Final Project Proposal

2013-2014

Community College Construction Act of 1980
Capital Outlay Budget Change Proposal

Student Services/Administrative Center
Proposal Name

Gavilan Joint Community College District
Community College District

Gavilan College
College or Center

July 1, 2011
Date

A  x  P  x  W  x  C  x  E  x
2.1 Final Project Proposal Checklist

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District: Gavilan Joint Community College District

Project Location: Gavilan College
(College, campus, or center)

Project Name: Student Services/Administrative Center

The district proposes funds for inclusion in the State capital outlay budget (check items):
- site acquisition
- preliminary plans [x]
- working drawings [x]
- construction [x]
- equipment [x]

District Certification

Contact Person: Mr. Joe Keeler, Vice President of Administrative Services
(Facilities, Planning and Development)

E-Mail Address: jkeeler@gavilan.edu

Telephone: 408-848-4715
Fax: 408-846-4994

Approved for submission: [Signature]
Date: 6/15/11
(Chancellor/President/Superintendent Signature)

District Board of Trustees Certification

The Governing Board of the District approves the submission of this application to the Board of Governors of the California Community Colleges and promises to fulfill the succeeding list of Project Terms and Conditions.

[Signature]
(President of the Board of Trustees Signature and Date)

[Signature]
(Secretary of the Board of Trustees Signature and Date)

Attach a copy of the Board Resolution that substantiates approval of the application and promises to fulfill the Project Terms and Conditions.

Submit proposal to:
Facilities Planning and Utilization
Chancellor's Office
California Community Colleges
1102 Q Street, 4th Floor
Sacramento, CA 95814

Chancellor's Office Certification

Reviewed by: _______________________

Date Completed: ___________________
3.2 PROJECT TERMS AND CONDITIONS

District: Gavilan Joint Community College District

College: Gavilan College

Project: Student Services/Administrative Center

Budget Year: 2013-2014

1 The applicant hereby requests State funds in the amount prescribed by law for the project named herein. All parts and exhibits contained in or referred to in this application are submitted with and made part of this application.

2 The applicant hereby assures the Board of Governors of the California Community Colleges that:
   a. Pursuant to the provisions of Section 57001.5 of Title 5 no part of this application includes a request for funding the planning or construction of dormitories, studios, the improvement of sites for student or staff parking, single purpose auditoriums or student centers other than cafeterias. The facilities included in the proposed project will be used for one or more of the purposes authorized in 57001.5 of Title 5.
   b. Any State funds received pursuant to this application shall be used solely for defraying the development costs of the proposed project.
      If the application is approved, the construction covered by the application shall be undertaken in an economical manner and will not be of elaborate or extravagant design or materials.
   c. Pursuant to the provisions of Section 81837 of the Education Code, approval of the final plans and specifications for construction will be obtained from the Board of Governors of the California Community Colleges before any contract is let for the construction.
   d. No changes in construction plans or specifications made after approval of final plans which would alter the scope of work, function assignable and/or gross areas, utilities, or safety of the facility will be made without prior approval of the Chancellor’s Office of the California Community Colleges and the Department of General Services Division of the State Architect.
   e. Pursuant to the provisions of Section 57001 of Title 5, an adequate and separate accounting and fiscal records and accounts of all funds received from any source to pay the cost of the proposed construction will be maintained, and audit of such records and accounts will be permitted at any reasonable time, during the project, at the completion of the project, or both.
   f. Architectural or engineering supervision and inspection will be provided at the construction site to ensure that the work was completed in compliance with the provisions of Section 81130 of the Education Code and that it conforms with the approved plans and specifications.
   g. Pursuant to the provisions of Section 8 of the Budget Act, no contract will be awarded prior to the allocation of funds to the Board of Governors by the Public Works Board.

3 It is understood by the applicant that:
   a. No claim against any funds awarded on this application shall be approved which is for work or materials not a part of the project presented in this application as it will be finally allocated by the Public Works Board.
   b. The failure to abide by each of the assurances made herein entitles the Board of Governors of the California Community Colleges to withhold all or some portion of any funds awarded on this application.
   c. Any fraudulent statement which materially affects any substantial portion of the project presented in this application, as it may be finally approved, entitles the Board of Governors of the California Community Colleges to terminate this application or payment of any funds awarded on the project presented in this application.

4 It is further understood that:
   a. The appropriation which may be made for the project presented in this application does not make an absolute grant of that amount to the applicant.
   b. The appropriation is made only to fund the project presented in this application, as it is finally approved, regardless of whether the actual cost is less than or equals the appropriation.
   c. A reduction in the scope of the project or assignable areas shall result in a proportionate reduction in the funds available from the appropriation.
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### COST ESTIMATE SUMMARY AND ANTICIPATED TIME SCHEDULE - JCAF 32:

**Campus:** Gavilan College (Gavilan CCD)  
**Project Title:** STUDENT SERVICES/ADMINISTRATIVE CENTER (Official)

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**Request For:**  
☐ L ☑ P ☑ W ☑ C ☑ E

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(Total P/W may not exceed 13% of construction) True

#### 4. Construction

<table>
<thead>
<tr>
<th>Total Cost</th>
<th>State Funded</th>
<th>District Funded</th>
</tr>
</thead>
<tbody>
<tr>
<td>$5,852,353</td>
<td>$4,275,677</td>
<td>$4,275,677</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Plan Description</th>
<th>Total Cost</th>
<th>State Funded</th>
<th>District Funded</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Utility Service</td>
<td>$178,023</td>
<td>$178,023</td>
<td>$178,023</td>
</tr>
<tr>
<td>B. Site Development, Service</td>
<td>$50,523</td>
<td>$50,523</td>
<td>$50,523</td>
</tr>
<tr>
<td>C. Site Development, General</td>
<td>$1,135,634</td>
<td>$1,135,634</td>
<td>$1,135,634</td>
</tr>
<tr>
<td>D. Other Site Development</td>
<td>$135,000</td>
<td>$135,000</td>
<td>$135,000</td>
</tr>
<tr>
<td>E. Reconstructon</td>
<td>$7,049,527</td>
<td>$7,049,527</td>
<td>$7,049,527</td>
</tr>
<tr>
<td>F. New Construction (building) (w/Group I equip)</td>
<td>$135,000</td>
<td>$135,000</td>
<td>$135,000</td>
</tr>
<tr>
<td>G. Other</td>
<td>$135,000</td>
<td>$135,000</td>
<td>$135,000</td>
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#### 5. Contingency

<table>
<thead>
<tr>
<th>Total Cost</th>
<th>State Funded</th>
<th>District Funded</th>
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</thead>
<tbody>
<tr>
<td>$427,568</td>
<td>$213,784</td>
<td>$213,784</td>
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</tbody>
</table>

#### 6. Architectural and Engineering Oversight

<table>
<thead>
<tr>
<th>Total Cost</th>
<th>State Funded</th>
<th>District Funded</th>
</tr>
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<tbody>
<tr>
<td>$136,822</td>
<td>$68,411</td>
<td>$68,411</td>
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</table>

#### 7. Tests and Inspections

<table>
<thead>
<tr>
<th>Total Cost</th>
<th>State Funded</th>
<th>District Funded</th>
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</thead>
<tbody>
<tr>
<td>$272,157</td>
<td>$135,075</td>
<td>$135,075</td>
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</table>

<table>
<thead>
<tr>
<th>Plan Description</th>
<th>Total Cost</th>
<th>State Funded</th>
<th>District Funded</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Tests</td>
<td>$85,514</td>
<td>$85,514</td>
<td>$85,514</td>
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<tr>
<td>B. Inspections</td>
<td>$186,643</td>
<td>$186,643</td>
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#### 8. Construction Management (If justified)

<table>
<thead>
<tr>
<th>Total Cost</th>
<th>State Funded</th>
<th>District Funded</th>
</tr>
</thead>
<tbody>
<tr>
<td>$171,027</td>
<td>$85,514</td>
<td>$85,514</td>
</tr>
</tbody>
</table>

#### 9. Total Construction Costs (items 4 through 8 above)

<table>
<thead>
<tr>
<th>Total Cost</th>
<th>State Funded</th>
<th>District Funded</th>
</tr>
</thead>
<tbody>
<tr>
<td>$9,558,927</td>
<td>$4,779,464</td>
<td>$4,779,463</td>
</tr>
</tbody>
</table>

#### 10. Furniture and Group I Equipment

<table>
<thead>
<tr>
<th>Total Cost</th>
<th>State Funded</th>
<th>District Funded</th>
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</thead>
<tbody>
<tr>
<td>$331,031</td>
<td>$115,515</td>
<td>$115,515</td>
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</table>

#### 11. Total Project Cost (items 1, 2, 3, 9, and 10)

<table>
<thead>
<tr>
<th>Total Cost</th>
<th>State Funded</th>
<th>District Funded</th>
</tr>
</thead>
<tbody>
<tr>
<td>$10,768,283</td>
<td>$5,384,142</td>
<td>$5,384,141</td>
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</table>

#### 12. Project Data

<table>
<thead>
<tr>
<th>Outside GSF</th>
<th>Assignable Square Feet</th>
<th>Ratio ASF/GSF</th>
<th>Unit Cost Per ASF</th>
<th>Unit Cost Per GSF</th>
<th>14</th>
<th>State Funded</th>
<th>District Funded</th>
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</thead>
<tbody>
<tr>
<td>25,477</td>
<td>15,802</td>
<td>0.60</td>
<td>$246</td>
<td>$246</td>
<td></td>
<td></td>
<td>Non Supportable</td>
</tr>
</tbody>
</table>

14. **Acquisition**  
- Preliminary Plans: $262,476  
- Working Drawings: $226,866  
- Total: $529,342

13. **Anticipated Time Schedule**

<table>
<thead>
<tr>
<th>Start Date</th>
<th>Event</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/1/2013</td>
<td>Start Preliminary Plans</td>
<td>Advertise Bid for Construction</td>
</tr>
</tbody>
</table>
| 3/1/2015   | Construction | $4,779,464  
| 6/1/2015   | Equipment | $115,515  
| 6/1/2014   | Complete Working Drawings | Advertise Bid for Equipment |
| 2/1/2016   | Total Costs | $5,384,141  
| 1/1/2015   | DSA Final Approval | Complete Project |

SS Total: $10,768,283
### 5.2 - Quantities and Unit Costs Supporting the JCAF 32

**District:** Gavilan Joint Community College District  
**College:** Gavilan College  
**Project:** Student Services/Administrative Center  
**Date:** July 1, 2011  
**Prepared By:** BFGC-BBI Group  
**CCI / ENR:** 5394  
**Construction Month:** 16

<table>
<thead>
<tr>
<th>NOTE: Total fees may not exceed 13%</th>
<th>10.2%</th>
</tr>
</thead>
</table>

**1 SITE (District owned)**

**2 PRELIMINARY PLANS**

A. Architectural Fees (for Preliminary Plans)  
   \[ 8\% \times \$8,551,353 \times 0.35 = \$239,438 \]

B. Project Management for Preliminary Plans  
   \[ 1.0\% \times \$8,551,353 = \$85,514 \]

C. Preliminary Tests (Soils, hazardous materials)  
   - A. Soils Reports/Geologic Hazard Report  
     \[ \$25,000 \]
   - B. Land Survey  
     \[ \$15,000 \]
   - C. CEQA (Negative Declaration)  
     \[ \$25,000 \]
   \[ \text{Total Preliminary Plans:} \ $65,000 \]

D. Other Costs (for Preliminary Plans)  
   - A. Third Party Constructability Review  
     \[ \$25,000 \]
   - B. Energy/LEED Consultant  
     \[ \$25,000 \]
   - C. Data Technology Consultant  
     \[ \$30,000 \]
   - D. Roofing/Waterproofing Consultant  
     \[ \$20,000 \]
   - E. Landscape Consultant  
     \[ \$15,000 \]
   \[ \text{Total:} \ $135,000 \]

**Total - Preliminary Plans**  
\[ \$24,552 \]

**3 WORKING DRAWINGS**

A. Architectural Fees (for Working Drawings)  
   \[ 8\% \times \$8,551,353 \times 0.45 = \$307,849 \]

B. Project Management (for Working Drawings)  
   \[ 0.0\% \times \$8,551,353 = 0 \]

C. Office of State Architect, Plan Check Fee  
   - (1) Structural Safety Fee  
     \[ 0.007 \times \$1,000,000 = \$7000 \]
     \[ 0.005 \times \$8,551,353 = \$42,757 \]
   - (2) Physically Handicapped Fee  
     \[ 0.004 \times \$590,000 = \$2,360 \]
     \[ 0.002 \times \$1,590,000 = \$3,180 \]
     \[ 0.0002 \times \$6,551,353 = \$1,310 \]
     \[ \text{Total:} \ $6,310 \]

D. Community College, Plan Check Fee  
   \[ \text{State Funded:} \ 2/7 \text{ of} \ 1\% \text{ of Construction Cost} \]
   \[ \$8,551,353 \times 0.00286 = \$24,457 \]

E. Other Costs (Legal Advertising)(GIB), etc.  
   - A. Printing & Advertising & Bidding  
     \[ \$30,000 \]

**Total - Working Drawings**  
\[ \$453,373 \]
### 5.2 - Quantities and Unit Costs Supporting the JCAF 32

**District:** Gavilan Joint Community College District  
**College:** Gavilan College  
**Project:** Student Services/Administrative Center  
**Date:** July 1, 2011  
**Prepared By:** BFGC-BI Group  
**CCI / ENR:** 5394  
**Construction Months:** 16

