the right to reject any or all bids and to place the Contract wherever and with whomever it may deem advisable.
  
52. The Undersigned attests, having carefully examined the Drawings, Specifications, Commercial Terms and Conditions and all Addenda thereto and other Contract Documents and having familiarized themselves with all existing conditions affecting this proposed Project. Also, having familiarized themselves with material availability, Federal, State and Local Laws, Ordinances, rules and regulations affecting performance of the work, does hereby propose to furnish all labor, mechanics, supervision, tools, material, equipment, transportation, services and all incidentals necessary to complete said work.

## SUBMITTALS

1. The Undersigned submits, enclosed with this Bid Form:
  - a. J Benson Small and Underutilized Business Program (SUBP) Form
  - b. City of Minneapolis Subcontractor Profile Form

**SIGNATURES**

Authorized signature, in affirmation of the statements and Bid prices on the BID FORM:

Contractor's State License Registration Number:

No. \_\_\_\_\_ In State of \_\_\_\_\_

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Name Printed or Typed

\_\_\_\_\_  
Date

**Corporation Information** (if applicable)

Corporation Name, if different from above)

\_\_\_\_\_

\_\_\_\_\_  
State of Incorporation

**Partnership Information** (if applicable)

Partner's Names

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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**BID FORM**

**Bid Package #14 – Removal of Appliances, Furniture, Household Items, Food Items, and Debris**

**BID TO:**

J Benson Construction  
505 E. Grant Street  
Minneapolis, MN 55404

**PROJECT:**

Heritage Park Apartments  
Vacant Unit Interior Renovation  
Bid Package #11 – Removal of Appliances  
Furniture, Household Items, Food Items,  
and Debris

**Attention:** Eric Burdak

**Bids due:** Thursday, November 9, 2023, at 2:00 PM CST

**BID FROM:**

Firm Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone/Email: \_\_\_\_\_

**BID PRICES**

**Removal of Appliances, Furniture, Household Items, Food Items and Debris**

BASE BID (18 units) \$ \_\_\_\_\_

See Scope of Work and Scope of Work Matrix for exact details of removal of appliances, furniture, household items, food items, and debris.

UNIT PRICE Cost/Workforce hour for removal of appliances, furniture, household items, food items, and debris. \$ \_\_\_\_\_

## CONSTRUCTION SCHEDULE

53. The Undersigned agrees to commence the Work within 10 Calendar days after Contract Award and to complete the Work within 120 days.

## CERTIFICATION

1. The Undersigned acknowledges receipt of:
  - a. The Project Manual for the above-referenced Project.
  - b. The Project Drawings for the above-referenced Project.
  - c. Addenda numbered \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.
54. The Undersigned agrees:
  - a. To hold this Bid open for 60 days after the Bid due date.
  - b. To enter into and execute a Contract if awarded on the basis of the Bid and to furnish all insurance required in the Bidding Documents.
  - c. To accomplish the Work in accordance with the Contract Documents.
  - d. To comply with requirements outlined in attached Contract between Owner/Contractor; if applicable.
55. The Undersigned acknowledges and agrees that the Owner reserves the right to reject any or all bids and to place the Contract wherever and with whomever it may deem advisable.
56. The Undersigned attests, having carefully examined the Drawings, Specifications, Commercial Terms and Conditions and all Addenda thereto and other Contract Documents and having familiarized themselves with all existing conditions affecting this proposed Project. Also, having familiarized themselves with material availability, Federal, State and Local Laws, Ordinances, rules and regulations affecting performance of the work, does hereby propose to furnish all labor, mechanics, supervision, tools, material, equipment, transportation, services and all incidentals necessary to complete said work.

## SUBMITTALS

1. The Undersigned submits, enclosed with this Bid Form:
  - a. J Benson Small and Underutilized Business Program (SUBP) Form
  - b. City of Minneapolis Subcontractor Profile Form

**SIGNATURES**

Authorized signature, in affirmation of the statements and Bid prices on the BID FORM:

Contractor's State License Registration Number:

No. \_\_\_\_\_ In State of \_\_\_\_\_

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Name Printed or Typed

\_\_\_\_\_  
Date

**Corporation Information** (if applicable)

**Partnership Information** (if applicable)

Corporation Name, if different from above)

Partner's Names

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
State of Incorporation

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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**BID FORM**

**Bid Package #15 – Replacement of Smoke/Carbon Monoxide Detectors**

**BID TO:**

J Benson Construction  
505 E. Grant Street  
Minneapolis, MN 55404

**PROJECT:**

Heritage Park Apartments  
Vacant Unit Interior Renovation  
Bid Package #15 –  
Replacement of Smoke/Carbon Monoxide  
Detectors

**Attention:** Eric Burdak

**Bids due:** Thursday, November 9, 2023, at 2:00 PM CST

**BID FROM:**

Firm Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone/Email: \_\_\_\_\_

**BID PRICES**

**Replacement of Smoke/Carbon Monoxide Detectors**

BASE BID Replacement of Smoke/Carbon Monoxide Detectors in 20 units \$ \_\_\_\_\_

See Scope of Work and Scope of Work Matrix for exact details  
replacement of smoke/carbon monoxide detectors.

UNIT PRICE Cost for replacement of one (1) smoke/carbon monoxide detector \$ \_\_\_\_\_

## CONSTRUCTION SCHEDULE

57. The Undersigned agrees to commence the Work within 10 Calendar days after Contract Award and to complete the Work within 120 days.

## CERTIFICATION

1. The Undersigned acknowledges receipt of:
  - a. The Project Manual for the above-referenced Project.
  - b. The Project Drawings for the above-referenced Project.
  - c. Addenda numbered \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.
58. The Undersigned agrees:
  - a. To hold this Bid open for 60 days after the Bid due date.
  - b. To enter into and execute a Contract if awarded on the basis of the Bid and to furnish all insurance required in the Bidding Documents.
  - c. To accomplish the Work in accordance with the Contract Documents.
  - d. To comply with requirements outlined in attached Contract between Owner/Contractor; if applicable.
59. The Undersigned acknowledges and agrees that the Owner reserves the right to reject any or all bids and to place the Contract wherever and with whomever it may deem advisable.
60. The Undersigned attests, having carefully examined the Drawings, Specifications, Commercial Terms and Conditions and all Addenda thereto and other Contract Documents and having familiarized themselves with all existing conditions affecting this proposed Project. Also, having familiarized themselves with material availability, Federal, State and Local Laws, Ordinances, rules and regulations affecting performance of the work, does hereby propose to furnish all labor, mechanics, supervision, tools, material, equipment, transportation, services and all incidentals necessary to complete said work.

## SUBMITTALS

3. The Undersigned submits, enclosed with this Bid Form:
  - a. J Benson Small and Underutilized Business Program (SUBP) Form
  - b. City of Minneapolis Subcontractor Profile Form



**SIGNATURES**

Authorized signature, in affirmation of the statements and Bid prices on the BID FORM:

Contractor's State License Registration Number:

No. \_\_\_\_\_ In State of  
\_\_\_\_\_

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Name Printed or Typed

\_\_\_\_\_  
Date

**Corporation Information** (if applicable)

Corporation Name, if different from above)

\_\_\_\_\_

\_\_\_\_\_  
State of Incorporation

**Partnership Information** (if applicable)

Partner's Names

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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**BID FORM**

**Bid Package #16 – Miscellaneous Repairs, Hardware, and Appurtenances**

**BID TO:**

J Benson Construction  
505 E. Grant Street  
Minneapolis, MN 55404

**PROJECT:**

Heritage Park Apartments  
Vacant Unit Interior Renovation  
Bid Package #16 –  
Miscellaneous Repairs, Hardware, and Appurtenances

**Attention:** Eric Burdak

**Bids due:** Thursday, November 9, 2023, at 2:00 PM CST

**BID FROM:**

Firm Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone/Email: \_\_\_\_\_

**BID PRICES**

**Miscellaneous Repairs, Hardware, and Appurtenances**

BASE BID (Three Workforce Hours per Unit for 20 Units) \$ \_\_\_\_\_

UNIT PRICE Cost per Workforce Hour for Miscellaneous Repairs \$ \_\_\_\_\_

UNIT PRICE for Parts and Material Markup Miscellaneous Repairs \_\_\_\_\_%

## CONSTRUCTION SCHEDULE

61. The Undersigned agrees to commence the Work within 10 Calendar days after Contract Award and to complete the Work within 120 days.

## CERTIFICATION

1. The Undersigned acknowledges receipt of:
  - a. The Project Manual for the above-referenced Project.
  - b. The Project Drawings for the above-referenced Project.
  - c. Addenda numbered \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_.
62. The Undersigned agrees:
  - a. To hold this Bid open for 60 days after the Bid due date.
  - b. To enter into and execute a Contract if awarded on the basis of the Bid and to furnish all insurance required in the Bidding Documents.
  - c. To accomplish the Work in accordance with the Contract Documents.
  - d. To comply with requirements outlined in attached Contract between Owner/Contractor; if applicable.
63. The Undersigned acknowledges and agrees that the Owner reserves the right to reject any or all bids and to place the Contract wherever and with whomever it may deem advisable.
64. The Undersigned attests, having carefully examined the Drawings, Specifications, Commercial Terms and Conditions and all Addenda thereto and other Contract Documents and having familiarized themselves with all existing conditions affecting this proposed Project. Also, having familiarized themselves with material availability, Federal, State and Local Laws, Ordinances, rules and regulations affecting performance of the work, does hereby propose to furnish all labor, mechanics, supervision, tools, material, equipment, transportation, services and all incidentals necessary to complete said work.

## SUBMITTALS

1. The Undersigned submits, enclosed with this Bid Form:
  - a. J Benson Small and Underutilized Business Program (SUBP) Form
  - b. City of Minneapolis Subcontractor Profile Form

**SIGNATURES**

Authorized signature, in affirmation of the statements and Bid prices on the BID FORM:

Contractor's State License Registration Number:

No. \_\_\_\_\_ In State of \_\_\_\_\_

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Name Printed or Typed

\_\_\_\_\_  
Date

**Corporation Information** (if applicable)

**Partnership Information** (if applicable)

Corporation Name, if different from above)

Partner's Names

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
State of Incorporation

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**END OF SECTION**

## Attachments to the Bid Form

**Small and Underutilized Business Program (SUBP) Form**  
**Heritage Park | Vacant Unit Interior Renovation**  
**FILL OUT AND SUBMIT WITH BID FORM**

Firm Name: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone: \_\_\_\_\_ Date: \_\_\_\_\_

**Project Goals:** 5% Combined MBE/WBE

**Workforce Goals:** 32% Minority 20% Female

**Retained Dollar Value is the labor and/or material that is being captured by a MNUCP certified firm that counts towards the SUBP goals. Any labor or material that is not through an MNUCP certified firm, does not count towards the SUBP goals.**

1. Is your business a Small and Underutilized Business Program (SUBP) Certified Vendor:  
Y / N (If Y circle all that apply) MBE WBE

Retained Dollar Value of Bid Package \$: \_\_\_\_\_

2. Please list all sub-vendors, suppliers, and subcontractors below. Please indicate if they do or do not meet SUBP Goals for the Bid Package listed on your Bid Form. If a company is an MBE / WBE, they must be registered with the City of Minneapolis, Minnesota United Certification program (MNUCP). MNUCP certified firms certified as both MBE and WBE will only count towards the MBE Goal. City of St. Paul, CERT certified firms cannot and will not be counted towards the SUBP goals.

**Vendor/Supplier Firm Name** \_\_\_\_\_

Certification (circle all that apply): MBE WBE NONE

Retained Dollar Value of Bid Package \$: \_\_\_\_\_

**Vendor/Supplier Firm Name** \_\_\_\_\_

Certification (circle all that apply): MBE WBE NONE

Retained Dollar Value of Bid Package \$: \_\_\_\_\_

**Vendor/Supplier Firm Name** \_\_\_\_\_

Certification (circle all that apply): MBE WBE NONE

Retained Dollar Value of Bid Package \$: \_\_\_\_\_

**Vendor/Supplier Firm Name** \_\_\_\_\_

Certification (circle all that apply): MBE WBE NONE

Retained Dollar Value of Bid Package \$: \_\_\_\_\_

# Contractor Profile Form



Each subcontractor and supplier on this project must complete this form. Please return the completed form to the General Contractor as soon as possible. ALL questions must be directed to the General Contractor.

## Company and Project Information

Project Name: \_\_\_\_\_

Company Name: \_\_\_\_\_

Company Address: \_\_\_\_\_

Contact Person, Phone & E-mail: \_\_\_\_\_

Scope of Work:  
Contract Amount: \_\_\_\_\_

\_\_\_\_\_ w \_\_\_\_\_ dat \_\_\_\_\_  
(Company Name) MM/DD/YYYY

The date employees will begin work on-site is estimated to be from: \_\_\_\_\_ until \_\_\_\_\_  
If Company is a supplier write "N/A" MM/DD/YYYY MM/DD/YYYY

Is Company subbing out any work or purchasing supplies from another company? Yes \_\_\_\_\_ No \_\_\_\_\_

If you placed an ( X ) next to Yes, that Company must also fill out the Contractor Profile Form.

To who? \_\_\_\_\_ For what? \_\_\_\_\_ Subcontract Amount: \_\_\_\_\_  
(Company Name #1)(Scope of Work)

To who? \_\_\_\_\_ For what? \_\_\_\_\_ Subcontract Amount: \_\_\_\_\_  
(Company Name #2) (Scope of Work)

## Inclusion Goals

### Small and Underutilized Business Program (SUBP)

Is Company certified through the Minnesota Unified Certification Program (MNUCP) and located in the 16-county metro area?

If yes, ( X ) the appropriate certification below:

If no, ( X ) here:

MNUCP Minority-Owned (MBE)/Woman-Owned Business (WBE) \_\_\_\_\_ N/A

**Workforce Utilization ( Goals: 6% female hours, 32% minority hours)**

**Instructions for completing Workforce Hours table:**

- Only on-site trade workers and laborers count towards the workforce utilization goals . • The hours for office, administrative, managerial, supervisory, and professional employees **do not count** towards meeting these goals. • In the table below, record the anticipated number of labor hours for each item.

	Hours	Percent	List first & last names of minority & female workers employed on project:	
<b>Total Project Hours</b>			1) _____	4) _____
<b>Total Female Hours</b>			_____	5) _____
<b>Total Minority Hours</b>			2) _____ 3) _____	6) _____

Workforce used on Project: Union \_\_\_\_\_ Non-Union \_\_\_\_\_

**Payroll and Wage Information**

A wage decision was provided to my company for this project: \_\_\_\_\_ Yes No

General Decision Number (*found on the wage decision*) : MN \_\_\_\_\_

**Instructions for completing Work Classification + Wage table:**

- List the work classifications that will be used on this project as listed within the wage decision. Include any apprentices.
- If apprentices will be used, additional documentation is required. Review the *Instructions for Contractors* tab for more information. • If a trade is missing from the wage decision, make sure to include that trade in the table below and (X) the last column. Review the *Instructions for Contractors* tab for further information.

Work Classification	Base Wage Rate (\$)	Fringes (\$)	(base + fringes)	Classification is Needed
			\$0.00	
			\$0.00	
			\$0.00	
			\$0.00	

**Total Wage Payment**

**(X) If Additional**



The fringe benefit will be paid to \_\_\_\_\_ employees:directly (included in the paycheck)  
\_\_\_\_\_ through a funded fringe benefit plan (trustee or  
\_\_\_\_\_ third party) through an unfunded (company-  
paid) fringe benefit plan

**Name of person authorized to certify payroll reports:**

**Title of authorized person:** \_\_\_\_\_  
\_\_\_\_\_ E- \_\_\_\_\_

---

**Name of Owner/Principal Officer**

**Title**

**Signature**

**Date**

*Must be signed in ink. E-  
signatures are not accepted.*

**SUMMARY OF WORK**

**PART 1- GENERAL**

**1.01 PROJECT OVERVIEW**

- A. The Work consists of General Repair work in vacant units at Heritage Park Apartments in Minneapolis, MN as summarized below.
  - 1. Preparation and Painting of walls and ceilings, doors, trim, and kitchen cabinets
  - 2. Replacement of Interior Doors and Hardware and Kitchen Cabinet Doors and Drawer Fronts (as identified in the Scope of Work)
  - 3. Removal and Replacement of Flooring Materials
  - 4. Resurfacing of Kitchen Countertops (as identified in the Scope of Work)
  - 5. Replacement of Bathroom Vanity, Vanity Tops, Faucets, and Toilets (as identified in the Scope of Work)
  - 6. Reglazing of Bathtubs
  - 7. Replacement of Window Blinds
  - 8. Final Cleaning
  - 9. Carpet Cleaning
  - 10. Drywall Repairs and Ceiling Texture Repairs (as identified in the Scope of Work)
  - 11. Removal and Proper Disposal of Appliances, Furniture, Household Items, Food Items, Trash, and Debris (as identified in the Scope of Work)
  - 12. Replacement of Smoke Detector with Combined Smoke and Carbon Monoxide Detectors
  - 13. Miscellaneous Hardware and Appurtenances (as needed)
- B. The contractor shall clean units to occupancy-ready condition prior to leaving sites.
- C. The Owner will not be responsible for any work associated with this project.

**PART 2 - PRODUCTS**

**2.01 SYSTEM COMPONENTS**

- A. Per Project Specifications

**2.02 COMPONENTS SUPPLIED**

**BY OWNER**

- A. As specified in Part 3 below.

## **PART 3 - EXECUTION**

### **3.01 WORK PERFORMED BY CONTRACTOR**

#### **A. Scope of Work Matrix**

The Scope of Work Matrix for the Heritage Park Apartment, Vacant Unit Interior Renovation identifies the details of the work to be conducted in each unit. The description of work in paragraph B below, are for the types of work in the units. No unit contains all the types of work. Contractor shall review the Scope of Work Matrix to determine the work required in each unit.

#### **B. Scope of Work**

1. Preparation and Painting of walls and ceilings, doors, trim, and kitchen cabinets
  - a. Work shall include the cleaning, priming and painting of drywall (new and existing) on walls and ceilings in the entire unit. Doors and Trim shall be painted throughout unit.
  - b. Work shall include painting of kitchen cabinets.
    - i. Failed thermafoil coating shall be entirely removed from the substrate.
    - ii. If the thermafoil coating is intact the surface shall be cleaned and prepared in accordance with the manufacturer's instructions.
    - iii. All substrates shall be thoroughly cleaned and prepared in accordance with the manufacturer's instructions.
    - iv. Paint all kitchen cabinets with Urethane, Semi-Gloss: Two coats over primer coat. Primer Coat: Extreme Bond Primer by Sherwin Williams or equal. Bottom and Topcoat: Emerald Urethane Trim Enamel by Sherwin Williams, semi-gloss white - K37W 2751 or equal.
    - v. The surfaces shall be primed in accordance with Section 09 91 00 PAINTING.
  - c. Work shall be performed in accordance with Section 09 91 00 PAINTING.
  - d. One single color shall be used for all surfaces, as selected by Owner.
2. Replacement of Interior Doors and Hardware and Kitchen Cabinet Doors and Drawer Fronts (as identified in the Scope of Work Matrix)
  - a. Interior Doors and Hardware
    - i. Work shall include replacing the interior doors and hardware as designated by the Owner.
    - ii. Work shall include reinstalling existing hardware and adjusting existing hardware to ensure proper door operation.
    - iii. Existing doors which are in usable condition shall be salvaged from other vacant units in the community, as identified by the Owner's Representative, and re-installed in specified units as needed.
    - iv. Work shall be performed in accordance with Section 08 21 10 HOLLOW CORE WOOD DOORS, Section 08 71 00 DOOR HARDWARE
  - b. Replacement of Kitchen Cabinet Doors and Drawer Fronts
    - i. Work shall include the removal and replacement of all damaged kitchen cabinet doors and drawer fronts with in-kind materials as determined by the Owner's Representative. Existing pull hardware shall be reused.
    - ii. Existing doors and drawer fronts which are in usable condition shall be salvaged from other vacant units in the community, as identified by the Owner's Representative, and re-installed in specified units as needed.

- iii. Complete hardware installation and adjust doors and drawers for proper operation.
3. Removal and Replacement of Flooring Materials
- a. Work shall include the selected removal of existing flooring materials as provided in the Scope of Work Matrix and replacement with Luxury Vinyl Plank flooring, minimum 6 Mil wear layer, color as selected by Owner.
  - b. Patcraft Homegrain 12; Mohawk Baldoria; Lifeproof Sterling Oak, or equal.
4. Resurfacing or Replacement of Kitchen Counter Tops
- a. BASE BID - Resurfacing work:
    - i. Shall include the steps to thoroughly clean the entire existing laminate countertop surface, repair knife cuts and chips, apply a non-acid bonding agent, two coats of primer, multi-color coats and two coats of a clear high- tech acrylic enamel.
    - ii. Shall be performed by a professional applicator with at least 3 years- experience.
    - iii. Resurfacing material shall have a stone look finish, to be selected by the Owner's Representative from samples submitted by the Contractor.
    - iv. Application shall be Miracle Method Natural Accents, or equal.
  - b. ALTERNATE BID - Replacement work:
    - i. Counter Tops: Counter tops shall be fully post formed type of high-pressure plastic laminated to 3/4" thick Particleboard with a minimum 4" backsplash. The bottom front edge and ends of counter tops shall have a solid wood mold. The perimeter of the bottom of counter tops and sink cut outs shall be sealed with varnish. The countertop shall include a drip edge. Provide side splashes where required.
    - ii. Plastic Laminate: High pressure plastic laminate, 0.028" thick, General-Purpose Type (GP-28). Selection may vary from unit to unit.
    - iii. Core Material for Plastic Laminates: 3/4" Particleboard.
    - iv. Attach countertops securely to base units. Spline and glue joints in countertops; provide concealed mechanical clamping of joint. Provide cutouts for fixtures and appliances as required; drill pilot holes at corners before making cutouts. Verify sink size with plumbing specifications. Smooth cut edges and coat with waterproof coating or adhesive.
5. Replacement of Bathroom Vanity, Vanity Tops, Faucets, and Toilets
- a. Work shall include complete replacement of bathroom vanities, vanity tops, bathroom faucets and toilets as identified in the Scope of Work Matrix.
  - b. Work shall be done in accordance Section 12 35 00 -Specialty Casework, and Section 22 40 00- Plumbing Fixtures
6. Reglazing of Bathtubs
- a. Work shall include the steps to thoroughly remove existing caulk and clean the tub using two-step cleaners to remove soap scum, mineral deposits, and body oils. Next, all cracks and chips are repaired. Apply a bonding agent to ensure a solid bond between the old surface and the new finish. Finally, apply a durable acrylic coating using a fine-finish spray process. Re-caulk tub and thoroughly clean the work area.
  - b. Work shall be performed by a professional applicator with at least 3 years- experience.

- c. Material shall have a gloss finish, color to be selected by the Owner's Representative from samples submitted by the Contractor.
  - d. Application shall be Miracle Method tub refinishing process, or equal.
- 7. Replacement of Window Blinds
  - a. Work shall include the removal and replacement of window blinds throughout the entire unit.
  - b. Work shall be performed in accordance with Section 12 49 10 HORIZONTAL LOUVER BLINDS.
- 8. Final Cleaning
  - a. Work shall include final cleaning of all units where work is performed.
  - b. Work shall include an allowance of 12 workforce hours to complete the cleaning of each unit.
  - c. Work shall be performed in accordance with Section 01 74 00 CLEANING AND WASTE MANAGEMENT.
- 9. Carpet Cleaning
  - a. Work shall include cleaning of existing carpet as identified in the Scope of Work Matrix.
  - b. Work shall be performed using the water extraction method with a truck-mounted ejection system by a technician with experience in the method of cleaning.
  - c. Work shall be performed in accordance with Section 01 74 00 CLEANING AND WASTE MANAGEMENT.
- 10. Drywall and Ceiling Texture Repairs
  - a. Work shall include repair of existing damaged material as identified in the Scope of Work Matrix.
  - b. Work shall be performed in accordance with Section 09 26 00 GYPSUM BOARD ASSEMBLIES.
- 11. Removal and Proper Disposal of Appliances, Furniture, Household Items, Food Items, Trash, and Debris
  - a. Work shall include removal and proper disposal of appliances, furniture, household items, food items, trash, and debris as identified in the Scope of Work Matrix.
  - b. The Contractor shall provide disposal containers and shall not dispose of any material in on-site dumpsters,
  - c. The contractor shall attempt to recycle as much material as possible.
  - d. At the Owner's requested identified appliance shall be taken to an onsite storage facility.
- 12. Replacement of Smoke Detector with Combined Smoke and Carbon Monoxide Detectors
  - a. Work shall include replacement of all smoke detectors in every unit. The number of detectors in each unit is two more than the bedroom size.
  - b. Work shall install First Alert BRK SC-9120B Hardwired Smoke and Carbon Monoxide (CO) Detector with Battery Backup or equal.
- 13. Miscellaneous Repairs, Hardware and Appurtenances (as needed)
  - a. Work shall include but not limited to removal and replacement of miscellaneous items such as furnace filters, exhaust fans, hood vents, air supply and return grilles, switch plate covers, toilet and bath accessories and wardrobe and closet accessories.

- b. Work shall include an allowance of 3 workforce hours to complete the minor repairs in each unit.
- c. Work shall be performed as identified on the Scope of Work Matrix or by the Owner's representative in writing.
- d. Payment will be made for actual quality of work performed and verified by the Contractor and Owner's Representative, based on unit pricing and material mark-up stated in the bid. .

### **3.02 INCLUSIONS**

- A. The Contractor shall include, in his bid, any and all costs incurred in complying with the intent of the Project Specifications.

**END OF SECTION**

**APPLICATIONS FOR PAYMENT**

**PART 1- GENERAL**

**1.01 DESCRIPTION**

- A. This section describes the procedures and submittal requirements regarding Unit Pricing, Change Orders, and Application for Payment requests to the Owner.

**1.02 PROGRESS PAYMENTS**

- A. Unit Pricing:
  - 1. The Unit Pricing submitted by the Contractor shall be considered fixed and inclusive of its purchase, installation, overhead expenses and profit.
  - 2. Units of measurement shall be as described on the Bid Form:
    - a. Dollars per square foot.
    - b. Dollars per lineal foot.
    - c. Dollars per unit.
    - d. Dollars per Workforce hours
    - e. Actual material price plus markup
  - 3. The Contractor shall obtain written approval, on the Unit Pricing forms provided, by signature of the Consultant or an authorized on-site representative of the Owner, for each day's quantity of completed work affected by unit pricing.
  - 4. The Contractor shall accumulate the completed Unit Pricing forms and submit them to the Consultant, on a weekly basis, in conjunction with a completed Change Order form totaling the cost of the approved Unit Pricing. .
  - 5. In the event that proper approval of Unit Pricing is not obtained, the Owner reserves the right to reject the Contractor's measurement of Unit Pricing work-in-place, and to have the Work measured by the Consultant, or an independent surveyor acceptable to both the Owner and Contractor, at the Contractor's expense. Unit Pricing is intended to be used for small-scale areas of extra work. In the event that the scope of the work covered by the unit pricing escalates, the Owner reserves the right to negotiate a lump sum price in lieu of the Unit Pricing.
- B. Change Orders:
  - 1. The Contractor shall be responsible for initiating the request for Change Order, on the forms provided by or acceptable to the Consultant, to include:
    - a. A summary of the approved Unit Pricing (include copies of approved Unit Pricing forms), on a weekly basis.
    - b. A description of the approved change in the Work, within one (1) week of initiation.
  - 2. The Consultant will review the Change Order requests and forward them with his recommendation to the Owner; copies approved by the Consultant and Owner will be returned to the Contractor.
  - 3. The Contractor shall submit the approved Change Order forms in conjunction with an Application for Payment form, including the total of the approved Change Orders.

