RDA GROUP ARCHITECTS
7662 PARAGON ROAD | DAYTON, OH 45459 | 937.610.3440
RDA-GROUP.COM

SCATTERED SITES MODERNIZATION PROJECT 2026
SPRINGFIELD METROPOLITAN HOUSING AUTHORITY

ADDENDUM 01

March 2, 2026

Springfield Metropolitan Housing Authority
2026 W. Main Street
Springfield, OH 45504

This Addendum modifies and shall become a part of the original Contract Documents and is hereby made part of the Bidding Documents for the referenced project.

All bidders shall indicate in their bid/proposal that this Addendum has been received and considered in their bid proposal.

The Addendum items are intended to supplement, clarify or correct parts of the bid proposal package. Items in the addendum shall take precedence over items corrected and shall be of equal value with items supplemented or clarified. Any questions in reference to this addendum must be directed, in writing, to:

Jonathan Schaaf
RDA Group Architects
7662 Paragon Road
Dayton, Ohio 45459
937.610.3440
JRS@rda-group.com

ADDENDUM ITEMS

1. Pre-Bid Meeting: Pre-Bid Meeting minutes and sign-in sheet have been attached to this addendum. Pertinent questions / discussion items from the pre-bid meeting are included within this addendum.
2. RDA has documented each of the dwelling units via 3D imaging with the links in the original bid document email. The links allow you to walk thru the interior of each of the dwelling units included in the project. Note that these are provided for convenience, but are not to replace the project bid documents, nor any necessary site visits.
3. Davis-Bacon Prevailing Wages: If a job classification is not listed within the “residential” rates provided as part of the bid documents, a formal written request will need to be submitted to HUD to provide confirmation of the appropriate rate. For the purposes of bidding, if the rate is not listed in the “residential” rates, utilize the “building” rates attached to this addendum. The rate could still be subject to change upon an official finding from HUD and this will be accomplished via a change order with the awarded contractor should it be required.
4. Section 00 41 13 Bid Form: REPLACE previous version of the bid form with the version attached herein.
    4.1. Additional Alternate Bid Items were added to the bid form.
5. Section 01 20 00: REPLACE previous version of this section with the version attached herein which outlines additional Alternate Bid items under section 1.12.
6. Section 02 50 00: macParan Consulting tested numerous building materials as part of their sampling within the building. Not all materials which were sampled are impacted by the scope of this project.
    6.1. Per macParan Executive Summary Inspection Results: The following listing indicates whether or not the listed ACM materials are impacted by the work of the project.
        6.1.1. Drywall / joint Compound **[YES - in the areas of work only]**

6.1.2. Mudded Pipe Fittings and Pipe Hangers on Fiberglass Insulated Lines **[YES - in the areas of work only]**

6.1.3. Tan Sealant / Mastic **[YES - in the areas of work only]**

6.1.4. Floor Tile and Mastic **[NO – located outside of area of work]**

6.1.5. Floor Mastic **[YES]**

6.1.6. Vinyl Cove Base with Tan / Brown Adhesive **[YES in the areas of work only]**

6.1.7. Assumed ACM – Floor Tile / Mastic in apartments **[NO – located outside of area of work]**

6.1.8. Ceramic Tile Mortar / Grout at apartment bathrooms **[NO – located outside of area of work]**

7. Section 02 50 00: Clarification of Intent / Requirements

7.1. Contractor to include as part of all remediation efforts, applicable air clearance testing.

7.2. **Joint Compound (ACM)-**

7.2.1. Analysis of the joint compound samples at Gray Hill were actually confirmed to be 1.25% by PLM point count and is therefore considered ACM (>1%). The composite (drywall and compound) is <1% asbestos. Based upon these findings only OSHA regulations apply during renovation/demo. (wet methods, prompt containerization, etc.) EPA regulations, including specialized disposal, do not apply.

7.3. **Asbestos-Containing Mastic-**

7.4. **Removal of Mastic from Concrete**: Complete removal of mastic from concrete is generally done with solvent based mastic remover. The odor can be quite strong and can lead to complaints or even health symptoms especially in tight spaces with elderly and disabled tenants, as such use a “low odor” mastic remover inside a negatively pressurized containment with significant ventilation drawing air from the work area to outdoors is required.

7.5. **Removal of Mastic From Wood Floors or Subfloor**: Complete removal of mastic from wood floors or subfloor is likely not be possible without destroying the substrate.

7.5.1. Leaving the mastic in place if it doesn’t impact installation of new flooring. Minor floor prep could be accomplished by “specially trained” workers and may be required for installation of new flooring.