#### 4 CONSTRUCTION

<table>
<thead>
<tr>
<th>A. Utility Service</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Utilities</td>
<td>(a) Miscellaneous Utilities</td>
<td>1 LS @ $178,022.69</td>
<td>$178,023</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total - Utility Service</td>
<td></td>
<td>$178,023</td>
<td></td>
</tr>
<tr>
<td>B. Site Development Services</td>
<td>(1) Demolition - Portable Removal</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(a) Demo Portable</td>
<td>3 EA @ $6,871.68</td>
<td>$20,615</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(b) Grading</td>
<td>3,500 SF @ $2.14</td>
<td>$7,477</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(c) Landscape Back Area</td>
<td>3,500 LF @ $6.41</td>
<td>$22,431</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total - Demolition</td>
<td></td>
<td>$50,523</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total - Site Development Services</td>
<td></td>
<td>$50,523</td>
<td></td>
</tr>
<tr>
<td>C. Site Development, General</td>
<td>(1) Road Estimate</td>
<td>(a) Remove Tree</td>
<td>2 EA @ $708.76</td>
<td>$1,418</td>
</tr>
<tr>
<td></td>
<td>(b) Clearing Brush, Turf, Dispose</td>
<td>11,100 SF @ $1.42</td>
<td>$15,734</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(c) Rough Grading</td>
<td>3,000 CY @ $14.18</td>
<td>$42,525</td>
<td></td>
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<tr>
<td></td>
<td>(d) Culver Entrance</td>
<td>2 EA @ $2,635.03</td>
<td>$5,270</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(e) Piping Storm Drain, 15&quot;</td>
<td>150 LF @ $113.60</td>
<td>$17,040</td>
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<tr>
<td></td>
<td>(f) Piping Storm Drain, 18&quot;</td>
<td>64 LF @ $141.75</td>
<td>$9,072</td>
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<tr>
<td></td>
<td>(g) Catch Basin</td>
<td>2 EA @ $5,670.06</td>
<td>$11,340</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(h) Storm Drain Manhole</td>
<td>1 EA @ $5,670.06</td>
<td>$5,670</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(i) AC Paving 6&quot;/12&quot;</td>
<td>7,600 SF @ $12.76</td>
<td>$95,682</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(j) Curbs and Gutters</td>
<td>460 LF @ $42.53</td>
<td>$19,562</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(k) Sidewalk</td>
<td>2,440 SF @ $8.51</td>
<td>$20,752</td>
<td></td>
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<tr>
<td></td>
<td>(l) Signs</td>
<td>8 EA @ $283.50</td>
<td>$2,268</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(m) Dual-48&quot; CMP Culverts</td>
<td>90 LF @ $708.76</td>
<td>$63,788</td>
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</tr>
<tr>
<td></td>
<td>(n) Striping</td>
<td>1 LS @ $7,087.57</td>
<td>$7,088</td>
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</tr>
<tr>
<td></td>
<td>(o) Street Lighting</td>
<td>6 EA @ $5,670.06</td>
<td>$34,020</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total - Road Estimate</td>
<td></td>
<td>$331,600</td>
<td></td>
</tr>
</tbody>
</table>

#### (2) Site Work

| (a) Clearing Brush, Turf, Dispose | 47,565 SF @ $1.28 | $60,947 |  |
| (b) Grading | 30,250 SF @ $2.28 | $69,614 |  |
| (c) Building Pad | 17,015 SF @ $2.14 | $36,249 |  |
| (d) Concrete Walk | 10,600 SF @ $9.77 | $101,472 |  |
| (e) Concrete Ramp | 1,350 SF @ $25.03 | $33,785 |  |
| (f) Concrete Stairs | 304 LF @ $336.98 | $101,941 |  |
| (g) Concrete Seat Wall | 125 LF @ $178.02 | $22,253 |  |
| (h) Retaining Wall | 575 LF @ $249.23 | $143,308 |  |
| (i) Handrail | 110 LF @ $126.75 | $13,943 |  |
| (j) Guardrail | 550 LF @ $156.66 | $86,163 |  |
| (k) Backfill | 1 LS @ $14,241.82 | $14,242 |  |
| (l) Landscaping | 19,200 SF @ $8.55 | $164,066 |  |

| Total - Site Work |  $784,004 |  |

| Total - Site Development, General | $1,135,634 |  |
5.2 - Quantities and Unit Costs Supporting the JCAF 32

District: Gavilan Joint Community College District
College: Gavilan College
Project: Student Services/Administrative Center
Date: July 1, 2011
Prepared By: BFGC-IHI Group
CCI/ENR: 594 3016
Construction Months: 16

D. Other Site Development
   Total - Other Site Development
       $0

E. Reconstruction
   Total - Reconstruction
       0 ASF
       $0

F. New Construction (Building) (Including Group 1 Equip.)

<table>
<thead>
<tr>
<th>Description</th>
<th>Division</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sitework</td>
<td>2</td>
<td>See Above</td>
</tr>
<tr>
<td>Concrete</td>
<td>3</td>
<td>$410,048</td>
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<tr>
<td>Masonry</td>
<td>4</td>
<td>$9</td>
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<tr>
<td>Metals</td>
<td>5</td>
<td>$958,438</td>
</tr>
<tr>
<td>Wood and Plastics</td>
<td>6</td>
<td>$640,581</td>
</tr>
<tr>
<td>Thermal and Moisture Protection</td>
<td>7</td>
<td>$173,233</td>
</tr>
<tr>
<td>Doors and Windows</td>
<td>8</td>
<td>$569,298</td>
</tr>
<tr>
<td>Finishes</td>
<td>9</td>
<td>$1,170,001</td>
</tr>
<tr>
<td>Specialties</td>
<td>10</td>
<td>$39,189</td>
</tr>
<tr>
<td>Group 1 Equipment</td>
<td>11</td>
<td>$0</td>
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<tr>
<td>Furnishings</td>
<td>12</td>
<td>$112,007</td>
</tr>
<tr>
<td>Special Construction</td>
<td>13</td>
<td>$0</td>
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<tr>
<td>Conveying Systems</td>
<td>14</td>
<td>$100,217</td>
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<tr>
<td>Mechanical</td>
<td>15</td>
<td>$1,344,747</td>
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<tr>
<td>Electrical</td>
<td>16</td>
<td>$1,007,903</td>
</tr>
<tr>
<td>Low Voltage</td>
<td>17</td>
<td>$483,863</td>
</tr>
</tbody>
</table>

   Total - New Construction
       $7,049,527

G. Other
   (1) Energy Incentive
      (a) Exterior Window Glazing, Add Low E
      1 LS @ $68,207 $68,207
      (b) Exterior Windows - Tint Film
      1 LS @ $24,313 $24,313
      (c) Light Fixtures (Electronic High Efficiency T-8 lighting)
      1 LS @ $18,802 $18,802
      (d) Lighting - Additional Occupancy Sensors
      1 LS @ $26,323 $26,323

   Total Other
       $137,646

   Total - Construction
       $8,551,353

5 CONTINGENCY OF 5% (7% for Remodels)
   5% x $8,551,353
       $427,568

6 ARCHITECTURAL AND ENGINEERING OVERSIGHT
   A. Architects' Fee for Oversight
      8% x $8,551,353 x 0.20
       $136,822
# 5.2 - Quantities and Unit Costs Supporting the JCAF 32

<table>
<thead>
<tr>
<th align="right">District:</th>
<th>Gavilan Joint Community College District</th>
</tr>
</thead>
<tbody>
<tr>
<td align="right">College:</td>
<td>Gavilan College</td>
</tr>
<tr>
<td align="right">Project:</td>
<td>Student Services/Administrative Center</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Date:</th>
<th>July 1, 2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prepared By:</td>
<td>BFGC-BH Group</td>
</tr>
<tr>
<td>CCI / ENR:</td>
<td>5394 2016</td>
</tr>
<tr>
<td>Construction Months:</td>
<td>15</td>
</tr>
</tbody>
</table>

### 7 TESTS AND INSPECTIONS

A. Testing
   - 1% x $8,551,353 = $85,514

B. Inspection
   - 17 mo @ $10,979 = $186,643
   - Total - Test and Inspection: $272,157

### 8 CONSTRUCTION MANAGEMENT (if justified)

- 2% x $8,551,353 = $171,027

### 9 TOTAL (Construction costs) (Item 4 through 8 above)

- $9,558,927

### 10 FURNITURE AND GROUP II EQUIPMENT

- $231,031

### 11 TOTAL (Project cost) (Items 1, 2, 3, 9, and 10)

- $10,789,958

---

**Summary of State and Local Cost Contributions**

<table>
<thead>
<tr>
<th>Item</th>
<th>Total $</th>
<th>State $</th>
<th>Local $</th>
<th>State%</th>
<th>Local %</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>0.00%</td>
<td>100.00%</td>
</tr>
<tr>
<td>2</td>
<td>$524,952</td>
<td>$262,476</td>
<td>$262,476</td>
<td>50.00%</td>
<td>50.00%</td>
</tr>
<tr>
<td>3</td>
<td>$453,373</td>
<td>$226,686</td>
<td>$226,686</td>
<td>50.00%</td>
<td>50.00%</td>
</tr>
<tr>
<td>4</td>
<td>$8,551,353</td>
<td>$4,275,676</td>
<td>$4,275,676</td>
<td>50.00%</td>
<td>50.00%</td>
</tr>
<tr>
<td>5</td>
<td>$427,568</td>
<td>$213,784</td>
<td>$213,784</td>
<td>50.00%</td>
<td>50.00%</td>
</tr>
<tr>
<td>6</td>
<td>$136,822</td>
<td>$68,411</td>
<td>$68,411</td>
<td>50.00%</td>
<td>50.00%</td>
</tr>
<tr>
<td>7</td>
<td>$273,157</td>
<td>$136,078</td>
<td>$136,078</td>
<td>50.00%</td>
<td>50.00%</td>
</tr>
<tr>
<td>8</td>
<td>$171,027</td>
<td>$85,514</td>
<td>$85,514</td>
<td>50.00%</td>
<td>50.00%</td>
</tr>
<tr>
<td>9</td>
<td>$9,558,927</td>
<td>$4,779,463</td>
<td>$4,779,463</td>
<td>50.00%</td>
<td>50.00%</td>
</tr>
<tr>
<td>10</td>
<td>$231,031</td>
<td>$115,516</td>
<td>$115,516</td>
<td>50.00%</td>
<td>50.00%</td>
</tr>
<tr>
<td>11</td>
<td>$10,768,283</td>
<td>$5,384,141</td>
<td>$5,384,141</td>
<td>50.00%</td>
<td>50.00%</td>
</tr>
</tbody>
</table>

**Total % 100.00%**
6.1 CALIFORNIA ENERGY COMMISSION APPROVED AUDIT

Gavilan College is committed to energy conservation and has aggressively pursued energy conservation projects through the CCC/IOU Energy Partnership Program. Through this program, a few cost effective projects were identified. This project will comply with the systemwide energy policy and is expected to exceed Title 24 energy requirements by 15%.
A. PURPOSE OF THE PROJECT

Executive Summary
Gavilan College, located in the City of Gilroy, is a part of the Gavilan Joint Community College District. This campus has experienced rapid enrollment increases over the past decade with a growth rate of over 18% in the past few years. The College expects the fast-paced growth to continue and this trend is reflected in the State Chancellor's enrollment projections. Student Services and Administration functions are scattered throughout the campus, and as enrollments continue to grow, the College is looking at options to increase and more effectively and efficiently deliver instruction and instructional support services.

The scope of this project constructs a two-story 26,477 gross square feet (gsf) student services and administration building in the south east portion of the campus. With a total of 15,802 assignable square feet (asf), the facility has 13,257 asf office, 225 asf library, and 2,320 asf other (data processing, meeting, lounge) spaces. The project scope includes the necessary site work and utilities to construct the facility. Also included in the scope is the demolition of modular space that currently house administrative functions. Existing spaces occupied by student services and administration in the Student Center will be remodeled at local expense (project #9 in the 2013-14 five-year construction plan), and is not a part of this project's scope. This is a Category E project, increasing institutional support services capacity.

Problem Statement
Gavilan College has experienced rapid enrollment increases over the past decade with a growth rate of over 18% in the past few years. The College expects the fast-paced growth will continue and this trend is reflected in the State Chancellor's Office's enrollment projections. With this growth, the College is looking at options to increase and more effectively and efficiently deliver instruction and administrative services.

- **Student services and administration functions are scattered throughout campus fragmenting services.** These multiple locations hinder communications and reduce the efficiency of the programs and functions, and frustrate students as they need to go to multiple disjointed locations to meet their needs.

  Student services offices are predominately located in the Student Center and Library occupying space that should be used for what it was originally intended for. These spaces are not optimum for the delivery of student services as some programs require student confidentiality. Additionally there is inadequate space to deliver these services — student assessment services are provided in lecture spaces when the spaces become available.
College administrative offices are split into several areas over campus. The President's Office and two of three vice presidents are in the Student Center with the third vice president in a portable facility. Human Resources and the Business Office each operate out of their own portables. There's much interaction amongst the administrative functions and these offices benefit by being in close proximity to each another particularly for communications, strategic discussions, and personnel issues.

- **The College needs additional office spaces to provide increased student services and to deliver administrative functions.** The 2013-14 capacity load ratio for office space is 81% which means that the campus is deficient in office space by 19%. Because of a shortage of campus space, there is no space or facility on campus to consolidate and expand student services or administrative functions.

- **Student service programs are in need of spaces that provide the technology and privacy to effectively provide services to students.** Admissions and registration areas have inadequate waiting areas resulting in students waiting outside of the building. There is lack of privacy during financial transactions and discussion of academic performance. Limited technology in existing spaces does not give students the full advantage of electronic tools that assist students in decision-making so that they can take charge of their academic careers.

**Solution Criteria**

To mitigate these problems, the College seeks a solution that meets the following criteria that:

- Provides permanent additional institutional support spaces to meet current and growing campus enrollments;
- Consolidates student service spaces into a single on-campus location for multi-program coordination and increased student retention;
- Provides common space for the College’s administrators and staff that enhance interaction and provide privacy for personnel and financial functions;
- Provides appropriately configured and sized student support program spaces embedded with technology to best serve students and guard their privacy;
- Allows the Student Center to expand its functions;
- Provides a strategy that is consistent with the campus' strategic plan;
- Does not adversely impact the college’s operations budget; and
- Is the least cost solution.

**B. RELATIONSHIP TO THE STRATEGIC PLAN**

In an environment that nurtures creativity and intellectual curiosity, Gavilan College serves the community by providing a high quality learning experience which prepares students for transfer, technical and public service careers, life-long learning and participation in a diverse global society.
Gavilan College provides the educational opportunities that help community members attain job skills, new careers, post-secondary education, and lifelong enrichment. The college environment promotes student success through a wide range of services that strengthen and augment the learning experience.

The College’s goals include being known for its innovative instruction and quality service to students. Outreach and retention strategies will attract and retain students and staff members that reflect the diversity of the communities the college serves. Instruction and student services will be fully integrated, sharing the goal of helping all students achieve educational excellence in transfer, vocational, and technical programs of study. Appropriate technology will be used to enhance instructional programs and support services. This project provides the additional physical capacities for the College to ensure student success and maintain the College as an innovative partner in the community.

C. ALTERNATIVES
In considering alternatives the College looked at options that will meet the primary needs of the campus’ educational and facilities master plans.

The feasible alternatives to this project include:

- Alternative #1 - Construct a building on campus
- Alternative #2 - Construct modular buildings on campus
- Alternative #3 - Lease space off-campus

**Alternative #1 – Construct a new building on campus**

This alternative constructs a 26,477 gsf/15,802 asf building on-campus with 13,257 asf office, 225 asf library, and 2,230 asf other spaces for the student services programs and administrative offices. Student service and administrative functions vacating spaces in the Student Center allows the center to expand its services.