4. Change Orders shall be considered valid only if:
  - a. Submitted in writing on the proper Change Order form.
  - b. Approved by signatures the Owner.

C. Application for Payment

1. The Contractor shall submit:
  - a. Completed Application for Payment, on standard AIA formats, in triplicate.
  - b. Contractor's original invoice.
  - c. Subcontractor's material and/or labor Waivers of Lien, where applicable, to match the amount requested.
  - d. Written justification for payment of materials not in-place by means of supplier invoices, bills of lading, Waivers of Lien, etc.
2. The Contractor shall submit Application for Payment, on a periodic basis or as determined in the Agreement, to:

J Benson Construction  
505 E. Grant Street  
Minneapolis, MN 55404

ATTN: Eric Burdak

3. The Consultant shall review the Application for Payment and either:
  - a. Approve the requested amount as a representation that the Work has progressed to the point indicated and, that to the best of his knowledge, information and belief, the quality of the Work is in accordance with the Contract Documents, or;
  - b. Revise the amount requested to an amount for which he is able to make such representation to the Owner.
  - c. Notify the contractor in writing of the applications rejection due to error and/or incompleteness
4. Payments will be reviewed, approved, and submitted to the Owner with the Consultants recommendations on a timely basis.
5. A retainage of ten percent (10%) of the requested amount shall be withheld on each progress payment. The Contractor's invoice shall match the amount requested, less the retainage.

**PART 2 - PRODUCTS**

- A. Not Used.

**PART 3 - EXECUTION**

- A. Not Used

**END OF SECTION ,**



**01 26 00**  
**SECTION 01026 - UNIT PRICES**

**PART 1 – GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

**1.2 SUMMARY**

- A. This Section includes administrative and procedural requirements for unit prices.

**1.3 DEFINITIONS**

- A. Unit price is an amount proposed by bidders, stated on the Bid Proposal, as a price per unit of measurement for materials or services added to or deducted from the Contract Sum by appropriate modification, if the estimated quantities of Work required by the Contract Documents are increased or decreased.

**1.4 PROCEDURES**

- A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead, profit, and applicable taxes.
- B. The Owner reserves the right to reject the Contractor's measurement of work-in-place that involves use of established unit prices, and to have this work measured, at the Owner's expense, by an independent surveyor acceptable to the Contractor.
- C. Schedule: A "Unit Price Schedule" is included in the Bid Proposal. The Schedule contains requirements for materials described under each unit price.

**PART 2 - PRODUCTS (Not Applicable)**

**PART 3 - EXECUTION (Not Applicable)**

**END OF SECTION**

## ALTERNATES, ALLOWANCES AND SUBSTITUTIONS

### PART 1- GENERAL

#### 1.01 DESCRIPTION

- A. This section identifies each voluntary and/or mandatory Alternate, by number, and describes the basic changes to be incorporated into the Work; only if that Alternate is made a part of the Work by acceptance by the Owner in the Agreement.
  - 1. A Mandatory Alternate Bid shall be in addition to the Base Bid. It may contain some or all aspects of the Base Bid, except those changes specifically described herein.
  - 2. An Alternate Bid shall be in lieu of the Base Bid. It shall contain all aspects of the Base Bid, except those changes specifically described herein.
  - 3. An Alternate Add or Alternate Deduct, as described herein, shall add work to, or deduct work from, the Base Bid.
- B. This section also includes the Contractor's options in selecting products or requesting the acceptance of substitute products.
- C. This section also specifies Allowances – monetary amounts (or materials) to be included in the Contractor's bid prices – which will be used to cover change orders, unit pricing, deteriorated material replacement and/or other intangibles during the course of the Work.

#### 1.02 RELATED REQUIREMENTS

- A. Bidding Documents: Method of quotation for each Alternate, and the basis of the Owner's acceptance of Alternates.
- B. Referenced sections of these specifications, or drawing details, which stipulate the products and methods necessary to achieve the Work for each Alternate, as described below.
- C. Coordination of related work and modification of surrounding work of the Base Bid, as required to properly integrate the work of each Alternate, to provide the Work as required by the Contract Documents.

#### 1.03 DESCRIPTION OF ALTERNATES

- A. Mandatory Alternate Bid #1: None.
- B. Alternate Bid #1: Replacement of One Kitchen Countertop

#### 1.04 PRODUCT OPTIONS AND SUBSTITUTIONS

- A. Contractor's product options:
  - 1. If products are specified only by reference standard, any product which meets that standard, by any manufacturer, shall be used.

2. If several products are specified by name or manufacturer, any of the listed products may be used.
3. If only one product is specified by name or manufacturer, that product shall be used, or the Contractor shall submit a request for substitution, as specified below, for a product that meets or exceeds the quality standards of the listed product.
4. If product list is followed by "Approved equal", the Contractor may use any of the listed products or shall submit his "or equal" for consideration, following the substitution procedure, as specified below.

B. Substitutions:

1. During the Bidding process, the Consultant may consider written requests from Bidders for substitute products in place of those specified. If the Consultant deems the substitute product to be worthy of approval, it will be incorporated as such into an Addendum to all Bidders. Requests for substitutions shall include data as listed below.
2. Any Bidder who wishes to propose substitute products must nevertheless submit his Bid Price in accordance with the specifications. Failure to do so may result in the substitution being rejected without consideration. He shall then submit his substitute product, and corresponding bid adjustment amount, in conjunction with the Bid Form, on the form provided.
3. After the Bid Opening but prior to Contract Award, the Consultant may consider the requests, submitted in conjunction with the Bid Form, from Bidders for substitute products in place of those specified. If the Owner deems the substitute product to be worthy of approval, it will be incorporated as such into the Agreement. Requests for substitutions shall include data as listed below.
4. After Contract Award, the Consultant will consider written requests for "or equal" product substitutions in place of those specified. Such requests must be submitted with the product list submittals. Approval of the submittal package shall constitute approval of proposed substitute products. Requests for substitutions shall include data listed below.
5. Submit two (2) copies of the request form for each substitution, supported with complete data, drawings and/or appropriate samples as necessary to show compliance with the intent of the Contract Documents, including:
  - a. Product description, performance and test data, and applicable reference standards.
  - b. Name, address, date of installation and Owner contact of similar projects on which the product was used.
  - c. Changes required in other elements of the Work as a result of incorporation of the substitute product.
  - d. Effect on the anticipated construction schedule, if any.
  - e. Cost of incorporation of the proposed substitution regardless of whether the Contract Sum is affected or not.

C. Contractor's representation: a request for substitution constitutes a representation that the Contractor:

1. Has investigated and determined that the proposed substitute product is equal or superior, in all respects, to the specified product.
2. Will provide the same warranty as specified if substitute products are utilized.
3. Will coordinate the incorporation of the proposed substitution in the Work
4. Will modify other portions of the Work, as may be required, to complete the project in accordance with the intent of the Contract Documents.

5. Waive all future claims for added costs to the Contract, over and above those approved by the Owner that may be caused by use of the substitute product.
- D. Substitutions will not be considered if:
1. They are indicated or implied on shop drawings or product data submittals, except as described above.
  2. The substitute product is considered, in the opinion of the Consultant, to be outside of the general classifications of the specified product.
- E. Approval of the substitution would require substantial revisions to the Contract Documents. Contractor shall not order or install substitute products without Written Notice of Acceptance of the request for substitution by the Consultant and the Owner. Submission of the Substitution Request Form does not in any way constitute approval. If the substitution is not approved, the rejection shall be considered final and the Contractor shall furnish a specified product.

#### **1.05 ALLOWANCES**

- A. None.

#### **PART 2 - PRODUCTS**

- A. Not Used.

#### **PART 3 - EXECUTION**

- A. Not Used.

**END OF SECTION**

**PROJECT MEETINGS**

**PART 1- GENERAL**

**1.01 DESCRIPTION**

A. This section provides information regarding the Consultant's scheduled project meetings.

**1.02 PRE-BID MEETING**

- A. A pre-bid meeting will be held, at the project site, at the time designated in Section 00 11 13 – "Invitation to Bid."
- B. Representatives of all prospective Bidders shall meet with the Consultant to review the existing conditions on the project site.
- C. The Consultant will, as a minimum, address the following items at the pre-bid meeting:
  - 1. Introduction of key project personnel;
  - 2. The general project scope, including site walkover;
  - 3. The requirements of Section 00 21 13 – "Instructions to Bidders";
  - 4. The bid(s) to be included;
  - 5. The Bid due date;
  - 6. The Owner's intended project construction schedule;
  - 7. Required project warranties;
  - 8. Any special requirements;
  - 9. Anticipated construction facilities:
    - a. Use of the site and restrictions, if any;
    - b. Temporary services and controls.

**1.03 PRE-CONSTRUCTION CONFERENCE**

- A. Within ten (10) days after Consultants receipt and approval of required project submittals Contractor shall provide Consultant with written notice of his intent to start the work.
- B. Within ten (10) days after receipt of Contractors written notice of his intent to start the work Consultant will schedule a formal pre-construction conference to be held at the project site, at a time designated by the Consultant.
- C. Representatives of the Contractor and his subcontractors, including the project superintendent and foreman, shall attend the pre-construction conference with the Consultant and a representative of the Owner.
- D. The Consultant will, as a minimum, address the following items at the pre-construction meeting:
  - 1. Designation of key personnel and their duties;
  - 2. The channels for project communication;
  - 3. Review of the project Scope of Work;
  - 4. The anticipated project construction schedule, showing timeframe for start and completion of each portion of the Work;

5. Review of material list (Contractor shall provide an updated list if changes were made from initial submittal);
6. Review of sequencing for critical areas of the Work;
7. The requirements for approving and processing of Unit Pricing and Change Orders;
8. Job site conditions and requirements:
  - a. Use of site and restrictions;
  - b. Temporary services and controls;
  - c. Existing facilities and maintenance of operation;
  - d. Daily completion procedures, such as night seals;
  - e. Emergency weather-seal protections;
9. Notification procedures;
10. Expectations of the Owner;
11. Quality control of new work.

## **PART 2 - PRODUCTS**

- A. Not Used.

## **PART 3 - EXECUTION**

- A. Not Used.

**END OF SECTION**

## SUBMITTAL PROCEDURES

### PART 1- GENERAL

#### 1.01 DESCRIPTION

- A. This section provides requirements for project submittals and guidelines for submittals, by the Contractor or his Subcontractor, of shop drawings and other submittals as requested in the Project Documents.

#### 1.02 SUBMISSION REQUIREMENTS

- A. Submittals listed below shall be delivered to the Consultant as soon as possible after Contract Award, but no later than ten (10) days prior to Contractor's intent to start work, and/or a minimum of five (5) days before approval is needed to order materials.
- B. Provide One (1) Bound Set for Owner's use.
- C. Provide One (1) Bound Set of SDS for Owner's reference and use at the project site.
- D. Accompany submittals with transmittal letter, containing:
1. Date.
  2. Project title
  3. Contractor's name and address.
  4. Notification of deviations from Contract Documents, if any.
- E. Required Submittal items:
1. Insurance Certificate: Original copy, with the Owner as certificate holder and the Consultant (and any other entities specified) named as Additional Insureds.
  2. Materials: List of major products proposed for use, with name of manufacturer, trade name or model number of product or materials (final list may be provided at the preconstruction meeting if changing between specified products). Submit product data sheets, printed information, installation instructions, catalog cuts, or material color charts.
  3. Safety Data Sheets: Provide copies of SDS for each product that will be brought on-site.
  4. Project Schedule: Provide a breakdown of the project schedule timetable by each major portion of the work. As a minimum, include start and completion dates for each required task.
  5. Schedule of Values: Provide a breakdown of project cost by each major portion of the. **DO NOT** list only material and labor.
  6. Sheet Metal Color Charts: Original, standard color charts, for selection by the Owner. This selection may not be made during the submittal approval process.
  7. Shop Drawings, if applicable.
    - a. Shop-fabricated items, shall be original drawings (not reproductions of Contract Documents) prepared by the Contractor, Subcontractor, Supplier or Distributor, which illustrates some portion of the Work, showing fabrication, layout, setting or erection details, if applicable.

- b. Portions of the Work to be designed by the Contractor, as specifically stated in the Contract Documents.
- 8. Manufacturer's Certification: Submit a letter from the manufacturer stating their intent to warrant the project, as specified, including certification of the Contractor's standing as a licensed applicator of the specified product and/or system.
- 9. Warranty: Submit a sample copy of the applicable manufacturer's warranty as well as a copy of the completed application for warranty.
- 10. Provide all necessary contact numbers (cellular, pager, etc.) for key personnel involved in the project. Include after-hours contact name and home telephone number in case of emergency. Also provide subcontractors' names, addresses, contact names, and phone/fax numbers, if applicable.

### **1.03 SHOP DRAWINGS**

- A. Original drawings required by the Project Documents, prepared by Contractor, Subcontractor, material supplier or distributor, which illustrate some portion of the Work, showing fabrication, layout, setting or erection details, prepared by a qualified draftsman. Reproduction and use of enclosed drawings will not be allowed.

### **1.04 CONTRACTOR RESPONSIBILITIES**

- A. The Contractor shall review the shop drawings, product data and samples prior to submission. The Contractor shall initial, sign, or stamp the submittals to certify his review and acceptance.
- B. Verification of existing field measurements and conditions is the SOLE responsibility of the Contractor.
- C. The Contractor's responsibility for errors and omissions in submittals is not relieved by the Consultant's review or acceptance of submittals.
- D. Clearly indicate, in the submittals, any deviations from the requirements of the Project Documents caused by acceptance of substitutions, negotiations with the Owner after the Bid, etc. Any changes to the Project Documents must be confirmed by written Change Order.
- E. The Contractor shall not begin work prior to receipt of the approved submittals from the Consultant.

### **1.05 DISTRIBUTION OF SUBMITTALS**

- A. The Consultant will retain two (2) copies of approved or approved-as-noted submittals, one for Owner's representative and one for the Owner, and will return the remaining copies to the Contractor.
- B. The Contractor shall be responsible for distributing submittals which carry the Consultant's approval, as required for construction or fabrication, to the project Superintendent, Subcontractors, and material suppliers or distributors.

## **PART 2 - PRODUCTS**

- A. Not Used.

**END OF SECTION**



## QUALITY CONTROL

### PART 1- GENERAL

#### 1.01 DESCRIPTION

- A. This section provides requirements for the standards of quality for materials and workmanship for this project.

#### 1.02 GENERAL

- A. The Contractor shall maintain quality control over his employees, suppliers, manufacturer's products, services and site conditions to produce work of specified quality.

#### 1.03 WORKMANSHIP

- A. Comply with recognized industry standards, except where specifications indicate more rigid standards or more precise workmanship.
- B. Perform the Work with personnel qualified to produce workmanship of specified quality.

#### 1.04 APPLICATION QUALITY CONTROL

- A. The Contractor shall be experienced in all aspects of the type of work being performed.
- B. The Contractor shall be approved, by the product/system manufacturer, to install the specified roof system prior to the commencement of the Work. The Contractor shall also be certified to procure the specified warranty.
- C. The Contractor shall, at all times, have a complete set of Project Documents, including specifications, drawings, SDS sheets and approved submittals for his use and reference, on the project site. The site superintendent shall produce these Project Documents upon request of either the Owner or the Consultant. Failure to do so will result in a violation of Item 1.07 of this Section.

#### 1.05 TESTING SERVICES

- A. During the course of the Work, the Consultant may secure samples of materials being used and/or samples of the work in place at the project site. The samples will be submitted to an Independent Testing Laboratory for comparison with the specifications.
- B. Should it be determined by the Consultant that the materials and/or application rates being utilized do not meet the specification requirements; the Contractor shall pay for the services of the Independent Testing Laboratory to perform reviews, tests, and other services, including costs incurred by the Consultant.
  - 1. If test results prove that the material and/or work in place is not in compliance with the specifications, the Contractor shall be charged for all testing and other services, including costs incurred by the Consultant.
    - a. If the Work has been completed when test results are received, the Owner may charge the Contractor a penalty of up to twenty percent (20%) of the Contract price or require the Contractor to remove and replace the Work.
    - b. If only a portion of the Work has been completed when test results are received,

the Owner may charge the Contractor a penalty in proportion to the amount completed or require the Contractor to remove and replace the Work. All remaining work shall be completed in accordance with the specifications.

- C. Testing services shall be performed in accordance with the requirements of governing authorities, industry and specified standards.
- D. Reports shall be submitted to the Owner, in duplicate, giving observations and results of the tests, indicating compliance or non-compliance with specified standards and the Project Documents.

#### **1.06 MANUFACTURER'S FIELD SERVICES**

- A. Product Manufacturer(s) shall make available, upon request, qualified personnel to observe field conditions, conditions of surfaces and installation and quality of workmanship.
- B. The product manufacturer shall make qualified personnel available to make necessary recommendations during the course of the project, and to perform a final review of the Work, if requested.
- C. The manufacturer's representative shall submit a copy of his written report to the Consultant, listing observations and recommendations.

#### **1.07 CONSTRUCTION OBSERVATION**

- A. Construction observation shall be conducted by the Consultant on a periodic basis, as determined by agreement with the Owner. If the Contractor is cited for non-compliance with the specifications during the course of a site visit, all parties shall be notified with a copy of the observation report.
- B. In the event that the Contractor is cited for the same non-compliance item twice, or any three items total, the Owner may employ the Consultant to provide more frequent observation or fulltime observation, to ensure compliance with the Project Documents. The cost of these additional visits may be deducted, in whole or in part, from the Contractor's final contract amount.

#### **PART 2 - PRODUCTS**

- A. Not Used.

#### **PART 3 - EXECUTION**

- A. Not Used.

**END OF SECTION**

**SITE CONDITIONS AND CONTROLS**

**PART 1- GENERAL**

**1.01 DESCRIPTION**

- A. This section provides requirements for the Contractor's operations at the project site, including use of existing facilities and utilities, delivery and storage of materials and equipment and controls affecting work operations.

**1.02 SECURITY AND ACCESS**

- A. Security: Follow the Owner's procedures and requirements, as established during the preconstruction conference.
- B. Maintenance of access and operations:
  - 1. During the performance of the Work, the Owner shall continue to perform his normal operations in the building. The Contractor shall maintain access to Owner-occupied areas at all times.
  - 2. Schedule demolition and roofing work with the Owner in such a manner as to allow his normal operations to continue without interruption.
- C. Maintenance of existing services:
  - 1. The Contractor shall, during the performance of the Work, not adversely affect the temperature and humidity of the building interior; dust and debris shall be controlled to prevent interference with normal operations.
  - 2. Notify the Owner a minimum of three (3) days prior to each required interruption of mechanical or electrical services in building. Such interruptions shall occur only when, and for the length of time, approved by the Owner.
- D. Building access:
  - 1. Access to the building's interior shall be restricted to performing portions of the Work which requires such interior access. The Contractor shall not have access to the building's interior during non-business hours unless previously arranged with the Owner.
  - 2. All access to the project site shall be by way of exterior means.

**1.03 MATERIAL STORAGE AND HANDLING**

- A. Store materials on-site where specified in Section 01 60 00 - "Materials and Equipment." Do not use any portion of the building interior for storage, unless specifically approved by the Owner.
- B. Stored materials shall be available for review by the Owner or Consultant at all times.
- C. Handle all materials properly and in original cartons or containers to prevent damage. Provide for all necessary rigging of materials and equipment supplied to the project site.

**1.04 SANITARY FACILITIES**

- A. The Contractor shall provide adequate, temporary chemical toilets for use by his employees. The toilets shall be in place at the project site when the Work is commenced.
- B. Upon completion of the Work, remove these facilities and all traces thereof.

#### **1.05 TEMPORARY WATER**

- A. The Contractor shall make arrangements with the Owner for water as required during the performance of the Work.
- B. The Owner shall be responsible for the cost of the water supply.
- C. The Contractor shall be responsible for providing hoses necessary for conveyance.

#### **1.06 TEMPORARY ELECTRICAL POWER**

- A. The Contractor shall make arrangements for electrical service, as necessary for completion of the Work, as established during the pre-construction conference.
- B. In the event that the Owner agrees to provide access to electrical service, he shall pay all energy charges for power and/or lighting used by the Contractor.

#### **1.07 ENVIRONMENTAL CONDITIONS**

- A. Do not install materials marked "Keep from Freezing" when daily temperatures are predicted to fall below 40°F.
- B. Do not perform masonry work unless the temperature is above 35°F and rising. Make provisions to protect masonry work from freezing for a period of forty-eight (48) hours after completion. Remove any masonry work that has been exposed to freezing within forty-eight (48) hours of completion.

#### **1.08 DEBRIS REMOVAL**

- A. Remove debris promptly from work areas each day. Do not allow piled debris to accumulate.
- B. All removed material, unless specifically noted for retention by the Owner, becomes the property of the Contractor.
- C. Do not allow debris to enter roof drains, storm sewers, catch basins, etc.
- D. Provide at site, prior to commencing removal of debris, a dumpster or dump truck to be located adjacent to the building where directed by the Owner.
- E. Protect the building surfaces at set-up and debris removal areas. Take all precautions necessary to prevent the scattering of debris during operations.
- F. Remove dumpster or dump truck from the premises when full and dispose of at an approved dumping or refuse area.
- G. Upon job completion, dumpster or dump truck and set-up area protection shall be removed from premises. All spilled or scattered debris shall be cleaned up immediately.

#### **1.09 PARKING FACILITIES**

- A. The Owner shall provide vehicle parking assignments and/or restrictions for the Contractor to the extent established during the pre-construction conference.

**1.10 LEAK (WATER) DAMAGE CONTROL**

- A. In the event of rain during performance of the Work, make work watertight and immediately inspect the interior of the building for leaks. The Contractor shall continue to check on the watertight status of the work on a 24-hour basis.
- B. Coordinate procedures with the Owner for access to the building during non-business hours for emergency work.
- C. If leaks are discovered during rains. Immediately notify the Owner of leak condition and perform emergency repairs on the work to stop leaks.

**1.11 CLEANING**

- A. The Contractor shall remove all spillage, overspray, or collections of dust or debris, and repair any damage inflicted on Owner-occupied spaces during the course of the Work.
- B. As soon as work on an area is complete, clean up all surfaces, remove equipment, materials and debris, and restore to a condition suitable for use by the Owner as quickly as possible.

**PART 2 - PRODUCTS**

- A. Not Used.

**PART 3 - EXECUTION**

- A. Not Used.

**END OF SECTION**

**01 60 00**  
**MATERIALS AND EQUIPMENT**

**PART 1- GENERAL**

**1.01 DESCRIPTION**

- A. This section includes general requirements for delivery, storage and handling of products to be used in the Work.

**1.02 GENERAL**

- A. Materials to be incorporated into the Work:
  - 1. Shall conform to applicable specifications and standards.
  - 2. Shall comply with the size, make, type and quality specified or shall be substitute products as specifically approved, in writing, by the Consultant.
  - 3. Fabricated products:
    - a. Fabricate and assemble in accordance with recognized industry standards.
    - b. Shall conform to the dimensions and configuration shown or specified or in accordance with approved shop drawing submittals.
- B. Materials shall not be used for purposes other than those for which they are designed, unless otherwise specified.

**1.03 REUSE OF EXISTING MATERIALS**

- A. Except as specifically indicated in the Construction Drawings or in Section 01 11 00 - "Summary of Work," materials and equipment removed from the existing construction shall not be utilized in the completed Work.
- B. Where materials and equipment are specifically indicated to be reused in the Work:
  - 1. Use special care in removal, handling, storage and reinstallation, to assure adequate and proper function in the completed Work.
  - 2. The Contractor shall be responsible for transportation, storage and handling of products which require off-site storage, restoration or renovation.

**1.04 MANUFACTURER'S INSTRUCTIONS**

- A. Where Project Documents require that the installation of work shall comply with the manufacturer's printed instructions, obtain and distribute copies of those instructions to all parties involved in the installation, including two copies to the Consultant.
  - 1. Maintain one set of complete instructions at the project site until completion of the work.
  - 2. Include copies of the printed instructions with the appropriate Product Data submittal.
- B. Handle, install, connect, clean, condition and adjust products in strict accordance with such instructions, and in conformity with specified requirements.
  - 1. Should existing conditions or specified requirements conflict, in any way, with the manufacturer's instructions, request clarification from the Consultant. Failure to notify the Consultant shall be grounds for rejection of the completed work.
  - 2. Do not proceed with work without clear instructions.

**1.05 TRANSPORTATION AND HANDLING**

- A. Arrange for delivery of materials in accordance with construction schedules; coordinate to avoid conflict with sequencing of the Work and conditions at the project site.
  - 1. When being transported to the project site by the Contractor, cover and protect materials in transit against entrance of dirt and/or weather damage.
  - 2. Deliver materials in undamaged condition, in manufacturer's original containers or packaging, with identifying labels intact and legible.
  - 3. Immediately upon delivery, inspect shipments to assure compliance with requirements of the Project Documents and approved submittals, and to assure that materials are properly protected and undamaged.
- B. Handle all materials properly and in original cartons or containers to prevent damage.
- C. Provide equipment and personnel to handle materials using methods necessary to prevent soiling or damage to products or packaging.

**1.06 STORAGE OF MATERIALS**

- A. Stored materials shall be available for review by the Owner or Consultant at all times.
- B. Store rolled goods on ends only. Discard rolls which have been flattened, creased, or otherwise damaged.
- C. Do not use any portion of the building interior for storage, unless specifically approved by the Owner.
- D. Completely cover the top and sides of materials with tarpaulin. Secure tarpaulin to prevent blow-off.
- E. Materials which, in the judgment of the Consultant, have been damaged, contaminated or improperly stored shall be immediately removed from the project site and replaced with new materials.

**PART 2 - PRODUCTS**

- A. Not Used.

**PART 3 - EXECUTION**

- A. Not Used.

**END OF SECTION**

## CONTRACT CLOSE-OUT AND WARRANTIES

### PART 1- GENERAL

#### 1.01 DESCRIPTION

- A. This section includes requirements for specific administrative procedures, close-out submittals, warranties and other forms to be used at the final completion of the Work.

#### 1.02 CLOSE-OUT PROCEDURES

- A. When the Contractor considers the Work complete, he shall submit **Written Notice** to the Consultant that:
1. He has reviewed the Project Documents and inspected the project for compliance with them;
  2. He certifies that the Work has been completed in accordance with the Project Documents; and
  3. He certifies that the project is complete, to his satisfaction, and is ready for the Final Review.
- B. The Consultant will perform the Final Review after receipt of the Contractor's **Written Notice** of project completion.
1. If the Consultant considers the Work to be complete and in accordance with the requirements of the Project Documents he shall notify the Contractor to produce the Contract Close-out submittals, as described below.
  2. If the Consultant considers the Work to be incomplete or not in accordance with the requirements of Project Documents:
    - a. He shall notify the Contractor, in writing, of the deficiencies.
    - b. The Contractor shall take immediate steps to remedy the identified deficiencies, and shall make the Work ready for re-review.
    - c. The Contractor shall submit a second **Written Notice** to the Consultant confirming that the identified deficiencies have been remedied.
    - d. The Consultant shall review the Work and, if complete, shall notify the Contractor to produce the Contract Close-out Submittals.
  3. Should the Consultant be required to perform a third review of the Work due to the failure of the Contractor to correct previously-identified deficiencies, the Owner may retain, from moneys due the Contractor, such amount as necessary to compensate the Consultant for additional visits.