7.5.2. Removing mastic that can be scraped off enough to accommodate installation of new flooring (with the understanding some mastic will remain).

8. Section 08 71 00: REPLACE previous version of this section with the version attached herein.

8.1. Updated throughout for door hardware requirements.

9. Drawing Sheet G1.00: REPLACE previous version of this sheet with the one attached herein.

9.1. Updated schedule of alternates to match bid form and specifications.

10. Drawing Sheet G3.01: REPLACE previous version of this sheet with the one attached herein.

10.1. Updated Finish Specifications

10.2. Updated Door and Hardware Schedules.

11. Drawing Sheet D1.11: REPLACE previous version of this sheet with the one attached herein.

11.1. Updated Demolition scope for infill of existing air devices.

12. Drawing Sheet D1.21: REPLACE previous version of this sheet with the one attached herein.

12.1. Updated Demolition scope for infill of existing air devices.

13. Drawing Sheet D1.31: REPLACE previous version of this sheet with the one attached herein.
    13.1. Updated Demolition scope for infill of existing air devices.
14. Drawing Sheet D1.41: REPLACE previous version of this sheet with the one attached herein.
    14.1. Updated Demolition scope for infill of existing air devices.
15. Drawing Sheet A1.11: REPLACE previous version of this sheet with the one attached herein.
    15.1. Updated Scope for infill of existing air devices.
16. Drawing Sheet A1.21: REPLACE previous version of this sheet with the one attached herein.
    16.1. Updated Scope for infill of existing air devices.
17. Drawing Sheet A1.31: REPLACE previous version of this sheet with the one attached herein.
    17.1. Updated Scope for infill of existing air devices.
18. Drawing Sheet A1.41: REPLACE previous version of this sheet with the one attached herein.
    18.1. Updated Scope for infill of existing air devices.
19. Drawing Sheet MD1.11: REPLACE previous version of this sheet with the one attached herein.
    19.1. Updated to show condensing units at grade on this sheet.
20. Drawing Sheet MD1.21: REPLACE previous version of this sheet with the one attached herein.
    20.1. Removed condensing units indicated on this sheet.
21. Drawing Sheet MD1.31: REPLACE previous version of this sheet with the one attached herein.
    21.1. Updated Mechanical Demolition Scope.
22. Drawing Sheet MD1.41: REPLACE previous version of this sheet with the one attached herein.
    22.1. Updated Mechanical Demolition Scope.
23. Drawing Sheet M1.11: REPLACE previous version of this sheet with the one attached herein.
    23.1. Updated mechanical scope and indicated condensing units at grade on this sheet.
24. Drawing Sheet M1.21: REPLACE previous version of this sheet with the one attached herein.
    24.1. Updated mechanical scope and removed condensing units from this sheet.
25. Drawing Sheet M1.31: REPLACE previous version of this sheet with the one attached herein.
    25.1. Updated mechanical scope.
26. Drawing Sheet M1.41: REPLACE previous version of this sheet with the one attached herein.
    26.1. Updated mechanical scope.
27. Drawing Sheet M1.51: REPLACE previous version of this sheet with the one attached herein.
    27.1. Updated mechanical scope.
28. Drawing Sheet M5.01: REPLACE previous version of this sheet with the one attached herein.
    28.1. Updated schedules to coincide with updated mechanical plans.
29. Drawing Sheet M6.01: REPLACE previous version of this sheet with the one attached herein.
    29.1. Updated schedules to coincide with updated mechanical plans.
30. Drawing Sheet ED1.11: REPLACE previous version of this sheet with the one attached herein.
    30.1. Updated to show condensing units at grade on this sheet.