Pros:
- Provides permanent additional institutional support spaces to meet current and growing campus enrollments;
- Consolidates student service spaces into a single on-campus location for multi-program coordination and increased student retention;
- Provides space for the College’s administrators that enhance interaction and provide privacy for personnel functions;
- Provides appropriately configured and sized student support program spaces embedded with technology to best serve students and guard their privacy;
- Allows the Student Center to expand its functions;
- Provides a strategy that is consistent with the campus’ strategic plan;
ORG CODE: 6870   COBCP NO:  _   PRIORITY:  _   PROJECT ID: 40.17

- Does not adversely impact the college's operations budget; and
- Is the least cost solution

Cons: requires capital outlay funds

Alternative #2 – Construct modular buildings on campus
This alternative provides 15,802 sq ft in modular buildings that are clustered together on campus. Student services and administrative offices would be relocated into these facilities so that they can be in close proximity to their related programs.

Pros:
- Does not require capital outlay funding;
- Does consolidate student service spaces into a single on-campus location for multi-program coordination and increased student retention;
- Does provide space for the College’s administrators and staff that enhance interaction and provide privacy for personnel and financial functions; and
- Does allow the Student Center to expand its functions.

Cons:
- Does not provide permanent additional institutional support spaces to meet current and growing campus enrollments;
- Does not provide appropriately configured and sized student support program spaces with technology to best serve students and guard their privacy;
- Does provide for programs to be adjacent to each other but still requires traveling to multiple buildings to access programs;
- Is not consistent with the campus' strategic plan;
- Adversely impacts the College's operations budget; and
- Is not the least cost solution.

Alternative #3 – Lease space off-campus
This alternative requires a long-term lease of space preferably adjacent to the campus suitable for the expansion and consolidation of student services and administration. This option leases 15,802 sq ft of space to accommodate student services and administrative functions. The lease space will have adequate parking and will have to be approved by the Division of the State Architect.

Pros:
- Provides space for the College's administrators and staff that enhance interaction and provide privacy for personnel and financial functions;
- Provides appropriately configured and sized student support program spaces with technology to best serve students and guard their privacy;
- Allows the Student Center to expand its functions; and
- Does not require capital outlay investment.
Cons:
- Real estate development around the College is mainly residential and farmland, and there is no building adjacent to the campus to meet this purpose;
- Does not provide permanent additional instructional and institutional support spaces to meet current and growing campus enrollments;
- Does not consolidate student service spaces into a single on-campus location for multi-program coordination and increased student retention;
- Negatively impacts the campus’ operations budget as the tenant improvements for the advanced technology labs and hazardous waste management will be very expensive;
- Adversely impacts the college’s operations budget;
- Is the most expensive solution; and
- Is not consistent with campus’ strategic plan.
### CRITERIA ANALYSIS MATRIX

<table>
<thead>
<tr>
<th>CRITERIA</th>
<th>Alternative # 1 Construct New Building</th>
<th>Alternative # 2 Construct Modular Units</th>
<th>Alternative # 3 Lease Space Off-Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provides permanent additional office spaces</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Consolidates student services programs into a single on-campus location</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Provides appropriately configured spaces with technology</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>Provides clustered administrative spaces for privacy and enhanced communications</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Allows the Student Center to expand its functions</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Does not adversely impact the college's operations budget</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Consistent with College strategic plan</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Is the least cost solution</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

Narrative, Page 6 of 10
### ECONOMIC ANALYSIS MATRIX

<table>
<thead>
<tr>
<th></th>
<th>Alternate 1 Construct Facility</th>
<th>Alternate 2 Modulars</th>
<th>Alternate 3 Lease off Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Acquisition</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Plans &amp; Working Drawings</td>
<td>$978,325</td>
<td>$505,890</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Construction Costs:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility Service</td>
<td>$178,023</td>
<td>$598,892</td>
<td>$0</td>
</tr>
<tr>
<td>Site Development, Service</td>
<td>$50,523</td>
<td>$231,994</td>
<td>$0</td>
</tr>
<tr>
<td>Site Development, General</td>
<td>$1,135,634</td>
<td>$829,864</td>
<td>$0</td>
</tr>
<tr>
<td>Other Site Development</td>
<td>$0</td>
<td>$5,110</td>
<td>$0</td>
</tr>
<tr>
<td>Reconstruction</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>New Construction</td>
<td>$7,049,527</td>
<td>$2,915,766</td>
<td>$0</td>
</tr>
<tr>
<td>Other Construction</td>
<td>$137,646</td>
<td>$141,036</td>
<td>$0</td>
</tr>
<tr>
<td>Testing/Inspection</td>
<td>$272,157</td>
<td>$171,696</td>
<td>$0</td>
</tr>
<tr>
<td>Contingency</td>
<td>$427,568</td>
<td>$236,082</td>
<td>$0</td>
</tr>
<tr>
<td>CM/AE Oversight</td>
<td>$307,849</td>
<td>$150,234</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Total Construction Costs</strong></td>
<td>$9,558,927</td>
<td>$5,280,674</td>
<td>$0</td>
</tr>
<tr>
<td>Equipment (Group II)</td>
<td>$231,031</td>
<td>$231,031</td>
<td>$231,031</td>
</tr>
<tr>
<td>Leases for 50 years **</td>
<td>$0</td>
<td>$0</td>
<td>$24,651,120</td>
</tr>
<tr>
<td>Replacement Cost (20 years)**</td>
<td>$0</td>
<td>$6,181,056</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Total Project Costs @ CCI 5394 and EPI 3016</strong></td>
<td>$10,768,283</td>
<td>$12,198,651</td>
<td>$24,882,151</td>
</tr>
</tbody>
</table>

Escalated per Department of Finance Budget Letter BL 0X-XX

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* Figures Taken from Units and Supporting Costs for the JCAF32
** $2.60 per aef per month x 15,602 aef x 12 months x 50 years
   Does not include (Ti) Tenant improvements unknown at this time
*** Replacement cost equals total construction minus site costs x 1.5
D. RECOMMENDED SOLUTION

1. Which alternative and why?
Alternative #1 – Constructing a new student services and administration facility on campus is the recommended solution as it meets all of the solution criteria. It provides expanded and consolidated program spaces for student services and allows college administrative functions to interact in the same building. It also provides appropriately configured and sized spaces to best deliver the services plus has technologically-smart spaces. Student services and administrative functions vacating space in the Student Center allow the center to expand its functions. This option does not adversely impact the College’s operations budget, is consistent with the College’s strategic plan and is the least cost solution.

Why the other alternatives are not recommended:
Alternative #2 - Construct modular buildings: This alternative is not recommended because it does not meet all of the solution criteria. Multiple modulars would continue to fragment program and administrative spaces, may not provide the technologically advanced spaces needed for the programs, is more expensive to operate and maintain, is not a permanent solution, and is not consistent with the campus’ strategic plan.

Alternative #3 - Lease space off-campus: This option is the most expensive solution and could pose many challenges to find adequate State approved space near the campus. This alternative distances the students, programs, and administrators from the campus. This alternative does not provide a permanent solution and adversely impacts the College’s operations budget with the annual lease costs. Furthermore, this option is not consistent with the campus’ strategic plan. This option does not meet all of the solution criteria.

2. Detail scope description
This is a Category E project – Increase institutional support services capacity.

The scope of this project constructs a two-story 26,477 gsf student services and administration building in the south east portion of the campus. With a total of 15,802 asf, the facility has 13,257 asf office, 225 asf library, and 2,320 asf other (data processing, meeting, lounge) spaces. The project scope includes the necessary site work and utilities to construct the facility. Also included in the scope is the demolition of 3,313 asf of modular space that currently house administrative functions (Building 28 with 1,298 asf; Building 29 with 677 asf, and Building 41 with 1,338 asf). Existing spaces occupied by student services and administration in the Student Center (4,896 asf) will be remodeled at local expense (project #9 in the 2013-14 five-year construction plan) and is not a part of this project’s scope.

Student services programs relocating to the new building are Admissions and Records, Financial Aid, Testing and Assessment, Counseling, Career and Transfer, Outreach, Student Health Center, and Enrollment Management (scheduling, catalog, research). Administrative functions relocating to the new building are Business Services, Human
Resources, Public Information Officer, Mail Room, Institutional Research, and the offices of the College President, Vice President for Administration, Vice President for Instruction, and Vice President for Student Services.

As reflected in the Space Analysis table below, this project does not overbuild in any of the Chancellors Office space guidelines.

### Space Analysis (ASF):

<table>
<thead>
<tr>
<th>Type</th>
<th>Lecture</th>
<th>Lab</th>
<th>Office</th>
<th>Library</th>
<th>AV/TV</th>
<th>Other</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary</td>
<td>0</td>
<td>0</td>
<td>13,257</td>
<td>225</td>
<td>0</td>
<td>2,320</td>
<td>15,802</td>
</tr>
<tr>
<td>Secondary</td>
<td>0</td>
<td>0</td>
<td>-7,334</td>
<td>0</td>
<td>0</td>
<td>-875</td>
<td>-8,209</td>
</tr>
<tr>
<td>Net</td>
<td>0</td>
<td>0</td>
<td>5,923</td>
<td>225</td>
<td>0</td>
<td>1,445</td>
<td>7,593</td>
</tr>
<tr>
<td>Beg. Cap/Load Ratios (2013)</td>
<td>110.5%</td>
<td>78.5%</td>
<td>81.2%</td>
<td>45.8%</td>
<td>55.7%</td>
<td>N/A</td>
<td>80.2%</td>
</tr>
<tr>
<td>End. Cap/Load Ratios (2016)</td>
<td>89.9%</td>
<td>65.1%</td>
<td>91.4%</td>
<td>60.5%</td>
<td>37.2%</td>
<td>N/A</td>
<td>76.2%</td>
</tr>
</tbody>
</table>

The District is contributing 50% toward state-supportable project costs.

### 3. Basis for cost information

The architect for this project, using cost guidelines provided by the State Chancellor's Office, engineering data based upon the building specifications, and professional cost estimate, has provided the cost estimates.

The new building is designed to exceed Title 24, Part 6 Energy Code by 15%, consistent with the Board of Governors energy policy. The design incorporates sustainable goals for site, energy efficiency, water use reduction, occupant health as well as minimizing the buildings impact on the environment both by design and construction. Strategies include:

- Low E dual glazing and window tinting will be incorporated to reduce heat gain;
- Roofing will incorporate cool roofing to reduce the heat island effect and heat gain;
- Heating and cooling will be provided by highly energy efficient HVAC system that is connected to the campus central plant;
- Natural ventilation will be maximized;
- Independent HVAC controls will be provided where applicable;
- High efficiency T-8 lighting will be used where applicable;
- Natural lighting will be incorporated into most spaces;
- Energy saving lighting with automatic lighting controls and occupancy sensors beyond code requirements;
- Interior materials will be low in volatile organic compounds, high in recycled content;
- Water efficient fixtures, faucets and devises will be incorporated; and
• Requested participation in the local utility district's energy incentive program including Savings By Design, if applicable. District's letter requesting participation is included at the end of this document.

4. Factors/benefits for recommended other than the least expensive alternative
The project presents the least cost solution.

5. Complete description of impact on support budget
Additional personnel and maintenance and operations costs will be absorbed by the campus' operations budget. Please refer to 11.1 Analysis of Future Costs in this document.

6. Identify and explain any project risks
No known risks have been identified for this project at this time.

7. List requested interdepartmental coordination and/or special project approvals (including mandatory reviews and approvals, e.g. technology proposals)
• Division of the State Architect and the State Fire Marshall review for structural safety, access compliance and fire life safety plan and field reviews
• State Public Works Board approval of preliminary plans

E. CONSISTENCY WITH CHAPTER 1016, STATUTES OF 2002 – AB 857
1. Does the recommended solution (proposed project) promote infill development by rehabilitating existing infrastructure and how?
Consistent with the provisions of AB 857, Chapter 1016, Statutes of 2002, the California Community Colleges are exempt from these specific provisions of this legislation.

2. Does the proposed project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources?
Consistent with the provisions of AB 857, Chapter 1016, Statutes of 2002, the California Community Colleges are exempt from these specific provisions of this legislation.

3. Does the proposed project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, support efficient use of land and is appropriately planned for growth?
Consistent with the provisions of AB 857, Chapter 1016, Statutes of 2002, the California Community Colleges are exempt from these specific provisions of this legislation.
8.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT
ENVIRONMENTAL IMPACT REPORT

(Reference: California Code of Regulations, Title 5, Section 57121)

The District will follow the provisions of Section 15102 of the California Environmental Quality Act and a Negative Declaration will be declared and for this project at the earliest possible date, upon notice of funding.
DIVISION 1 - GENERAL REQUIREMENTS

Section 01 10 00 - Summary of Work

A. Project description.
B. Type of contract.
C. Work phases.
D. Work under other Contracts.
E. Owner-furnished items.
F. Owner occupancy during construction.
G. Allowable work hours.
H. Specification format and conventions.

Section 01 21 00 - Allowances

A. Description of Allowances.

Section 01 22 00 - Unit Prices

A. Description of Unit Prices.

Section 01 23 00 - Alternates

A. Description of Alternates.

Section 01 26 00 - Contract Modification Procedures

A. Architect's Supplemental Instructions (ASI).
B. Proposal Request (PR).
C. Change Order (CO).
D. Construction Change Directive (CCD).

Section 01 29 00 - Payment Procedures

A. Schedule of Values.
B. Applications for Payment.
   1. Waiver of Stop Notice Claims.
Section 01 31 00 - Project Management and Coordination

A. Coordination of trades.
   1. Coordination of trades is Contractor's responsibility.
   2. Specification Divisions and Sections are not intended to indicate division of work between trades.

B. Contractor's sole responsibility for means, methods, and techniques of construction.

C. Submittal of Coordination Drawings.

D. Supervisory personnel.

E. Project meetings.
   1. Preconstruction conference.
   2. Preinstallation conferences.
   3. Progress meetings.
   4. Coordination meetings.

F. Requests for Interpretation (RFI's).

Section 01 32 00 - Construction Progress Documentation

A. Submittals Schedule.

B. Contractor's Construction Schedule.

Section 01 33 00 - Submittal Procedures

A. Contractor's use of Architect's CADD files

B. Submittal review time: [15] working days.
   1. Resubmittal review time: [12] working days.

C. Quantities:
   1. Product data: Six copies.
   2. Shop drawings: Four sets.
   3. Samples:
      a) For initial selection: Two sets of manufacturer's full range for Architect's selection.
      b) For verification: Four sets.