#### 1.03 CLOSE-OUT SUBMITTALS AND WARRANTIES

- A. Guarantees, Warranties and Bonds:
1. The Contractor shall, upon project completion provide the following original warranty documents to the Consultant for the delivery to the Owner:
    - a. After the Consultant's acceptance, the Contractor shall deliver to the Consultant



each manufacturer warranty required by individual Sections of the Project Specifications, to be effective once complete payment has been received by both the Contractor and material suppliers.

b. Contractors two (2) year workmanship warranty for labor and materials.

B. Certification:

1. Lien Waivers: The Contractor shall submit final Waivers of Lien including those from subcontractors, material suppliers, or any other parties that may have lien rights against the property of the Owner, including a list of those parties. All waivers of lien shall be verified and duly executed before submittal.

C. Final Application for Payment:

1. The Contractor shall submit a final Application for Payment form showing the remaining amount due.

#### 1.04 CONTRACT CLOSE-OUT PACKAGE

A. The Contractor shall submit the Contract Close-out package to MBM Corporate Office in accordance with these requirements. The Consultant shall review the Contract Close-out Package for accuracy and completeness.

1. Contract Close-out Packages that are accurate, complete and in proper form shall be approved by Consultant and submitted to Owner on a timely basis.

2. Contract Close-out Packages that are not accurate, complete and in proper form, Consultant shall notify Contractor of its rejection and cause the Package to be set aside for forty-five (45) days, after which time Consultant shall again review corrected Contract Close-out Package if received and if correct, shall approve final payment and submit them to the Owner on a timely basis.

MBM CORPORATE OFFICE: McCormack Baron Management, Inc.  
100 N Broadway, Suite 100  
St. Louis, MO 63101  
Geoffrey.Lowe@McCormackBaron.com

#### PART 2 - PRODUCTS

A. Not Used.

#### PART 3 - EXECUTION

A. Not Used.

**END OF SECTION**

## CLEANING, CARPET CLEANING AND WASTE MANAGEMENT

The final step in preparing a vacant unit for a new occupant is to complete carpet cleaning, janitorial services, cleaning and sanitizing. All surfaces must be wiped off or washed cleaned. This includes, but is not limited to, food, grease, webs, dust, dirt, insects, insect eggs, and feces.

### Carpet Cleaning

Carpets shall be cleaned using a hot-water extraction method using a truck-mounted unit to inject hot water and cleaning agents. The process shall only be performed by a technician who has experience with this method of cleaning. The carpet shall be cleaned as follows:

1. Preparation: Vacuum the carpet thoroughly to remove any loose dirt or debris.
2. Pre-conditioning: Apply a pre-conditioner to the carpet to penetrate the any carpet soils. If the carpet is synthetic, such as nylon, the product shall have a pH of 10 or less.
3. Agitation: Agitate the pre-conditioner with a brushing system to penetrate the soils.
4. Dwell time: Allow adequate dwell time (10–20 minutes) for the pre-conditioner to work on the soils.
5. Extraction: Use a truck-mounted unit to inject hot water and cleaning agents into the carpet and removes the hot water and all the dirt and stain from the carpet.
6. Post Treatment- Apply a post-treatment solution to the carpet to neutralize any remaining cleaning agents.
7. Drying: Allow carpet to dry completely before walking on it.

Special considerations for janitorial service include:

1. Bathroom
  - Non-abrasive cleaners shall be used to remove soap scum, mildew, calcium deposits from tub, commode, shower, sink and ceramic tile, etc.
  - Clean and disinfect all bathroom fixtures (faucets, sink, toilet, bathtub, handles, knobs, etc.)
  - Mirror, medicine cabinet, counter, vanity, exhaust fan, and all other surfaces shall be cleaned.
  - Cabinets, drawers and hinges shall be cleaned and free of debris.
  - Remove old caulk and apply new caulk to bathtub/shower, sink, and toilet base
2. Floors
  - Clean all corners, under and/or around heat registers and vents.
  - Clean baseboards and cove base throughout unit.
  - Vacuum carpets
3. Fixtures & Globes
  - Clean all interior and exterior light fixtures, light shades, globes and switch plates and switches.
  - Fixtures shall be free of fingerprints, marks, dust and insects.
4. Windows & Frames
  - Clean all windows, doors, frames and seals, including front and back storm doors, and including handles and knobs.
  - Remove and repair any damage from any old hardware remaining from previous blinds and shades no longer in use.
  - All blinds must be cleaned and replaced if necessary.

## 5. Kitchen

### 5.1 Stove

- Clean the outside of the stove with degreasing soap or all-purpose cleaner.
- Use the degreaser or all-purpose cleaner on the knobs and handles as well.
- Use oven cleaner for the inside of oven door, inside of broiler, the pan and the oven interior.
- Clean drip pans and vent filters
- Clean range hood.

### 5.2 Kitchen Walls

- Kitchen walls must be cleaned for excessive smoke or grease damage. The area behind the range must be cleaned as well.

### 5.3 Refrigerator

- Contractor shall defrost, clean and dry refrigerator.
- Clean refrigerator using an all-purpose cleaner or any other cleaner that does not harm coating or gaskets.
- Clean excess dust from bottom and rear coil of refrigerator.

### 5.4 Cabinets/Sinks/Countertops

- Clean all cabinets inside and outside.
- Clean sink and countertops.
- Cabinets, drawers and hinges shall be cleaned and free of debris.

### 5.5 Microwave or Range Hood

- Clean the exterior and interior surface of the microwave or range hood.

## 6 Miscellaneous

- Clean the outside of water heater, furnace, washer and dryer
- Replace Furnace Filter

END OF SECTION

02 07 00  
SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:

- 1. Demolition and removal of selected portions of a building.
- 2. Patching and repairs.

1.3 DEFINITIONS

- A. Remove: Remove and legally dispose of items except those indicated to be reinstalled, salvaged, or to remain the Owner's property.
- B. Existing to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by the Owner's Representative, items may be removed to a suitable, protected storage location during selective demolition and then cleaned and reinstalled in their original locations.

1.4 MATERIALS OWNERSHIP

- A. Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain the Owner's property, demolished materials shall become the Contractor's property and shall be removed from the site with further disposition at the Contractor's option.

1.5 SUBMITTALS

- A. General: Submit each item in this Article according to the Conditions of the Contract and Division 1 Specification Sections, for information only, unless otherwise indicated.
- B. Schedule of selective demolition activities indicating the following:
  - 1. Detailed sequence of selective demolition and removal work, with starting and ending dates for each activity.
  - 2. Interruption of utility services.
  - 3. Coordination for shutoff, capping, and continuation of utility services.
  - 4. Detailed sequence of selective demolition and removal work to ensure uninterrupted progress of Owner's on-site operations.
  - 5. Coordination of Owner's continuing occupancy of portions of existing building and of Owner's occupancy of adjacent areas.
  - 6. Locations of temporary partitions and means of egress.

1.6 QUALITY ASSURANCE

- A. The Contractor is responsible for notifying all Federal and Local agencies prior to any demolition.

1.7 PROJECT CONDITIONS

- A. Owner will occupy portions of the building immediately adjacent to selective demolition area. Conduct selective demolition so that Owner's operations will not be disrupted. Provide not less than 72 hours' notice to Owner of activities that will affect Owner's operations.
- B. Owner assumes no responsibility for actual condition of buildings to be selectively demolished.
  - 1. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.

- C. Storage or sale of removed items or materials on-site will not be permitted.

## 1.8 SCHEDULING

- A. Arrange selective demolition schedule so as not to interfere with Owner's operations.

## 1.9 WARRANTY

- A. Existing Special Warranty: Remove, replace, patch, and repair materials and surfaces cut or damaged during selective demolition, by methods and with materials so as not to void existing warranties.

### PART 2 - PRODUCTS (Not Applicable)

## 2.1 REPAIR MATERIALS

- A. Use repair materials identical to existing materials.
  - 1. Where identical materials are unavailable or cannot be used for exposed surfaces, use materials that visually match existing adjacent surfaces to the fullest extent possible.
  - 2. Use materials whose installed performance equals or surpasses that of existing materials.

### PART 3 - EXECUTION

## 3.1 EXAMINATION

- A. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
- B. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged.
- C. When unanticipated mechanical, electrical, or structural elements that conflict with the intended function or design are encountered, investigate and measure the nature and extent of the conflict. Promptly submit a written report to the Owner's Representative.
- D. Survey the condition of the building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of the structure or adjacent structures during selective demolition.
- E. Perform surveys as the Work progresses to detect hazards resulting from selective demolition activities.

## 3.2 UTILITY SERVICES

- A. Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
  - 1. Do not interrupt existing utilities serving occupied or operating facilities, except when authorized in writing by Owner and authorities having jurisdiction. Provide temporary services during interruptions to existing utilities, as acceptable to Owner and to governing authorities.
    - a. Provide not less than 72 hours' notice to Owner if shutdown of service is required during changeover.

## 3.3 PREPARATION

- A. Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around selective demolition area.
  - 1. Erect temporary protection, such as walks, fences, railings, canopies, and covered passageways, where required by authorities having jurisdiction.
  - 2. Protect existing site improvements, appurtenances, and landscaping to remain.

3. Erect a plainly visible fence around drip line of individual trees or around perimeter drip line of groups of trees to remain.
  4. Provide temporary weather protection, during interval between demolition and removal of existing construction, on exterior surfaces and new construction to ensure that no water leakage or damage occurs to structure or interior areas.
  5. Protect walls, ceilings, floors, and other existing finish work that are to remain and are exposed during selective demolition operations.
- B. Provide and maintain interior and exterior shoring, bracing, or structural support to preserve stability and prevent movement, settlement, or collapse of building to be selectively demolished.
1. Strengthen or add new supports when required during progress of selective demolition.

### 3.4 POLLUTION CONTROLS

- A. Use water mist, temporary enclosures, and other suitable methods to limit the spread of dust and dirt. Comply with governing environmental protection regulations.
1. Do not use water when it may damage existing construction or create hazardous or objectionable conditions, such as ice, flooding, and pollution.
- B. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
1. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level.
- C. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before start of selective demolition.

### 3.5 SELECTIVE DEMOLITION

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

10. Return elements of construction and surfaces to remain to condition existing before start of selective demolition operations.
  - B. Remove resilient floor coverings and adhesive according to recommendations of the Resilient Floor Covering Institute's (RFCI) "Recommended Work Practices for the Removal of Resilient Floor Coverings" and Addendum.
    1. Remove residual adhesive and prepare substrate for new floor coverings by one of the methods recommended by RFCI.
- 3.6 PATCHING AND REPAIRS
- A. Promptly patch and repair holes and damaged surfaces caused to adjacent construction by selective demolition operations.
- 3.7 DISPOSAL OF DEMOLISHED MATERIALS
- A. General: Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.
  - B. Burning: Do not burn demolished materials.
  - C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.
- 3.8 CLEANING
- A. Sweep the building broom clean on completion of selective demolition operation.
  - B. Change filters on air-handling equipment on completion of selective demolition operations.

END OF SECTION

**07 92 00**  
**JOINT SEALANTS**

**GENERAL**

**RELATED DOCUMENTS**

Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

**SUMMARY**

This Section includes sealants for the following applications, including those specified by reference to this Section:

Interior joints in the following vertical surfaces and horizontal nontraffic surfaces:  
Perimeter joints between interior wall surfaces and frames of interior doors and windows.  
Joints between plumbing fixtures and adjoining walls, floors, and counters.  
Other joints as indicated.

**PERFORMANCE REQUIREMENTS**

Provide elastomeric joint sealants that establish and maintain watertight and airtight continuous joint seals without staining or deteriorating joint substrates.

Provide joint sealants for interior applications that establish and maintain airtight and water-resistant continuous joint seals without staining or deteriorating joint substrates.

**SUBMITTALS**

Product Data: For each joint-sealant product indicated.

Samples for Initial Selection: Manufacturer's color charts consisting of strips of cured sealants showing the full range of colors available for each product exposed to view.

Samples for Verification: For each type and color of joint sealant required. Install joint sealants in 1/2-inch-wide joints formed between two 6-inch-long strips of material matching the appearance of exposed surfaces adjacent to joint sealants.

Product Test Reports: From a qualified testing agency indicating sealants comply with requirements, based on comprehensive testing of current product formulations.

Warranties: Special warranties specified in this Section.

**QUALITY ASSURANCE**

Installer Qualifications: An experienced installer who has specialized in installing joint sealants similar in material, design, and extent to those indicated for this Project and whose work has resulted in joint-sealant installations with a record of successful in-service performance.

Source Limitations: Obtain each type of joint sealant through one source from a single manufacturer.

**DELIVERY, STORAGE, AND HANDLING**

Deliver materials to Project site in original unopened containers or bundles with labels indicating manufacturer, product name and designation, color, expiration date, pot life, curing time, and mixing instructions for multicomponent materials.

Store and handle materials in compliance with manufacturer's written instructions to prevent their deterioration or damage due to moisture, high or low temperatures, contaminants, or other causes.



## **PROJECT CONDITIONS**

Environmental Limitations: Do not proceed with installation of joint sealants under the following conditions:

When ambient and substrate temperature conditions are outside limits permitted by joint sealant manufacturer.

When joint substrates are wet.

Joint-Width Conditions: Do not proceed with installation of joint sealants where joint widths are less than those allowed by joint sealant manufacturer for applications indicated.

Joint-Substrate Conditions: Do not proceed with installation of joint sealants until contaminants capable of interfering with adhesion are removed from joint substrates.

## **WARRANTY**

General Warranty: Special warranties specified in this Article shall not deprive Owner of other rights Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by Contractor under requirements of the Contract Documents.

Special Manufacturer's Warranty: Written warranty, signed by elastomeric sealant manufacturer agreeing to furnish elastomeric joint sealants to repair or replace those that do not comply with performance and other requirements specified in this Section within specified warranty period.

Warranty Period: 20 years from date of Substantial Completion.

Special warranties specified in this Article exclude deterioration or failure of elastomeric joint sealants from the following:

Movement of the structure resulting in stresses on the sealant exceeding sealant manufacturer's written specifications for sealant elongation and compression caused by structural settlement or errors attributable to design or construction.

Disintegration of joint substrates from natural causes exceeding design specifications.

Mechanical damage caused by individuals, tools, or other outside agents.

Changes in sealant appearance caused by accumulation of dirt or other atmospheric contaminants.

## **PRODUCTS**

### **PRODUCTS AND MANUFACTURERS**

In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:

Products: Subject to compliance with requirements, provide one of the products listed.

Manufacturers: Subject to compliance with requirements, provide products by one of the manufacturers specified.

Basis-of-Design Product: The design for the sealant system is based on the product specified. Subject to compliance with requirements, provide either the named product or a comparable product by one of the other manufacturers specified.

## **MATERIALS, GENERAL**

Compatibility: Provide joint sealants, backings, and other materials that are compatible with one another and with joint substrates under conditions of service and application, as demonstrated by sealant manufacturer based on testing and field experience.

Colors of Exposed Joint Sealants: As selected by Architect from manufacturer's full range for this characteristic.

## **ELASTOMERIC JOINT SEALANTS**

Elastomeric Sealant Standard: Comply with ASTM C 920 and other requirements indicated for each liquid-applied chemically curing sealant specified, including those referencing ASTM C 920 classifications for type, grade, class, and uses related to exposure and joint substrates.

Stain-Test-Response Characteristics: Where elastomeric sealants are specified to be non-staining to porous substrates, provide products that have undergone testing according to ASTM C 1248 and have not stained porous joint substrates indicated for Project.

Suitability for Contact with Food: Where elastomeric sealants are indicated for joints that will come in repeated contact with food, provide products that comply with 21 CFR 177.2600.

Single-Component Mildew-Resistant Acid-Curing Silicone Sealant:

Acceptable Products:

Dow Corning Corporation; 786 Mildew Resistant.  
GE Silicones; Sanitary SCS1700.  
Tremco; Tremsil 200 White.  
Or Equal.

Type and Grade: S (single component) and NS (nonsag).

Class: 25.

Use Related to Exposure: NT (nontraffic).

Uses Related to Joint Substrates: G, A, and, as applicable to joint substrates indicated, O.

Use O Joint Substrates: ceramic tile and other Use O substrates as applicable.

Joint-Sealant Application: Joints between plumbing fixtures and adjoining walls, floors, and counters.

Joint-Sealant Color: White.

## **LATEX JOINT SEALANTS**

Latex Sealant: Comply with ASTM C 834, Type P, Grade NF.

Acceptable Products:

Bostik Findley; Chem-Calk 600.  
Pecora Corporation; AC-20+.  
Schnee-Morehead, Inc.; SM 8200.  
Sonneborn, Division of ChemRex Inc.; Sonolac.  
Tremco; Tremflex 834.  
Or Equal.

## **JOINT-SEALANT BACKING**

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

Cylindrical Sealant Backings: ASTM C 1330, of type, size and density to control sealant depth and otherwise contribute to producing optimum sealant performance.

Bond-Breaker Tape: Polyethylene tape or other plastic tape recommended by sealant manufacturer for preventing sealant from adhering to rigid, inflexible joint-filler materials or joint surfaces at back of joint where such adhesion would result in sealant failure. Provide self-adhesive tape where applicable.

## **MISCELLANEOUS MATERIALS**

Primer: Material recommended by joint sealant manufacturer where required for adhesion of sealant to joint substrates indicated, as determined from preconstruction joint-sealant-substrate tests and field tests.

Cleaners for Nonporous Surfaces: Chemical cleaners acceptable to manufacturers of sealants and sealant backing materials, free of oily residues or other substances capable of staining or harming joint substrates and adjacent nonporous surfaces in any way, and formulated to promote optimum adhesion of sealants with joint substrates.

Masking Tape: Nonstaining, nonabsorbent material compatible with joint sealants and surfaces adjacent to joints.

## **EXECUTION**

### **EXAMINATION**

Examine joints indicated to receive joint sealants, with Installer present, for compliance with requirements for joint configuration, installation tolerances, and other conditions affecting joint-sealant performance.

Proceed with installation only after unsatisfactory conditions have been corrected.

### **PREPARATION**

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

Remove all foreign material from joint substrates that could interfere with adhesion of joint sealant, including dust, paints (except for permanent, protective coatings tested and approved for sealant adhesion and compatibility by sealant manufacturer), old joint sealants, oil, grease, waterproofing, water repellents, water, surface dirt, and frost.

Clean porous joint substrate surfaces by brushing, grinding, blast cleaning, mechanical abrading, or a combination of these methods to produce a clean, sound substrate capable of developing optimum bond with joint sealants. Remove loose particles remaining from above cleaning operations by vacuuming or blowing out joints with oil-free compressed air.

Remove laitance and form-release agents from concrete.

Clean nonporous surfaces with chemical cleaners or other means that do not stain, harm substrates, or leave residues capable of interfering with adhesion of joint sealants.

Joint Priming: Prime joint substrates where recommended in writing by joint sealant manufacturer, based on preconstruction joint-sealant-substrate tests or prior experience. Apply primer to comply with joint sealant manufacturer's written instructions. Confine primers to areas of joint-sealant bond; do not allow spillage or migration onto adjoining surfaces.

Masking Tape: Use masking tape where required to prevent contact of sealant with adjoining surfaces that otherwise would be permanently stained or damaged by such contact or by cleaning methods required to remove sealant smears. Remove tape immediately after tooling without disturbing joint seal.

## **INSTALLATION OF JOINT SEALANTS**

General: Comply with joint sealant manufacturer's written installation instructions for products and applications indicated, unless more stringent requirements apply.

Sealant Installation Standard: Comply with recommendations of ASTM C 1193 for use of joint sealants as applicable to materials, applications, and conditions indicated.

Install sealant backings of type indicated to support sealants during application and at position required to produce cross-sectional shapes and depths of installed sealants relative to joint widths that allow optimum sealant movement capability.

Do not leave gaps between ends of sealant backings.

Do not stretch, twist, puncture, or tear sealant backings.

Remove absorbent sealant backings that have become wet before sealant application and replace them with dry materials.

Install bond-breaker tape behind sealants where sealant backings are not used between sealants and back of joints.

Install sealants by proven techniques to comply with the following and at the same time backings are installed:

Place sealants so they directly contact and fully wet joint substrates.

Completely fill recesses provided for each joint configuration.

Produce uniform, cross-sectional shapes and depths relative to joint widths that allow optimum sealant movement capability.

Tooling of Non-sag Sealants: Immediately after sealant application and before skinning or curing begins, tool sealants according to requirements specified below to form smooth, uniform beads of configuration indicated; to eliminate air pockets; and to ensure contact and adhesion of sealant with sides of joint.

Remove excess sealants from surfaces adjacent to joint.

Use tooling agents that are approved in writing by sealant manufacturer and that do not discolor sealants or adjacent surfaces.

Provide concave joint configuration per Figure 5A in ASTM C 1193, unless otherwise indicated.

## **CLEANING**

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

## **PROTECTION**

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

**JOINT-SEALANT SCHEDULE**

<u>Apartment Entry Door</u>		
• Door threshold to floor		Silicone clear
• Door threshold to hollow metal frame		Silicone clear
• Door frame to drywall		Acrylic latex white
<u>Kitchen</u>		
• Base cabinet toeboard to floor		Silicone clear
• Side of base and wall cabinets to drywall finish		Acrylic latex white
• Underside of wall cabinets to drywall		Silicone white
• Countertop to drywall or laminate backsplash		Silicone white
• Backsplash to drywall		Silicone white
• Sink base cabinet plumbing penetrations in drywall		Acrylic latex white
<u>Bathroom</u>		
• Water closet base to resilient floor		Silicone white
• Tub edge to resilient floor		Silicone white
• Side of tub to tub surround or drywall and top of tub to tub surround.		Silicone white
• Side of vanity to drywall		Acrylic latex white
• Side and backsplash of vanity top to drywall		Silicone white
• All edges of medicine cabinet to drywall		Acrylic latex white
• Tub spout to tub surround		Silicone white
• All plumbing penetrations in drywall in vanity base		Acrylic latex white
• Showerhead escutcheon plate to tub surround		Silicone white
• Tub surround to drywall		Silicone white
<u>Other Rooms</u>		
• Window sills to drywall		Acrylic latex white
• Floor drains to resilient floor or concrete floor		Silicone clear
• Filling drywall or wood trim cracks		Acrylic latex white
• Edge of electrical panel to drywall		Acrylic latex white
<u>Miscellaneous Interior Conditions</u>		
• Non-movement joints		Acrylic latex white
• Movement joints		Silicone white

**END OF SECTION 07920**

## HOLLOW CORE WOOD DOORS

## PART 1 - GENERAL

## 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

## 1.2 SUMMARY

- A. This Section includes the following:
  - 1. Hollow-core doors with hardboard faces and 6-panel design.
  - 2. Prehung door and frame assemblies with applied wood casing.

## 1.3 SUBMITTALS

- A. Product Data: For each type of door. Include details of core and edge construction, trim for openings, and louvers.
- B. Shop Drawings: Indicate location, size, and hand of each door; elevation of each kind of door; construction details not covered in Product Data; location and extent of hardware blocking; and other pertinent data.

## 1.4 QUALITY ASSURANCE

- A. Source Limitations: Obtain doors through one source from a single manufacturer.
- B. Quality Standard: Comply with the following standard:
  - 1. NWWDA Quality Standard: NWWDA I.S.1-A, "Owner's Representativeural Wood Flush Doors."
  - 2. AWI Quality Standard: AWI's "Owner's Representativeural Woodwork Quality Standards" for grade of door, core, construction, finish, and other requirements.

## 1.5 DELIVERY, STORAGE, AND HANDLING

- A. Protect doors during transit, storage, and handling to prevent damage, soiling, and deterioration. Comply with requirements of referenced standard and manufacturer's written instructions.
- B. Mark each door with individual opening numbers used on Shop Drawings. Use removable tags or concealed markings.

## 1.6 PROJECT CONDITIONS

- A. Environmental Limitations: Do not deliver or install doors until building is enclosed, wet-work is complete, and HVAC system is operating and will maintain temperature and relative humidity at occupancy levels during the remainder of the construction period.
- B. Environmental Limitations: Do not deliver or install doors until conditions for temperature and relative humidity have been stabilized and will be maintained in storage and installation areas during the remainder of the construction period to comply with requirements of the referenced quality standard for Project's geographical location.

## 1.7 WARRANTY

- A. General Warranty: Door manufacturer's warranty specified in this Article shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by the Contractor under requirements of the Contract Documents.
- B. Door Manufacturer's Warranty: Submit written agreement on door manufacturer's standard form, signed by manufacturer, Installer, and Contractor, agreeing to repair or replace defective doors

that have warped (bow, cup, or twist) more than 1/4 inch (6.35 mm) in a 42-by-84-inch (1067-by-2134-mm) section or that show telegraphing of core construction in face veneers exceeding 0.01 inch in a 3-inch (0.25 mm in a 75-mm) span, or do not comply with tolerances in referenced quality standard.

1. Warranty shall also include installation and finishing that may be required due to repair or replacement of defective doors.
2. Warranty shall be in effect during the following period of time after the date of Substantial Completion:

- a. Hollow-Core Interior Doors: One year.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

- a. Craftsman or equal.

### 2.2 DOOR CONSTRUCTION, GENERAL

- A. Grade: Economy (Grade B faces).
- B. Faces: Hardboard.

### 2.3 HOLLOW-CORE DOORS AND FRAMES

- A. Interior Hardboard-Faced Doors: Comply with the following requirements:
  1. Core: Standard hollow core with 6-panel design.
  2. Construction: Hardboard faces glued directly to core.
  3. Blocking: Provide wood blocking with minimum dimensions as follows:
    - a. 10-inch (250-mm) bottom-rail blocking.
    - b. 5-by-18-inch (125-by-460-mm) lock blocks.
    - c. 2-1/2-inch (64-mm) midrail and top rail blocking.
- B. Frames: Manufacturer's standard wood – prehung assembly.
- C. Casing: WM 356.

### 2.4 FABRICATION

- A. Factory fit doors to suit frame-opening sizes indicated.

### 2.5 FACTORY FINISHING

- A. General: Factory prime doors for field finishing.

### 2.6 FIELD FINISHING

- A. Refer to Section 09 90 00 Painting for finish requirements.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine installed door frames before hanging doors.
  1. Verify that frames comply with indicated requirements for type, size, location, and swing characteristics and have been installed with plumb jambs and level heads.
  2. Reject doors with defects.

- B. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 INSTALLATION

- A. Hardware: For installation, see Division 8 Section "Door Hardware."
- B. Manufacturer's Written Instructions: Install doors to comply with manufacturer's written instructions, referenced quality standard, and as indicated.
- C. Factory-Fitted Doors: Align in frames for uniform clearance at each edge.

### 3.3 ADJUSTING AND PROTECTING

- A. Operation: Rehang or replace doors that do not swing or operate freely.
- B. Finished Doors: Refinish or replace doors damaged during installation.
- C. Protect doors as recommended by door manufacturer to ensure that wood doors are without damage or deterioration at the time of Completion.