31. Drawing Sheet ED1.21: REPLACE previous version of this sheet with the one attached herein.
    31.1. Updated notes to match mechanical scope.
32. Drawing Sheet ED1.31: REPLACE previous version of this sheet with the one attached herein.
    32.1. Updated notes to match mechanical scope.
33. Drawing Sheet ED1.41: REPLACE previous version of this sheet with the one attached herein.
    33.1. Updated notes to match mechanical scope.
34. Drawing Sheet E1.11: REPLACE previous version of this sheet with the one attached herein.
    34.1. Updated electrical notes.
35. Drawing Sheet E1.21: REPLACE previous version of this sheet with the one attached herein.
    35.1. Updated electrical notes.
36. Drawing Sheet E1.31: REPLACE previous version of this sheet with the one attached herein.
    36.1. Updated electrical notes.
37. Drawing Sheet E1.41: REPLACE previous version of this sheet with the one attached herein.
    37.1. Updated electrical notes.
38. Drawing Sheet E2.11: REPLACE previous version of this sheet with the one attached herein.
    38.1. Updated electrical notes and scope to match mechanical drawings.
39. Drawing Sheet E2.21: REPLACE previous version of this sheet with the one attached herein.
    39.1. Updated electrical notes.
40. Drawing Sheet E2.31: REPLACE previous version of this sheet with the one attached herein.
    40.1. Updated electrical notes.
41. Drawing Sheet E2.31: REPLACE previous version of this sheet with the one attached herein.
    41.1. Updated electrical notes and scope to match mechanical drawings.
42. Drawing Sheet E5.01: REPLACE previous version of this sheet with the one attached herein.
    42.1. Update light fixture schedule
43. Drawing Sheet E5.02: REPLACE previous version of this sheet with the one attached herein.
    43.1. Update panel schedules.

End of Addendum #1.

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GRAYHILL MODERNIZATION PROJECT 2026
SPRINGFIELD METROPOLITAN HOUSING AUTHORITY

PRE-BID MEETING MINUTES

February 24, 2026

SIGN IN / INTRODUCTIONS

1. SMHA Point of Contact – Xavier Gullatte, 937.325.7331x209, procurement@smhaohio.org
2. RDA Point of Contact – Jonathan Schaaf, 937.610.3440, JRS@rda-group.com
   Doug Drigel, 937.610.3440, DSD@rda-group.com
3. Bidders – See attached sign in sheet

PROJECT DISCUSSION

1. Review of Project Scope
   - 1.1. Selective Modernization of the Grayhill Homes building.
     - 1.1.1. Office and Community Room Alterations / Improvements.
     - 1.1.2. Common Area Corridor Finish Replacements / Improvements
     - 1.1.3. Stair Tower Finish Replacements / Improvements
     - 1.1.4. Window Replacements
     - 1.1.5. Common Area HVAC / Mechanical Systems Replacements
     - 1.1.6. Shingle Roof Replacements
     - 1.1.7. Low Slope Roof Replacements
     - 1.1.8. Exterior Building Façade Repairs
2. Project Phasing
   - 2.1. Project must be phased to allow continued occupancy of the building.
3. Occupancy: All units are currently OCCUPIED. All units will remain occupied throughout the duration of the project. All work must be coordinated in advance, including proper notification of the residents, etc.
4. Project Schedule
   - 4.1. Anticipated SMHA Board Approval – late March 2026
   - 4.2. Contract / NTP – May 1, 2026 [+/-]
   - 4.3. Work Hours – 8 AM – 5 PM Monday thru Friday.
   - 4.4. Contract Period – 365 calendar days from the NTP / start date.
5. Building Permits / Inspections – RDA will apply for the building permits with the City of Springfield.
   - 5.1. Note that general contractor and all trade contractors must be licensed to do work in the City of Springfield [recommend confirming all requirements / fees with the City of Springfield]

REVIEW OF BIDDING REQUIREMENTS

1. Bid Schedule
   - 1.1. Advertisement for Bid: February 12, 2026
   - 1.2. Pre-Bid Meeting: February 24, 2026 at 1:00 PM.
   - 1.3. Last Day for Questions to RDA: February 27, 2026 at 3:00 PM
   - 1.4. Final Addendum Issued: March 5, 2026
   - 1.5. Bids Due: March 12, 2026 at 10:00 AM [public bid opening]
2. Bid Submittal Requirements / Forms
   - 2.1. Bid Form
   - 2.2. Bid Bond
   - 2.3. Certificate as to Corporate Principal
   - 2.4. Non-Collusive Affidavit
   - 2.5. Representations and Certifications – HUD 5369A
   - 2.6. Previous Participation Certificate – HUD Form 2530
   - 2.7. Section 3 Clause
3. Bid Form
   - 3.1. Contingency Allowance - $100,000 is included in the total bid amount
   - 3.2. Building Permit Allowance - $10,000.00 is included in the total bid amount
   - 3.3. Alternates – refer to the bid form