D. Requirements for miscellaneous submittal types.

E. Architect's actions:
   1. No Exceptions Taken
   2. Make Corrections Noted
   3. Revise and Resubmit
   4. Rejected
   5. Remarks Attached
Section 01 41 00 - Quality Requirements

A. Submittal of testing and inspections schedule.
B. Miscellaneous quality assurance requirements
C. Testing by Owner's testing agency.
D. Testing by Contractor's testing agency.
E. Cost of retesting/reinspecting.
F. Cooperation/coordination with testing agencies.
G. Project Inspector.
H. Repair/Restoration of construction after testing.

Section 01 42 00 - Definitions, References, and Regulations

A. Terminology definitions.
B. Industry reference standards.
C. Governing codes and regulations.

Section 01 50 00 - Temporary Facilities and Controls

A. Field office requirements.
   1. Storage sheds.
B. Equipment.
   1. Fire extinguishers.
   2. Heating equipment.
C. Temporary utilities during construction.
   1. Sewer.
   2. Water.
   3. Electricity.
   5. Sanitary facilities for construction workers.
   6. Construction lighting.
   7. Telephone service.
D. Project construction sign.
E. Stormwater control during construction.
F. Construction fence and gates.
G. Temporary protection.
   1. Covered walkways.
   2. Temporary partitions and enclosures.
Section 01 60 00 - Product Requirements and Substitutions

A. Submittal of products list.
B. Substitution request procedures.
   1. Substitution request no later than 60 days after Notice to Proceed.
C. Product delivery, storage, and handling.
D. Product warranties.
E. General product and product selection requirements and procedures.
F. Submittals procedures not an acceptable means of obtaining approval of product substitutions.

Section 01 70 00 - Field Engineering and Execution Requirements

A. Construction layout and survey by licensed surveyor.
B. General installation requirements.
   1. Install work plumb and level unless indicated otherwise.
   2. Install per manufacturer’s written instructions and recommendations.
C. Coordination with Owner’s separate contractor.
D. Progress cleaning during construction.
E. Starting and adjusting of equipment and operating components.
F. Protection of installed work.
G. Correction of defective work.

Section 01 73 29 - Cutting and Patching

A. General cutting and patching requirements: Restore to original appearance.
   1. Do not cut and patch elements in which operational or structural performance will be affected.
   2. Do not cut and patch elements in which visual qualities will be affected.

Section 01 74 19 - Construction Waste Management

A. Waste management coordinator.
B. Waste management plan, ASTM E 1609.
C. Salvaging of construction and demolition waste.
D. Recycling of construction and demolition waste.
E. Disposal of construction and demolition waste.

Section 01 77 00 - Closeout Procedures

A. Substantial Completion.
B. Final Completion.
C. Submittal of warranties.
D. Punchlist.
E. Final cleaning.
Section 01 78 23 Operation and Maintenance Data

A. Operation and maintenance manuals.
B. Emergency manuals.

Section 01 78 39 - Project Record Documents

A. Record Drawings.
B. Record Specifications.
C. Record Product Data.

Section 01 79 00 - Demonstration and Training

A. Instruction/training program.
B. Demonstration and training videotapes.

Section 01 81 13 – Sustainable Design Requirements

A. LEED documentation submittals.
B. LEED Coordinator.
C. Salvaged and refurbished materials.
D. Recycled content of materials.
E. Regional materials.
F. Certified wood.
G. Low-omitting materials.
H. Refrigerant removal.
I. Construction indoor-air-quality management.

Section 01 91 13 – General Commissioning Requirements

A. Basis of Design (BoD).
B. Owner’s Project Requirements (OPR).
C. Commissioning team:
   1. Commissioning Authority (CxA).
   2. Owner’s operation and maintenance personnel.
   3. Design team.
D. Owner’s responsibilities.
E. Contractor’s responsibilities.
F. Commission Authority’s responsibilities.
DIVISION 2 – EXISTING CONDITIONS

Section 02 41 19 - Selective Demolition

A. Selective demolition requirements.
B. Salvaging of specified items for reinstallation.

DIVISION 3 - CONCRETE

Section 03 05 05 - Concrete Sealer

A. Concrete sealer: Clear, waterborne membrane-forming nondissipating sealing compound, ASTM C 309, Type 1, Class B; ASTM C 1315 Type 1, Class A (nonyellowing); provide one of the following or equal:
   1. ChemMasters; Polyseal WB.
   2. Conspec Marketing & Manufacturing Company; Sealure #1315 WB.
   3. Euclid Chemical Company; Super Diamond Clear VOX.

Section 03 10 00 - Concrete Formwork

A. Furnish and installation of all form work for cast-in-place concrete.

Section 03 20 00 - Concrete Reinforcement

A. Steel reinforcing for cast-in-place concrete

Section 03 30 00 - Cast-in-Place Concrete

A. Mix design on accordance with drawings.
B. Smooth steel trowel finish
C. Slabs under ceramic tile shall receive a roughened finish.
D. Exterior roof decks shall be lightweight concrete sloped away from interior.
   1. Install over protection board and waterproof membrane
   2. “Carlisle” CCW Protection Board over “Carlisle” CCW-701 Waterproofing Membrane.
E. Provide expansion joints and control joints.

Section 03 30 05 - Underslab Vapor Barrier

A. Underslab vapor barrier: ASTM E 1745, Class A; 15 mil thickness; 0.010 perms maximum water vapor permeance when tested in accordance with ASTM E 96 (0.0035 grains/sq ft/hr water vapor transmission rate); provide one of the following or equal:
   1. Insulation Solutions, Inc.; Viper VaporCheck II 15.
   2. Stego Industries LLC; Stego Wrap Vapor Barrier.
DIVISION 5 – METALS

Section 05 12 00 – Structural Steel

A. Structural Steel
B. Reinforcing steel welded to structural steel.
C. Grout for bearing plates

Section 05 31 00 – Steel Decking

A. "Verco" Galvanized steel decking.

Section 05 40 00 – Steel Studs and Joists

A. Cold-formed metal framing (structural, load-bearing): Conforming with requirements of Steel Stud Manufacturers Association; from ASTM A 1003 steel sheet, gage and grade as per requirements of Structural Engineer.
B. Vertical deflection clips: L-shaped 14 gage clip allowing vertical deflection; provide one of the following or equal:
   1. Dietrich Metal Framing; Fast Top Clip (FTC) Series.
   2. The Steel Network; Verticlip SL Series.
C. Drift clips: Edge-of-slab 14 gage bypass clips allowing vertical deflection; provide one of the following or equal:
   1. Dietrich Metal Framing; Fast Top Clip (FTC) Series.
   2. MarinoWare; WSC-1500 Series.
   3. The Steel Network; Verticlip SLB Series.

Section 05 50 00 - Metal Fabrications

A. Included in Section 05 50 00:
   1. Custom-fabricated ornamental metal site fencing and gates (for manufactured ornamental metal fencing system, refer to Section 02825 “Ornamental Metal Fencing and Gates”).
   2. Steel pipe downspouts.
   3. Steel guardrail assemblies.
   4. Steel handrails.
   5. Steel trellis assemblies.
   6. Roof access ladders.
   7. Miscellaneous shapes and supports.
B. Materials:
   2. Steel pipe: ASTM A 53, Standard Weight (Schedule 40).
3. Steel tubing: ASTM A 500
4. Finish: All exterior items galvanized; interior items shop primed.

A. Premanufactured items: Provide items by manufacturers as indicated below:
1. Woven wire mesh: McNichols Company; wire diameter and spacing as selected by Architect; galvanized at exterior locations.
2. Perforated metal panels: McNichols Company; thickness, hole diameter and spacing as selected by Architect; galvanized at exterior locations.
3. Handrail wall brackets: Julius Blum, Inc., #376.
6. Accessible utility trench: Balco, Inc.
7. Roof access ladder security panel: O'Keefe's Inc.; 125-inch thick aluminum sheet.
8. Ladder safety cage: O'Keefe's, Inc., or Alaco Co.
9. Slotted channel framing: Unistrut Corporation; P1000 Series.
11. Aircraft cable: Stainless steel, 1/8-inch diameter, with clevis, fork, and eye fittings by Wagner/Braun or equal.

Section 05 51.00 - Metal Stairs

A. Interior stair enclosures: Poured in place concrete treads on metal pan stairs with closed risers; finish: shop primed for field painting
1. Treads and risers: Rubber treads and risers over concrete treads and steel risers (refer to Section 09 65 00 "Resilient Flooring").
2. Guardrails: 1 1/2" wide x 3/4" steel bar horizontal and vertical rails. 1 1/2" x 1/4" steel bar pickets at 4" o.c.
3. Handrails: 1 1/2" O.D. stainless steel grab bars attached with 1/2" square steel offsets

Section 05 55 25 - Ornamental Railing System

1. Pre-engineered, mechanically fastened, stainless steel guardrail and handrail system.
2. Tubular stainless steel grade UNS 1.4305, Type 304, wurface to be 240 grain/grit finish. 1 1/2" O.D. x 5/64" wall thickness.
3. Posts shall be constructed of stainless steel grade UNS 1.4305, Type 304, wurface to be 240 grain/grit finish, bars 2" x 1/4"
4. Tempered Glass: Fully tempered safety glass with polished edges, 3/8" or 1/2" clear glass as required.
DIVISION 06 – WOODS, PLASTICS, AND COMPOSITES

Section 06 16 43 - Gypsum Sheathing

A. Gypsum glass-mat sheathing panels: ASTM C 1177; provide the following or equal:

(Note: Refer to specific exterior wall finish material Sections for weather-resistive barrier occurring behind exterior wall finish)

Section 06 20 00 - Finish Carpentry

A. Exterior wood trim for painted applications: Redwood, WIC Custom Grade; fully primed on all surfaces, including unexposed sides.

B. Interior wood trim for painted applications: Sugar pine, WIC Custom Grade, or Medium Density Fiberboard, ANSI A208.2, Grade MD.

C. Interior wood trim for transparent finish: Species as selected by Architect; WIC Custom Grade.
   1. Finish: Catalyzed lacquer, WIC Finish System 3a.

D. Natural hardwood veneer wall paneling with transparent finish: Veneer species as selected by Architect; veneer book match between veneer leaves and panels; where required by building code, provide fire-retardant treatment to achieve flame-spread less than 25 and smoke developed less than 450.
   1. Finish: Catalyzed lacquer, WIC Finish System 3a.
   2. Panel mounting clips: Panelclip, Brooklyn Hardware LLC.

Section 06 41 00 - Architectural Wood Casework

A. Plastic laminate-faced cabinets: Per WI Section 15, Custom Grade; frameless, flush overlay style; particleboard or medium density fiberboard panel core material; 6-inch splash at countertop.
   1. Facing material at exposed surfaces:
      a) Horizontal surfaces: Plastic laminate, HGS (0.048-inch nominal thickness).
      b) Vertical surfaces: Plastic laminate, VGS (0.028-inch nominal thickness).
      c) Exposed edges of cabinet panels and shelves: Plastic laminate, VGS (0.028-inch nominal thickness).

   2. Facing material at semiexposed surfaces:
      a) Surfaces inside cabinets with doors: Thermoset decorative overlay (melamine).
      b) Drawer sides, backs, and bottoms: Thermoset decorative overlay (melamine).
      c) Edges of door and drawer panels: 3 mm PVC edge banding, color to match laminate.
      d) Surfaces around and behind sliding markerboards, open shelving and behind glass cabinet doors: Plastic laminate, VGS (0.028 inch nominal thickness).

B. Wood-faced cabinets: Per WI Section 14, Premium Grade; frameless, flush overlay style; particleboard or medium density fiberboard panel core material; 6-inch splash at countertop.
1. Species and cut of veneer facing material at exposed surfaces: Maple, plain sliced or other species and cut as selected by design team.
   a) Finish: WI Finish System 3a, Catalyzed Lacquer, satin sheen.
2. Facing material at semiexposed surfaces:
   a) Surfaces inside cabinets with doors: Thermostet decorative overlay (melamine).
   b) Drawer sides, backs, and bottoms: Thermostet decorative overlay (melamine).
   c) Edges of door and drawer panels: Wood veneer edge banding, to match face of panel.
   d) Surfaces around and behind sliding markerboards, open shelving and behind glass cabinet doors: Wood veneer to match facing material at exposed surfaces.

C. Plastic laminate-faced countertops and splashes: As per requirements of WI Section 16, Premium Grade
   1. Horizontal surfaces: Plastic laminate, HGS (0.048-inch nominal thickness).
   2. Coved splash, 6-inches high, unless noted otherwise.
   3. Self edge (or waterfall edge, if required).

D. Solid-surfacing countertops: As per requirements of WI Section 17; provide acrylic solid-surfacing or quartz-based solid surfacing, as indicated.
   1. 6-inch high splash, unless noted otherwise.

E. Cabinet hardware: Satin chromium (BHMA 626) or stainless steel (BHMA 630) finish typical.
   1. Hinges: Rockford Process Control, Inc., #374; five-knuckle wrap-around type.
   2. Drawer slides: Accuride, #4032; load rating 150 lbs per pair.
   3. Drawer slides for lateral files up to 42 inches wide: Accuride #3640; load rating 200 lbs per pair.
   4. Pencil drawer slides: Accuride, #2006; 45 lb load capacity.
   5. Keyboard tray slides: Accuride, #2109; 75 lb load capacity.
   6. Door and drawer pulls: Trimco, #562-4; 4 inch center-to-center; 5/16-inch diameter; stainless steel.
   7. Door catches: Ives, #325; magnetic, self-aligning; load capacity: 5 lbs.
   8. Elbow catches (at locking pairs of doors): Hafele #245.74.200.
   10. Adjustable shelf supports:
      a) Shelves less than 5 feet 0-inches above floor: Hafele, #282-24-710.
      b) Shelves 5 feet 0-inches or higher above floor: Hafele, #282-24-720; includes top pin for securing shelf laterally in front-back direction.
   11. Cable grommets: Doug Mockett and Company, #EDP3; plastic, 2-1/2-inch diameter; removable top with flip-top access slot, color: matte black.
   12. Locks: Pin tumbler type with retractable bolt.
      a) Doors: CompX National, #C8173.
      b) Drawers: CompX National, #C8179.
   13. Turntable slides: Knape & Vogt #1383; 150 lb capacity; 180 degree turntable swivel range.
   14. Sliding glass door hardware: Extruded aluminum shoe mouldings and guide tracks; steel ball bearing rollers; plunger key lock in bottom shoe moulding; extruded aluminum finger pulls at glass panel edge.
a) Top guide track: Epco #730-A.
b) Clip Guides: Epco #771.
c) Shoe moulding: Epco #743-A.
d) Rollers: Epco #753.
e) Bottom guide tracks: Epco #726.
f) Bottom track base: Epco #730.
g) Plunger lock: Epco #G06-C.
h) Pulls: Epco #GP15-A.