END OF SECTION



08 71 00

## DOOR HARDWARE

### GENERAL

### RELATED DOCUMENTS

Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

Division 08 21 10 – Hollow Core Wood Doors

### SUMMARY

This Section includes the following:

1. Commercial door hardware for swinging doors.

### SUBMITTALS

Product Data: Include installation details, material descriptions, dimensions of individual components and profiles, and finishes.

Door Hardware Schedule: Prepared by or under the supervision of supplier, detailing fabrication and assembly of door hardware, as well as procedures and diagrams. Coordinate the final Door Hardware Schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.

1. Format: Comply with scheduling sequence and vertical format in DHI's "Sequence and Format for the Hardware Schedule."
2. Organization: Organize the Door Hardware Schedule into door hardware sets indicating complete designations of every item required for each door or opening.
  - a. Organize door hardware sets in same order as in the Door Hardware Schedule at the end of Part 3.
3. Content: Include the following information:
  - a. Type, style, function, size, label, hand, and finish of each door hardware item.
  - b. Manufacturer of each item.
  - c. Fastenings and other pertinent information.
  - d. Location of each door hardware set, cross-referenced to Drawings, both on floor plans and in door and frame schedule.
  - e. Explanation of abbreviations, symbols, and codes contained in schedule.
  - f. Mounting locations for door hardware.
  - g. Door and frame sizes and materials.
4. Submittal Sequence: Submit the final Door Hardware Schedule at earliest possible date, particularly where approval of the Door Hardware Schedule must precede fabrication of other work that is critical in the Project construction schedule. Include Product Data, Samples, Shop Drawings of other work affected by door hardware, and other information essential to the coordinated review of the Door Hardware Schedule.

Keying Schedule: Prepared by or under the supervision of supplier, detailing Owner's final keying instructions for locks.

Qualification Data: For firms and persons specified in "Quality Assurance" Article.

1. Include lists of completed projects with project names and addresses of architects and owners, and other information specified.

Maintenance Data: For each type of door hardware to include in maintenance manuals specified in Division 1.

Warranties: Special warranties specified in this Section.

## QUALITY ASSURANCE

Installer Qualifications: An experienced installer who has completed door hardware similar in material, design, and extent to that indicated for this Project and whose work has resulted in construction with a record of successful in-service performance.

Supplier Qualifications: Door hardware supplier with warehousing facilities in Project's vicinity and who is or employs a qualified Architectural Hardware Consultant, available during the course of the Work to consult with Contractor and Owner's Representative about door hardware and keying.

1. Scheduling Responsibility: Preparation of door hardware and keying schedules.

Source Limitations: Obtain each type and variety of door hardware from a single manufacturer, unless otherwise indicated.

Regulatory Requirements: Comply with provisions of the following:

1. Where indicated to comply with accessibility requirements, comply with Americans with Disabilities Act (ADA), "Accessibility Guidelines for Buildings and Facilities (ADAAG)," CABO/ANSI A117.1, FED-STD-795, "Uniform Federal Accessibility Standards," as follows:
  - a. Handles, Pulls, Latches, Locks, and other Operating Devices: Shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist.
  - b. Door Closers: Comply with the following maximum opening-force requirements indicated:
    - 1) Interior Hinged Doors: 5 lbf applied perpendicular to door.
  - c. Thresholds: Not more than 1/2 inch high. Bevel raised thresholds with a slope of not more than 1:2.

## DELIVERY, STORAGE, AND HANDLING

Inventory door hardware on receipt and provide secure lock-up for door hardware delivered to Project site.

Tag each item or package separately with identification related to the final Door Hardware Schedule, and include basic installation instructions with each item or package.

Keys to be provided to Owner upon final acceptance of units.

## COORDINATION

Templates: Obtain and distribute to the parties involved templates for doors, frames, and other work specified to be factory prepared for installing door hardware. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing door hardware to comply with indicated requirements.

## WARRANTY

General Warranty: Special warranties specified in this Article shall not deprive Owner of other rights Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by Contractor under requirements of the Contract Documents.

Special Warranty: Written warranty, executed by manufacturer agreeing to repair or replace components of door hardware that fail in materials or workmanship within specified warranty period. Failures include, but are not limited to, the following:

1. Structural failures including excessive deflection, cracking, or breakage.
2. Faulty operation of operators and door hardware.
3. Deterioration of metals, metal finishes, and other materials beyond normal weathering.

Warranty Period: Two years from date of Substantial Completion, unless otherwise indicated.

Warranty Period for Manual Closers: 10 years from date of Substantial Completion.

## MAINTENANCE SERVICE

Maintenance Tools and Instructions: Furnish a complete set of specialized tools and maintenance instructions as needed for Owner's continued adjustment, maintenance, and removal and replacement of door hardware.

## PART 2 - PRODUCTS

### SCHEDULED DOOR HARDWARE

General: Provide door hardware for each door to comply with requirements in this Section, door hardware sets indicated in door and frame schedule, and the Door Hardware Schedule

1. Door Hardware Sets: Provide quantity, item, size, finish or color indicated, and named manufacturer's products.

Designations: Requirements for design, grade, function, finish, size, and other distinctive qualities of each type of door hardware are indicated in the Door Hardware Schedule. Products are identified by using door hardware designations, as follows:

1. Named Manufacturer's Products: Product designation and manufacturer are listed for each door hardware type required for the purpose of establishing minimum requirements.

### HINGES AND PIVOTS

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

2. Hinges:
  - a. Hager Companies.
  - b. Lawrence Brothers, Inc.
  - c. McKinney Products Company; Div. of ESSEX Industries, Inc.
  - d. Stanley Commercial Hardware; Div. of The Stanley Works.
  
3. Pivots and Pivot Hinges:
  - a. DORMA Door Controls Inc.; Member of The DORMA Group.
  - b. Rixson-Firemark, Inc.; Div. of Yale Security Inc.
  - c. Glynn-Johnson Corp. of Ingersoll-Rand Co.

## LOCKS AND LATCHES

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

1. Mechanical Locks and Latches:
  - a. Best Lock Corporation.
  - b. Schlage Lock Company; an Ingersoll-Rand Company.
  - c. Yale Security Inc.; Div. of Williams Holdings.

Bored Locks: BHMA Grade 1, unless Grade 2 is indicated; Series 4000.

Auxiliary Locks: BHMA Grade 1, unless Grade 2 is indicated.

## EXIT DEVICES

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

1. Adams Rite Manufacturing Co.
2. Arrow Architectural Hardware; Div. of ESSEX Industries, Inc.
3. Corbin Russwin Architectural Hardware; Div. of Yale Security Inc.
4. Precision Hardware, Inc. (PH).
5. Sargent Manufacturing Company; Div. of ESSEX Industries, Inc.
6. Von Duprin; an Ingersoll-Rand Company.
7. Yale Security Inc.; Div. of Williams Holdings.

## CYLINDERS AND KEYING

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

1. Cylinders: Same manufacturer as for locks and latches.

Standards: Comply with BHMA A156.5.

Cylinder Grade: BHMA Grade 1.

Cylinders: Manufacturer's standard tumbler type, constructed from brass or bronze, stainless steel, or nickel silver, and complying with the following:

1. Number of Pins: Seven.
2. Mortise Type: Threaded cylinders with rings and straight- or clover-type cam.

3. Rim Type: Cylinders with back plate, flat-type vertical or horizontal tailpiece, and raised trim ring.
4. Bored-Lock Type: Cylinders with tailpieces to suit locks.
  - a. High-Security Grade: BHMA Grade 1A, listed and labeled as complying with pick- and drill-resistant testing requirements of UL 437 (Suffix A).

Permanent Cores: Manufacturer's standard; finish face to match lockset; complying with the following:

1. Interchangeable Cores: Core insert, removable by use of a special key, and usable with other manufacturers' cylinders.

Construction Keying: Comply with the following:

1. Construction Master Keys: Provide cylinders with feature that permits voiding of construction keys without cylinder removal. Provide 10 construction master keys.

Keying System: Unless otherwise indicated, provide a factory-registered keying system complying with the following requirements:

1. Grand Master Key System: Cylinders are operated by a change key, a master key, and a grand master key.

Keys: Provide nickel-silver keys complying with the following:

1. Stamping: Permanently inscribe each key with a visual key control number and include the following notation:
  - a. Notation: Information to be furnished by Owner.
2. Quantity: In addition to one extra blank key for each lock, provide the following:
  - a. Cylinder Change Keys: Three.
  - b. Master Keys: Five.
  - c. Grand Master Keys: Five.
  - d. Great-Grand Master Keys: Five.

Key Control System: BHMA Grade 1 system, including key-holding hooks, labels, two sets of key tags with self-locking key holders, key-gathering envelopes, and temporary and permanent markers. Contain system in metal cabinet with baked-enamel finish.

## CLOSERS

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

1. Surface-Mounted Closers:
  - a. Corbin Russwin Architectural Hardware; Div. of Yale Security Inc.
  - b. LCN Closers; an Ingersoll-Rand Company.
  - c. Norton Door Controls; Div. of Yale Security Inc.
  - d. Sargent Manufacturing Company; Div. of ESSEX Industries, Inc.

## PROTECTIVE TRIM UNITS

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

2. Metal Protective Trim Units:
  - a. Hager Companies.
  - b. Ives: H. B. Ives.
  - c. Rockwood Manufacturing Company.
  - d. Triangle Brass Manufacturing Company, Inc.

## STOPS AND HOLDERS

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

1. Glynn-Johnson; an Ingersoll-Rand Company.
2. Hager Companies.
3. Ives: H. B. Ives.
4. Rixson-Firemark, Inc.; Div. of Yale Security Inc.
5. Rockwood Manufacturing Company.
6. Sargent Manufacturing Company; Div. of ESSEX Industries, Inc.
7. Triangle Brass Manufacturing Company, Inc.

Floor Stops: For exterior doors, unless wall or other type stops are scheduled or indicated. Do not mount floor stops where they will impede traffic.

1. Where floor or wall stops are not appropriate, provide overhead holders.

Silencers for Metal Door Frames: BHMA Grade 1; neoprene or rubber, minimum diameter 1/2 inch; fabricated for drilled-in application to frame.

## DOOR GASKETING

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

1. Door Gasketing:
  - a. Hager Companies.
  - b. National Guard Products, Inc.
  - c. Pemko Manufacturing Co., Inc.
2. Door Bottoms:
  - a. Hager Companies.
  - b. National Guard Products, Inc.
  - c. Pemko Manufacturing Co., Inc.

General: Provide continuous weather-strip gasketing on exterior doors and provide smoke, light, or sound gasketing on interior doors where indicated or scheduled. Provide noncorrosive fasteners for exterior applications and elsewhere as indicated.

## THRESHOLDS

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

1. Hager Companies.
2. National Guard Products, Inc.
3. Pemko Manufacturing Co., Inc.

## MISCELLANEOUS DOOR HARDWARE

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

1. Baldwin Hardware Corporation.
2. Hager Companies.
3. Ives: H. B. Ives.
4. Triangle Brass Manufacturing Company, Inc.

## FABRICATION

Manufacturer's Nameplate: Do not provide manufacturers' products that have manufacturer's name or trade name displayed in a visible location (omit removable nameplates) except in conjunction with required fire-rated labels and as otherwise approved by Owners' Representative.

1. Manufacturer's identification will be permitted on rim of lock cylinders only.

Base Metals: Produce door hardware units of base metal, fabricated by forming method indicated, using manufacturer's standard metal alloy, composition, temper, and hardness. Furnish metals of a quality equal to or greater than that of specified door hardware units and BHMA A156.18 for finishes. Do not furnish manufacturer's standard materials or forming methods if different from specified standard.

Fasteners: Provide door hardware manufactured to comply with published templates generally prepared for machine, wood, and sheet metal screws. Provide screws according to commercially recognized industry standards for application intended. Provide Phillips flat-head screws with finished heads to match surface of door hardware, unless otherwise indicated.

1. Concealed Fasteners: For door hardware units that are exposed when door is closed, except for units already specified with concealed fasteners. Do not use through bolts for installation where bolt head or nut on opposite face is exposed unless it is the only means of securely attaching the door hardware. Where through bolts are used on hollow door and frame construction, provide sleeves for each through bolt.
2. Steel Machine or Wood Screws: For the following fire-rated applications:
  - a. Mortise hinges to doors.
  - b. Strike plates to frames.
  - c. Closers to doors and frames.
3. Steel Through Bolts: For the following fire-rated applications, unless door blocking is provided:
  - a. Surface hinges to doors.
  - b. Closers to doors and frames.
  - c. Surface-mounted exit devices.
4. Fasteners for Wood Doors: Comply with requirements of DHI WDHS.2, "Recommended Fasteners for Wood Doors."

## FINISHES

Finish on all door hardware is US26 (bright chrome): Comply with BHMA A156.18.

Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in the same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

## PART 3 - EXECUTION

### EXAMINATION

Examine doors and frames, with Installer present, for compliance with requirements for installation tolerances, labeled fire door assembly construction, wall and floor construction, and other conditions affecting performance.

Proceed with installation only after unsatisfactory conditions have been corrected.

### PREPARATION

Steel Doors and Frames: Comply with DHI A115 series.

1. Surface-Applied Door Hardware: Drill and tap doors and frames according to SDI 107.

Wood Doors: Comply with DHI A115-W series.

### INSTALLATION

Mounting Heights: Mount door hardware units at heights indicated in following applicable publications, unless specifically indicated or required to comply with governing regulations:

1. Standard Steel Doors and Frames: DHI's "Recommended Locations for Architectural Hardware for Standard Steel Doors and Frames."
2. Wood Doors: DHI WDHS.3, "Recommended Locations for Architectural Hardware for Wood Flush Doors."

Install each door hardware item to comply with manufacturer's written instructions. Where cutting and fitting are required to install door hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation of surface protective trim units with finishing work specified in Division 9 Sections. Do not install surface-mounted items until finishes have been completed on substrates involved.

1. Set units level, plumb, and true to line and location. Adjust and reinforce attachment substrates as necessary for proper installation and operation.
2. Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors according to industry standards.

Thresholds: Set thresholds for exterior and acoustical doors in full bed of sealant complying with requirements specified in Division 7 Section "Joint Sealants."

### ADJUSTING



Initial Adjustment: Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final operation of heating and ventilating equipment and to comply with referenced accessibility requirements.

1. Door Closers: Adjust sweep period so that, from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches (75 mm) from the latch, measured to the leading edge of the door.

#### CLEANING AND PROTECTION

Clean adjacent surfaces soiled by door hardware installation.

Clean operating items as necessary to restore proper function and finish.

Provide final protection and maintain conditions that ensure door hardware is without damage or deterioration at time of Substantial Completion.

#### DEMONSTRATION

Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain door hardware and door hardware finishes.

#### DOOR HARDWARE SCHEDULE – SEE DRAWINGS AND DIVISIONS 08150 AND 08213

##### HARDWARE SET 1 (INTERIOR BEDROOM/BATH)

QTY.	UNIT	DESCRIPTION	NUMBER
3	EACH	HINGE	T271 3.5 X 3.5 X US26
1	EACH	PRIVACY LATCH	F40S X ORB X US26
1	EACH	PRIVACY LATCH (ADA)	F40S X RHL X US26
1	EACH	DOOR STOP	SAVE-A-WALL OR HINGE STOP IF SAVE-A-WALL WON'T WORK

##### HARDWARE SET 2 (INTERIOR CLOSET)

QTY.	UNIT	DESCRIPTION	NUMBER
6	EACH	HINGES	T2714 3.5 X 3.5 X US26
2	EACH	BALL CATCH	347 B26
2	EACH	DUMMY KNOB	F170 X ORB X US26
2	EACH	DUMMY LEVER (ADA)	F170 X RHL X US26

1	EACH	DOOR STOP	SAVE-A-WALL OR HINGE STOP IF SAVE-A-WALL WON'T WORK
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HARDWARE SET 3 (INTERIOR CLOSET)

QTY.	UNIT	DESCRIPTION	NUMBER
3	EACH	HINGES	T2714 3.5 X 3.5 X US26
1	EACH	PASSAGE LATCH	F10S X ORB X US26
1	EACH	DOOR STOP	SAVE-A-WALL OR HINGE STOP IF SAVE-A-WALL WON'T WORK

END OF SECTION

09 26 00  
GYPSUM BOARD ASSEMBLIES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
  - 1. Gypsum board assemblies attached to wood framing.
  - 2. Gypsum board with fire-resistant ratings
  - 3. Sound batts.
  - 4. Textured ceiling finish.
- B. Related Sections: N/A

1.3 DEFINITIONS

- A. Gypsum Board Construction Terminology: Refer to ASTM C 11 and GA-505 for definitions of terms for gypsum board assemblies not defined in this Section or in other referenced standards.

1.4 SUBMITTALS

- A. General: Submit each item in this Article according to the Conditions of the Contract and Division 1 Specification Sections.
- B. Product Data for each type of product specified and installation instructions to show compliance with these specifications.
- C. Product certificates signed by manufacturers of gypsum board assembly components certifying that their products comply with specified requirements.

1.5 QUALITY ASSURANCE

- A. Single-Source Responsibility for Panel Products: Obtain each type of gypsum board and other panel products from a single manufacturer.
- B. Single-Source Responsibility for Finishing Materials: Obtain finishing materials from either the same manufacturer that supplies gypsum board and other panel products or from a manufacturer acceptable to gypsum board manufacturer.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials in original packages, containers, or bundles bearing brand name and identification of manufacturer or supplier.

- B. Store materials inside under cover and keep them dry and protected against damage from weather, direct sunlight, surface contamination, corrosion, construction traffic, and other causes. Neatly stack gypsum panels flat to prevent sagging.

## 1.7 PROJECT CONDITIONS

- A. Environmental Conditions, General: Establish and maintain environmental conditions for applying and finishing gypsum board to comply with ASTM C 840 requirements or gypsum board manufacturer's recommendations, whichever are more stringent.
- B. Room Temperatures: For nonadhesive attachment of gypsum board to framing, maintain not less than 40 deg F (4 deg C). For adhesive attachment and finishing of gypsum board, maintain not less than 50 deg F (10 deg C) for 48 hours before application and continuously after until dry. Do not exceed 95 deg F (35 deg C) when using temporary heat sources.
- C. Ventilation: Ventilate building spaces as required to dry joint treatment materials. Avoid drafts during hot, dry weather to prevent finishing materials from drying too rapidly.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated in the Work include, but are not limited to, the following:
  - 1 Gypsum Board and Related Products:
    - a. Domtar Gypsum.
    - b. Georgia-Pacific Corp.
    - c. National Gypsum Co.; Gold Bond Building Products Division.
    - d. United States Gypsum Co.
- C. Available Products: Subject to compliance with requirements, products that may be incorporated in the Work where proprietary gypsum wallboard is indicated include, but are not limited to, the following:
  - 1. Gyprock Fireguard C Gypsum Board; Domtar Gypsum.
  - 2. Firestop Type C; Georgia-Pacific Corp.
  - 3. Fire-Shield G; National Gypsum Co.; Gold Bond Building Products Division.
  - 4. SHEETROCK Brand Gypsum Panels, FIRECODE C Core; United States Gypsum Co.
  - 5. SHEETROCK Brand Gypsum Panels, ULTRACODE Core; United States Gypsum Co.

### 2.2 GYPSUM BOARD PRODUCTS

- A. General: Provide gypsum board of types indicated in maximum lengths available that will minimize end-to-end butt joints in each area indicated to receive gypsum board application.
  - 1. Widths: Provide gypsum board in widths of 48 inches (1219 mm).
- B. Gypsum Wallboard: ASTM C 36 and as follows:
  - 1. Type: Regular for vertical surfaces, unless otherwise indicated.
  - 2. Type: Rated where required for fire-resistance-rated assemblies.
  - 3. Edges: Tapered and featured (rounded or beveled) for prefilling.

4. Thickness: As indicated.

## 2.3 TRIM ACCESSORIES

- A. Accessories for Interior Installation: Cornerbead, edge trim, and control joints complying with ASTM C 1047 and requirements indicated below:
  1. Material: Formed metal complying with the following requirement:
    - a. Steel sheet zinc coated by hot-dip process or rolled zinc.
    - b. Steel sheet zinc coated by hot-dip or electrolytic process, or steel sheet coated with aluminum or rolled zinc.
  2. Shapes indicated below by reference to Fig. 1 designations in ASTM C 1047:
    - a. Cornerbead on outside corners, unless otherwise indicated.
    - b. J-bead with both face and back flanges; face flange formed to receive joint compound. Use J-beads for edge trim, unless otherwise indicated.
    - c. L-bead with face flange only; face flange formed to receive joint compound. Use L-bead where indicated.
    - d. U-bead with face and back flanges; face flange formed to be left without application of joint compound. Use U-bead where indicated.

## 2.4 JOINT TREATMENT MATERIALS

- A. General: Provide joint treatment materials complying with ASTM C 475 and the recommendations of both the manufacturers of sheet products and of joint treatment materials for each application indicated.
- B. Joint Tape for Gypsum Board: Paper reinforcing tape, unless otherwise indicated.
- C. Drying-Type Joint Compounds for Gypsum Board: Factory-packaged vinyl-based products complying with the following requirements for formulation and intended use.
  1. Ready-Mixed Formulation: Factory-mixed product.
    - a. All-purpose compound formulated for both taping and topping compounds.

## 2.5 MISCELLANEOUS MATERIALS

- A. General: Provide auxiliary materials for gypsum board construction that comply with referenced standards and recommendations of gypsum board manufacturer.
- B. Laminating Adhesive: Special adhesive or joint compound recommended for laminating gypsum panels.
- C. Spot Grout: ASTM C 475, setting-type joint compound recommended for spot-grouting hollow metal door frames.
- D. Fastening Adhesive for Wood: ASTM C 557.
- E. Steel drill screws complying with ASTM C 1002 for the following applications:
  1. Fastening gypsum board to wood members.
  2. Fastening gypsum board to gypsum board.

- F. Sound-Attenuation Blankets: Unfaced mineral-fiber blanket insulation produced by combining mineral fibers of type described below with thermosetting resins to comply with ASTM C 665 for Type I (blankets without membrane facing).
  - 1. Mineral-Fiber Type: Fibers manufactured from glass, slag wool, or rock wool, minimum 3-1/2" thickness.

## 2.6 TEXTURE FINISH PRODUCTS

- A. Primer: Of type recommended by texture finish manufacturer.
- B. Polystyrene Aggregated Finish for Ceilings: Factory-packaged proprietary powder product formulated with polystyrene aggregates for mixing with water at Project site to produce texture indicated below by spray application, with flame-spread and smoke-developed ratings of not more than 25 according to ASTM E 84.
  - 1. Medium textured finish.
  - 2. Textured ceiling shall receive a primer coat and two coats of paint.
- C. Available Products: Subject to compliance with requirements, texture finishes that may be incorporated in the Work include, but are not limited to, the following:
  - 1. Polystyrene Aggregated Finish for Ceilings:
    - a. Gyproc Ceiling Texture Spray; Domtar Gypsum.
    - b. G-P Ceiling Texture--Polystyrene; Georgia-Pacific Corp.
    - c. Perfect Spray Fine; National Gypsum Co.; Gold Bond Building Products Division.
    - d. Perfect Spray Medium; National Gypsum Co.; Gold Bond Building Products Division.
    - e. Perfect Spray Coarse; National Gypsum Co.; Gold Bond Building Products Division.
    - f. IMPERIAL QT Spray Texture Finish; United States Gypsum Co.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates to which gypsum board assemblies attach or abut, to with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of assemblies specified in this Section. Do not proceed with installation until unsatisfactory conditions have been corrected.

### 3.2 APPLYING AND FINISHING GYPSUM BOARD, GENERAL

- A. Gypsum Board Application and Finishing Standards: Install and finish gypsum panels to comply with ASTM C 840 and GA-216.
- B. Install sound-attenuation blankets, where indicated, prior to installing gypsum panels unless blankets are readily installed after panels have been installed on one side.
- C. Install gypsum panels with face side out. Do not install imperfect, damaged, or damp panels. Butt panels together for a light contact at edges and ends with not more than 1/16 inch (1.5 mm) of open space between panels. Do not force into place.

- D. Locate both edge or end joints over supports, except in ceiling applications where intermediate supports or gypsum board back-blocking is provided behind end joints. Do not place tapered edges against cut edges or ends. Stagger vertical joints on opposite sides of partitions. Avoid joints other than control joints at corners of framed openings where possible.
- E. Attach gypsum panels to framing provided at openings and cutouts.
- F. Spot grout hollow metal door frames for solid-core wood doors, hollow metal doors, and doors over **32 inches (813 mm)** wide. Apply spot grout at each jamb anchor clip and immediately insert gypsum panels into frames.
- G. Space fasteners in gypsum panels according to referenced gypsum board application and finishing standard and manufacturer's recommendations.
  - 1. Space fasteners a maximum of **12 inches (304.8 mm)** o.c. for vertical applications.

### 3.3 GYPSUM BOARD APPLICATION METHODS

- A. Single-Layer Application: Install gypsum wallboard panels as follows:
  - 1. On partitions/walls, apply gypsum panels horizontally (perpendicular to framing), unless parallel application is required for fire-resistance-rated assemblies. Use maximum-length panels to minimize end joints. Non-load bearing walls do not fasten within 6" of ceiling wall intersection at ceiling or wall.
    - a. Stagger abutting end joints not less than one framing member in alternate courses of board.
    - b. At stairwells and other high walls, install panels horizontally.
- B. Single-Layer Fastening Methods: Apply gypsum panels to supports as follows:
  - 1. Fasten with screws or nails, staples not permitted.
  - 2. Do not fasten gypsum board to non-load bearing partitions within 6" of ceiling wall intersection at either ceiling or wall.
- C. Direct-Bonding to Substrate: Where gypsum panels are indicated as directly adhered to a substrate comply with gypsum board manufacturer's recommendations, and temporarily brace or fasten gypsum panels until fastening adhesive has set.

### 3.4 INSTALLING TRIM ACCESSORIES

- A. General: For trim accessories with back flanges, fasten to framing with the same fasteners used to fasten gypsum board. Otherwise, fasten trim accessories according to accessory manufacturer's directions for type, length, and spacing of fasteners.
- B. Install cornerbead at external corners. Provide 2-layers of paper joint tape.
- C. Install edge trim where edge of gypsum panels would otherwise be exposed. Provide edge trim type with face flange formed to receive joint compound, except where other types are indicated.
  - 1. Install J-bead where gypsum panels are tightly abutted to other construction.
  - 2. Install L-bead where edge trim can only be installed after gypsum panels are installed.
  - 3. Install U-bead where required.
  - 4. Install "L" trim where gypsum board abutts dissimilar materials.

### 3.5 FINISHING GYPSUM BOARD ASSEMBLIES

- A. General: Treat gypsum board joints, interior angles, flanges of cornerbead, edge trim, control joints, penetrations, fastener heads, surface defects, and elsewhere as required to prepare gypsum board surfaces for decoration.
- B. Prefill open joints, rounded or beveled edges, and damaged areas.
- C. Apply joint tape over gypsum board joints, except those with trim accessories having flanges not requiring tape.
- D. Use the following joint compound combination as applicable to the finish levels specified:
  - 1. Embedding and First Coat: Ready-mixed, drying-type, all-purpose or taping compound.  
Fill (Second) Coat: Ready-mixed, drying-type, all-purpose or topping compound. Finish (Third) Coat: Ready-mixed, drying-type, all-purpose or topping compound.