3.4. Unit Prices – refer to the bid form

4. General Conditions
   - 4.1. Instructions to Bidders – HUD Form 5369
   - 4.2. General Conditions of the Contract for Construction – HUD Form 5370
   - 4.3. Tax Exempt Project [forms can be provided by SMHA]
5. Bond Requirements
   - 5.1. Project is required to have bid bond and performance and payment bonds. [fully bonded project]
6. Prevailing Wage Requirements
   - 6.1. Davis Bacon wage determination for Clark County– **Residential Rates 01/02/2026**
   - 6.2. Prevailing Wage Reports are required [weekly basis – GC and all trade contractors]
7. Section 3 Requirements
   - 7.1. This is a HUD funded project, as such Section 3 Compliance is required.
   - 7.2. Document efforts to extend opportunities to Section 3 workers.
   - 7.3. No defined participation requirement / threshold as part of this bid.
8. MBE / DBE
   - 8.1. Extend opportunities to DBE / MBE firms
   - 8.2. No defined participation requirement / threshold as part of this bid.
9. Substitution Requests
   - 9.1. Submit to RDA in writing via email.
10. Addenda
    - 10.1. Addenda will be issued by RDA via email.
    - 10.2. It is the contractor's responsibility to acknowledge receipt of addenda on bid form.

JOB SITE CONDITIONS

1. Existing Conditions
   - 1.1. Conditions as they exist are anticipated for the start of the work of this project.
   - 1.2. Protect Existing finishes to remain
   - 1.3. Coordinate any salvage with SMHA at the start of work.
2. Utilities
   - 2.1. Utilities will remain in SMHA's name for the duration of the project.
   - 2.2. SMHA will pay for the cost of temporary utilities.
3. Project Staging Areas
   - 3.1. Do not anticipate any storage or staging areas in the building. Provide portable storage containers as necessary.
   - 3.2. Storage / Dumpster will likely be located at the small parking lot for maintenance staff located at the south side of the building, ground floor.
   - 3.3. Secure any / all materials and equipment on the sites.
4. Other Concerns / Requirements
   - 4.1. Safety / Site Security is the responsibility of the Contractor.

QUESTIONS

1. Requirements for abatement – RDA will provide further direction in the addendum
   - 1.1. Will "assumed" ACM materials be tested prior to start of construction – RDA will provide further direction in the addendum.
2. Are AIA forms acceptable – YES
3. Who monitors the Fire Alarm and Sprinkler Systems – Silco
4. Will a list of residents with any medical concerns be provided – SMHA will coordinate as needed with the selected contractor.

WALK THRU

End.

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GRAYHILL MODERNIZATION PROJECT 2026
SPRINGFIELD METROPOLITAN HOUSING AUTHORITY

PRE-BID MEETING SIGN IN SHEET

February 24, 2026

Name	Company	Phone	Email
Tyler Mister	H&H Environmental	419-443-0539	hhenvironmental@yahoo.com
Adam Greer	DSEA Services	513-674-1700	adamg@dseaservices.com
Jordan Rogers	Allegiance Construction	(937)346-6334	jrogers.acc43207@gmail.com
Richard Kramer	Brookville HVAC	937-620-8777	Brookville HVAC1@Gmail.com
Michael B. Rogers	Allegiance Constr. Co.	614-657-3297	michael.acc43207@gmail.com

"General Decision Number: OH20260072 01/02/2026

Superseded General Decision Number: OH20250072

State: Ohio

Construction Type: Building

County: Clark County in Ohio.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Modification Number	Publication Date
0	01/02/2026

ASBE0008-010 03/01/2025

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR	$ 35.23	23.04

BROH0022-005 06/01/2024

	Rates	Fringes
BRICKLAYER	$ 33.30	18.28

BROH0022-010 07/01/2024

	Rates	Fringes
TILE FINISHER	$ 28.28	11.05
TILE SETTER	$ 30.98	15.82

ELEC0082-004 12/02/2024

	Rates	Fringes
ELECTRICIAN	$ 38.00	22.49

ELEV0011-002 01/01/2025

	Rates	Fringes
ELEVATOR MECHANIC	$ 57.41	38.435+a+b

PAID HOLIDAYS:

a. New Year's Day, Memorial Day, Independence Day, Labor Day, Vetern's Day, Thanksgiving Day, the Friday after Thanksgiving, and Christmas Day.

b. Employer contributes 8% of regular hourly rate to vacation pay credit for employee who has worked in business more than 5 years; 6% for less than 5 years' service.