15. Shelf standards and brackets: Steel; adjustable in one-inch increments.
   a) Standards: Knape & Vogt #87 ANO.
   b) Brackets: Knape & Vogt #187LL ANO.

16. Coat hooks: Trimco, #3071, or Ives, #582; double hook.

17. Wardrobe tubing: Round tubing with end brackets to allow removal of tube.
   a) Tubing (rod): Knape & Vogt #770 5.
   b) Brackets: Knape & Vogt #764 and #766.

Section 06 64 05 - Fiberglass-Reinforced Plastic Paneling

A. Fiberglass-reinforced-plastic (FRP) wall panels: 0.090-inch thick; embossed pebble texture; provide one of the following or equal:
   1. Class A rating: Provide one of the following or equal:
      a) Kemlite Company; Fire-X Glasbord (FX).
      b) Merlite, Inc.; Marlite FR.
   2. Class C rating: Provide one of the following or equal:
      a) Kemlite Company; Glasbord (PIF).
      b) Merlite, Inc.; Marlite FRP.

B. Decorative melamine-faced fiberglass-reinforced plastic paneling: 0.09-inch thick, melamine-faced FRP panel, Class C rating; provide the following:
   1. Kemlite Company; FRP Select.

C. Decorative plastic-laminate-faced fiberglass-reinforced plastic paneling: 0.09-inch thick, plastic-laminate-faced FRP panel:
   1. Class A rating: Provide the following:
      a) Kemlite Company; Optimax HPL Class A.
   2. Class C rating: Provide the following:
      a) Kemlite Company; Optimax HPL Class C.

D. Plastic trim:
   1. For use with standard FRP panels: Solid-color PVC trim.
   2. For use with decorative melamine- and plastic-laminate-faced FRP panels: PVC trim with transparent face cap and integral-color base flange.

E. Sealant for exposed joints between decorative FRP panels: Colored latex sealant; ASTM C 834.

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DIVISION 07 - THERMAL AND MOISTURE PROTECTION

Section 07 13 00 – Self-Adhering Sheet Waterproofing

A. Self-adhering sheet: Modified bituminous sheet, 60-mil thick; rubberized asphalt laminated to polyethylene film; provide one of the following or equal:
   2. Grace Construction Products; Bituthene 4000.

B. Molded-sheet drainage panels: Molded plastic sheet drain core with non-woven needle-punched geotextile fabric facing; provide one of the following or equal:
   2. Grace Construction Products; Hydroduct 220.
   3. W.R. Meadows & Company; Mel-Drain.

Section 07 21 00 - Building Insulation

A. Thermal batt insulation: ASTM C 665, fiberglass batts with vapor retarder facing with flame-spread and smoke-developed rating of 25 and 50, respectively; R-value as per depth of framing cavity, and in conformance with requirements of Title 24 energy report for project; provide insulation by one of the following or equal:
   1. CertainTeed Corporation.
   2. Johns Manville.
   4. Owens-Corning.

B. Acoustical batt insulation: ASTM C 665, unfaced fiberglass batts; provide acoustical batts by one of the following or equal:
   1. CertainTeed Corporation.
   2. Johns Manville.
   4. Owens-Corning.

C. Rigid insulation: Rigid fiberglass board; ASTM C 612; provide rigid insulation by one of the following or equal:
   1. CertainTeed Corporation.
   2. Johns Manville.
   4. Owens-Corning.
Section 07 26 15 - Concrete Moisture-Vapor Control System

A. Preinstallation and postinstallation moisture-vapor and alkalinity testing: Calcium chloride testing procedure in accordance with ASTM F 1869; alkalinity testing in accordance with ASTM F 710; provide testing kits by one of the following or equal:
   1. American Moisture Test, Inc.

B. Concrete moisture-vapor control system: Modified polymer formulation designed to penetrate concrete substrates to mechanically restrict water-vapor emission; capable of limiting moisture in slab to 3 lbs/1000 sf/24 hours from a maximum of 20 lbs/1000sf/24 hours; 10 year warranty; provide one of the following or equal:
   1. Diamondstone, LLC; Diamond-VRS.
   2. Floor Seal Technology; MES 100.
   3. Synthetics International; Synthetic 30.

C. Cementitious Overlay: Portland Cement-based compound; 4100 psi minimum compressive strength per ASTM C 109; provide one of the following or equal:
   3. Tec Specialty Chemical; EZ Level.

Section 07 41 13 - Metal Roof Panels

A. Standing seam metal roof panel system (noncurved): Steel roof panels with snap-in standing seam profile; 24 gage panel thickness; 17-inch panel width; 70% resin fluoropolymer finish; striated or smooth panel; provide one of the following or equal:
   1. AEP Span; Design Span.
   2. Metal Sales Manufacturing Corporation; Vertical Seam.

B. Standing seam metal roof panel system (curved): Curved steel roof panels with snap-in standing seam profile; 24 gage panel thickness; 16-1/4-inch panel width; 70% resin fluoropolymer finish; provide the following or equal:
   1. AEP Span; Curved Select Seam Narrow Batten.
   2. Metal Sales Manufacturing Corporation; Mini-Batten.

C. Batten-seam metal roof panel system: Steel roof panels with snap-on battens at joints between panels; 24 gage panel thickness; 17-inch panel width; 70% resin fluoropolymer finish; provide the following or equal:
   1. AEP Span; Design Span Batten.
   2. Metal Sales Manufacturing Corporation; Maxi-Batten.

D. Underlayment: ASTM D 226, Type II (No. 30), asphalt-saturated organic felts.
E. Underlayment for high-temperature applications: 30- to 40-mil thick sheet consisting of polyethylene film laminated to layer of butyl or SBS-modified asphalt adhesive, with release-paper backing; provide the following:
   1. Grace Construction Products, Ultra; high temperature self-adhering underlayment.

F. Substrate board and insulation cover board: ASTM C 1177, glass-mat gypsum; provide the following:
   1. Georgia-Pacific DensDeck.

G. Rigid insulation: Polyisocyanurate, ASTM C 1289, Type II, Class 2 glass-fiber mat facer on both surfaces.

H. Metal soffit panels: Steel, flush-seam soffit panel; 22 gage thickness; 12-inch panel width; 70% resin fluoropolymer finish; provide one of the following or equal:
   1. AEP-Span; Prestige (R-0).
   2. CENTRIA Architectural Systems; IW-10A.
   3. Metal Sales Manufacturing Corporation; TL-17.

Section 07 51 13 - Built-up Asphalt Roofing

A. Asphalt built-up roofing system: 5-ply hot-mopped asphalt built-up roofing system; meeting qualifications for Cool Roof Rating Council Product Rating Program.
   1. Base sheet (if needed): ASTM D 4601, Type II nonperforated asphalt-impregnated and coated glass-fiber sheet with fine mineral surfacing both sides.
   2. Venting base sheet (if needed): ASTM D 4897, Type II venting, asphalt-impregnated and coated glass-fiber sheet with coarse granular surfacing and venting channels.
   3. Membrane ply sheets: ASTM D 2178, Type VI, asphalt-impregnated, glass-fiber felt.
      a) Flashing backer sheet: ASTM D 4601, Type II, asphalt-impregnated and coated, glass-fiber sheet with fine mineral surfacing both sides.
   6. Roofing asphalt: ASTM D 312, Type III or IV, as recommended by roofing system manufacturer.
   7. Coating: Acrylic elastomer emulsion coating meeting requirements of Cool Roof Rating Council Product Rating System, as follows:
      a) Initial solar reflectance: 0.70 minimum.
      b) Initial thermal emittance: 0.75 minimum.
   8. Roofing system manufacturer: Provide asphalt built-up roofing system by one of the following or equal:
      a) CertainTeed Corporation.
      b) Firestone Building Products Company.
      c) GAF Materials Corporation.
      d) Johns Manville International, Inc.
B. Substrate board and insulation cover board: ASTM C 1177, glass-mat gypsum; provide the following:
   1. Georgia-Pacific DensDeck.
C. Rigid insulation: Polyisocyanurate, ASTM C 1289, Type II, Class 2 glass-fiber mat facer on both surfaces.
D. Walkway cap sheet strips: ASTM D 6163, Type II glass-fiber-reinforced, SBS-modified, asphalt-impregnated and -coated walkway sheet, granular-surfaced in color contrasting with roof.

Section 07 62 00 - Sheet Metal Flashing and Trim

A. Typical sheet metal flashing: 24 gage galvanized steel unless noted otherwise; ASTM A 792, Class AZ50 coating designation.
B. Exposed gutters: 20 gage galvanized steel, ASTM A 792, Class AZ50 coating designation.
C. Sheet flashing at roof drain sumps: Sheet lead, minimum 4 lbs/sq ft, ASTM B 749.
D. Sheet flashing at plumbing roof vents: Sheet lead, minimum 4 lbs/sq ft, ASTM B 749.
E. Through-wall flashing for masonry walls: 24 gage stainless steel, ASTM A 240, Type 304.
F. Premanufactured reglets with snap-in counterflashing:
   1. Surface-mounted type: Fry Reglet, Model SM.
   2. Stucco type: Fry Reglet, Model ST.
   3. Concrete type: Fry Reglet, Model CO.
   4. Masonry type: Fry Reglet, Model MA.

Section 07 65 00 - Flexible Flashing

A. Flexible membrane flashing: Composite self-adhering rubberized-asphalt sheet; 25 mil thickness; 9 inches wide unless otherwise noted; provide one of the following or equal:
   1. Fortilover Building Systems Group; Fortiflash (25 mil).
   2. Grace Construction Products; Vycor Plus.
B. Flexible through-wall flashing: Composite self-adhering rubberized-asphalt sheet; 40 mil thickness; width as required to minimize seams; provide one of the following or equal:
   1. Fortilover Building Systems Group; Fortiflash (40 mil).

Section 07 72 00 - Roof Accessories

A. Roof hatch: Single-leaf personnel access hatch; galvanized steel; 30 by 36 inches unless indicated otherwise; insulated double-wall lids; insulated single-wall curb; 42-inch high safety railing system with self-latching gate where required by CAL/OSHA regulations; provide the following or equal:
   1. Roof hatch: Bilco Company; Type S.
   2. Telescoping ladder safety post: Bilco Company, #LU-2; galvanized steel.
B. Equipment access hatch: Galvanized steel; insulated double-wall lids; insulated single-wall curb; size as indicated on drawings; provide the following or equal:
   1. Bilco Company, Type D.
C. Heat and smoke vents: Hatch type with fusible links (sound transmission-rated model where needed); galvanized steel; provide the following or equal:
   1. Bilco Company; Type DSH (Type ACDSH where acoustically rated unit required).

Section 07 81 16 - Sprayed Fire-Resistive Materials

A. Sprayed fire protection over steel beams, open web joists, and decking: Cementitious sprayed fire-resistant material of factory-mixed dry formulation of gypsum or portland cement binders and lightweight mineral or synthetic aggregates mixed with water at project site; provide the following or equal:
   1. W.R. Grace & Company, Monokote Type MK-6s or Type MK-6/HY.

B. Intumescent mastic coating (for exterior steel): Multi-component system consisting of intumescent base coat and topcoat; provide products by one of the following or equal:
   1. Albi Manufacturing.
   2. Carboine Company.
   3. Isolatek International Corporation.

Section 07 84 13 - Through-Penetration Firestop Systems

A. Through-Penetration Firestop Systems: Firestop systems for penetrations through fire-resistance-rated floor and wall assemblies; UL classified; provide firestopping systems by one of the following or equal:
   1. Hilli Construction Chemicals, Inc.
   2. 3M Fire Protection Products.

Section 07 92 00 - Joint Sealants

A. Exterior joints in vertical surfaces: Silicone joint sealant; provide products by one of the following or equal:
   1. Dow Corning Corporation.
   2. GE Advanced Materials.
   3. Pecora Corporation.
   4. Tremco, Inc.

B. Exterior joints in horizontal traffic surfaces: Urethane traffic-grade joint sealant; provide products by one of the following or equal:
   1. BASF Building Systems.
   2. Pecora Corporation.
   4. Tremco, Inc.

C. Interior joints in vertical surfaces: Urethane joint sealant; provide products by one of the following or equal:
   1. BASF Building Systems.
   2. Pecora Corporation.
4. Tremco, Inc.

D. Interior joints in horizontal traffic surfaces: Urethane traffic-grade joint sealant; provide products by one of the following or equal:
   1. BASF Building Systems.
   2. Pecora Corporation.
   4. Tremco, Inc.

E. Joints in acoustically-rated interior partitions: Acoustical joint sealant; provide products by one of the following or equal:
   1. Pecora Corporation.
   2. USG Corporation.

F. Joints around plumbing fixtures and in wet areas: Mildew-resistant silicone joint sealant; provide products by one of the following or equal:
   1. Dow Corning Corporation.
   2. GE Advanced Materials.

Section 07 95 13 - Architectural Joint Systems

A. Exterior floor-to-floor pedestrian traffic joints: Metal glide-plate type; mill finish aluminum at exposed surfaces; flexible PVC moisture barrier; provide one of the following or equal:
   1. Construction Specialties, Inc.; ALS Series
   2. Balco, Inc.; 6FS Series.

B. Exterior floor-to-wall pedestrian traffic joints: Metal glide-plate type; mill finish aluminum at exposed surfaces; flexible PVC moisture barrier; provide one of the following or equal:
   2. Balco, Inc.; 6VS Series.

C. Exterior wall and soffit joints with elastomeric cover: Elastomeric flat seal type; preformed thermoplastic cover; PVC secondary moisture barrier; provide one of the following or equal:
   2. Balco, Inc.; FCVS Series.

D. Exterior wall joints with metal cover: Vertical cover-plate type; aluminum cover-plate; provide the following or equal:

E. Exterior wall joints with metal cover, inside corner condition: Vertical cover-plate type; aluminum cover-plate; provide the following or equal:
   1. Construction Specialties, Inc.; ESC Series.

F. Interior floor-to-floor pedestrian traffic joints: Dual elastomeric seal system type; aluminum frame with extruded thermoplastic gaskets and recessed cover-plate to accept finish material matching adjacent floor; provide the following or equal:
   1. Construction Specialties, Inc.; SGR Series.

G. Interior floor-to-wall pedestrian traffic joints: Elastomeric seal system type; aluminum frame with extruded thermoplastic gasket and recessed cover-plate to accept finish material matching adjacent floor; provide the following or equal:

H. Interior wall and ceiling joint: Dual elastomeric seal system type; aluminum frame and cover-plate with extruded compressible gasket on either side; provide the following or equal:

I. Interior wall and ceiling joint, inside corner condition: Elastomeric seal system type; aluminum frame and cover-plate with extruded compressible gasket; provide the following or equal

DIVISION 08 - OPENINGS

Section 08 11 13 - Steel Doors and Frames

A. Steel doors (exterior): ANSI A250.8, Level 3, Physical Performance Level A (Extra Heavy-Duty), Model 2 (seamless), Kraft-paper honeycomb core, 16 gage galvanized steel faces, shop primed for field painting.
   1. Door louvers: Sightproof, 18 gage galvanized steel.