### 3.6 APPLYING TEXTURE FINISHES

- A. Surface Preparation and Primer: Prepare and apply primer to surfaces receiving texture finishes according to texture finish manufacturer's instructions. Apply primer only to surfaces that are clean, dry, and smooth. This includes patching/repairing any holes, cracks, etc., removing grease, chipped or peeling paint, residue, etc. Provide a suitable substrate for application of a textured finish.
- B. Texture Finish Application: Mix and apply finish to surfaces indicated to receive texture finish according to texture finish manufacturer's directions. Using powered spray equipment, produce a uniform texture matching approved mockup and free of starved spots or other evidence of thin application or of application patterns.
- C. Prevent texture finishes from coming into contact with surfaces not indicated to receive texture finish by covering them with masking agents, polyethylene film, or other means. If, despite these precautions, texture finishes contact these surfaces, immediately remove droppings and overspray as recommended by texture finish manufacturer to prevent damage.

### 3.7 CLEANING AND PROTECTION

- A. Promptly remove any residual joint compound from adjacent surfaces.
- B. Provide final protection and maintain conditions, in a manner acceptable to Installer, that ensure gypsum board assemblies are without damage or deterioration at the time of Final Completion.

END OF SECTION



09 90 00

## PAINTING

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. This Section includes surface preparation, painting, and finishing of exposed interior items and surfaces.
  - 1. Surface preparation, priming, and finish coats specified in this Section are in addition to shop-priming and surface treatment specified under other Sections.
- B. Paint exposed surfaces whether or not colors are designated in schedules, except where a surface or material is specifically indicated not to be painted or is to remain natural. Where an item or surface is not specifically mentioned, paint the same as similar adjacent materials or surfaces. If color or finish is not designated, the Owner's Representative will select from standard colors or finishes available.
- C. Painting is not required on prefinished items, finished metal surfaces, concealed surfaces, operating parts, and labels.
  - 1. Labels: Do not paint over Underwriters Laboratories, Factory Mutual or other code-required labels or equipment name, identification, performance rating, or nomenclature plates.

#### 1.3 SUBMITTALS

- A. General: Submit the following according to Conditions of the Contract and Division 1 Specification Sections.
- B. Product data for each paint system specified, including primers.
  - 1. Provide the manufacturer's technical information including label analysis and instructions for handling, storage, and application of each material proposed for use.
  - 2. List each material and cross-reference the specific coating, finish system, and application. Identify each material by the manufacturer's catalog number and general classification.
  - 3. Certification by the manufacturer that products supplied comply with local regulations controlling use of volatile organic compounds (VOCs).
- C. Samples for color selection in the form of manufacturer's color charts.
  - 1. After color selection, the Owner's Representative will furnish color chips for surfaces to be coated. Selections may vary from unit to unit.

#### 1.4 QUALITY ASSURANCE

- A. Applicator Qualifications: Engage an experienced applicator who has completed painting system applications similar in material and extent to those indicated for the Project that have resulted in a construction record of successful in-service performance.

- B. Single-Source Responsibility: Provide primers and undercoat paint produced by the same manufacturer as the finish coats.
- C. Field Samples: On wall surfaces and other exterior and interior components, duplicate finishes of prepared samples. Provide full-coat finish samples on at least 100 sq. ft. of surface until required sheen, color, and texture are obtained; simulate finished lighting conditions for review of in-place work.
  - 1. Final acceptance of colors will be from job-applied samples.
  - 2. The Owner's Representative will select one room as field mock-up to represent surfaces and conditions for each type of coating and substrate to be painted. Apply coatings in this room or surface according to the schedule or as specified to be used as standard of quality for remainder of project.
    - a. After finishes are accepted, this room or surface will be used to evaluate coating systems of a similar nature.
- D. A Pre-painting Conference is required with all parties present including; general contractor, sub-contractor Owner's Representative and owner to review conditions, materials, colors and other requirements

#### 1.5 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials to the job site in the manufacturer's original, unopened packages and containers bearing manufacturer's name and label, and the following information:
  - 1. Product name or title of material.
  - 2. Product description (generic classification or binder type).
  - 3. Manufacturer's stock number and date of manufacture.
  - 4. Contents by volume, for pigment and vehicle constituents.
  - 5. Thinning instructions.
  - 6. Application instructions.
  - 7. Color name and number.
- B. Store materials not in use in tightly covered containers in a well-ventilated area at a minimum ambient temperature of 45 deg F (7 deg C). Maintain containers used in storage in a clean condition, free of foreign materials and residue.
  - 1. Protect from freezing. Keep storage area neat and orderly. Remove oily rags and waste daily. Take necessary measures to ensure that workers and work areas are protected from fire and health hazards resulting from handling, mixing, and application.

#### 1.6 JOB CONDITIONS

- A. Apply water-based paints only when the temperature of surfaces to be painted and surrounding air temperatures are between 50 deg F (10 deg C) and 90 deg F (32 deg C).
- B. Apply solvent-thinned paints only when the temperature of surfaces to be painted and surrounding air temperatures are between 45 deg F (7 deg C) and 95 deg F (35 deg C).
- C. Do not apply paint in snow, rain, fog, or mist; or when the relative humidity exceeds 85 percent; or at temperatures less than 5 deg F (3 deg C) above the dew point; or to damp or wet surfaces.
  - 1. Painting may continue during inclement weather if surfaces and areas to be painted are enclosed and heated within temperature limits specified by the manufacturer during application and drying periods.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated in the Work include, but are not limited to, the following:
1. Sherwin Williams
  2. PPG
  3. Benjamin Moore
  4. ICI/Glidden

### 2.2 PAINT MATERIALS, GENERAL

- A. Material Compatibility: Provide primers, finish coat materials, and related materials that are compatible with one another and the substrates indicated under conditions of service and application, as demonstrated by the manufacturer based on testing and field experience.
- B. Material Quality: Provide the manufacturer's best-quality trade sale paint material of the various coating types specified. Paint material containers not displaying manufacturer's product identification will not be acceptable.
1. Proprietary Names: Use of manufacturer's proprietary product names to designate colors or materials is not intended to imply that products named are required to be used to the exclusion of equivalent products of other manufacturers. Furnish the manufacturer's material data and certificates of performance for proposed substitutions.
- C. Colors: Provide color selections made by the Owner's Representative from the manufacturer's full range of standard colors.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates and conditions under which painting will be performed for compliance with paint application requirements. Surfaces receiving paint must be thoroughly dry before paint is applied.
1. Do not begin to apply paint until unsatisfactory conditions have been corrected.
  2. Start of painting will be construed as the Applicator's acceptance of surfaces and conditions within a particular area.
- B. Coordination of Work: Review other Sections in which primers are provided to ensure compatibility of the total system for various substrates. On request, furnish information on characteristics of finish materials to ensure use of compatible primers.
1. Notify the Owner's Representative about anticipated problems using the materials specified over substrates primed by others.

### 3.2 PREPARATION

- A. General: Remove hardware and hardware accessories, plates, machined surfaces, lighting fixtures, and similar items already installed that are not to be painted, or provide surface-applied protection prior to surface preparation and painting. Remove these items, if necessary, to completely paint the items and adjacent surfaces. Following completion of painting operations in each space or area, have items reinstalled by workers skilled in the trades involved.

- B. Cleaning: Before applying paint or other surface treatments, clean the substrates of substances that could impair the bond of the various coatings. Remove oil and grease prior to cleaning. Schedule cleaning and painting so dust and other contaminants from the cleaning process will not fall on wet, newly painted surfaces.
- C. Surface Preparation: Clean and prepare surfaces to be painted according to the manufacturer's instructions for each particular substrate condition and as specified.
  - 1. Provide barrier coats over incompatible primers or remove and reprime. Notify Owner's Representative in writing about anticipated problems using the specified finish-coat material with substrates primed by others.
  - 2. Ferrous Metals: Clean ungalvanized ferrous metal surfaces that have not been shop-coated; remove oil, grease, dirt, loose mill scale, and other foreign substances. Use solvent or mechanical cleaning methods that comply with recommendations of the Steel Structures Painting Council (SSPC).
    - a. Treat bare and sandblasted or pickled clean metal with a metal treatment wash coat before priming.
    - b. Touch up bare areas and shop-applied prime coats that have been damaged. Wire-brush, clean with solvents recommended by the paint manufacturer, and touch up with the same primer as the shop coat.
  - 3. Galvanized Surfaces: Clean galvanized surfaces with nonpetroleum-based solvents so that the surface is free of oil and surface contaminants. Remove pretreatment from galvanized sheet metal fabricated from coil stock by mechanical methods.
- D. Materials Preparation: Carefully mix and prepare paint materials according to manufacturer's directions.
  - 1. Maintain containers used in mixing and applying paint in a clean condition, free of foreign materials and residue.
  - 2. Stir material before application to produce a mixture of uniform density; stir as required during application. Do not stir surface film into material. Remove film and, if necessary, strain material before using.
  - 3. Use only thinners approved by the paint manufacturer and only within recommended limits.
- E. Tinting: Tint each undercoat a lighter shade to facilitate identification of each coat where multiple coats of the same material are applied. Tint undercoats to match the color of the finish coat, but provide sufficient differences in shade of undercoats to distinguish each separate coat.

### 3.3 APPLICATION

- A. General: Apply paint according to manufacturer's directions. Use applicators and techniques best suited for substrate and type of material being applied.
- B. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions detrimental to formation of a durable paint film.
  - 1. Provide finish coats that are compatible with primers used.
  - 3. The number of coats and the film thickness required are the same regardless of the application method. Do not apply succeeding coats until the previous coat has cured as recommended by the manufacturer. Sand between applications where sanding is required to produce a smooth even surface according to the manufacturer's directions.
  - 4. Apply additional coats if undercoats, stains, or other conditions show through final coat of paint until paint film is of uniform finish, color, and appearance. Give special attention to ensure that surfaces, including edges, corners, crevices, welds, and exposed fasteners, receive a dry film thickness equivalent to that of flat surfaces.

5. The term exposed surfaces includes areas visible when permanent or built-in fixtures, convector covers, covers for finned tube radiation, grilles, and similar components are in place. Extend coatings in these areas, as required, to maintain the system integrity and provide desired protection.
  6. Paint surfaces behind movable equipment and furniture the same as similar exposed surfaces. Before the final installation of equipment, paint surfaces behind permanently fixed equipment or furniture with prime coat only.
  7. Paint interior surfaces of ducts, where visible through registers or grilles, with a flat, nonspecular black paint.
  8. Paint back sides of access panels and removable or hinged covers to match exposed surfaces.
  9. Finish exterior doors on tops, bottoms, and side edges same as exterior faces.
  10. Omit primer on metal surfaces that have been shop-primed and touch-up painted.
- C. Scheduling Painting: Apply first coat to surfaces that have been cleaned, pretreated, or otherwise prepared for painting as soon as practicable after preparation and before subsequent surface deterioration.
1. Allow sufficient time between successive coats to permit proper drying. Do not recoat until paint has dried to where it feels firm, does not deform or feel sticky under moderate thumb pressure, and where application of another coat of paint does not cause the undercoat to lift or lose adhesion.
- D. Application Procedures: Apply paints and coatings by brush, roller, spray, or other applicators according to the manufacturer's directions.
1. Brushes: Use brushes best suited for the material applied.
  2. Rollers: Use rollers of carpet, velvet back, or high-pile sheep's wool as recommended by the manufacturer for the material and texture required.
  3. Spray Equipment: Use airless spray equipment with orifice size as recommended by the manufacturer for the material and texture required.
- E. Minimum Coating Thickness: Apply materials no thinner than the manufacturer's recommended spreading rate. Provide the total dry film thickness of the entire system as recommended by the manufacturer.
- F. Prime Coats: Before applying finish coats, apply a prime coat of material, as recommended by the manufacturer, to material that is required to be painted or finished and that has not been prime-coated by others. Recoat primed and sealed surfaces where evidence of suction spots or unsealed areas in first coat appears, to ensure a finish coat with no burn-through or other defects due to insufficient sealing.
- G. Stipple Enamel Finish: Roll and redistribute paint to an even and fine texture. Leave no evidence of rolling such as laps, irregularity in texture, skid marks, or other surface imperfections.
- H. Pigmented (Opaque) Finishes: Completely cover to provide a smooth, opaque surface of uniform finish, color, appearance, and coverage. Cloudiness, spotting, holidays, laps, brush marks, runs, sags, ropiness, or other surface imperfections will not be acceptable.
- I. Completed Work: Match approved samples for color, texture, and coverage. Remove, refinish, or repaint work not complying with specified requirements.

### 3.4 FIELD QUALITY CONTROL

- A. The Owner reserves the right to invoke the following test procedure at any time and as often as the Owner deems necessary during the period when paint is being applied:

1. The Owner will engage the services of an independent testing agency to sample the paint material being used. Samples of material delivered to the Project will be taken, identified, sealed, and certified in the presence of the Contractor.
2. The testing agency will perform appropriate tests for the following characteristics as required by the Owner:
  - a. Quantitative materials analysis.
  - b. Abrasion resistance.
  - c. Apparent reflectivity.
  - d. Flexibility.
  - e. Washability.
  - f. Absorption.
  - g. Accelerated weathering.
  - h. Dry opacity.
  - i. Accelerated yellowness.
  - j. Recoating.
  - k. Skinning.
  - l. Color retention.
  - m. Alkali and mildew resistance.
3. If test results show material being used does not comply with specified requirements, the Contractor may be directed to stop painting, remove noncomplying paint, pay for testing, repaint surfaces coated with rejected paint, and remove rejected paint from previously painted surfaces if, upon repainting with specified paint, the two coatings are incompatible.

### 3.5 CLEANING

- A. Cleanup: At the end of each work day, remove empty cans, rags, rubbish, and other discarded paint materials from the site.
  1. After completing painting, clean glass and paint-spattered surfaces. Remove spattered paint by washing and scraping. Be careful not to scratch or damage adjacent finished surfaces.

### 3.6 PROTECTION

- A. Protect work of other trades, whether being painted or not, against damage by painting. Correct damage by cleaning, repairing or replacing, and repainting, as acceptable to Owner's Representative.
- B. Provide "Wet Paint" signs to protect newly painted finishes. Remove temporary protective wrappings provided by others to protect their work after completing painting operations.
  1. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

### 3.7 INTERIOR PAINT SCHEDULE

- A. General: Provide the following paint systems for the various substrates, as indicated. One single color to be selected by Owner for all items.
- B. Gypsum Drywall Systems (New):
  1. Latex, Eggshell: Two coats over primer.
    - a. Prime Coat: Latex primer sealer.
    - b. Bottom and Top Coat: Promar 400 Zero VOC; 1.3 DFT. or equal

C. Gypsum Drywall Systems (Existing):

1. Latex, Eggshell: Two coats over prime coat.
  - a. Prime Coat: "Bin" by Zinser Co. or equal
  - b. Bottom and Top Coat: Promar 400 Zero VOC; 1.3 DFT. or equal

D. Doors and Trim (Existing and New):

1. Latex, Semi-Gloss: Two coats over prime coat.
  - a. Prime Coat: "Bin" by Zinser Co. or equal
  - b. Bottom and Top Coat: Promar 400 Zero VOC; 1.3 DFT or equal

D. Cabinets

- a. Urethane, Semi-Gloss: Two coats over primer coat
  - i. Primer Coat: Extreme Bond Primer by Sherwin Williams or equal
  - ii. Bottom and Top Coat: Emerald Urethane Trim Enamel by Sherwin Williams, semi-gloss white - K37W 2751 or equal.

END OF SECTION

SECTION 096519  
RESILIENT TILE FLOORING

**PART 1 – GENERAL**

1. SUBMITTALS
  - a. Product Specification
  - b. Specification for Adhesive
  - c. Samples
  - d.
2. CLOSEOUT SUBMITTALS
  - a. Maintenance Instructions
  - b. Warranty
  - c.
3. QUALITY ASSURANCE
  - a. Installer Qualifications: Installer who has been trained in the installation of resilient sheet flooring.
4. MATERIAL STORAGE AND HANDLING
  - a. Store tiles on a flat surface and squarely on top of one another.
  - b. Store away from vents and direct sunlight.
  - c. When palletizing, first place a 5/8" or thicker plywood on the pallet. Stack 2 rows high side by side with no airspace between. Then quarter turn for 2 rows side by side. Do not exceed 12 boxes high. If you are stacking pallets, use a 1" thick plywood in between pallets.
  - d. Store in protected dry conditions between 65 and 85 degrees.
5. SITE CONDITIONS
  - a. The permanent HVAC system must be on for 7 days prior to, during and after installation between 65 and 85 degrees Fahrenheit or 18 to 29 degrees Celsius.
  - b. Material and adhesive must be acclimated to the installation area for a minimum of 48 hours prior to installation.

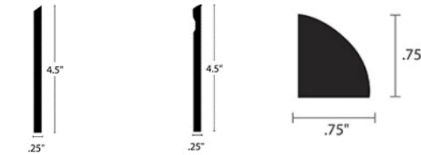
**PART 2 – PRODUCTS**

6. RESILIENT TILE
  - a. Tile shall be with Luxury Vinyl Plank flooring, minimum 6 Mil wear layer, color as selected by Owner.
  - b. Products
    - i. Patcraft Homegrain 12
    - ii. Mohawk Baldoria
    - iii. Lifeproof Sterling Oak
    - iv. or equal
7. INSTALLATION MATERIALS
  - a. High Moisture Management Solutions (10 Year Warranty)
    - i. **Concrete with %RH <99%, MVER <=10, pH < 11**
      1. Apply USG Advanced skim coat as necessary for patch/skim coat.
      2. Install flooring with Shaw 4151\* adhesive.
    - ii. **Concrete with %RH >= 99%, MVER <=12, pH <= 12**
      1. Apply Shaw Surface Prep EXT followed by Shaw Moisture Shield or equal.
      2. Apply USG Advanced skim coat as necessary for patch/skim coat or equal.
      3. Install flooring with Shaw 4151\* adhesive or equal.
    - iii. **Concrete with %RH >= 99%, MVER <= 17, pH > 12**



1. Apply Surface Prep
  2. Apply Shaw Moisture Shield or equal .
  3. Apply MRP
  4. Apply USG Advanced Skim Coat or equal as necessary for patch/skim coat.
  5. Install flooring with Shaw 4151\* adhesive or equal
- iv. **Concrete with %RH  $\geq$  99%, MVER  $>17$ , pH  $> 12$**
1. Apply Shaw Surface Prep EXT followed by Shaw MoistureTek or equal.
  2. Apply USG Advanced skim coat or equal as necessary for patch/skim coat.
  3. Install flooring with Shaw 4151\* adhesive or equal.

- b. Adhesives:
- i. Use adhesives recommended by the flooring manufacturer.
- c. Primer: Shaw 9050 or equal
- d. Leveling and Patching Compounds: Use only Portland-based patching and leveling compounds. Do not install resilient flooring over gypsum-based patching and/or leveling compounds.
- e. Shaw MRPor equal: Barrier Primer over concrete, Old Cut Back Adhesive, Chemically Abated Floors or other solid surfaces
- f. FinishWorx Transition Strips (Micro Transition, Metal TrimMaster) or equal
- g. FinishWorx Wall Base Accessories or equal
- h. FinishWorx Cove Base Accessories or equal:
- i. Angle Profile
  - ii. Detail Profile
  - iii. Quarter Round Profile
- i. Floor Polish



### PART 3 – EXECUTION

#### 8. EXAMINATION

- a. Examine substrates, with Installer present, for compliance with requirements for maximum moisture content, pH, smoothness and level.
- b. Proceed with installation after any unsatisfactory conditions have been corrected.

#### 9. PREPARATION OF SUBSTRATE

- a. All substrates to receive resilient flooring shall be dry, clean, smooth and structurally sound. They shall be free of dust, solvent, paint, wax, oil, grease, residual adhesive, adhesive removers, curing, sealing, hardening, or parting compounds, alkaline salts, excessive carbonation or laitance, mold, mildew and other foreign materials that might prevent adhesive bond.
- b. RADIANT HEAT
  - i. Substrates must not exceed 85°F surface temperature.
  - ii. Seven days prior to installing resilient products, activate the radiant system at maximum temperature to reduce residual moisture in the concrete.
  - iii. 24 hours prior to installation, lower the temperature to 70°F and maintain that temperature for 48 hours after installation.
  - iv. Ensure the floor does not exceed 85°F. An in-floor temperature sensor is recommended.
- c. WOOD SUBSTRATES
  - i. Double-layered APA rated plywood subfloors should be a minimum 1" total thickness, with at least 18" well ventilated air space beneath. Insulate and protect crawl spaces with a vapor barrier.

- ii. Do not install over sleeper construction subfloors or wood subfloors applied directly over concrete.
- iii. Underlayment panels can only correct minor deficiencies in the sub-floor while providing a smooth, sound surface on which to adhere the resilient flooring.
- iv. Any failures in the performance of the underlayment panel rests with the panel manufacturer and not with Shaw Industries, Inc.
- v. It is recommended that your chosen APA underlayment grade panels be designed for installation under resilient flooring and carry a written warranty covering replacement of the entire flooring system.
- vi. Always follow the underlayment manufacturer's installation instructions.
- d. STRIP – PLANK WOOD FLOORING
  - i. Due to expansion and contraction of individual boards during seasonal changes add 1/4" or thicker APA rated underlayment panels be installed over these types of subfloors.
- e. CONCRETE
  - i. New or existing concrete subfloors must meet the guidelines of the latest edition of ACI 302 and ASTM F 710.
  - ii. On or below-grade slabs must have an effective vapor retarder directly under the slab.
  - iii. Wet curing 7 days is the preferred method for curing new concrete.
  - iv. Remove curing compounds 28 days after placement, so concrete can begin drying.
  - v. Concrete floors shall be flat within 3/16" in 10 ft. F-Number System: Overall values of FF 36/FL 20 may be appropriate for resilient floor coverings.
  - vi. Internal relative humidity may not exceed 90% RH.
- f. LIGHTWEIGHT CONCRETE
  - i. All recommendations and guarantees as to the suitability and performance of lightweight concrete under resilient flooring are the responsibility of the lightweight concrete manufacturer. The installer of the lightweight product may be required to be authorized or certified by the manufacturer. Correct on-site mixing ratios and properly functioning pumping equipment are critical. To ensure proper mixture, slump testing is recommended.
  - ii. Lightweight aggregate concretes having densities greater than 90 lbs. per cubic foot may be acceptable under resilient flooring.
  - iii. Concrete slabs with heavy static and/or dynamic loads should be designed with higher strengths and densities to accommodate such loads.
  - iv. Surface must be permanently dry, clean, smooth, and free of all dust and structurally sound.

## 10. INSTALLATION

- a. LAYOUT AND INSTALLATION
- b. Install using conventional tile and plank installation techniques. Plank products should have a minimum of 6 to 8" seam stagger.
- c. Center rooms and hallways so borders are not less than half of a tile or plank.
- d. Work out of multiple boxes at the same time.
- e. In hallways and small spaces, work lengthwise from one end.
- f. Ensure cut edges are always against the wall.
- g. To cut products, score the top side of the material with a utility knife. Bend the product and finish the cut through the back side. It may be necessary to use a heat gun to cut around vertical obstructions. Allow the heated product to return to room temperature before installation.

- h. If you cut the product into a fine point, it may delaminate. Use an ethyl cyanoacrylate-based super glue to fuse the points together. Clean all glue from the top surface immediately. Alcohol-based super glues may cause the vinyl to swell.
  - i. Roll the plank or tile with a 3-section 100 lb. roller. Re-roll the floor within the working time of the adhesive. Continue to roll the floor throughout the working day to ensure a proper bond.
  - j. Use floor protection after installation. DO NOT use a plastic adhesive-based protection system.
11. MAINTENANCE
- a. Initial Maintenance
    - i. Sweep, vacuum or dust mop to remove dirt and grit.
    - ii. If needed, add neutral cleaner to cool water following the manufacturer's instructions.
    - iii. Scrub with a low-rpm machine or auto scrubber. Use a red pad or brush.
    - iv. Never use brown or black pads (too aggressive and can damage the product)
    - v. Remove the cleaning solution with a wet-dry vacuum or auto scrubber until the floor is dry.
    - vi. Rinse the floor with clean water. Repeat the rinse process if necessary to remove all haze.
  - b. Routine Maintenance
    - i. Sweep, vacuum or dust mop to remove dirt and grit.
    - ii. Add neutral pH cleaner to cool water following the manufacturer's instructions.
    - iii. As needed, scrub with a low-rpm machine or auto scrubber to retain appearance. Use a red (light scrubbing) pad and neutral cleaner following the manufacturer's instructions.
  - c. Preventative Floor Care
    - i. Use walk-off mats that are as wide as the doorway and long enough for soil load and weather conditions.
    - ii. Use mats with a non-staining backing.
    - iii. Floor protectors should be used on all furniture legs.
    - iv. The surface area of the floor protectors should be no less than 1" in diameter.
  - d. Full maintenance instructions will be provided by the manufacturer.

END OF SECTION 096519

10 80 00  
TOILET AND BATH ACCESSORIES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes toilet and bath accessory items.

1.3 SUBMITTALS

- A. General: Submit the following according to Conditions of Contract and Division 1 Specifications Sections.
- B. Product data for each toilet accessory item specified, including construction details relative to materials, dimensions, gages, profiles, mounting method, specified options, and finishes.
- C. Schedule indicating types, quantities, sizes, and installation locations (by room) for each toilet accessory item to be provided for project.
- D. Setting drawings where cutouts are required in other work, including templates, substrate preparation instructions, and directions for preparing cutouts and installing anchorage devices.
- E. Maintenance instructions including replaceable parts and service recommendations.

1.4 QUALITY ASSURANCE

- A. Inserts and Anchorages: Furnish accessory manufacturers' standard inserts and anchoring devices that must be set in concrete or built into masonry. Coordinate delivery with other work to avoid delay.
- B. Single-Source Responsibility: Provide products of same manufacturer for each type of accessory unit and for units exposed to view in same areas, unless otherwise acceptable to Owner's Representative.

1.5 PROJECT CONDITIONS

- A. Coordination: Coordinate accessory locations, installation, and sequencing with other work to avoid interference with and ensure proper installation, operation, adjustment, cleaning, and servicing of toilet accessory items.

1.6 WARRANTY

- A. Warranty: Submit a written warranty executed by mirror manufacturer, agreeing to replace any mirrors that develop visible silver spoilage defects within warranty period.
- B. Warranty Period: 5 years from date of Substantial Completion.
- C. The warranty shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents and will be in addition to and run concurrent with other warranties made by the Contractor under requirements of the Contract Documents.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, provide toilet accessories by one of the following:
  - 1. Bobrick Washroom Equipment, Inc., or equal
  - 2. Basco, or equal

## 2.2 MATERIALS, GENERAL

- A. Stainless Steel: ASTM A666, Type 304, with polished No. 4 finish, 0.034 inch (0.9 mm) minimum thickness.
- B. Brass: Leaded and unleaded, flat products, ASTM B 19; rods, shapes, forgings, and flat products with finished edges, ASTM B 16 (ASTM B 16M); Castings, ASTM B 30.
- C. Sheet Steel: Cold-rolled, commercial quality ASTM A 366 (ASTM A 366M), 0.04 inch (1.0 mm) minimum. Surface preparation and metal pretreatment as required for applied finish.
- D. Galvanized Steel Sheet: ASTM A 653 G60.
- E. Chromium Plating: Nickel and chromium electro-deposited on base metal, ASTM B 456, Type SC 2.
- F. Baked Enamel Finish: Factory-applied, baked acrylic enamel coating.
- G. Mirror Glass: Nominal 6.0 mm thick, conforming to ASTM C 1036, Type I, Class 1, Quality q2, and with silvering, electro-plated copper coating, and protective organic coating complying with FS DD-M-411.
- H. Galvanized Steel Mounting Devices: ASTM A 153, hot-dip galvanized after fabrication.
- I. Fasteners: Screws, bolts, and other devices of same material as accessory unit, or of galvanized steel where concealed.