ENGI0018-034 05/01/2024

	Rates	Fringes

POWER EQUIPMENT OPERATOR
Crane.....$ 44.14 16.41

ENGI0066-045 06/01/2017

	Rates	Fringes
POWER EQUIPMENT OPERATOR		
Forklift	$ 28.87	19.66
Grader/Blade	$ 32.42	19.66
Mechanic	$ 32.92	19.66

IRON0044-020 06/01/2025

	Rates	Fringes
IRONWORKER, ORNAMENTAL	$ 37.77	23.90

IRON0290-006 06/01/2025

	Rates	Fringes
IRONWORKER (Reinforcing and Structural)	$ 37.39	25.35

LABO1410-002 04/01/2024

	Rates	Fringes
LABORER		
Mason Tender - Brick	$ 32.25	12.95

LABO1410-004 04/01/2024

	Rates	Fringes
LABORER		
Common or General; Asbestos Abatement (Removal from Ceilings, Floors, and Walls)	$ 31.65	12.95

PAIN0249-005 05/01/2025

	Rates	Fringes
PAINTER (Brush and Roller)	$ 29.15	13.97

PAIN0387-002 11/01/2023

	Rates	Fringes
GLAZIER	$ 31.95	18.20

PLUM0050-009 06/30/2025

	Rates	Fringes
PIPEFITTER (Excludes HVAC Pipe Installation)	$ 51.00	32.56

PLUM0162-008 06/01/2024

	Rates	Fringes

PLUMBER (HVAC Pipe Installation Only)	$ 43.05	27.18

ROOF0042-001 08/01/2024

	Rates	Fringes
ROOFER	$ 33.00	19.42

SFOH0669-009 04/01/2025

	Rates	Fringes
SPRINKLER FITTER (Fire Sprinklers)	$ 48.28	28.08

* UAVG-OH-0021 01/01/2019

	Rates	Fringes
OPERATOR: Oiler	$ 27.56	16.37

* UAVG-OH-0025 01/01/2018

	Rates	Fringes
SHEET METAL WORKER, Excludes HVAC Duct and Unit Installation	$ 28.10	23.41

SUOH2012-074 08/29/2014

	Rates	Fringes
CARPENTER	$ 21.80	7.13
CEMENT MASON/CONCRETE FINISHER	$ 26.07	12.34
DRYWALL HANGER AND METAL STUD INSTALLER	$ 21.02	4.21
FORM WORKER	$ 22.41	9.01
LABORER: Mason Tender - Cement/Concrete	$ 22.95	8.60
LABORER: Pipelayer	$ 23.98	8.58
OPERATOR: Backhoe/Excavator/Trackhoe	$ 31.97	9.08
OPERATOR: Bobcat/Skid Steer/Skid Loader	$ 30.26	12.58
OPERATOR: Bulldozer	$ 26.01	4.95
OPERATOR: Loader	$ 29.99	12.80
OPERATOR: Paver (Asphalt, Aggregate, and Concrete)	$ 30.28	13.29
OPERATOR: Roller	$ 28.25	12.61
PAINTER: Spray	$ 22.78	12.40

PLUMBER, Excludes HVAC Pipe Installation.....$ 26.68 12.55

SHEET METAL WORKER (HVAC Duct and HVAC Unit Installation Only).....$ 24.23 11.25

TRUCK DRIVER: Dump (All Types)...$ 22.08 11.51

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at https://www.dol.gov/agencies/whd/government-contracts.

Note: Executive Order 13658 generally applies to contracts subject to the Davis-Bacon Act that were awarded on or between January 1, 2015 and January 29, 2022, and that have not been renewed or extended on or after January 30, 2022. Executive Order 13658 does not apply to contracts subject only to the Davis-Bacon Related Acts regardless of when they were awarded. If a contract is subject to Executive Order 13658, the contractor must pay all covered workers at least $13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025. The applicable Executive Order minimum wage rate will be adjusted annually. Additional information on contractor requirements and worker protections under Executive Order 13658 is available at www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a

supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than ""SU"", ""UAVG"", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007

01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

a) a survey underlying a wage determination
b) an existing published wage determination
c) an initial WHD letter setting forth a position on a wage determination matter
d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an

interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

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END OF GENERAL DECISION
"

DOCUMENT 00 41 13
SOLICITATION/BID FORM

To: SPRINGFIELD METROPOLITAN HOUSING AUTHORITY
2026 W. Main Street
Springfield, Ohio 45504

Project: **Modernization Project 2026 – Grayhill Homes**
Springfield Metropolitan Housing Authority

Bidder: _____

Date: _____

1.1 OFFER

Having examined the Place of The Work and all matters referred to in the Bid Documents and Contract Documents, HUD Documents, and related forms and affidavits, prepared by RDA Group Architects on behalf of Springfield Metropolitan Housing Authority for the above mentioned project, we the undersigned, hereby proposed to furnish all labor, specified materials, equipment and services required for Modernization Project 2026 – Grayhill Homes, all in accordance with and for the sum of:

Labor	$ _____
Materials	$ _____
Contingency Allowance:	$ 100,000.00
Building Permit Allowance:	$ 10,000.00

Total Bid Amount: [sum of all lines above including allowances]

$ _____	**$** _____
Figures	Words

Contractors Note the Following:

A. Project is intended for award to one contractor for the total base bid amount with consideration of the alternates listed/selected by the Owner. The Owner intends to award the project providing it is within the funding limits, available budget, and overall estimate for the project.