B. Steel door and window frames: ANSI A250.8, mitered and fully welded; shop primed for field painting.
   1. Exterior frames: Fabricated from 14 gage cold-rolled steel, fully galvanized.
   2. Interior frames: Fabricated from 16 gage cold-rolled steel.

C. Manufacturers: Provide steel doors and frames by one of the following or equal:
   1. Ceco Door Products.
   2. Curries Company.
   3. Steelcraft.
   4. Stiles Custom Metal, Inc.

Section 08 14 16 - Flush Wood Doors

A. Flush wood doors for transparent finish: Solid core with WJ Premium Grade faces, wood veneer species and cut as selected by Architect; finish: clear lacquer, satin sheen.

B. Door louvers: Sightproof, 18 gage cold-rolled steel.

C. Manufacturers: Provide flush wood doors by one of the following or equal:
   1. Algoma Hardwoods, Inc.
   2. Eggers Industries.
   4. Mohawk Flush Doors, Inc.
   5. VT Industries.

Section 08 31 13 - Access Doors and Frames

A. Metal access doors: Flush access doors with exposed trim.
   1. Shop primed steel for field painting at interior locations, except at ceramic tile.
   2. Stainless steel at ceramic tile.

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3. Galvanized steel and shop primed for field painting at exterior locations.

B. Manufacturers: Provide access doors and frames by one of the following or equal:
   1. J.L. Industries.
   3. Milcor, Inc.
   4. Nystrom Building Products, Inc.

Section 08 41 13 - Glazed Aluminum Storefront, Curtainwall, and Entrance Systems

C. Aluminum storefront system Type SF-3: Center-set glazed with double-glazed insulating-glass units; thermally-broken; 70 percent resin fluoropolymer finish or anodized finish, as selected by Architect; provide one of the following or equal:
   1. Kawneer North America; Tribab VG 451T.
   2. Vistawall Architectural Products; Series 3000 Thermal Multiplane Series.

D. Aluminum curtainwall system: Front-set glazed with double-glazed insulating glass units; thermally-broken; snap-on mullion caps of varying depths available; 70 percent resin fluoropolymer finish or anodized finish, as selected by Architect; provide one of the following or equal:
   1. Kawneer North America; 1600 Wall System.
   2. Vistawall Architectural Products; Reliance Curtainwall System.

E. Aluminum entrance doors: Heavy-duty swing-operation doors as manufactured by manufacturer of storefront or curtainwall system in which door occurs; 2 inches overall thickness; finish to match storefront or curtainwall system in which door occurs; provide one of the following or equal:
   1. Kawneer North America; 500 Tuffline Entrances.
   2. Vistawall Architectural Products; Rugged MS System.

Section 08 51 13 - Aluminum Windows

A. Aluminum window units, fixed or operable sash as indicated below; meeting Performance Class and Grade as indicated below per AAMA/NWWDA 101/1.S.2; 70 percent resin fluoropolymer finish or anodized finish, as selected by Architect; provide the following aluminum window units by Moduline Window Systems or equal:
   1. Awning windows: Series 12PF; Performance Class and Grade: HC50.
   2. Inward-projecting hopper windows: Series 12PF; Performance Class and Grade: HC60.
   3. Casement windows: Series 12PF; Performance Class and Grade: HC60.
   6. Horizontal sliding windows: Series 51P; Performance Class and Grade: HC40.
   7. Fixed windows: Series 12P; Performance Class and Grade: HC60.

Section 08 71 00 - Door Hardware

A. Hinges: 4-1/2 x 4-1/2-inches unless noted otherwise by door or frame condition, as follows:
   1. Exterior non-fire-rated doors: Stanley FBB199 (heavy-duty) with BHMA 626 finish (brass or bronze base metal with plated satin chromium finish).
2. Exterior fire-rated doors: Stanley FBB199 (heavy-duty) with BHMA 630 finish (stainless-steel base metal with satin finish).

3. Interior fire-rated and non-fire-rated doors: Stanley FBB168 (heavy-duty) with BHMA 652 finish (steel base metal with plated satin chromium finish).

B. Lever lockset: Schlage D Series with Rhodes style lever; finish: BHMA 626 satin chromium.

1. Classrooms: ND93PD (Vandalgard; double cylinder classroom security feature); ND60PD if interior door (use "RD" suffix in lieu of PD if interchangeable core needed).

2. Offices, custodian’s rooms, storage rooms, and similar rooms: ND94PD (Vandalgard); ND70PD if interior door (use “RD” suffix in lieu of PD if interchangeable core needed).


4. Elevator machine rooms: ND96PD (Vandalgard); ND80PD if interior (use “RD” suffix in lieu of PD if interchangeable core needed).

C. Exit device (panic hardware): Von Duprin, Series 99 with cylinder dogging and 990NL style trim (pull with no thumbpiece) at non-fire-rated doors, 992Lx06 style trim (no dogging) at fire-rated doors; finish: BHMA 689 painted aluminum (to match satin chromium finish).

D. Closer: LCN 4041 (parallel arm where mounted on push side of door); finish: BHMA 689 painted aluminum (to match satin chromium finish).

E. Wall mounted doorstop: Trimco 1270CX; finish: BHMA 626 satin chromium.

F. Floor mounted doorstop: Trimco 1214CKx1268CK; finish: BHMA 626 satin chromium.

G. Wall mounted door holder: Trimco 1260W; finish: BHMA 626 satin chromium.

H. Floor mounted door holder: Trimco 1263; finish: BHMA 626 satin chromium.

I. Flush bolt and dustproof strike: Trimco 3913 (3915 at metal doors) and 3910; finish: BHMA 626 satin chromium.

J. Kick plate: Trimco KOO50 (0.050-inches thick), 10 x 1-1/2-inches LDW; finish: BHMA 630 satin stainless steel.

K. Overhead doorstop: Glynn-Johnson 100S (stop only, no hold-open); finish: BHMA 626 satin chromium.

L. Door frame gasketing: Pemko S88BL; color: black.

M. Silencers for hollow metal door frames: Trimco 1220A; color: gray.

N. Doorsweep: Pemko 3452AV; finish: mill finish aluminum.

O. Threshold: Pemko 270A (or 271A, 272A as required by width of door frame) or other Pemko model, as required by existing condition; finish: mill finish aluminum.

P. Dead bolt at student toilet room: Schlage B663R (interchangeable core); finish: BHMA 626 satin chromium.

Q. Push plate at student toilet room: Trimco 1001-3; finish: BHMA 630 satin stainless steel.

R. Pull at student toilet room: Trimco 1017-3B; finish: BHMA 630 satin stainless steel.

S. Latchguard: Trimco 5000; finish: BHMA 630 satin stainless steel.

T. Coat hook: Trimco 3071; finish: BHMA 626 satin chromium.

Section 08 81 00 – Glass Glazing

A. Safety glass: ASTM C 1048, Type I (transparent flat glass); Kind FT (fully tempered); Class 1 (clear) or Class 2 (tinted); Condition A (uncoated).
B. Spandrel glass: ASTM C 1048, Type I (transparent flat glass), Kind FT (fully tempered); Class 1 (clear) or Class 2 (tinted); Condition B (spandrel glass, one surface ceramic-coated).

C. Simulated sandblast (obscure) glass: Heat-treated float glass with ceramic frit applied by silkscreen process; ASTM C 1048, Type I (transparent flat glass), Kind HS (heat strengthened) or Kind FT (fully tempered) where safety glass required; Class 1 (clear); Condition C (other coated glass); provide the following or equal:
   1. Viracon; #V1086 “Simulated Sandblast.”

D. Fire-rated safety glass: Laminated unit from two plies of clear ceramic flat glass; polished at both surfaces; provide the following:
   1. Nippon Electric Glass Company, Ltd.; FireLite Plus (Premium Grade).

E. Insulating glass: ASTM E 774; 1-inch overall thickness; double-glazed with 1/2-inch airspace; types include:
   1. Clear annealed.
   2. Tinted annealed.
   3. Clear tempered.
   4. Tinted tempered.
   5. Clear annealed with low-e coating.
   6. Tinted annealed with low-e coating.
   7. Clear tempered with low-e coating.
   8. Tinted tempered with low-e coating.
   9. Simulated sandblast (obscure) annealed (ceramic frit applied by silkscreen).
  10. Simulated sandblast (obscure) tempered (ceramic frit applied by silkscreen).
  12. Tinted laminated.
  13. Clear laminated with low-e coating.
  14. Tinted laminated with low-e coating.
  15. Spandrel glass.

Section 08 91 00 - Louvers

A. Metal Louvers:
   1. Aluminum; drainable blades (non-drainable where occurring in areas accessible to kids and the danger of cutting fingers on louver blades may exist); bird screen at interior face; fluoropolymer finish.
   2. Galvanized steel; drainable blades (non-drainable where occurring in areas accessible to kids and the danger of cutting fingers on louver blades may exist); bird screen at interior face; powder-coat finish.

B. Manufacturers: Provide louvers by one of the following or equal:
   1. Airlite Company, LLC.
   2. All-Lite Architectural Products.
   3. Construction Specialties, Inc.
DIVISION 09 - FINISHES

Section 09 21 16 - Gypsum Board Shaft-Wall Assemblies

A. Shaft-wall studs: C-H profile studs; ASTM C 645.
B. Gypsum liner panels: ASTM C 442; Type X.

Section 09 22 16 - Non-Load-Bearing Metal Framing

A. Non-load-bearing steel framing: Conforming with requirements of Steel Stud Manufacturers Association and ASTM C 645.
B. Vertical deflection clips: L-shaped 20 gage clip allowing vertical deflection; provide one of the following or equal:
   1. MarinoWare; WSC-1000 Deflex Series.
   2. The Steel Network; Vertilip SLD Series.

Section 09 24 00 - Portland Cement Plaster

A. Lath:
   1. At walls: Woven wire (over underlayment and solid backing), attached with lathing nails or screws and furring spacers; ASTM C 1032, 1.4 lbs per sq yd.
   2. At underside of horizontal soffits: Expanded metal diamond mesh (over open framing); ASTM C 847, galvanized, 3.4 lbs per sq yd.
B. Cement plaster: Three-coat portland cement plaster, ASTM C 926.
C. Weather-resistant barrier: Building paper, ICC-ES AC 38, Type I, Grade D; provide the following or equal:
   1. Fortifiber Building Systems Group; Two-Ply Super Jumbo Tex 60-Minute (specify One-Ply if only one layer underlayment required).
D. Plaster accessories: Galvanized steel (except, specify stainless steel and aluminum in corrosive environments (e.g. coastal areas)); provide one of the listed products indicated below or equal:
   1. Casing bead:
      a) Clark Western, #66.
      b) Dietrich Metal Framing, #66 N - SFCB.
   2. Control joint:
      a) Clark Western, #XJ15.
      b) Dietrich Metal Framing, #XJ15.
   3. Foundation weep screed:
      a) Clark Western, #7.
      b) Dietrich Metal Framing, #FHA7.
   4. Corner reinforcing:
      a) Clark Western; Cornerite.
      b) Dietrich Metal Framing; #XRIT Cornerite.
   5. Two-piece expansion joint: Dietrich Metal Framing; #EJ40.
6. Soffit vent:
   a) Fry Reglet; DS-875-V Series.
   b) Superior Metal Trim; #SRS078V200G
7. Soffit drip mould:
   a) Fry Reglet; #DS-875-875.
   b) Superior Metal Trim, #SSC078W200G

E. Suspended steel framing for ceilings (hangers, runners): Refer to Section 09110 "Metal Suspension Systems."

Section 09 29 00 - Gypsum Board

A. Gypsum board: ASTM C 36, Type X where required.
B. Water-resistant gypsum board: ASTM C 630, Type X where required.
C. Abuse-resistant gypsum board: ASTM C 36, Type X, manufactured to resist surface indentation and through-penetration; provide the one of the following:
   1. United States Gypsum Company; SHEETROCK Brand Abuse-Resistant Gypsum Panels
   2. National Gypsum Company; Gold Bond High-Abuse Wallboard.
E. Interior gypsum board finish per GA-214:
   1. Areas to receive paint: Level 4.
      a) Level 5 at highly-lit areas with gloss paint.
   2. Areas to be covered with wall panels: Level 3.
F. Suspension system for gypsum board ceilings: Refer to Section 09 22 26 "Ceiling [and Soffit] Suspension Systems."
G. Miscellaneous metal framing accessories: ASTM C 645.
   1. Hat channels: 20 gage, 7/8 inch deep.
   2. Resilient furring channels: 1/2 -inch deep, asymmetrical configuration designed to reduce sound transmission.
   3. Zee-furring: 20 gage, depth as indicated.
H. Reveal moldings: Extruded aluminum of profile indicated.
   1. Manufacturer: Fry Reglet Corporation.

Section 09 30 00 - Ceramic Tile

A. Porcelain wall tile: 0.60 (wet) minimum coefficient of friction; 13-inch by 20-inch size; provide one of the following, or other tile as selected by Architect:
   1. Daltile; Concrete Connection.
B. Porcelain floor tile: Porcelain tile; 0.60 (wet) minimum coefficient of friction; 12-inch by 12-inch size; provide one of the following, or other tile as selected by Architect:
   1. Daltile; Porcelalt.
2. Interceramic; Intertech Porcelain & Mosaics, Dotti Series.

C. Tile trim pieces: Manufacturer's standard cove and bullnose shapes.

D. Waterproofing membrane for walls (either mortar bed or thinset applications): Chlorinated-polyethylene sheet; provide the following:
   1. Noble Company, Noblesel TS.

E. Shower pan floor liner: Chlorinated polyethylene membrane; provide the following:
   1. Noble Company, Chloraaloy 240.

F. Portland cement mortar bed: ANSI A108.1A.
   1. Crack isolation membrane: Chlorinated polyethylene faced on both sides with nonwoven polyester fabric; provide the following or equal:
      a) Noble Company; Noblesel CIS.

G. Latex Portland cement mortar bond coat: ANSI A118.4; dry mortar mix with acrylic resin liquid-latex additive; provide one of the following or equal:
   1. Laticrete International; 272 Mortar with 333 Super Flexible Additive.
   2. Mapei Corporation, Kerabond dryset mortar with Keraclastic additive.