### **Stainless Steel Framed Recessed Medicine Cabinet ("Basco" No. 392P-W)**

Medicine Cabinet shall be constructed of heavy 20 gauge prime sheets of cold rolled steel with a baked on white enamel finish. Cabinet shall be equipped with a full length piano hinge and magnetic catch, and rubber door silencers. Mirror shall be first quality plate glass, with two coats of silver. Provide 4 plastic shelves with shelf brackets. Unit shall be reversible for left or right hand installation.

### **Toilet Tissue Dispenser ("Basco" No. 7115)**

Dispenser shall be single roll type with concealed mounting. Roller shall be chrome. Flanges and support arms shall be chrome plated Zamac.

### **Towel Bar ("Basco" No. 7924A x length noted)**

Towel bar shall be  $\frac{3}{4}$ " sq. polished aluminum with concealed mounting. Flanges and support arms shall be chrome plated Zamac.

### **Shower Curtainrod ("Bobrick" B-6107)**

Shower curtainrod shall be 1" outside diameter and constructed of Type 304, 20 gauge stainless steel with satin finish. Flanges shall be Type 304, 20 gauge stainless steel with satin finish; one-piece drawn seamless construction.

## 2.3 FABRICATION

- A. General: No names or labels are permitted on exposed faces of toilet and bath accessory units. On either interior surface not exposed to view or on back surface, provide identification of each accessory item either by a printed, waterproof label or a stamped nameplate indicating manufacturer's name and product model number.
- B. Surface-Mounted Toilet Accessories, General: Except where otherwise indicated, fabricate units with tight seams and joints, exposed edges rolled. Hang doors or access panels with continuous stainless steel piano hinge. Provide concealed anchorage wherever possible.
- C. Recessed Toilet Accessories, General: Except where otherwise indicated, fabricate units of all-welded construction, without mitered corners. Hang doors or access panels with full-length, stainless steel piano hinge. Provide anchorage that is fully concealed when unit is closed.

## PART 3 - EXECUTION

### 3.1 INSTALLATION

- A. Install toilet accessory units according to manufacturers' instructions, using fasteners appropriate to substrate as recommended by unit manufacturer. Install units plumb and level, firmly anchored in locations and at heights indicated.
- B. Set units plumb, level, and square at locations indicated, according to manufacturer's instructions for type of substrate involved.
- C. Install grab bars to withstand a downward load of at least 250 lbf (1100 N), complying with ASTM F 446.

### 3.2 ADJUSTING AND CLEANING

- A. Adjust toilet accessories for proper operation and verify that mechanisms function smoothly. Replace damaged or defective items.
- B. Clean and polish all exposed surfaces strictly according to manufacturer's recommendations after removing temporary labels and protective coatings.

END OF SECTION

10 90 00  
WARDROBE AND CLOSET SPECIALTIES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS:

Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.

1.2 DESCRIPTION OF WORK:

Extent of wardrobe and closet specialties is shown on drawings.

This section includes:

- a. Coated, ventilated wire closet shelving with rod.
- b. Coated, ventilated wire linen and pantry closet shelving.

1.3 QUALITY\_ASSURANCE:

- a. Manufacturer: Provide as complete units produced by a single manufacturer, including necessary mounting accessories, fittings, and fastenings.
- b. Field Measurements: Take field measurements prior to preparation of shop drawings and fabrication, where possible, to ensure proper fitting of work.
- c. Coordination: Coordinate delivery and installation with other work to avoid delay.

1.4 SUBMITTALS:

- a. Product Data: Submit manufacturer's data and installation instructions for materials required.
- b. Samples: Submit samples of coated, ventilated wire shelving with rod, with manufacturer's standard finish.

PART 2 - PRODUCTS:

- a. Shelving shall be epoxy coated, ventilated wire shelving and as noted below:
- b. Wardrobe: Shelving shall be 16" deep wardrobe shelf with internal clothes rod.
- c. Linen/Pantry: Shelving shall be 16" deep linen shelf.
- d. Utility Room: Shelving shall be 12" deep
- e. Wire shall be: All shelving materials shall be constructed of Grade C-1008 bright basic cold drawn steel wire with average tensile strength of 100,000 psi.

2.1 ACCEPTABLE\_MANUFACTURERS:

Available Manufacturers: Subject to compliance with requirements, manufacturers offering products which may be incorporated in the work include, but are not limited to, the following:

- a. The Lee/Rowan Co.
- b. Closet Maid, Clairson, Int.

2.2 MATERIALS\_AND\_MOUNTING HARDWARE:

- a. All shelves shall be fabricated of heavy gauge welded steel rod with deck rod spacing of 1 inch increments.
- b. Support braces shall be installed so that the shelf span between supports does not exceed 42 inches, and that the shelf be attached to the back wall using Back Clips at 12 inch intervals.

- c. Under test conditions, the shelving shall support a uniform static load of 75 pounds per lineal foot of shelving when the span does not exceed (3) feet and is installed according to the manufacturer's recommendations.
- d. All hardware components shall be attached to drywall without requiring mounting to conceal wall structural members.
- e. Finish: Material shall be cleaned and covered with an iron phosphate coating to insure a proper bond with the finish coat. The finish coat shall be an epoxy powder coating to provide a hard, smooth, durable finish for a continuous protective coating.
- f. 15 Year Warranty: Warrant the material, workmanship and finish of ventilated wire shelving and installation hardware for fifteen (15) years.

### PART 3 - EXECUTION

#### 3.1 INSTALLATION:

- a. Erect shelving plumb, rigid, properly aligned, and securely fastened in place, complying with drawings and manufacturer's recommendations.
- b. Provide additional field bracing as necessary for rigid, secure installation.

END OF SECTION



11 45 20  
RESIDENTIAL APPLIANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following types of residential appliances:
  - 1. Electric Refrigerator.
  - 2. Electric Range.
  - 3. Range Hood.
  - 4. Washer
  - 5. Dryer
  - 6. Refrigerator.

PART 2 - PRODUCTS

2.1 Residential Appliances

- 1. All Appliances will be furnished by Owner for Installation by Contractor as needed.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. General: Comply with manufacturer's instructions and recommendations.
- C. Freestanding Equipment: Place units in final locations after finishes have been completed in each area. Verify that clearances are adequate to properly operate equipment.

3.2 ADJUST AND CLEAN

- A. Testing: Test each item of residential equipment to verify proper operation. Make necessary adjustments.
- B. Accessories: Verify that accessory items required have been furnished and installed.
- C. Cleaning: Remove packing material from residential equipment items and leave units in clean condition, ready for operation

END OF SECTION

## SECTION 12 35 00

### SPECIALTY CASEWORK

#### PART 1- GENERAL

##### 1.1 SECTION INCLUDES

- a. Bathroom Vanity Base
- b. Bathroom Vanity Top

##### 1.2 RELATED SECTIONS – N/A

##### 1.3 REFERENCES - N/A

##### 1.4 SUBMITTALS

- a. Submit under provisions of Section 01 30 00 - Administrative Requirements.
- b. Product Data: Manufacturer's data sheets on each product to be used, including:
  - i. Preparation instructions and recommendations.
  - ii. Storage and handling requirements and recommendations.
  - iii. Installation methods.
- c. Shop Drawings: Indicate type, location, size, and hand of each component. Include requirements for blocking and relationship with adjacent construction.

##### 1.5 QUALITY ASSURANCE

- a. Manufacturer Qualifications: Minimum twenty years' experience manufacturing similar products.
- b. Installer Qualifications: Minimum two years' experience installing similar products.

##### 1.6 DELIVERY, STORAGE, AND HANDLING

- a. Store products in manufacturer's unopened packaging until ready for installation.
- b. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.

##### 1.7 PROJECT CONDITIONS

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

#### PART 2 PRODUCTS

##### 2.1 MANUFACTURERS

- a. Vanity Base: Lowe's Project Source White Shaker Style Vanity Base or equal

- 1. Color: White
- 2. Door Style: Shaker
- 3. Hardware Finish: Brushed Nickel
- 4. Hinges: 6-way adjustable
- 5. Base Material: Engineered wood
- 6. Dove Tail Drawer Construction: No
- 7. Edge Profile: Flat
- 8. Installation Type: Freestanding
- 9. Side-Panel Material: Particle Board
- 10. Toe Kick: Yes

- b. Vanity Top: Lowe's Project Source White Cultured Marble Vanity Top with Integral Sink or equal
  - 1. Faucet Mount Type: 4-in Centerset
  - 2. Material: Cultured Marble
  - 3. Number of Faucet Holes: 3
  - 4. Number of Sinks: 1
  - 5. Sink Location: Center
  - 6. Sink Shape: Oval
  - 7. Top Thickness: 7/8"
  - 8. Edge Profile: Flat
  - 9. Backsplash Included: Yes

## PART 3 EXECUTION

### 3.1 PREPARATION

- a. Clean surfaces thoroughly prior to installation.

### 3.2 INSTALLATION

- a. Install in accordance with manufacturer's instructions.

### 3.3 PROTECTION

- a. Protect installed products until completion of project.
- b. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION

12 49 10  
HORIZONTAL LOUVER BLINDS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes blinds, to be provided at each window.

1.3 SUBMITTALS

- A. General: Submit each item in this Article according to the Conditions of the Contract and Division 1 Specification Sections.
- B. Product data for each type of horizontal louver blind specified. Include printed data on physical characteristics.
- C. Shop drawings showing location and extent of blinds. Show installation details at and relationship to adjoining work. Include elevations indicating blind units. Indicate location of blind controls.
- D. Samples for initial selection in the form of manufacturer's color charts showing the full range of colors, textures, and patterns available for each type of horizontal louver blind indicated.
  - 1. Louver: Manufacturer's standard-size unit, not less than 12 inches (300 mm) long.
- E. Maintenance data for horizontal louver blinds to include in the operation and maintenance manual specified in Division 1. Include the following:
  - 1. Methods for maintaining horizontal louver blinds and finishes.
  - 2. Precautions for cleaning materials and methods that could be detrimental to finishes and performance.

1.4 QUALITY ASSURANCE

- A. Fire-Test-Response Characteristics: Provide horizontal louver blinds identical to those tested for the following fire-test-response characteristics as determined by UL or another testing and inspecting agency acceptable to authorities having jurisdiction.
  - 1. Test Method: NFPA 701.
  - 2. Rating: Pass.
- B. Single-Source Responsibility: Obtain each type of horizontal louver blind from one source and by a single manufacturer.

1.5 PROJECT CONDITIONS

- A. Field Measurements: Check actual horizontal louver blind dimensions by accurate field measurements before fabrication and show recorded measurements on final shop drawings. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
- B. Space Enclosure and Environmental Limitations: Do not install horizontal louver blinds until space is enclosed and weatherproof, wet-work in space is completed and nominally dry, work

above ceilings is complete, and ambient temperature and humidity conditions are and will be continuously maintained at values near those indicated for final occupancy.

## 1.6 EXTRA MATERIALS

- A. Furnish extra materials described below that match products installed, are packaged with protective covering for storage, and are identified with labels clearly describing contents.
  - 1. Horizontal Louver Blinds: Before installation begins, furnish quantity of full-size units equal to 5 percent of amount of each size installed.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated in the Work include, but are not limited to, the following:
  - 1. Horizontal Louver Blinds:
    - a. Springs Window Fashions Division, Inc.; (Bali).
      - 1. Bali Customiser mini blinds, or equal.

### 2.2 HORIZONTAL LOUVER BLINDS

- A. Headrail shall be manufacturer's standard extruded PVC.
- B. Bottomrail shall be manufacturer's standard extruded hollow PVC.
- C. Slats shall be made of extruded PVC. Slats shall be nominally 1" wide.
- D. Cord lock shall be a snap-in design with metal roller and a floating locking pin and shall be crash proof.
- E. Tiltrod shall be manufacturer's standard.
- F. Ladder shall be made of braided/woven polyester yarn.
- G. Lift Cords shall be made of braided/woven polyester.
- H. Installation Brackets shall be manufacturer's standard. Intermediate support brackets shall be supplied for blinds over 48".
- I. Provide Owner's Representative's selections from manufacturer's full range of colors.

### 2.3 FABRICATION

- A. Product Standard and Description: Comply with AWCMA Document 1029 for each horizontal louver blind unit consisting of louvers, rails, cord locks, tilting mechanisms, tapes, and installation hardware.
- B. Lifting and Tilting Mechanisms: Non-corrosive, self-lubricating materials.
- C. Unit Sizes: Obtain units fabricated in sizes to fill window and other openings as follows, measured at 74 deg F (23 deg C):
  - 1. Blind Units Installed Between (Inside) Jambs: Width equal to 1/4 inch (6 mm) per side or

1/2 inch (12 mm) total, plus or minus 1/8 inch (3 mm), less than jamb to jamb dimension of opening in which each blind is installed. Length equal to 1/4 inch (6 mm), plus or minus 1/8 inch (3 mm), less than head to sill dimension of opening in which each blind is installed.

2. Quantity of blind units shall match quantity of windows in an opening.

D. Installation Fasteners: Not less than 2 fasteners per bracket, fabricated from metal non-corrosive to blind hardware and adjoining construction; support blind units under conditions of normal use.

E. Hold-Down Brackets: Manufacturer's standard, as indicated.

#### 2.4 ACCESSORIES

A. Curtain Rod: Provide one (1) 1/2" wide aluminum tubular expandable curtain rod with mounting brackets, per window opening.

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

A. Examine substrates, areas, and conditions for compliance with requirements for installation tolerances and other conditions affecting performance of horizontal louver blinds. Do not proceed with installation until unsatisfactory conditions have been corrected.

#### 3.2 INSTALLATION

A. Install blinds level, plumb, and located so headrail is 5/8" inset from face of gypsum board.

1. Do not install blinds on vinyl windows.
2. Install blinds with screws of sufficient length to penetrate wood jamb studs 1/2".

#### 3.3 ADJUSTING

A. Adjust components and accessories for proper operation.

#### 3.4 CLEANING

A. Clean blind surfaces, according to manufacturer's instructions, after installation.

B. Remove surplus materials, packaging, rubbish, and debris resulting from installation. Leave installation areas neat, clean, and ready for use.

#### 3.5 PROTECTION

A. Provide final protection and maintain conditions in a manner acceptable to manufacturer and Installer that ensure that horizontal louver blinds are without damage or deterioration at the time of Substantial Completion.

END OF SECTION

**SECTION 22 40 00  
PLUMBING FIXTURES**

**PART 1 GENERAL**

1.1 SUMMARY

- A. Section Includes:
  - 1. Faucets
  - 2. Water closets.

1.2 SUBMITTALS

- A. Product data for each item specified, including construction details relative to materials, dimensions, mounting method, and finishes.
- B. Maintenance instructions, including replaceable parts and service recommendations.

1.3 QUALITY ASSURANCE

- A. Water flow and consumption rates for plumbing fixtures:
  - 1. Comply with requirements in Public Law 102-486, Energy Policy Act.
  - 2. Provide WaterSense labeled products for:

**PART 2 PRODUCTS**

2.1 MATERIALS

- A. Water Closets - Project Source Pro-Flush White Elongated Chair Height 2-piece WaterSense Toilet 12-in Rough-In 1.29-GPF or equal
  - 1. Hardware Finish - Gloss
  - 2. Color/Finish Family - White,
  - 3. Manufacturer Color/Finish- White
  - 4. Hardware Color Family- Chrome
  - 5. Type- 2-piece
  - 6. Rough-In Size - 12-in
  - 7. Assembled Width (Inches) - 17.5
  - 8. Trapway Size - 2-in
  - 9. Bowl Height- Chair height
  - 10. Bowl Shape - Elongated,
  - 11. Outlet Location - Floor outlet
  - 12. Flush Lever Location - Left front,
  - 13. Flush Technology - Flush valve
  - 14. Flush Type - Single
  - 15. Gallons Per Flush - 1.29
  - 16. High Efficiency - Yes
  - 17. Installation Type - Floor mounted
  - 18. WaterSense Labeled- Yes
  - 19. Material - Vitreous China
  - 20. Maximum Flush Rate - 1.28 GPF (4.85 LPF)
  
- B. Bathroom Vanity Faucet – Lowes Project Source Ethan Brushed Nickel 2-handle 4-in centerset WaterSense Low-arc Bathroom Sink Faucet with Drain or equal.

1. Mount: 3-hole Deck Mount Installation on 4-in center
  2. Fixture Finish – Brushed Nickel
  3. Connection Type- IPS
  4. Drain Included-Yes
  5. Spout Reach (Inches)-4.13
  6. Drain Material- Plastic
  7. Spout Type Low-arc
  8. Handle Type- Lever
  9. Valve Type - Ceramic disc valve
  10. WaterSense Labeled - Yes
  11. Max Flow Rate - 1.2 GPM (4.5 LPM)
- C. Kitchen Faucet - Lowes Project Source Polished Chrome Single Handle Mid-arc Kitchen Faucet with Deck Plate or equal.
1. Activation Method – Handle
  2. Max Flow Rate - 1.8 GPM (6.8 LPM)
  3. Mounting Location - Deck-mount
  4. Number of Faucet Handles - 1-handle
  5. Rust Resistant - Yes
  6. Faucet Type - Mid-arc
  7. Spout Reach (Inches) - 8
  8. Swivel - Yes
  9. Handle Type - Lever
  10. Valve Type - Ball valve

### **PART 3 - EXECUTION**

#### **3.1 SITE ENVIRONMENTAL PROCEDURES**

- A. Resource Management/Water Efficiency: Verify equipment is properly installed, connected, and adjusted. Verify that equipment is operating as specified.

END OF SECTION



**City of Minneapolis**  
**REGISTERED APPRENTICESHIP POLICY**  
**for real estate developments assisted by**  
**the Department of Community Planning**  
**and Economic Development**

Brief Description	Require developers and contractors of City-assisted, CPED administered development projects to use registered apprenticeship programs
Type (enterprise or departmental)	Departmental
Applies to	Contractors and sub-contractors retained by developers of private property where developer has entered into contract with the City
Department responsible for the policy	CPED
Approval Authority	City Council
History: Approval date, effective date, revisions	Originally a policy of the Minneapolis Community Development Agency (MCDA) approved in March of 1983. It was modified in June of 1983 and August of 1990. The modifications increased the application of the policy to construction contracts let by others as the result of financial, land or other assistance provided by MCDA. The dollar amount triggering the policy was adjusted.
Related mandates	None
Links: procedures, forms	<a href="http://www.doli.state.mn.us/appr.html">www.doli.state.mn.us/appr.html</a>
Questions to	CPED

**1.0 Policy Purpose**

The City of Minneapolis (hereafter "City") recognizes the need for a Registered Apprenticeship Policy (the "Policy") The Policy provides for the contractors of the developers who purchase land or receive financial assistance from the City to hire laborers and mechanics and to require their sub-contractors to hire laborers and mechanics who are trained or being trained through a registered apprenticeship program certified by the State of Minnesota, Department of Labor and Industry. The City assigns the responsibilities connected with this Policy to the Department of Community Planning and Economic Development (CPED).

## **2.0 Scope of Policy**

The City Registered Apprenticeship Policy (the “Policy”) applies where CPED administers contracts entered into by the City and a developer of a development project that provides for the construction of buildings or improvements, maintenance or repair work to buildings or improvements, and demolition or excavation work on privately-owned property. The Policy will require the developer and its contractor and sub-contractors to use a Registered Apprenticeship Program as determined by the Minnesota Department of Labor and Industry Bureau of Apprenticeship.

**2.1 Application to Third Party Construction and Development Contracts** The Policy applies to contracts for construction or rehabilitation work on privately owned property where the City has provided direct or indirect assistance to the developer or owner of the property. Typically, the City will enter into a two-party agreement with a developer. The agreement may involve, but not be limited to, a development agreement, a land sale contract, a loan agreement, a lease, or a similar type of agreement. The developer will enter into an agreement with a contractor who is retained to actually undertake the construction or rehabilitation work on behalf of the developer. The Policy will be apply to the developer with whom the City has a direct, contractual relationship, and with the contractor with whom the City has an indirect, third party relationship by virtue of the developer’s contract with the contractor and its sub-contractors.

## **2.2 City Assistance that Triggers the Policy**

The Policy will be invoked when the City provides “direct” or “indirect” assistance to a developer or owner to facilitate the construction or rehabilitation of a project.

**2.2.1 Direct Assistance** Direct assistance means a contract amount in excess of \$100,000, entered into by a developer and a contractor (subject to the exceptions listed in Section 2.3), where the City, CPED, provides one or more of the financial resources indicated in this Sub-section 2.2.1 and such other resources identified by the CPED staff.

- (a) tax increment financing;
- (b) development account funds;
- (c) local tax levy funds;
- (d) federal funds (e.g. Community Development Block Grant) and program income derived from the federal funds used to finance local programs (subject to the exceptions listed in Section 2.3); and
- (e) NRP funds (subject to the exceptions listed in Section 2.3).

**2.2.2 Indirect Assistance** Indirect assistance means forms of conduit financial assistance including tax exempt bonds and certain intergovernmental transfers or grants, assistance provided through the acquisition and disposition of real property at or less than the “fair reuse value” as determined by the City, and such other forms of assistance identified by the CPED staff.

- (a) housing revenue bonds for developments of eight or more units;
- (b) industrial development bonds;
- (c) revenue bonds insured in part by the “Common Bond Fund;”
- (d) revenue bonds issued on behalf of an entity exempt from taxation according to Section

- 501 (c) (3) of the Internal Revenue Code; (e) land acquisition and disposition using the City's eminent domain authority;
- (f) land disposition at or below the "fair reuse value" regardless as to whether or not land sale proceeds are escrowed for geotechnical correction or environmental remediation costs; and
- (g) Receipt by a developer from the City of intergovernmental grant-in-aid in the cumulative amount of at least \$100,000 from sources including, but not limited to the Metropolitan Council Livable Community Development Account (LCDA) grant fund and the State of Minnesota, Department of Employment and Economic Development (DEED) redevelopment grant program.

**2.2.3 Application to Subcontractors** The policy also applies to all subcontractors of the contractor, property owner or developer for subcontracts in excess of \$50,000.

### **2.3 Exceptions to the Policy**

The Policy is not applied when the City provides certain forms of financial or other assistance. The projects or programs excluded from or which are exceptions to the Policy include certain small residential developments, small business loans, grants-in-aid used exclusively for Brownfield's remediation, and the refinancing of existing projects previously subject to the Policy. The exceptions to the Policy include the following:

- (a) financial assistance used to rehabilitate or construct a housing project of less than eight units;
- (b) financial assistance used to rehabilitate or construct a single family dwelling or duplex to be owned and occupied by the recipient of the financial assistance;
- (c) purchase of real property in order to construct a single family dwelling or duplex structure;
- (d) purchase of land and/or receipt of financial assistance by an organization that promotes affordable home ownership opportunities through the extensive use of volunteer labor and/or sweat equity components to rehabilitate or construct dwellings;
- (e) small business loan programs where public dollars are leveraged or supplemented with the private dollars of a participating lender that originates, services and collects the public and private loan payments under an agreement with the City;
- (f) non-residential loan programs administered by neighborhood-based or other non-profit development organizations;
- (g) commercial fix and paint matching grant programs;
- (h) new construction or rehabilitation programs for commercial and industrial properties with loan or grant amounts of less than \$100,000; (i) NRP funds used for the construction or rehabilitation of eight or more residential units;
- (j) NRP funds in excess of \$100,000 used for the construction or renovation of a commercial or industrial property;
- (k) DEED environmental clean-up grant funds and Hennepin County Emergency Response Funds (ERF) for environmental remediation costs; and
- (l) non-apprentice trades as determined by the Minnesota Department of Labor and Industry.

(m) taxable or tax-exempt financing issued by the City or MCDA for projects located outside of the City of Minneapolis.

**3.0 Policy Responsibilities** The Policy will be approved, administered and enforced as indicated in this Section 3.0.

**3.1 Mayor/City Council**

The Mayor and City Council establish new policies for the City and approved this Policy.

**3.2 Department of Planning and Economic Development**

Under the CPED Director's direction, staff will be designated to:

- determine financial and other resources that are subject to the Policy
- determine the procedure for enforcement of the Policy

**4.0 Effect on Other Policies**

This policy supercedes any and all MCDA registered apprenticeship policies.

**5.0 Effective Date**

This policy is effective July 1, 2004.

# **Prevailing Wage Requirements and Decision**

**City of Minneapolis Prevailing Wage Fact Sheet**

**General Wage Decision Number: MN20220019 Modification 4 – 9/8/23**

# City Prevailing Wage Fact Sheet

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1. The City's Prevailing Wage ordinance<sup>1</sup> applies to City construction projects greater than or equal to \$50,000 where the City directly contracts with a general contractor for public improvements. The ordinance does not cover development projects where the City enters into a development agreement.
2. All applicable invitations (bids, RFPs, or best value solicitations) and contracts will incorporate federal labor standards and prevailing wage provisions and all contractors and subcontractors must comply with these.
3. All employees working on projects subject to this ordinance are intended third party beneficiaries to the City's contract with the general contractor.
4. General contractors must pass the pre-award compliance review or the bid will be rejected. This includes submitting a pre-construction booklet consisting of contractor profile forms for each subcontractor and supplier on the project.
5. A general contractor is responsible for its and its subcontractors' submissions of bi-weekly<sup>2</sup> Certified Payroll Reports (CPRs) in LCPtracker.
6. Contractors must pay employees every two weeks. Failure to comply will result in withholding of payment to general contractor.
7. All employees must be paid no less than one and half the base rate of pay plus fringes for all hours worked over 40 in a week. All hours worked in a week after 40 hours must be paid overtime with no exceptions.
8. The Prime Contractor must post the project's prevailing wage decision, additional wage classifications, and the City's non-discrimination poster in a safe, visible location on the project construction site.
9. Business owners/operators working with their crew must report themselves on CPRs along with their crew. An owner/operator working with a crew need only indicate her hours worked and trade classification for herself on the CPR. However, a business owner/ operator working alone cannot submit CPRs for herself. She must be included on the weekly CPRs of the prime or subcontractor for whom she is working.
10. During the course of the project the Department of Civil Rights will conduct job site visits to test the accuracy of the information submitted by contractors and to interview the contractor's employees.
11. Approved apprentices can be paid less than the prevailing wage for their classifications, but must be paid according to their programs' pay /benefits scales. An apprentice must have an approved agreement, a pay/benefit scale, and an operating ratio. Apprentices without any or all of these documents, and/or operating outside an approved ratio, are entitled to the prevailing wage for their classifications regardless of skill level. Contractors must indicate each apprentice's progress percent or skill level in LCPtracker.
12. To prevent misclassification of workers as independent contractors or subcontractors, all contractors must be able to prove such status. The Minneapolis Department of Civil Rights may require contractors to produce bona fide proof of independent contractor status.
13. During the course of and upon completion of the contract work, the department of Civil Rights will have the right to require an appropriate audit of the contractor's books and records to determine compliance or noncompliance. General contractors and prime contractors must retain relevant payroll records for at least **one year** from the date of project completion.
14. Failure to pay prevailing wage shall result in non-compliance, which may include suspension or debarment. Due Process will be given to contractors prior to the non-compliance decision.