B. Unit Prices: Contractor to complete Unit Cost Sheet attached to the end of this Bid Form. These prices will be used to calculate costs for any Change Orders, etc. Failure to complete the unit price sheet may render the bid non-responsive.

C. The selection of the lowest and best bidder is based on the lowest with any required alternates that are required to be removed. Lowest and best bidder can also include factoring in MBE/DBE participation and consideration of MBE prime contractors. Section 3 preference may also be considered.

1.2 ALTERNATES:

Add Alternate 01:
Remove existing, install new shingle roof system, gutters and downspouts, and aluminum wrap fascia, rake, and frieze trim. [Roof Areas B-1 and B-2]

ADD to the Base Bid:

$**\_\_\_\_\_ **$_____
Figures words

Add Alternate 02:
Remove existing, install new low slope roof system, edge metal, scuppers, conductor heads, and downspouts. Remove existing vinyl siding and install new metal siding panels at upper facades at the one story portion of the building. [Roof Area A-1]

ADD to the Base Bid:

$**\_\_\_\_\_ **$_____
Figures words

Add Alternate 03:
Remove existing, install new rubber treads at the [4] stair towers.

ADD to the Base Bid:

$**\_\_\_\_\_ **$_____
Figures words

Add Alternate 04:
Prep and paint all walls, ceiling, stair framing, structure, railings, etc. at the [4] stair towers.

ADD to the Base Bid:

$**\_\_\_\_\_ **$_____
Figures words

Add Alternate 05:
Install wall protection at the corridor in lieu of painted gypsum board at lower portions of the walls, typical at all corridors, all floors.

ADD to the Base Bid:

$**\_\_\_\_\_ **$_____
Figures words

Add Alternate 06:
Install heavy duty security screens at window types A1 and B1.

ADD to the Base Bid:

$**\_\_\_\_\_ **$_____
Figures words

Add Alternate 07:
Install new parcel locker.

ADD to the Base Bid:

$	**$**
Figures	words

Add Alternate 08:
Add $50,000 to the Project Contingency Allowance.

ADD to the Base Bid:

$ 50,000.00	**$ Fifty Thousand Dollars**
Figures	words

Add Alternate 09:
Remove existing, install new high velocity HVAC equipment at the [4] systems at the ground floor and first floor of the building. The new equipment will connect to the existing / modified supply and return air ductwork. The replacement of the air devices as indicated on the drawings remains in the base bid scope.

ADD to the Base Bid:

$	**$**
Figures	words

Add Alternate 10:
Remove existing mini-split systems at the second floor of the building. Install new high velocity HVAC systems [equipment, supply and return air ductwork, air devices, and all required accessories] in lieu of direct replacement in like kind as indicated on the drawings [base bid scope].

ADD to the Base Bid:

$	**$**
Figures	words

Add Alternate 11:
Remove existing, install new split systems HVAC equipment at the attic spaces. The new equipment will connect to the existing / modified supply and return air ductwork. The replacement of the air devices as indicated on the drawings remains in the base bid scope.

ADD to the Base Bid:

$	**$**
Figures	words

1.3 UNIT PRICES

UP-1	Remove / replace 5/8” plywood subfloor [per 4x8 sheet] on a per sheet [EA] basis	$_____/EA
UP-2	Remove / replace 1/2” plywood underlayment [per 4x8 sheet] on a per sheet [EA] basis	$_____/EA
UP-3	Remove / replace 1/2” plywood roof sheathing [anticipate minimum of 4’x4’ replacement] on a per sheet basis	$_____/EA
UP-4	Remove / replace 5/8" type X gypsum board [anticipate minimum of 4’x4’ replacement] on a per sheet basis	$_____/EA

1.4 SECURITY

Security in the sum of:_____($_____)

in the form of a_____is submitted herewith in accordance with the specifications.