H. Grout (where epoxy grout required): Mapei Corporation, Kerapoxy; grouting epoxy, ANSI A118.3; grouting epoxy; provide one of the following or equal:
   1. Laticrete International; SpectraLOCK PRO Grout.
   2. Mapei Corporation; Kerapoxy.

I. Grout (standard): ANSI A118.8; sanded grout at joints 1/8-inch and wider; unsanded grout at joints less than 1/8-inch wide; provide one of the following or equal:
   1. Sanded grout:
      a) Laticrete International; 1500 Sanded Grout.
      b) Mapei Corporation; Keracolor S.
   2. Unsanded grout:
      a) Laticrete International; 1600 Unsanded Grout.
      b) Mapei Corporation; Keracolor U.

J. Cementitious backer units: ANSI A118.9 or ASTM C 1325; provide the following or equal:
   1. United States Gypsum Company, Durock Cement Board.

K. Floor installation: TCA Method F111 (with crack isolation membrane added) and ANSI A108.1B (bond coat over cured mortar bed).

L. Floor installation at showers: TCA Method B414 and ANSI A108.1B (bond coat over cured mortar bed); Chloralloy 240 membrane.

M. Wall installation at non-wet areas (e.g. toilet rooms): TCA Method W244; thinset over cementitious backer board; (no waterproof membrane unless required by specific project circumstances; if required, use Noble TS).

N. Wall installation at wet areas (e.g. showers): TCA Method W221 and ANSI A108.1B (bond coat over cured mortar bed); mortar bed and lath over waterproof membrane over cementitious backer board.
Section 09 51 13 - Suspended Acoustical Panel Ceilings

A. Metal suspension system: Direct-hung, exposed grid; ASTM C 635; Heavy-duty classification; cold-rolled steel, 15/16-inch wide face; prepainted while unless noted otherwise; provide one of the following or equal:
   2. CertainTeed Corporation; 15/16-inch Classic Stab System.
   3. USG Interiors, Inc.; Donn DX Suspension System.

B. Lay-in acoustical panels: ASTM E 1264; mineral base with painted finish or other finish as indicated; 24 inches by 48 inches lay-in panel; selected from following, or as selected by design team from other lay-in panels as suited to project.
   1. Lay-in Acoustical Panel Type LAP-3: Angled tegular edge, bisectiong score line to simulate appearance of 24 x 24 inch grid; provide one of the following:
      a) Armstrong World Industries, Inc.; #1761, Fine Fissured Second Look II.
      b) CertainTeed Corporation; #FFCL-224, Fine Fissured Customline.
      c) USG Interiors, Inc.; #2742, Radar Illusion Two/24.

C. Wood Ceiling System.
   1. Lay-in Acoustical wood Panel Type LAP-3: Vector edge, 2' x 2'; provide one of the following:

Section 09 64 29 - Wood Flooring

A. Solid-wood strip flooring: Bamboo,
   1. Plybo, Prefinished Plybo Strand, FL3836PD Dark
   2. Install in Second Floor Main Lobby

Section 09 65 00 - Resilient Flooring

A. Rubber sheet floor covering: ASTM F 1859, Type I, homogeneous rubber sheet; 0.08 inch thick; 800 psi static load limit; 0.6 minimum coefficient of friction (dry); standard seams, except where noted as heat-welded or chemically-bonded; provide the following or other product as selected by Architect:
   1. Nora Rubber Flooring; Environcare.

B. Linoleum sheet floor covering: ASTM F 2034, linoleum sheet with backing; 0.10 inch thick; 450 psi static load limit; 0.6 minimum coefficient of friction (dry); standard seams, except where noted as heat-welded; provide the following or other product as selected by Architect:
   1. Forbo Flooring, Inc.; Marmoleum Fresco.

C. Resilient wall base: ASTM F 1861, Type TS (rubber, vulcanized thermoset); cove base with toe; 4 inches high; job-formed outside and inside corners; matte finish, smooth surface; provide resilient base by one of the following or equal:
   1. Burke Mercer Flooring Products.
   2. Roppo Corporation USA.

D. Resilient stair treads: ASTM F 2169; Type TS (rubber, vulcanized thermoset); Class 1 (smooth) surface design unless indicated as raised-disc, raised-diamond, or raised-rib design; 2-inch wide

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abrasive strip of contrasting color at nosing of top and bottom steps; provide resilient stair treads by one of the following or equal:

1. Burke Mercer Flooring Products.
2. Roppe Corporation USA.

E. Resilient carpet nosings: Double-flange resilient stair nosing for use with carpeting on tread and riser surfaces of stairs; provide resilient carpet nosings by one of the following:

1. Burke Mercer Flooring Products.
2. Roppe Corporation USA.

F. Resilient transition moldings: Resilient transition/reducer strips of rubber or vinyl for terminating edge of finish flooring materials or providing flush transition joint between different finish flooring materials; provide resilient transition moldings by one of the following:

1. Burke Mercer Flooring Products.
2. Roppe Corporation USA.

Section 09 68 13 - Carpet Tile

A. Carpet tile – Type 1: Modular carpet tile; 50 cm by 50 cm (19.69 inches square); tufted construction; Type 6, 6 nylon fibers; tip-sheared pile; 20 oz per sq yd face weight; non-woven fiberglass-reinforced PVC primary backing with fiberglass-reinforced thermoplastic composite secondary backing; provide the following or other product as selected by Architect:

1. InterfaceFLOR, LLC; Entropy.

B. Installation method:

1. For InterfaceFLOR carpet tile products: Non-adhered, with manufacturer's pressure-sensitive adhesive square tabs for connecting corners of adjacent carpet tiles.
2. For other than InterfaceFLOR products: Full-spread adhesive method.

Section 09 77 23 – Fabric-Wrapped Panels

(Note that textile wall finishes are not to be used in non-sprinklered buildings per 2007 California Building Code Section 803.6)

A. Fabric-wrapped panels: Panel construction consisting of textile facing material adhered to face, edges, and back border of glass-fiber board core; concealed zee-clip mounting; provide the following:

1. Wall Technology; A100 Series.

B. Fabric facing: Polyester, 66 inches wide; provide the following:

1. Guilford of Maine; FR 701 or other fabric as selected by Architect.

Section 09 91 00 - Painting

A. Paint systems: Manufacturer's best quality (e.g. manufacturer's "Premium" quality) paint products; complying with local regulatory requirements for VOC content.

B. Typical coverage: One primer coat, two finish coats.

C. Sheen: As indicated on Paint Systems Schedule in specifications:

D. Manufacturers: Provide paint systems by one of the following manufacturers:

1. Dunn-Edwards Corporation.
2. Frazee Paint.

DIVISION 10 - SPECIALTIES

Section 10 11 00 - Visual Display Surfaces

A. Wall-mounted fixed tackboards: Vinyl-fabric-wrapped, tackable core consisting of 1/8-inch thick cork laminated to 3/8-inches thick fiberboard; clear anodized aluminum frame; display rail with map hooks and flagholder; provide one of the following or equal:
   3. PolyVision Corporation; 100 Series.

B. Wall-mounted fixed markerboards: Porcelain-enamel markerboard, 0.021-inch (24 gege) thick facing sheet (color: white, high-gloss finish) over 1/2-inch particleboard core with 0.005-inch thick aluminum foil backing; clear anodized aluminum frame; pen tray; display rail with map hooks and flagholder; provide one of the following or equal:
   3. PolyVision Corporation; 100 Series.

Section 10 14 00 - Signage

A. Panel signs: Polymer-based tactile sign; matte finish; tactile and braille copy meeting requirements of Title 24 and ADA; square-cut edges and corners (all edges eased); rated for exterior use.
   1. Sign types/locations:
      a) Room identification signs.
      b) Toilet room identification signs (door jamb signs).
      c) Toilet room door signs.
      d) Enclosed stairway identification signs.
      e) Maximum occupant load sign.
      f) Wheelchair lift sign.
      g) Miscellaneous informational signs.
      h) Tactile exit signs.

   2. Manufacturers: Provide panel signs by one of the following manufacturers or equal:
      a) ASI-Modulux, Inc.
      b) Corporate Sign Systems.
      c) Mohawk Sign Systems.

B. Pressure-sensitive accessibility symbol: Opaque, vinyl film; 6 x 6-inches; International Symbol of Accessibility.

C. Dimensional characters (metal letters for mounting on vertical surface); fabricated from aluminum, anodized or baked enamel finish; font and height as selected by Architect.
1. Types:
   a) Cast characters.
   b) Cut-out characters.
   c) Fabricated characters.

2. Manufacturers: Provide dimensional characters by one of the following manufacturers or equal:
   a) A.R.K. Ramos.
   b) ASI-Modulex, Inc.
   c) Gemini, Inc.

Section 10 21 13 - Toilet Compartments

A. Toilet compartments: Fabricated of solid phenolic, 1/2 inch thick; ceiling mounted design; provide toilet compartments and urinal screens by the following:
   1. "Bobrick" 1080/1180 DuraLineSeries SOLID PHENOLIC.

Section 10 28 00 - Toilet Accessories

A. Paper towel dispenser/waste receptacle: Stainless-steel; semi-recessed; 12-gallon waste capacity; 600 C-fold or 800 multi-fold paper towel capacity; provide the following or equal:
   1. Bobrick #B-3944.

B. Recessed waste receptacle (4-inch wall): Stainless-steel; semi-recessed; 12 gallon waste capacity; provide the following or equal:
   1. Bobrick #B-3844.

C. Waste receptacle: Stainless-steel; surface-mounted; 6.5 gallon waste capacity; provide the followwint or equal:
   1. Bobrick #B-279.

D. Soap dispenser at lavatories and sinks: Stainless-steel; surface-mounted; 40 fluid oz liquid soap capacity; provide the following or equal:
   1. Bobrick #B-2111.

E. Soap dispenser at showers: Stainless-steel; recessed; 45 fluid oz liquid soap capacity; provide the following or equal:
   1. Bobrick #B-306.

F. Mirror at toilet rooms (single occupant): Stainless-steel frame; float glass mirror; stainless-steel shelf; provide the following or equal:
   1. Bobrick #B-292.

G. Grab bar: Stainless-steel; concealed mounting plates with flange cover; 1-1/2 inch outside diameter; provide concealed anchor plate where solid backing cannot be installed; provide the following or equal:
   1. Bobrick #B-6806 Series.
      a) Concealed anchor plate: Bobrick #2562 Series.

H. Toilet seat cover dispenser: Stainless-steel; surface-mounted; 250 seat covers; provide the following or equal:
   1. Bobrick #B-221.
I. Toilet tissue dispenser at staff toilet rooms and accessible student toilet stalls: Stainless-steel; semi-recessed; two standard-core toilet tissue rolls, up to 5-1/4 inches diameter; continuous-flow delivery; provide the following or equal:
   1. Bobrick #B-3688.

J. Toilet tissue dispenser (toilet partition mounted): Cast aluminum; surface-mounted; two standard-core toilet tissue roll (up to 6 inches diameter) capacity, continuous-flow delivery; provide the following or equal:
   1. Bobrick #B-2740.

K. Sanitary napkin dispenser: Stainless-steel; recessed; 31 sanitary napkin and 22 tampon capacity; 50-cent double-coin denomination; provide the following or equal:
   1. Bobrick #B-3500x2 50

L. Sanitary napkin disposal for installation in wall: Stainless-steel; recessed; 1.2-gallon waste capacity; self-closing panel over receptacle opening; provide the following or equal:
   1. Bobrick #B-353.

M. Sanitary napkin disposal for installation in toilet compartment partition: Stainless-steel; semi-recessed (centered in toilet compartment partition); 1.2-gallon waste capacity; self-closing panel over receptacle opening at both sides; provide the following or equal:
   1. Bobrick #B-354.

N. Sanitary napkin disposal for surface-mounting on toilet partition compartment: Stainless-steel; surface-mounted; 1.2-gallon waste capacity; self-closing panel over receptacle opening; provide the following or equal:
   1. Bobrick #B-254.

O. Mop and broom holder: Stainless-steel; surface-mounted; four mop/broom capacity; provide the following or equal:
   1. Bobrick #B-223x36.

P. Electric hand dryer: Cast iron body with porcelain enamel finish; recessed; fixed nozzle; 30-second drying cycle; provide the following:
   1. World Dryer Model RA5E.

Q. Folding shower seat: Stainless-steel; spring-loaded fold-up solid-phenolic seat; 250-lb capacity; provide the following or equal:
   1. Bobrick #B-5181.

R. Shower curtain rod: Stainless-steel tubing with die-formed stainless-steel flanges at each end; provide the following or equal:
   1. Bobrick #B-6047.

S. Shower curtains: Opaque, matte white vinyl with anti-bacterial and flame-retardant treatment; 42 inches wide; nickel-plated brass grommets at 6 inches o.c. along top edge; provide the following or equal:
   1. Bobrick #204-2.

T. Shower curtain hooks: Stainless-steel; provide the following or equal:
   1. Bobrick #204-1.

U. Towel bar: Stainless-steel, satin finish; 3/4-inch diameter by 24-inch long tubing; concealed mounting plates with flange cover; provide the following or equal:
   1. Bobrick #B-6747

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V. Towel pin: Stainless-steel, satin finish; concealed mounting plate with flange cover; provide the following:
   1. Bobrick #B-6777.

W. Towel rack: Forged brass with satin nickel-plated finish; open tubing towel rack with three intermediate tubes and single towel bar below rack; provide the following or equal:
   1. Ginger; #XX43/24-15 with #194B-15 (Synchro) mounting kit.

X. Owner-provided toilet accessories: As per Owner's arrangements.

Section 10 44.00 - Fire Protection Specialties

A. Fire extinguisher cabinets: Steel with baked-enamel paint finish; (fire-rated construction where occurring in fire-rated wall); 10 x 24 x 6-inch deep box (tub) dimensions; full glazed door panel with clear tempered glass; cam lock with manufacturer's safety lock feature allowing door to be opened during emergency.
   1. Semi-recessed cabinet: 2-1/2-inch projection from face of wall (ADA-compliant); provide one of the following or equal:
      a) J.L. Industries; #1817-G17 (1817-G17-FX at fire-rated walls).
      b) Larsen's Manufacturing Company; #2409-R3 (#FS-2409-R3 at fire-rated walls).
      c) Potter Roemer LLC; #7010-B (#FRC 7010-B at fire-rated walls).

B. Fire extinguishers: Multi-purpose dry chemical fire extinguisher; 2-A:10-B:C; 5-lb. capacity.
   1. J.L. Industries, Inc., Cosmic #5E.
   3. Potter Roemer LLC; #3005.

C. Wall mounting bracket: Manufacturer's standard bracket designed to secure fire extinguisher to wall where not occurring in cabinet.