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<sup>1</sup> Minneapolis Code of Ordinances, Title 2, Chapter 24.

<sup>2</sup> For projects where the Davis Bacon and Related Acts apply, contractors must pay employees and certify payrolls on a weekly basis.

"General Decision Number: MN20230019 09/08/2023

Superseded General Decision Number: MN20220019

State: Minnesota

Construction Type: Residential

County: Hennepin County in Minnesota.

RESIDENTIAL CONSTRUCTION PROJECTS (consisting of single family homes and apartments up to and including 4 stories).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(2)-(60).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	<ul style="list-style-type: none"><li>. Executive Order 14026 generally applies to the contract.</li><li>. The contractor must pay all covered workers at least \$16.20 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2023.</li></ul>
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	<ul style="list-style-type: none"><li>. Executive Order 13658 generally applies to the contract.</li><li>. The contractor must pay all covered workers at least \$12.15 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2023.</li></ul>

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/06/2023
1	05/19/2023

2 06/16/2023  
 3 08/18/2023  
 4 09/08/2023

CARP0322-019 05/02/2022

	Rates	Fringes
CARPENTER.....	\$ 36.60	26.90

ELEC0292-021 05/01/2023

	Rates	Fringes
ELECTRICIAN.....	\$ 52.00	25.50

ENGI0049-059 05/01/2012

	Rates	Fringes
OPERATOR: Power Equipment		
GROUP 2.....	\$ 34.85	15.95
GROUP 3.....	\$ 33.44	15.95
GROUP 4.....	\$ 33.10	15.95
GROUP 5.....	\$ 32.93	15.95
GROUP 6.....	\$ 31.42	15.95
GROUP 7.....	\$ 30.30	15.95
GROUP 8.....	\$ 28.29	15.95

POWER EQUIPMENT OPERATOR CLASSIFICATIONS

GROUP 2: Grader/Blade

GROUP 3: Dragline

GROUP 4: Backhoe

GROUP 5: Bulldozer, Curb Machine, Forklift, Loader over 1 cu yd, Mechanic, Roller, Scraper, Tractor over D2.

GROUP 6: Loader up to 1 cu yd, Tractor D2 or similar size.

GROUP 7: Self Propelled Vibrating Packer.

GROUP 8: Oiler.

IRON0512-001 04/30/2023

	Rates	Fringes
IRONWORKER (STRUCTURAL).....	\$ 43.00	34.11

LABO0563-044 05/01/2012

	Rates	Fringes
LABORER		
Group 1.....	\$ 28.46	15.82
Group 2.....	\$ 28.96	15.82

LABORERS CLASSIFICATIONS

GROUP 1 - Common or General Laborer, Asphalt Raker, Mason Tender (Brick, Cement/Concrete), Plaster Tender, Top Person



GROUP 2 - Bottom Person, Mason Tender (Brick,  
Cement/Concrete), Pipelayer

-----  
PAIN0386-020 05/01/2012

	Rates	Fringes
PAINTER (SPRAY).....	\$ 31.45	17.85

-----  
PLUM0015-001 05/01/2023

	Rates	Fringes
PLUMBER.....	\$ 52.98	30.72

FOOTNOTE:  
Paid Holiday: Labor Day

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ROOF0096-054 05/01/2023

	Rates	Fringes
ROOFER.....	\$ 43.30	21.89

FOOTNOTE: Paid Holiday - Labor Day

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SHEE0010-004 05/01/2017

	Rates	Fringes
SHEET METAL WORKER.....	\$ 30.11	18.88

FOOTNOTE: Paid Holiday: Labor Day

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\* SUMN2009-056 07/27/2009

	Rates	Fringes
LABORER: Landscape.....	\$ 11.50 **	0.00

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WELDERS - Receive rate prescribed for craft performing  
operation to which welding is incidental.

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\*\* Workers in this classification may be entitled to a higher  
minimum wage under Executive Order 14026 (\$16.20) or 13658  
(\$12.15). Please see the Note at the top of the wage  
determination for more information.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave  
for Federal Contractors applies to all contracts subject to the  
Davis-Bacon Act for which the contract is awarded (and any  
solicitation was issued) on or after January 1, 2017. If this  
contract is covered by the EO, the contractor must provide  
employees with 1 hour of paid sick leave for every 30 hours  
they work, up to 56 hours of paid sick leave each year.  
Employees must be permitted to use paid sick leave for their  
own illness, injury or other health-related needs, including  
preventive care; to assist a family member (or person who is  
like family to the employee) who is ill, injured, or has other  
health-related needs, including preventive care; or for reasons

resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

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The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of ""identifiers"" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

#### Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or ""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

#### Survey Rate Identifiers

Classifications listed under the ""SU"" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.



## Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

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### WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- \* an existing published wage determination
- \* a survey underlying a wage determination
- \* a Wage and Hour Division letter setting forth a position on a wage determination matter
- \* a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour National Office because National Office has responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an

interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISIO"

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**From:** Blumner, Nicole  
**Sent:** Tuesday, October 3, 2023 10:54 AM  
**To:** Brett Christofferson; Lowe, Geoffrey; Cheryl Lovell; Brodie, Claudia; Phillips, Arnie; pedlund@jbensonconstruction.com; Eric Burdak  
**Cc:** Blumner, Nicole  
**Subject:** RE: 10/3 vacant unit turn call

Notes from our call:

- Cheryl gave an update on her site visit last week—finalizing unit list and scope for each unit.
- Cheryl will send add to civil rights for approval, since we are still waiting for meeting notes from 9/15 meeting – bid dates will shift due to delay – new dates will be in the ad

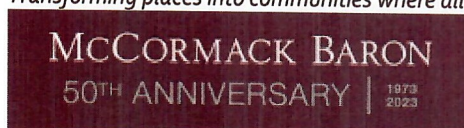
Scope matters:

- Cheryl would like to replace some bathroom vanities (Lowe's basic model), not repair, some toilets need repair, carpet need cleaning, trash in units, smoke detector replacement with combined units, switch plate covers, wood cabinets can be replaced but thermofoil cabinets are too damaged to scavenge, could be peeled and repainted with epoxy paint (heat resistant).
- splitting painting and flooring packages by location vs unit size
- some units are more impacted by smoking and by marks on walls
- very little drywall patching/ceiling repair – will combine
- door scope also small – could combo with vanities
- toilets are more difficult to find MWBEs
- combine demo, hauling, final clean to get more MBEs
- Geoff will send scopes for smoke detectors etc
- Send enlarged unit type drawing to Cheryl

Nicole Blumner  
Vice President  
McCormack Baron Salazar, Inc.

314-335-2844 (office)  
314-315-6080 (mobile)  
[Nicole.blumner@mccormackbaron.com](mailto:Nicole.blumner@mccormackbaron.com)  
100 N. Broadway, Suite 100  
St. Louis, MO 63102  
[www.mccormackbaron.com](http://www.mccormackbaron.com)

*Transforming places into communities where all people can thrive*



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**From:** Blumner, Nicole <[Nicole.Blumner@McCormackBaron.com](mailto:Nicole.Blumner@McCormackBaron.com)>  
**Sent:** Tuesday, October 3, 2023 9:51 AM  
**To:** Brett Christofferson <[BrettChristofferson@weisbuilders.com](mailto:BrettChristofferson@weisbuilders.com)>; Lowe, Geoffrey <[Geoffrey.Lowe@McCormackBaron.com](mailto:Geoffrey.Lowe@McCormackBaron.com)>; Cheryl Lovell <[cannlovell@hotmail.com](mailto:cannlovell@hotmail.com)>; Brodie, Claudia

**City of Minneapolis**  
**Small and Underutilized Business Enterprise Program**  
**Special Provisions for Development Projects**  
**HERITAGE PARK VACANT UNIT TURNOVER**

I. Overview

The City of Minneapolis policy is to provide equal opportunities to all businesses, with an effort to redress discrimination in the City’s marketplace and in public contracting against minority-owned business enterprises (“MBEs”) and women-owned business enterprises (“WBEs”). This is accomplished through the Small and Underutilized Business Program (“SUBP”) as detailed in the Minneapolis Code of Ordinances Chapter 423. SUBP applies to any development project receiving a subsidy through the City of over \$175,000. SUBP goals are set on projects based on the project scope, subcontracting opportunities and availability of eligible MBEs/WBEs.

The City has set the following SUBP goals to facilitate participation of MBEs/WBEs on this project:

**5% COMBINED MBE and WBE**

Only eligible MBEs/WBEs count towards the SUBP goals. An eligible MBE/WBE is:

1. Certified as a Disadvantaged Business Enterprise (DBE). This is the only MBE/WBE certification accepted by the SUBP.
2. Located within the City’s marketplace.<sup>1</sup>
3. DBE-certified within the scope of work that they will perform.
4. Performing a commercially useful function on the contract. An MBE/WBE performs a commercially useful function when it executes a distinct element of work and carries out its responsibilities by actually performing, managing, and supervising the work involved.

Firms that are DBE-certified as both ‘MBE’ and ‘WBE’ will count toward the ‘MBE’ goal only.

**A developer’s contractor should search for DBE-certified MBE and WBE firms using the Minnesota Unified Certification Program (MnUCP) directory, here: <http://mnucp.metc.state.mn.us/>.**<sup>2</sup>

II. Good Faith Efforts Evaluation

The developer’s contractor must either meet the goals listed above or demonstrate a Good Faith Effort to do so. A Good Faith Effort means that the developer’s contractor made *every necessary and reasonable effort* to subcontract with MBEs/WBEs prior to subcontractor bidletting.

To determine if the developer’s contractor demonstrated good faith efforts to meet the SUBP goals, the following list of *eight factors* may be considered:

1. Soliciting through all reasonable and available means (attendance at pre-bid meetings, advertising and/or written notices) the interest of all eligible MBEs/WBEs certified in the scopes of work of the contract. The developer’s contractor must solicit MBEs/WBEs in sufficient time prior to bid opening or the proposal deadline to allow MBEs/WBEs to respond to solicitations. The developer’s contractor must

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<sup>1</sup> The City’s marketplace includes only the Minnesota counties of Anoka, Carver, Chisago, Dakota, Hennepin, Isanti, Le Sueur, Mille Lacs, Ramsey, Scott, Sherburne, Sibley, Washington, Wright, and the Wisconsin counties of Pierce and St. Croix.

<sup>2</sup> If a developer’s contractor identifies a business that is not yet certified, but may qualify for certification as MBE or WBE, the developer’s contractor should encourage the business to immediately begin the application process for certification with the MNUCP. The developer’s contractor should include this in their Good Faith Efforts documentation.

determine with reasonable certainty if the MBEs/WBEs are interested by taking appropriate steps to follow up on initial solicitations.

2. Selecting portions of the work to be performed by eligible MBEs/WBEs in order to increase the likelihood that the project goals will be achieved. This includes, where appropriate, breaking out contract work into smaller units to facilitate MBE/WBE participation, even when a developer's contractor might otherwise prefer to perform these work items with its own forces.
3. Providing interested eligible MBEs/WBEs with adequate information about the plans, specifications, and requirements of the contract in a timely manner to assist them in responding to a solicitation.
4. The developer's contractor must negotiate in good faith with interested eligible MBEs/WBEs and provide written documentation of such negotiation with each such business.
5. A developer's contractor should consider a number of factors in negotiating with potential MBE/WBE subcontractors and should take into consideration an eligible MBE or WBE's price and capabilities and scheduling, as well as established contract goals. However, the fact that there may be some additional costs involved in finding and using eligible MBEs/WBEs is not in itself sufficient reason for failure to meet the established MBE/WBE goals, as long as such costs are reasonable. The ability or desire to perform the work of a contract with its own organization does not relieve the developer's contractor of the responsibility to make good faith efforts. The developer's contractor(s) are not, however, required to accept higher quotes from eligible MBEs/WBEs if the price difference is excessive or unreasonable.
6. The developer's contractor must offer information regarding and make reasonable efforts to assist solicited eligible MBEs/WBEs in obtaining bonding, lines of credit or insurance as required by the City, the developer, or by the developer's contractor, provided that the developer's contractor need not provide financial assistance toward this effort.
7. Effectively using the services of minority/woman community organizations; minority/woman contractors' groups; local, state and federal business assistance offices; and other organizations as allowed on a case-by-case basis to provide assistance in the solicitation and placement of MBEs/WBEs.
8. Whether the apparent successful developer's contractor, or its subcontractors, met or exceeded the average eligible MBE/WBE participation obtained by others responding to the same solicitation.

### III. Required Documentation

The developer's contractor must thoroughly document its efforts to solicit and incorporate MBE/WBE participation to meet the SUBP goals. The following documents must be submitted after subcontractor bidletting and prior to closing on the City subsidy:

1. *Contract Compliance Information Management System (CCIMS/B2GNow)*: The Prime Contractor will be required to submit a utilization plan into CCIMS when requested by Contract Compliance staff by the due date indicated. MBE and WBE firms will be required to confirm their participation in CCIMS before the utilization plan can be approved. If both or one of the MBE/WBE goals is not met, then a "waiver" (also referred to as a Good Faith Effort) will be requested. The following documents will be considered as part of the waiver request.
2. *Bidders and Solicitation List*: Must include all subcontractors, sub-consultants, service providers or suppliers that were solicited. It also indicates which MBE/WBE firms the developer's contractor intends to use.
3. *Supporting Documentation to Demonstrate Good Faith Efforts*: The developer's contractor must submit documentation evidencing the efforts taken to achieve the SUBP goals. The information may include, but is not limited to, copies of solicitation emails, copies of bids for all MBE/WBE firms, copies of bids for awarded non-W/MBE firms, bids received, faxes, and phone call logs.
4. *Good Faith Efforts Checklist*: A checklist based on the *eight factors* that may be considered in determining whether MBE and WBE participation was solicited in good faith. The developer's contractor must use the checklist during subcontractor bid solicitation to demonstrate the efforts that were made.



The developer's contractors who have been previously designated as high risk by the Minneapolis Director of Civil Rights may be required to submit additional documentation.

#### IV. Post-Award Substitutions

The developer's contractors shall not substitute, reduce participation of, or eliminate any MBE/WBE subcontractor listed in CCIMS without the prior written approval of MDCR. The developer's contractor must make good faith efforts to replace an MBE/WBE subcontractor that is unable to perform with another MBE/WBE to perform the same scope of work. A developer whose contractor substitutes, reduces participation of, or removes an MBE/WBE subcontractor listed in the CCIMS without prior written approval shall be subject to a fine of up to \$10,000.00 per violation or any of the penalties listed in Section V below.

#### V. Penalties for Non-Compliance

Compliance with SUBP is a material condition of the City's subsidy contract. If a developer, developer's contractor, subcontractor, supplier, vendor or subrecipient does not make a good faith effort to fulfill its obligations under SUBP, or fails to materially comply with the provisions of Minneapolis Code of Ordinances Chapter 423, the City may take the following actions wholly, partly, or in any combination:

- a) Temporarily withhold disbursements of City-provided funds pending correction of the deficiency.
- b) Permanently withhold payment for all or part of the activity not in compliance if the deficiency cannot be corrected, or the entity refuses to correct the deficiency.
- c) Suspend or debar the noncompliant developer, developer's contractor, subcontractor, supplier or vendor as ineligible for all current or potential contracts with the City or supported by City funds.
- d) Designate the noncompliant developer, developer's contractor, subcontractor, supplier or vendor as high-risk for future contracts and require of the developer, developer's contractor, subcontractor, supplier or vendor increased reporting requirements, mandatory audits and similar measures.

These penalty provisions and the provisions of section IV shall be fully incorporated into all contracts and shall be enforceable by the City against any developer, developer's contractor, subcontractor, supplier, vendor, or subrecipient who fails to materially comply with SUBP.

Please review Minneapolis Code of Ordinances Chapter 423 for more information or contact the City of Minneapolis Department of Civil Rights at (612) 673-3012 or [contractcompliance@minneapolismn.gov](mailto:contractcompliance@minneapolismn.gov)



## City of Minneapolis Small and Underutilized Business Program (SUBP)

### Heritage Park Vacant Unit Turnover

This report lists MBEs and WBEs that have been certified by the Minnesota Uniform Certification Program (MnUCP) in scopes of services relevant to this project. If additional scopes of services are identified, the MnUCP online directory (<http://mnucp.metc.state.mn.us/>) should be utilized to find additional certified MBEs and WBEs in those scopes.

The scopes of services are categorized using the North American Industry Classification System (NAICS). For definitions and more information about NAICS Codes visit the U.S. Census Bureau (<http://www.census.gov/eos/www/naics/>).

#### NAICS CODE:

Company	Contact	Email	Phone	Fax	MBE	WBE
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#### NAICS CODE: 238320 Painting and Wall Covering Contractors

Company	Contact	Email	Phone	Fax	MBE	WBE
A+ PROFESSIONAL PAINTING LLC	CAGER, WILLIE	<a href="mailto:QUOTE@APLUSPROPAINING.COM">QUOTE@APLUSPROPAINING.COM</a>	612-267-7594		Yes	No
A-1 PROFESSIONAL PAINTING AND LANDSCAPING INC	ALBERTO MOLINA	<a href="mailto:a1painting_landscaping@yahoo.com">a1painting_landscaping@yahoo.com</a>	763-913-4766	763-207-8682	Yes	No
ACCURATE PAINTING FSC LLC	GARZA, BALDEMAR	<a href="mailto:BGARZA947@GMAIL.COM">BGARZA947@GMAIL.COM</a>	612-207-4612		Yes	No
ACTION CONSTRUCTION TRANSPORTATION LLC DBA ACTION CONSTRUCTION SERVICES	ROSE, JOHNATHAN	<a href="mailto:INFO@ACTIONCONSTRUCTIONSVCS.COM">INFO@ACTIONCONSTRUCTIONSVCS.COM</a>	612-269-8594		Yes	No
ADDOUN BROS CONSTRUCTION CO DBA ABC CO	SAMIR ADDOUN, MOHAMMED	<a href="mailto:ADDOUNBROSCONSTRUCTIONCO@GMAIL.COM">ADDOUNBROSCONSTRUCTIONCO@GMAIL.COM</a>	612-644-9998		Yes	No
AMANI CONSTRUCTION AND RENOVATIONS LLC	KURIA, JENNIFFER	<a href="mailto:JKURIA@AMANICONSTRUCTION.COM">JKURIA@AMANICONSTRUCTION.COM</a>	612-232-7264		Yes	Yes
BEAR CLAW CONSTRUCTION LLC	BARON, JESSICA	<a href="mailto:BEAR.CLAW.CONST@EARTHLINK.NET">BEAR.CLAW.CONST@EARTHLINK.NET</a>	763-753-5800	763-753-5801	Yes	Yes
BOGAR CONSTRUCTION CO LLC	SMITH, MARVIN	<a href="mailto:INFO@BOGARCONSTRUCTION.COM">INFO@BOGARCONSTRUCTION.COM</a>	612-327-6362	612-866-4799	Yes	No
CAMACHO CONTRACTORS INC DBA INDUSTRIAL ROOFING	CAMACHO, CATHRYN	<a href="mailto:CCAMACHO@CAMACHOCONTRACTORS.COM">CCAMACHO@CAMACHOCONTRACTORS.COM</a>	612-331-7622	612-331-7629	Yes	Yes
CASTREJON INCORPORATED	CASTREJON, MONICA	<a href="mailto:MONICA@CASTREJONINC.COM">MONICA@CASTREJONINC.COM</a>	763-450-2055	763-450-2056	Yes	No
CR SERVICES LLC	WASHINGTON, JOE	<a href="mailto:JOE_CRSERVICESMN@YAHOO.COM">JOE_CRSERVICESMN@YAHOO.COM</a>	952-681-2303		Yes	No
CRCI LLC DBA CEILING PRO INTERNATIONAL	RAMIREZ, OSCAR	<a href="mailto:OSCAR.RAMIREZ@CEILINGPROHQ.COM">OSCAR.RAMIREZ@CEILINGPROHQ.COM</a>	952-947-0007	952-947-0004	Yes	No

DAVE CONSTRUCTION LLC	BASSEKLE, DAVE	<a href="mailto:DAVECONSTRUCTIONMN@GMAIL.COM">DAVECONSTRUCTIONMN@GMAIL.COM</a>	612-483-9500		Yes	No
GOBLISCH PAINTING LLC	GOBLISCH, JAMES	<a href="mailto:GOBLISCHPAINTINGLLC@GMAIL.COM">GOBLISCHPAINTINGLLC@GMAIL.COM</a>	763-258-4260		Yes	No
IMAN ENTERPRISES LLC	ABDELHAKIM, IMAN	<a href="mailto:ALWAYSINVESTEDMN@GMAIL.COM">ALWAYSINVESTEDMN@GMAIL.COM</a>	612-231-6091	612-662-9923	Yes	No
J BENSON CONSTRUCTION	EDLUND, PAUL	<a href="mailto:PEDLUND@JBENSONCONSTRUCTION.COM">PEDLUND@JBENSONCONSTRUCTION.COM</a>	952-920-0717		Yes	No
JBA DECORATIVE COATINGS AND DÑ%COR LLC	BERRY, JENDAYI	<a href="mailto:INFO@JENDAYIBERRYART.COM">INFO@JENDAYIBERRYART.COM</a>	612-730-2704		Yes	Yes
MILLER MANAGEMENT AND STRIPING SERVICES LLC	TIMOTHY MILLER	<a href="mailto:MILLERSTRIPINGLLC@GMAIL.COM">MILLERSTRIPINGLLC@GMAIL.COM</a>	763-732-9871		Yes	No
NICHOLS LLC	NICHOLS, PENNY	<a href="mailto:SIX55427@GMAIL.COM">SIX55427@GMAIL.COM</a>	612-310-4420		Yes	Yes
NU CENTURY PAINTING LLC	CYNTHIA WILLIAMS	<a href="mailto:NUCENTURYPAINING@GMAIL.COM">NUCENTURYPAINING@GMAIL.COM</a>	612-298-3511	612-588-0480	Yes	Yes
ONE DESIGN LLC	FLORES, PHILLIP	<a href="mailto:PHILLIP.ONEDESIGNLLC@GMAIL.COM">PHILLIP.ONEDESIGNLLC@GMAIL.COM</a>	651-428-0391	952-828-9531	Yes	Yes
PAINTING BY NAKASONE INC	JOHN NAKASONE	<a href="mailto:john@PAINTINGBYNAKASONE.COM">john@PAINTINGBYNAKASONE.COM</a>	651-646-6999	651-646-6792	Yes	No
QUALITY DESIGN LLC	LEPEKA, PAMELA	<a href="mailto:QUALITYDESIGNEDINA@GMAIL.COM">QUALITYDESIGNEDINA@GMAIL.COM</a>	612-325-4143	763-586-3790	No	Yes
RELIABLE PROPERTY MAINT & HOME SVC LLC	WASHINGTON, ALEANE	<a href="mailto:RPMHS24@GMAIL.COM">RPMHS24@GMAIL.COM</a>	612-272-7618		Yes	No
SHOW ME PAINTING LLC	TYRONE BLOCK	<a href="mailto:BIDS@SHOWME-PAINTING.COM">BIDS@SHOWME-PAINTING.COM</a>	651-336-6472	651-340-7624	Yes	Yes
UNIQUE CONTRACTING SERVICES CORP	PEREZ, ANGEL	<a href="mailto:ANGELPEPPY1@IZOOM.NET">ANGELPEPPY1@IZOOM.NET</a>	763-218-9385	763-262-1151	Yes	No
YELLOW FLOWER MARKETING LLC DBA KITCHEN TUNE UP	AMENRUD, TONI	<a href="mailto:TAMENRUD@KITCHENTUNEUP.COM">TAMENRUD@KITCHENTUNEUP.COM</a>	952-463-0122		No	Yes

**NAICS CODE: 238330 Flooring Contractors - fireproof flooring construction contractors except fireproof**

Company	Contact	Email	Phone	Fax	MBE	WBE
ABSOLUTE COMMERCIAL FLOORING INC	SHEEHY, KARLA	<a href="mailto:KARLA@ABSOLUTEFCF.COM">KARLA@ABSOLUTEFCF.COM</a>	763-746-8900	763-746-8902	Yes	Yes
ADDOUN BROS CONSTRUCTION CO DBA ABC CO	SAMIR ADDOUN, MOHAMMED	<a href="mailto:ADDOUNBROSCONSTRUCTIONCO@GMAIL.COM">ADDOUNBROSCONSTRUCTIONCO@GMAIL.COM</a>	612-644-9998		Yes	No
DAVE CONSTRUCTION LLC	BASSEKLE, DAVE	<a href="mailto:DAVECONSTRUCTIONMN@GMAIL.COM">DAVECONSTRUCTIONMN@GMAIL.COM</a>	612-483-9500		Yes	No
GENERATION ONE CONTRACTING LLC DBA MORRIS CONSTRUCTION LLC	MORRIS, VOLDEE	<a href="mailto:VOLDEE@MORRISBUILD.COM">VOLDEE@MORRISBUILD.COM</a>	612-272-4428	651-429-2533	Yes	No
GFA INTERIORS LLC	FACKLER, GAIL	<a href="mailto:GAILFACKLER@GFAINTERIORS.COM">GAILFACKLER@GFAINTERIORS.COM</a>	612-281-1554	763-785-7996	No	Yes
GOLDEN HANDS LLC	NIZOM ABDUKADYROV	<a href="mailto:NIZOM@GOLDENHANDSLLC.COM">NIZOM@GOLDENHANDSLLC.COM</a>	952-388-7777	763-762-6489	Yes	No
IDEAL COMMERCIAL INTERIORS	HARRIS, RICK	<a href="mailto:RICK@ICINTERIORS.NET">RICK@ICINTERIORS.NET</a>	612-759-0955	612-886-1410	Yes	No
IMAN ENTERPRISES LLC	ABDELHAKIM, IMAN	<a href="mailto:ALWAYSINVESTEDMN@GMAIL.COM">ALWAYSINVESTEDMN@GMAIL.COM</a>	612-231-6091	612-662-9923	Yes	No