1.5 ACCEPTANCE

In submitting this bid, it is understood that the right is reserved to reject any and all bids. If written notice of the acceptance of this bid is mailed, telegraphed, or delivered to the undersigned within sixty (60) days after the opening thereof, the undersigned agrees to execute and deliver a contract in the prescribed form and furnish the required bonding within ten (10) days after the contract is presented for signature.

Springfield Metropolitan Housing Authority reserves the right to reject any and all bids or award only a portion of the project as it bests fits with the goals of SMHA.

1.6 CONTRACT TIME

Work shall be completed within_____ calendar days from Notice to Proceed. Maximum 365 calendar days.

It is anticipated that the Contract will be in place in late March 2026 for a spring 2026 start date.

Contractor indicates the following anticipated Start Date of _____for the project considering contracts are executed by late March 2026.

1.7 ADDENDA

The following Addenda have been received. The modifications to the Contract Documents noted therein have been considered and all costs thereto are included in the Bid Sum.

Addendum #_____ Dated _____

Addendum #_____ Dated _____

Addendum #_____ Dated _____

Addendum #_____ Dated _____

1.8 BIDDER CERTIFICATIONS

The Bidder hereby acknowledges that the following representations in this bid are material and not mere recitals:

1. The undersigned has not entered into collusion with any person in respect to this bid or any other bid or the submitting of bids for the contract for which this bid is submitted. Attached hereto is an affidavit in proof that the undersigned has not entered into any collusion with any person in respect to this proposal or any proposal or submitting of proposals for the contract for which this proposal is submitted.
2. The Bidder represents that he has [ ], has not [ ], participated in a previous contract or subcontract to the Equal Opportunity Clause prescribed by Executive Orders 10925, 1114, or 11246, or the Secretary of Labor, that he has [ ], has not [ ], filed all required compliance reports; and that the representations indicating submission of required compliance reports, signed by proposed subcontractors will be obtained prior to subcontract awards. (The above representation need not be submitted in connection with contract or subcontracts which are exempt from the clause.)
3. Bidder hereby agrees to comply with all City, State and Federal Statutes relating to Liability Insurance, Working Hour, Safety and Sanitary Regulations. Bidder further agrees that their bid amount includes all fees for permits, taxes, and insurance required or applicable to the work.
4. The Bidder will sign his bid on the line indicated below; if it will be a partnership the firm name will be signed, followed by the signature of the partner signing, his own name to be signed on the line beginning with the work “By”; if a corporation, name will be signed followed by the signature and the official title of the officer signing name
5. The Bidder has read and understands the Contract Documents and agrees to comply with all requirements of the Contract Documents, regardless of whether the Bidder has actual knowledge of the requirements and regardless of any statement or omission made by the Bidder which might indicate a contrary intention.
6. The Bidder represents that the bid is based upon the Standards specified in the Contract Documents.
7. The Bidder has visited the project site, become familiar with the local conditions and has correlated personal observations about the requirements of the Contract Documents. The Bidder has no outstanding questions regarding the interpretation or clarification of the Contract Documents.
8. Incomplete bid forms will be rejected as non-responsive.
9. The Bidder certifies that upon the award of a Contract, the Contractor will make a good faith effort to ensure that all of the Contractor's employees, while working on the project site, will not purchase, transfer, use or possess illegal drugs or alcohol or abuse prescription drugs in any way.

10. THE PENALTY FOR MAKING FALSE STATEMENTS IN OFFERS IS PRESCRIBED IN 18 U.S.C. 1001.

1.9 BID FORM SIGNATURES

If the Bidder is a Corporation, partnership or sole proprietorship, an officer, partner or principal of the Bidder, as applicable, shall print or type the legal name of the Bidder on the line provided and sign the Bid Form. If the Bidder is a joint venture, an officer, partner or principal, as applicable, of each member of the joint venture shall print or type the legal name of the applicable member on the line provided and sign the Bid Form. All signatures must be original.

Bidder/Company Name: _____

Authorized Signature: _____

Print name: _____

Title: _____

Mailing Address : _____

Telephone Number: _____

Email Address: _____

Federal Tax ID#: _____

If the bid is a joint venture or partnership, add additional forms of execution for each member of the joint venture in the appropriate form or forms as above.

END OF DOCUMENT

SECTION 01 20 00 - PRICE AND PAYMENT PROCEDURES

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Schedule of values.