DIVISION 11 - EQUIPMENT

DIVISION 12 - FURNISHINGS

Section 12 21.13 - Horizontal Louver Blinds

A. Horizontal louver blinds: Aluminum slats with anti-static, dust-repellent baked polyester finish; manual tilt-control rod and lift cord; provide horizontal louver blinds by one of the following manufacturers or equal:
   1. American Blinds and Draperies, Inc.
   2. Levolor, Riviera Lightmaster DustGuard.

Section 12 48.16 - Stainless Steel Walk Off Mat

A. Stainless Steel Clean Tread with abrasive finish installed in recessed concrete at main entries

Section 12 24.13 - Roller Shades
A. Electrically operated roller shades: Motorized; keyed three-position rocker-style control switch (group control if needed); provide the following or equal:
B. Manually operated roller shades: manual operation with bead-chain operator; provide the following or equal:
   1. MechoShade Systems, Inc.; MechoShade Series.
C. Skylight roller shades: Motorized skylight shades, with tensioning system, side channels, bottom channel, and shade band retention system; keyed three-position rocker-style control switch (group control if needed); provide the following or equal:
   1. MechoShade Systems, Inc.; Flat Skylighter Series.
D. Sunscreen shade band material: PVC-coated fiberglass and polyester blend; 3 percent openness factor.
   1. Provide side channels and perimeter seals to eliminate visible light gaps.

DIVISION 13 - SPECIAL CONSTRUCTION

DIVISION 14 - CONVEYING EQUIPMENT

Section 14 24 00 - Hydraulic Elevator

A. Elevator: Hydraulic holed elevator meeting requirements of ASME A17.1, California Title 8, and California Building Code Title 24; 3500 lb rated load; 100 feet per minute rated speed; car enclosure inside clear dimensions: minimum 6 feet 8 inches by 5 feet 5 inches, with 42-inch wide clear side slide doors (meeting requirements of 2007 CBC Section 3002.4a and most local fire department jurisdictions for gurney clearances); stainless-steel doors and wall panels unless indicated otherwise; sheet vinyl or other finish flooring material as selected by Architect in car enclosure; provide one of the following or equal:
   1. Fujitec Model 3500.
   2. Otis Model 3500.
   3. ThyssenKrupp Seville 35.

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

DIVISION 27 – COMMUNICATIONS

DIVISION 31 – EARTHWORK

Section 31 10 00 - Site Clearing

A. Site clearing requirements.
Section 31.20.00 - Earthwork

A. Imported fill: As per requirements of Geotechnical Report
B. Drainage course (capillary break under building slabs): Free-draining gravel per requirements of Geotechnical Report.
C. Concrete fill material: Lean concrete, 3,000 psi compressive strength.
D. Compaction: As per requirements of Geotechnical Report (minimum 95% relative compaction under buildings and paving).
   1. 85% maximum compaction at planting areas.
E. Utility trench backfill:
   1. Trench backfill: Native material as per requirements of Geotechnical Report
   2. Bedding material: Sand.
   3. Compaction: As per requirements of Geotechnical Report (minimum 95% relative compaction under buildings and paving; 85% maximum at planting areas).
   4. Detectable warning tape: Polyethylene tape with detectable metal core; separate colors to designate type of utility.

Section 31.23.16 - Utility Trenching (for use on projects with utility trenching, but no other earthwork; for projects involving normal earthwork operations as well as utility trenching, use 02300 instead)

A. Trench backfill: Native material as per requirements of Geotechnical Report
B. Bedding material: Sand.
C. Compaction: As per requirements of Geotechnical Report (minimum 95% relative compaction under buildings and paving; 85% maximum at planting areas).
D. Detectable warning tape: Polyethylene tape with detectable metal core; separate colors to designate type of utility.

Section 31.31.16 - Termite Control

A. Termiticide: Soil treatment, EPA-registered; provide termiticide by one of the following or equal:
   1. Bayer Corporation.
   2. Dow Agrisciences LLC.
   3. FMC Corporation.

DIVISION 32 – EXTERIOR IMPROVEMENTS

Section 32.13.13 - Site Concrete

A. Concrete paving, steps, and planters walls: 3000 psi compressive strength; paving thickness as per Geotechnical Report.
   1. Cement: Portland Cement, ASTM C 150, Type I or II.
B. Steel reinforcing: ASTM A 615, Grade 60 deformed reinforcing bars.
C. Fiber reinforcement: Synthetic fibers designed for secondary reinforcement of concrete.

D. Base course: Class 2 aggregate per requirements of Caltrans Standard Specifications Section 26; thickness as per Geotechnical Report.

E. Sleeved dowel for concrete slab expansion joint; provide the following:
   1. Speed Dowel.

F. Expansion joint filler: Compressible fiber strip, ASTM D 1751, with traffic-bearing joint sealant over exposed top edge.

G. Metal key control joint: Dayton/Richmond Company, #G-33.

H. Concrete slab control joints: 1/8-inch wide x 1-inch deep sawcuts or tooled score joints.

I. Safety nosings at concrete steps: Tooled grooves, painted for contrasting color (option: cast-in metal tread nosings with abrasive inserts).

J. Concrete integral color agent: ASTM C 979; mineral oxide pigments; provide one of the following or as otherwise selected by Architect:
   1. Davis Colors.
   2. L.M. Scofield Company; Chromix Admixtures.
   3. Solomon Colors; SGS Integral Colors.

K. Concrete stain: Penetrating stain for application on cured concrete; provide concrete stain by one of the following or as otherwise selected by Architect:
   1. L.M. Scofield Company; Lithochrome Chemstain Classic.
   2. Solomon Colors; Concrete Stain.

L. Color dry shake hardener: Factory-packaged combination of Portland Cement, quartz aggregate, color pigments, and plasticizing admixture; provide one of the following or as otherwise selected by Architect:
   2. Solomon Colors; Dry Shake Color Hardener.

M. Concrete curbs and gutters: Per requirements of Caltrans Standard Specifications Section 73.

N. Typical concrete finish: As indicated below, except where noted otherwise:
   1. Horizontal walking surfaces: Medium broom finish, except coarse textured broom finish at surfaces with slope of greater than 6 percent.

O. Special concrete finishes: As per approved mockups.
   1. Exposed aggregate, seeded.
   2. Rock salt.
   3. Sandblast.

Section 32 17 26 - Tactile Warning Surfaces

A. Surface-applied tactile warning surfaces: Prefabricated polymer or glass and carbon-reinforced composite panels with truncated domes (in-line square pattern) for installation over hardened concrete surfaces; complying with ADA and Title 24 requirements; provide tactile warning surfaces by one of the following manufacturers or equal:
   1. ADA Solutions, Inc.
   2. Engineered Plastics, Inc.; Armor-Tile.
B. Cast-in-place tactile warning surfaces: Prefabricated polymer or glass and carbon-reinforced composite panels with truncated domes (in-line square pattern) for installation over freshly poured concrete surfaces; complying with ADA and Title 24 requirements; provide tactile warning surfaces by one of the following manufacturers or equal:
1. ADA Solutions, Inc.
2. Engineered Plastics, Inc.; Armor-Tile.

DIVISION 33 – UTILITIES

Section 33 11 16 – Site Water Distribution

A. Underground domestic water lines
1. 3/4-inch to 1-1/2-inch size: PVC pipe, ASTM D 2241, SDR 26, solvent-cement joints.
2. 2 to 3-inch size: PVC pipe, ASTM D 2241, SDR 28, bell and spigot with thrust blocks.
3. 4-inch and larger size: PVC pipe, AWWA C900, Class 150, bell and spigot with thrust blocks.

B. Valves: Bronze, non-rising stem, gate valve.

C. Valve Boxes:
1. At vehicular traffic areas: Precast reinforced concrete box with steel checkerplate lid; rated for AASHTO H20-44 wheel loading, size as indicated on Drawings; provide traffic-rated valve boxes by the following or equal:
   a) Christy Concrete Products.
2. At non-vehicular traffic areas: Precast reinforced concrete box with etched polyethylene rim and cast iron lid; size as indicated on Drawings; provide valve boxes by the following or equal:
   a) Christy Concrete Products, B Series.

D. Backflow preventer: As per requirements of water company; Watts or other manufacturer from water company's approved list.
1. Backflow enclosure: Galvanized steel-framed enclosure with wire mesh (enclosures not allowed at fire line backflow preventers); provide enclosure by the following or equal:
   a) LeMeur Welding & Manufacturing Company.

E. Concrete thrust blocks: Portland cement concrete, 3000 psi.

Section 33 11 19 – Site Fire Protection Water Distribution

A. Underground fire protection water lines: PVC; AWWA C900, Class 200, bell and spigot with thrust blocks.

B. Onsite fire hydrants: Meeting requirements of local fire department; provide the following or equal, subject to approval by local fire department:
1. Rich #76; (1) 4-inch connection, (2) 2-1/2-inch connections; (verify with requirements of local fire department).

C. Valve boxes:
1. At vehicular traffic areas: Precast reinforced concrete box with steel checkerplate lid; rated for AASHTO H20-44 wheel loading, size as indicated on Drawings; provide traffic-rated valve boxes by the following or equal:
   a) Christy Concrete Products.
2. At non-vehicular traffic areas: Precast reinforced concrete box with etched polyethylene rim and cast iron lid; size as indicated on Drawings; provide valve boxes by the following or equal:
   a) Christy Concrete Products, B Series.

D. Concrete thrust blocks: Portland cement concrete, 3000 psi.
E. Backflow preventer: As per requirements of water company; Watts or other manufacturer from water company’s approved list.

Section 33 33 13 – Site Sanitary Sewerage

A. Underground sanitary sewer lines: PVC pipe, ASTM D 3034, SDR 35; bell and spigot.
B. Cleanouts: Cast iron floor type for installation in concrete slab; adjustable height, round scotiated cover; provide the following or equal:
   1. Zurn Industries, #Z-1400.

Section 33 41 00 – Site Storm Drainage

A. Underground storm drain lines: PVC pipe, ASTM D 3034, SDR 35; bell and spigot.
B. Cleanouts: Zurn Industries, #Z-1400.
C. Area drain, Type 1 (medium size): Christy Concrete Products; #V12, 12 x12-inches.
D. Area drain, Type 2 (small size): Christy Concrete Products; #V1, 8-1/2-inches diameter.
E. Trench drain system: Zurn Industries; Z886 Perma-Trench.
F. Concrete: Portland Cement concrete, 3000 psi.

Section 33 46 13 - Subdrainage

A. Below-grade perforated drain lines: PVC, ASTM D 2729, bell-and-spigot ends.
B. Drainage backfill: Gravel or crushed stone.

Section 33 51 13 – Site Natural Gas Distribution

B. Aboveground natural gas lines: Steel pipe, ASTM A 53 Type E or S, Grade B, Schedule 40, black.
C. Valve boxes:
   1. At vehicular traffic areas: Precast reinforced concrete box with steel checkerplate lid; rated for AASHTO H20-44 wheel loading, size as indicated on Drawings; provide traffic-rated valve boxes by the following or equal:
      a) Christy Concrete Products.
   2. At non-vehicular traffic areas: Precast reinforced concrete box with etched polyethylene rim and cast iron lid; size as indicated on Drawings; provide valve boxes by the following or equal:
      a) Christy Concrete Products, B Series.

END OF OUTLINE SPECIFICATION

OUTLINE SPECIFICATIONS
Gavilan Joint Community College District
Student Services/Administrative Center
Gavilan College
BFGC-IBI Group 10101.000
Page 35
10.1 Federal Funds Detail

Per Title 5, Section 57015(b) of the California Code of Regulations, and evaluation of the Federal funds available have been made for this project.

The following funds per Title 5 will be used to reduce the total cost of this project.

<table>
<thead>
<tr>
<th></th>
<th>Name of Project (Federal Application)</th>
<th>Gavilan College</th>
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<tr>
<td>2</td>
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<td>6</td>
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No Federal Funds are available for this project.

In the event additional funds are secured from the Federal government, we will notify the Chancellor’s Office and reduce the amount of the project by any additional funds secured.
11.1 ANALYSIS OF FUTURE COSTS

Provide an economic analysis of additional instructional, administrative, and maintenance cost resulting from the proposed project, including personnel years. Disclose all new courses or programs to be housed in the project that may need Chancellor's Office review.

Personnel Costs

Certificated: No Certificated personnel will be added as a result of this project.

Classified: No Classified personnel are expected to be added will be as a result of this project. The 7,593 additional asf will be absorbed by the existing staff in the Custodial department.

Depreciation, Maintenance, and Operation:
It is anticipated that there will not be any additional utility or Maintenance and Operations costs as a result of this project. Even though there is an additional 7,593 asf, cost savings from demolishing inefficient modular buildings and the addition of 21st century energy technologies is expected to offset any additional costs.

Program/Course/Service Approvals: List all new programs/courses/services to be housed in this project or its secondary effects and give the date of approval. If there are not new programs/courses/services for which approval is required, please so state. This is not required for equipment-only projects.

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## 16.1 - Detailed Equipment List

**District:** Gavilan Joint Community College District

**Project:** Student Services/Administrative Center

**College:** Gavilan College

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**Grand Total**: $231,650

**NET TOTAL REQUEST**: $231,650
May 13, 2011

Mr. David Hather  
Pacific Gas & Electric  
5555 Florin Perkins Road, Room 110  
Sacramento, CA 95826

Subject: Letter of Interest: California Community College New Construction for Partnerships / Savings-by-Design Participation  

Project Name: Student Services/Administrative Center FPP

Dear Mr. Hather:

Gavilan Joint Community College District would like to participate in the PG &E New Construction for Partnerships / Savings-by-Design (NCP/SBD) program for the project identified above. I understand that this is a nonresidential new construction and renovation/remodel energy efficiency program, funded by utility customers through the Public Purpose Programs surcharge. I am interested in improving the energy efficiency of our upcoming projects using design assistance and financial incentives available through the NCP/SBD program.

I agree to provide required documentation as requested which includes a completed application for each project. I am willing to consider efficiency recommendations that will improve the performance of these projects significantly beyond Title 24 (or other baseline) requirements. Note: The energy use calculator data for annual electricity and gas usage for years 2001-02, 2002-03, and 2003-04 is a duplicate of the actual 2004-05 year. We are working with PG&E to secure the actual usage information for those three years.

I understand that participation in the NCP/SBD program is voluntary, and that I am under no obligation to modify the design or construction of our buildings based on resulting recommendations. I also understand that I will receive financial incentives only if I complete an agreement, my eligibility is confirmed by the utility, the performance of each building in the project meets program requirements, and the energy efficiency strategies are installed and verified by the Utility.

Sincerely,

Joseph D. Keeler  
Vice President of Administrative Services

Cc: Fred Harris  
Merle Cannon  
Eric Mittsteadt