J BENSON CONSTRUCTION	EDLUND, PAUL	<a href="mailto:PEDLUND@JBENSONCONSTRUCTION.COM">PEDLUND@JBENSONCONSTRUCTION.COM</a>	952-920-0717		Yes	No
LBR PARTNERS LLC	CRUZ, BELKIS J	<a href="mailto:BELKIS@LBRPARTNERS.COM">BELKIS@LBRPARTNERS.COM</a>	612-229-8529		No	Yes
SCHMITZ CARPET INC	SCHMITZ, CARMEN	<a href="mailto:CKSCHMITZ@HOTMAIL.COM">CKSCHMITZ@HOTMAIL.COM</a>	612-889-2361		No	Yes
STRESS FREE CONTRACTING LLC	WILLIAMS, LAVAR	<a href="mailto:STRESSFREEMOVING96@YAHOO.COM">STRESSFREEMOVING96@YAHOO.COM</a>	817-305-3800		Yes	No
<b>NAICS CODE: 238350 Finish Carpentry Contractors</b>						
Company	Contact	Email	Phone	Fax	MBE	WBE
ADDOUN BROS CONSTRUCTION CO DBA ABC CO	SAMIR ADDOUN, MOHAMMED	<a href="mailto:ADDOUNBROSCONSTRUCTIONCO@GMAIL.COM">ADDOUNBROSCONSTRUCTIONCO@GMAIL.COM</a>	612-644-9998		Yes	No
ALS CONSTRUCTION HANDYMAN SERVICES	ROSS, ALBERT	<a href="mailto:ALSHANDYMANSERVICES3490@GMAIL.COM">ALSHANDYMANSERVICES3490@GMAIL.COM</a>	612-839-2115		Yes	No
ASPECTS CONSTRUCTION LLC	MARIE-ALVES, SHELONDA	<a href="mailto:SHELONDA@ASPECTSCONSTRUCTION.COM">SHELONDA@ASPECTSCONSTRUCTION.COM</a>	612-391-3037		Yes	Yes
BANKS CONSTRUCTION LLC	BANKS, JAFARI	<a href="mailto:JBANKSCONSTRUCTION@GMAIL.COM">JBANKSCONSTRUCTION@GMAIL.COM</a>	612-805-5285	763-432-7344	Yes	No
BENCHMARK LLC	LEO COPELAND	<a href="mailto:lcopeland@benchmarkelite.com">lcopeland@benchmarkelite.com</a>	612-282-7400		Yes	No
BENSON-CLAUGHERTY CONTRACTING LLC	CLAUGHERTY, BILL	<a href="mailto:BILLC@BENSONCLAUGHERTY.COM">BILLC@BENSONCLAUGHERTY.COM</a>	651-216-3096		Yes	No
BIG TOP CONTRACTING LLC	WILLIAMS, ALFONZO	<a href="mailto:BIGTOPCONTRACTING@GMAIL.COM">BIGTOPCONTRACTING@GMAIL.COM</a>	952-454-6328	763-303-3846	Yes	No
BOGAR CONSTRUCTION CO LLC	SMITH, MARVIN	<a href="mailto:INFO@BOGARCONSTRUCTION.COM">INFO@BOGARCONSTRUCTION.COM</a>	612-327-6362	612-866-4799	Yes	No
DAVE CONSTRUCTION LLC	BASSEKLE, DAVE	<a href="mailto:DAVECONSTRUCTIONMN@GMAIL.COM">DAVECONSTRUCTIONMN@GMAIL.COM</a>	612-483-9500		Yes	No
EMERGE CONSTRUCTION LLC	MYLES, LESLIE	<a href="mailto:MYLES644@GMAIL.COM">MYLES644@GMAIL.COM</a>	612-282-0522	612-870-2814	Yes	Yes
GENERATION ONE CONTRACTING LLC DBA MORRIS CONSTRUCTION LLC	MORRIS, VOLDEE	<a href="mailto:VOLDEE@MORRISBUILD.COM">VOLDEE@MORRISBUILD.COM</a>	612-272-4428	651-429-2533	Yes	No
IDEAL COMMERCIAL INTERIORS	HARRIS, RICK	<a href="mailto:RICK@ICINTERIORS.NET">RICK@ICINTERIORS.NET</a>	612-759-0955	612-886-1410	Yes	No
J BENSON CONSTRUCTION	EDLUND, PAUL	<a href="mailto:PEDLUND@JBENSONCONSTRUCTION.COM">PEDLUND@JBENSONCONSTRUCTION.COM</a>	952-920-0717		Yes	No
MCC INDUSTRIES DBA KMS CONSTRUCTION	MCCRALEY, KEN	<a href="mailto:ken@kmsclean.com">ken@kmsclean.com</a>	612-627-9038	612-378-1200	Yes	No
MCC INDUSTRIES DBA KMS AIR DUCT CLEANING	MCCRALEY, KEN	<a href="mailto:KEN@KMSCLEAN.COM">KEN@KMSCLEAN.COM</a>	612-627-9038	612-378-1200	Yes	No
MCC INDUSTRIES DBA KMS APPLIED SHEETMETAL DESIGN	MCCRALEY, KEN	<a href="mailto:ken@kmsclean.com">ken@kmsclean.com</a>	612-627-9038	612-378-1200	Yes	No
MIDWEST WINDOW SYSTEMS LLC	MILLER, DAVID	<a href="mailto:MWWINS@CHARTER.NET">MWWINS@CHARTER.NET</a>	612-749-3433	763-428-1170	Yes	No
MLT CONSULTING, LLC	WALKER, JERMAINE	<a href="mailto:CONSULTINGMLT@YAHOO.COM">CONSULTINGMLT@YAHOO.COM</a>	612-274-5874		Yes	Yes
MLT CONSULTING, LLC	WALKER, JERMAINE	<a href="mailto:CONSULTINGMLT@YAHOO.COM">CONSULTINGMLT@YAHOO.COM</a>	612-274-5874		Yes	Yes

NEW IMAGE CONSTRUCTION AND REMODELING LLC	ETHERIDGE, DWAYNE	<a href="mailto:DWAYNE@NEWIMAGECANDR.COM">DWAYNE@NEWIMAGECANDR.COM</a>	763-234-9162		Yes	No
NUANCE LAND DEVELOPMENT LLC DBA NUANCE DESIGN	ELIZABETH (ELISE) ANN TAGG	<a href="mailto:ELISETAGG@GMAIL.COM">ELISETAGG@GMAIL.COM</a>	612-759-0993		No	Yes
RELIABLE PROPERTY MAINT & HOME SVC LLC	WASHINGTON, ALEANE	<a href="mailto:RPMHS24@GMAIL.COM">RPMHS24@GMAIL.COM</a>	612-272-7618		Yes	No
RRI MASONRY & CONSTRUCTION LLC	ROSS, ROBERT	<a href="mailto:ROBERTROSS91@AOL.COM">ROBERTROSS91@AOL.COM</a>	651-231-2847	651-489-4616	Yes	No
SOTA CONSTRUCTION LLC	MARTINEZ, STEFANIE	<a href="mailto:STEFANIE.MARTINEZ@SOTACONSTRUCTION.NET">STEFANIE.MARTINEZ@SOTACONSTRUCTION.NET</a>	651-307-9949		Yes	Yes
THERMAL CONSTRUCTION SPECIALISTS	BERRY, DENISE	<a href="mailto:INFO@TCSCOLD.COM">INFO@TCSCOLD.COM</a>	763-784-9133	763-784-9089	No	Yes
TRI-CONSTRUCTION	LITTLEJOHN, CALVIN	<a href="mailto:CALVIN@TRI-CONSTRUCTION.COM">CALVIN@TRI-CONSTRUCTION.COM</a>	612-529-5924	612-529-5934	Yes	No
UNIQUE CONTRACTING SERVICES CORP	PEREZ, ANGEL	<a href="mailto:ANGELPEPPY1@IZOOM.NET">ANGELPEPPY1@IZOOM.NET</a>	763-218-9385	763-262-1151	Yes	No
<b>NAICS CODE: 238990 All Other Specialty Trade Contractors</b>						
Company	Contact	Email	Phone	Fax	MBE	WBE
1ST CLASS CLEANING SERVICES	JACKSON, ALYSHIA	<a href="mailto:1STCLASSSERVICESMN@GMAIL.COM">1STCLASSSERVICESMN@GMAIL.COM</a>	651-230-6387		Yes	Yes
3 RIVERS ENTERPRISE	TURNER, MARK	<a href="mailto:MARKT@3RIVERSINSUL.COM">MARKT@3RIVERSINSUL.COM</a>	715-781-0060		Yes	No
A TO Z CONSTRUCTION & MASONRY LLC	ZIVAN ROBINSON	<a href="mailto:ZIVAN@ATOZCONSTRUCTIONMASONRY.COM">ZIVAN@ATOZCONSTRUCTIONMASONRY.COM</a>	952-484-9920		Yes	No
A&E COMPANIES INC DBA MNSOARR INC	TAYLOR, JOANN	<a href="mailto:JOTAYLOR@MNSOARR.COM">JOTAYLOR@MNSOARR.COM</a>	952-432-8190	952-432-1914	Yes	Yes
ACTION CONSTRUCTION TRANSPORTATION LLC DBA ACTION CONSTRUCTION SERVICES	ROSE, JOHNATHAN	<a href="mailto:INFO@ACTIONCONSTRUCTIONSVCS.COM">INFO@ACTIONCONSTRUCTIONSVCS.COM</a>	612-269-8594		Yes	No
ADDOUN BROS CONSTRUCTION CO DBA ABC CO	SAMIR ADDOUN, MOHAMMED	<a href="mailto:ADDOUNBROSCONSTRUCTIONCO@GMAIL.COM">ADDOUNBROSCONSTRUCTIONCO@GMAIL.COM</a>	612-644-9998		Yes	No
AIRFRESH INDUSTRIES INC	THOMMES, KELLY	<a href="mailto:KELLYTHOMMES@AIRFRESHINDUSTRIES.COM">KELLYTHOMMES@AIRFRESHINDUSTRIES.COM</a>	651-775-1489	651-439-3065	No	Yes
AIRFRESH INDUSTRIES INC	THOMMES, KELLY	<a href="mailto:KELLYTHOMMES@AIRFRESHINDUSTRIES.COM">KELLYTHOMMES@AIRFRESHINDUSTRIES.COM</a>	651-775-1489	651-439-3065	No	Yes
ALL PURPOSE CLEANING INC	MACK, JERMAINE	<a href="mailto:ALL.PURPOSECLEANING@LIVE.COM">ALL.PURPOSECLEANING@LIVE.COM</a>	651-500-9488	651-528-8138	Yes	No
AMANI CONSTRUCTION AND RENOVATIONS LLC	KURIA, JENNIFFER	<a href="mailto:JKURIA@AMANICONSTRUCTION.COM">JKURIA@AMANICONSTRUCTION.COM</a>	612-232-7264		Yes	Yes
AMKA GLOBAL LLC	KANE, ABOUBEKRINE (BOCAR)	<a href="mailto:BOCAR@AMKASAFETY.COM">BOCAR@AMKASAFETY.COM</a>	952-495-4492		Yes	No
ARCADIA IT PARTNERS LLC	LUNDQUIST, KATHLEEN	<a href="mailto:KLUNDQU@ARCADIAITPARTNERS.COM">KLUNDQU@ARCADIAITPARTNERS.COM</a>	612-272-7940		No	Yes
BIG TOP CONTRACTING LLC	WILLIAMS, ALFONZO	<a href="mailto:BIGTOPCONTRACTING@GMAIL.COM">BIGTOPCONTRACTING@GMAIL.COM</a>	952-454-6328	763-303-3846	Yes	No
BLACK HABEAS ENTERPRISE DBA A KEEN SENSE OF CLEAN	COLEMAN, MARSHALL	<a href="mailto:BLACKHABEASENTERPRISE@GMAIL.COM">BLACKHABEASENTERPRISE@GMAIL.COM</a>	612-562-4258		Yes	No

CANDICE J EENHUIS DBA TRINITY PROPERTY MAINTENANCE	EENHUIS, CANDICE	<a href="mailto:TRINITYPROPERTYMAINTENANCE@YAHOO.COM">TRINITYPROPERTYMAINTENANCE@YAHOO.COM</a>	763-614-8200		No	Yes
CELESTIAL SERVICES LLC	KING, NATALIE	<a href="mailto:NATALIEKING@CELESTIAL-SERVICES.COM">NATALIEKING@CELESTIAL-SERVICES.COM</a>	651-343-7303		Yes	Yes
CENTRAL MINNESOTA SAWING LLC	DOERING, TANYA	<a href="mailto:CMSAWING@HOTMAIL.COM">CMSAWING@HOTMAIL.COM</a>	320-743-2001	320-743-2002	No	Yes
CONSTRUCTION SERVICES LLC	DYKES, JAMES	<a href="mailto:DYKESGREGG1@GMAIL.COM">DYKESGREGG1@GMAIL.COM</a>	651-246-3746		Yes	No
DELL-COMM INC	AHO, KAREN	<a href="mailto:INFO@DELL-COMM.COM">INFO@DELL-COMM.COM</a>	763-783-0035	763-783-0896	No	Yes
DINIUS FENCE LLC DBA D'FENCE	DINIUS, VENISA	<a href="mailto:VENISA@DFENCECOMPANY.COM">VENISA@DFENCECOMPANY.COM</a>	763-428-2477	763-428-4887	No	Yes
EVEREST CLEANING SYSTEMS LLC	DAHL, ANTHONY	<a href="mailto:EVERESTSYSTEMS.ESTIMATING@GMAIL.COM">EVERESTSYSTEMS.ESTIMATING@GMAIL.COM</a>	651-440-9727		Yes	No
FORESIGHT	MARK VARGAS	<a href="mailto:MARK@FORESIGHTMN.COM">MARK@FORESIGHTMN.COM</a>	612-306-9584	612-888-1020	Yes	No
HOMSAVVY INC	NNADI, JUDE	<a href="mailto:HOMSAVVY@GMAIL.COM">HOMSAVVY@GMAIL.COM</a>	763-568-4638		Yes	No
INVISION SERVICES LLC	JUNKER, STACY	<a href="mailto:SENGER@INVISIONSERVICES.NET">SENGER@INVISIONSERVICES.NET</a>	651-439-7706		No	Yes
J&L JOBSITE SOLUTIONS LLC	LOEWEN, LOUANNE	<a href="mailto:LOUANNE@JLJOBSITESOLUTIONS.COM">LOUANNE@JLJOBSITESOLUTIONS.COM</a>	612-360-1462		No	Yes
KIMDALL CLEANING SERVICE LLC	VANBUREN, KIMBERLY	<a href="mailto:KIMDALLCONSTRUCTION@GMAIL.COM">KIMDALLCONSTRUCTION@GMAIL.COM</a>	731-879-8611		Yes	Yes
KIMDALL CLEANING SERVICE LLC	VANBUREN, KIMBERLY	<a href="mailto:KIMDALLCONSTRUCTION@GMAIL.COM">KIMDALLCONSTRUCTION@GMAIL.COM</a>	731-879-8611		Yes	Yes
LANDMARK ENVIRONMENTAL LLC	VAN DUYN, SHERRY	<a href="mailto:SVANDUYN@LANDMARKENV.COM">SVANDUYN@LANDMARKENV.COM</a>	952-295-9400		No	Yes
M&M CONSTRUCTORS LLC	SHERI MONSON	<a href="mailto:MMCONSTRUCTORS@OUTLOOK.COM">MMCONSTRUCTORS@OUTLOOK.COM</a>	763-244-5648		No	Yes
MAVO CONCRETE SAWING SERVICES INC	FORSTNER, RICH	<a href="mailto:gretl.pineda@asrcindustrial.com">gretl.pineda@asrcindustrial.com</a>	651-289-8468	715-392-2308	Yes	No
MILLER MANAGEMENT AND STRIPING SERVICES LLC	TIMOTHY MILLER	<a href="mailto:MILLERSTRIPINGLLC@GMAIL.COM">MILLERSTRIPINGLLC@GMAIL.COM</a>	763-732-9871		Yes	No
MINNESOTA DEMOLITION AND SPECIALTY CONSTRUCTION	SHEPROW, DIEHTRA	<a href="mailto:MNDEMOLITION@OUTLOOK.COM">MNDEMOLITION@OUTLOOK.COM</a>	651-403-0501		No	Yes
NADEAU COMPANIES LLC	NADEAU, SHONNA	<a href="mailto:NADEAU@EMBARQMAIL.COM">NADEAU@EMBARQMAIL.COM</a>	651-438-8692	651-438-2963	No	Yes
NATIVE CONCRETE & MASONRY INC	CHARLES MONETTE	<a href="mailto:NATIVECONCRETEMASONRY@OUTLOOK.COM">NATIVECONCRETEMASONRY@OUTLOOK.COM</a>	612-597-0421	763-432-2152	Yes	No
NU CENTURY PAINTING LLC	CYNTHIA WILLIAMS	<a href="mailto:NUCENTURYPAINING@GMAIL.COM">NUCENTURYPAINING@GMAIL.COM</a>	612-298-3511	612-588-0480	Yes	Yes
PARAGON RESTORATION II INC	PARK, STACY	<a href="mailto:STACY.PARK@PARAGONRESTORATION2.COM">STACY.PARK@PARAGONRESTORATION2.COM</a>	952-435-4354	952-435-2633	No	Yes
PRIDE CLEANUP LLC DBA LOOKOUT FLAGGING SERVICES	PRIDE, JOHN D	<a href="mailto:JD@PRIDECLEANUP.COM">JD@PRIDECLEANUP.COM</a>	612-306-3901		Yes	No
PRISTINE CLEANING SERVICES	FORTSON, LEON	<a href="mailto:LEON.PRISTINE@GMAIL.COM">LEON.PRISTINE@GMAIL.COM</a>	651-214-6800		Yes	No

QUAD E COMPANIES INC	ENNENGA, ELIZABETH	<a href="mailto:ELIZABETH.ENNENGA@QUADECOMPANIES.COM">ELIZABETH.ENNENGA@QUADECOMPANIES.COM</a>	612-462-0629	952-242-0689	No	Yes
QUALITY CUTTING AND CORING INC	LANDRUS, KARI	<a href="mailto:OFFICE@QUALITYCUTTING.NET">OFFICE@QUALITYCUTTING.NET</a>	763-785-9605	763-767-8525	No	Yes
RAVEN CONSTRUCTION INC.	NANCY ST. GERMAINE	<a href="mailto:NANCY@RAVENCI.COM">NANCY@RAVENCI.COM</a>	612-209-2045		Yes	Yes
RESTORATION & CONSTRUCTION SERVICES LLC	DIRKSEN, MATTHEW	<a href="mailto:MATTHEWD@RCSMN.COM">MATTHEWD@RCSMN.COM</a>	320-260-1202		Yes	No
ROCK LEAF WATER ENVIRONMENTAL LLC DBA RLW ENVIRONMENTAL	MICHELLE BINSFELD	<a href="mailto:INFO@RLWENVIRONMENTAL.COM">INFO@RLWENVIRONMENTAL.COM</a>	833-762-5532		No	Yes
SHOW ME PAINTING LLC	TYRONE BLOCK	<a href="mailto:BIDS@SHOWME-PAINTING.COM">BIDS@SHOWME-PAINTING.COM</a>	651-336-6472	651-340-7624	Yes	Yes
STAY FOCUSED LLC	DRUMMER, ERIC	<a href="mailto:ERICDRUMMER@STAYFOCUSEDWELDING.COM">ERICDRUMMER@STAYFOCUSEDWELDING.COM</a>	651-424-7875		Yes	No
STERLING SYSTEMS INC	JONES, JILL	<a href="mailto:JILL@STERLINGSYSTEMS.BIZ">JILL@STERLINGSYSTEMS.BIZ</a>	952-697-1060	952-697-6055	No	Yes
STONEBROOK FENCE INC	GOETZINGER, TERESA	<a href="mailto:TERESA@STONEBROOKFENCE.COM">TERESA@STONEBROOKFENCE.COM</a>	952-469-8401	952-469-8402	No	Yes
STRESS FREE CONTRACTING LLC	WILLIAMS, LAVAR	<a href="mailto:STRESSFREEMOVING96@YAHOO.COM">STRESSFREEMOVING96@YAHOO.COM</a>	817-305-3800		Yes	No
SWIFT CLEANING QUEEN LLC	SOLOMON, DANYEL	<a href="mailto:DANYSOLO1131@GMAIL.COM">DANYSOLO1131@GMAIL.COM</a>	952-210-4804		Yes	Yes
TOPLINE ADVERTISING INC DBA TOPLINE ADVERTISING AND ELECTRICAL	DAHL, JESSICA	<a href="mailto:JESS@TOPLINESIGN.COM">JESS@TOPLINESIGN.COM</a>	763-428-5067	763-428-5072	No	Yes
UNIQUE CONTRACTING SERVICES CORP	PEREZ, ANGEL	<a href="mailto:ANGELPEPPY1@IZOOM.NET">ANGELPEPPY1@IZOOM.NET</a>	763-218-9385	763-262-1151	Yes	No
VIERA LLC	GUERRA, VIVIAN	<a href="mailto:VGUERRA@VIERA-LLC.COM">VGUERRA@VIERA-LLC.COM</a>	612-462-4007		Yes	Yes
VILLAGE CONSTRUCTION LLC	SMITH, MARVIN	<a href="mailto:INFO@BOGARCONSTRUCTION.COM">INFO@BOGARCONSTRUCTION.COM</a>	612-388-2369	612-866-4799	Yes	No
WENRICH PD CONSTRUCTION LLC	SULLIVAN, WENDY	<a href="mailto:INFO@WENRICHPD.COM">INFO@WENRICHPD.COM</a>	612-408-7000	612-605-0138	Yes	Yes
WHYCLEAN RESIDENTIAL AND COMMERCIAL CLEANING COMPANY LLC	MARTIN, LASHAUNDA	<a href="mailto:WHYCLEANRESCOM@GMAIL.COM">WHYCLEANRESCOM@GMAIL.COM</a>	262-278-0056		Yes	Yes
WHYCLEAN RESIDENTIAL AND COMMERCIAL CLEANING COMPANY LLC	MARTIN, LASHAUNDA	<a href="mailto:WHYCLEANRESCOM@GMAIL.COM">WHYCLEANRESCOM@GMAIL.COM</a>	262-278-0056		Yes	Yes
WRIGHT & MOORE CONTRACTORS LLC	SIMMONS, WALTER	<a href="mailto:INFO@WRIGHTANDMOORE.COM">INFO@WRIGHTANDMOORE.COM</a>			Yes	No
<b>NAICS CODE: 562111 Solid Waste Collection</b>						
Company	Contact	Email	Phone	Fax	MBE	WBE
ALL PHASE CONTRACTING	JAY, MARY ANN	<a href="mailto:INFO@APCWBE.COM">INFO@APCWBE.COM</a>	651-462-7232	651-784-3609	No	Yes
MAC'S ROLL-OFF SERVICE INC	MCMULLEN, ERICA	<a href="mailto:MACSROLLOFF@COMCAST.NET">MACSROLLOFF@COMCAST.NET</a>	612-290-3500	952-856-2173	No	Yes

**NAICS CODE: 562991****Septic Tank and Related Services**

Company	Contact	Email	Phone	Fax	MBE	WBE
AFFORDABLE SANITATION INC	DAVE BARNETT	<a href="mailto:info@afsani.com">info@afsani.com</a>	612-282-2082		Yes	No
AIRFRESH INDUSTRIES INC	THOMMES, KELLY	<a href="mailto:KELLYTHOMMES@AIRFRESHINDUSTRIES.COM">KELLYTHOMMES@AIRFRESHINDUSTRIES.COM</a>	651-775-1489	651-439-3065	No	Yes
AIRFRESH INDUSTRIES INC	THOMMES, KELLY	<a href="mailto:KELLYTHOMMES@AIRFRESHINDUSTRIES.COM">KELLYTHOMMES@AIRFRESHINDUSTRIES.COM</a>	651-775-1489	651-439-3065	No	Yes
KING SANITATION COMPANIES	OGARO, AGNES	<a href="mailto:WALTERMABUR@YAHOO.COM">WALTERMABUR@YAHOO.COM</a>	612-442-5028		Yes	Yes
KING SANITATION COMPANIES	OGARO, AGNES	<a href="mailto:WALTERMABUR@YAHOO.COM">WALTERMABUR@YAHOO.COM</a>	612-442-5028		Yes	Yes



## Notice of Civil Rights Rules and Regulations

This notice advises City of Minneapolis developers and contractors<sup>1</sup>, working on City development contracts<sup>2</sup>, of their commitments under Minneapolis Code of Ordinances section 139.50. All contractors must comply with all provisions of Minneapolis Code of Ordinances Title 7 and with all rules and regulations issued by the Minneapolis Department of Civil Rights (“MDCR”) director. Contractors will be subject to a pre-award compliance review. Failure to cooperate may preclude use of City funds.

1. **Non-Discrimination:**<sup>3</sup> The contractor will not discriminate against any employee or applicant for employment because of race, color, creed, religion, ancestry, national origin, sex, sexual orientation, gender identity, disability, age (over the age of 25), marital status, or status with regard to public assistance. The contractor will take affirmative action to ensure that all employment practices are free of such discrimination. Such employment practices include but are not limited to the following: Hiring, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff, termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.
2. **Equal Employment Opportunity/Affirmative Action Employer:** The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that it is an equal opportunity or affirmative action employer.
3. **Affirmative Action Plan:** The developer must have an Affirmative Action Plan approved by MDCR before it may enter into a contract over \$100,000 with the City.
4. **Small and Underutilized Business Program (SUBP):** Contractor must comply with the SUBP program, including, but not limited to, making a good faith effort to meet the Minority-Owned Business Enterprises and Women-Owned Business Enterprises goals established on the project.
5. **Employment Goals:**<sup>4</sup> The contractor must make a good faith effort to meet the City’s aspirational construction workforce goals of **20%** female participation and **32%** minority participation.
6. **Prevailing Wage:**<sup>5</sup> Contractor must comply with prevailing wage laws on the project.
7. **HUD Section 3:**<sup>6</sup> Contractor must comply with Section 3 of the Housing and Urban Development Act of 1968, as amended. Contractors must incorporate the HUD Section 3 New Rule Provisions into all subcontracts and to the greatest extent feasible, ensure that employment and other economic activities be directed to low-income persons.
8. **Posting Requirement:** The contractor must provide this notice to its trade and labor union or representative of workers and shall post the notice in conspicuous places available to employees and applicants for employment.

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<sup>1</sup> Contractor is defined in the Minneapolis Code of Ordinances, Chapter 423.30.

<sup>2</sup> Development Contract is defined in the Minneapolis Code of Ordinances, Chapter 139.20.

<sup>3</sup> Acts of discrimination are defined in the Minneapolis Code of Ordinances, Chapter 139.

<sup>4</sup> See Request for City Council Committee Action, Adopted March 21, 2012; incorporated into section 139.50 as a rule issued by the MDCR director.

<sup>5</sup> See Minneapolis Code of Ordinances section 24.220, CPED Prevailing Wage Policy (adopted by City Council June 8, 2004), and Davis-Bacon and Related Acts; enforcement authority has been delegated to MDCR.

<sup>6</sup> Applicable when certain federal funds are utilized – 24 CFR Part 75.



## Insurance Requirements

All contractors are required to provide insurance that meets the following requirements. Each contractor must provide a valid Certificate of Insurance indicating the coverages. The entity listed as additional insured shall also be listed as Certificate Holders and shall be notified of any cancellation in coverage at least ten days prior to cancellation.

1. Commercial General Liability

Each Occurrence Damage	\$1,000,000
To Rented Premises /Each Occurrence	\$300,000
Med Exp (Any One Person)	\$10,000
Personal & Adv Injury	\$1,000,000
General Aggregate	\$2,000,000
Products - Comp/Op Agg	\$2,000,000

2. Automobile Liability

Combined Single Limit	\$1,000,000
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3. Umbrella Liability

Each Occurrence	\$1,000,000
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4. Workman's Compensation and Employers' Liability

Each Accident	\$1,000,000
Disease -Each employee	\$1,000,000
Disease Policy Limit	\$1,000,000

5. Additional Requirements

The required additional insured verbiage for this project is below:

McCormack Baron Management, Inc., Bassett Associates, L.P., Sumner Field Partners, L.P., Sumner Field Phase II Partners, L.P, Heritage Park Partners, L.P., MBA Properties, Inc., and the City of Minneapolis are also listed as Additional Insureds with respect to the General Liability. Coverage

General Liability is also afforded on a primary and non-contributory basis. A waiver of subrogation is also afforded to the above-listed entities with respect to General Liability.