B. Applications for payment.

C. Change procedures.

D. Unit prices.

E. Alternates.

F. Project Allowances.

G. Defect assessment.

1.2 PREVAILING WAGE / PAYROLL REPORT REQUIREMENTS

A. The work of this project is subject to Davis-Bacon Prevailing Wages and applicable reporting requirements. Include all applicable prevailing wages in the bid amount.

B. Refer to the Prevailing Wage Rates included with the Bid documents. Certified Payroll Reports will be required.

C. Provide Certified payroll reports indicating compliance to the Owner on a monthly basis.
   1. Pay Applications will not be processed without approved payroll reports submitted to the Owner.

D. Employee interviews to confirm compliance with the prevailing wage requirements may be accomplished at any time by the Owner. Do not obstruct or otherwise prevent employee interviews.

1.3 TAXES

A. Pay all applicable taxes, including applicable sales and use taxes, and other taxes as required by governing law.
   1. Owner is a tax-exempt entity.
   2. Owner will provide tax exempt forms upon request.
   3. Owner will not compensate or reimburse Contractor for any taxes paid on the project.

1.4 RETAINAGE

A. Owner will withhold retainage in the amount of ten percent [10%] from the payment otherwise due [for both labor and materials] of each progress Application for Payment up to a total project completion of 50%, after which no further retainage will be withheld providing work is performing satisfactorily. Refer to HUD Form 5370.

B. Retainage will be released in accordance with the Terms of HUD Form 5370.

1.5 STORED MATERIALS [ON OR OFF SITE]

A. Owner will pay for materials stored on-site.

B. Owner will pay for materials stored off-site providing proper documentation of the stored materials is provided, including documentation of location of stored materials, supporting invoices, shipping / bill of lading, photo documentation, and proper insurance [paid for by the Contractor] is in place at the location of stored materials.

1.6 SCHEDULE OF VALUES

A. Submit schedule of values on HUD Form 51000 or AIA G702 / G703 forms.

B. Submit Schedule of Values three [3] days prior to the Pre-Construction meeting for approval by Architect and Owner.

C. Approved Schedule of Values will be signed at the Pre-Construction meeting.

D. Format:
   1. Utilize Table of Contents of this Project Manual [CSI Divisions].
   2. Identify each line item with number and title of major specification Section.
   3. Identify each applicable CSI division / defined work scope / component.
   4. Identify site mobilization, general conditions, bonds and insurance.
   5. Identify separate line item for each allowance and alternate [as applicable]

E. Schedule of values should be broken down by building / address.

F. Revise schedule to list approved Change Orders, with each Application for Payment.

1.7 APPLICATIONS FOR PAYMENT

A. Submit each application for payment on HUD Form 51001 or AIA G702/G703 forms.
   1. Provide an invoice number on the application for payment, or provide a cover letter invoice on company letterhead with an invoice number.

B. Content and Format: Utilize Schedule of Values for listing items in Application for Payment.
   1. Complete every entry, notarize and execute by a person authorized to sign document on behalf of the Contractor. Include amounts for work completed following previous Application for Payment whether or not payment has been received, include amounts of Change Orders issued before last day of construction period covered by application.
   2. Stored materials included in application must have supporting documentation that verifies amount required, do not include overhead and profit on stored material.
   3. Each application for payment following the initial Application for Payment shall be consistent for payment with previous applications.

C. Payment Period: Monthly.

D. "Pencil Copy": Submit one week prior to application for payment for review and approval by Architect and Owner. Submit Electronically to Architect in PDF format unless directed otherwise.

E. "Application for Payment": Upon acceptance of the "Pencil Copy", submit the "Application for Payment. Submit Electronically to Architect in PDF format unless directed otherwise. Architect will review, certify for payment, and submit to Owner.
   1. Submit updated construction schedule with each Application for Payment as applicable to the work.
   2. Submit all required waivers of lien / partial release of lien [including applicable subcontractors] in accordance with Owner requirements.
   3. Submit certified payroll reports for all contractors.

F. Failure to submit required paperwork, including supporting documents can delay the processing of the Application for Payment.

1.8 CHANGE PROCEDURES

A. Construction Bulletin: Architect / Owner may issue a Construction Bulletin [Proposal Request] including a detailed description of proposed change with supplementary or revised Drawings and specifications. Prepare and submit estimate within 7 days.

B. Stipulated Sum/Price Change Order: Based on Proposal Request / Construction Bulletin and Contractor's fixed price quotation.

C. Unit Price Change Order: For contract unit prices and quantities, the Change Order must be executed prior to beginning any work. The Change Order will be based on fixed unit price basis provided in the Bid Form.

D. Architect will advise of minor changes in the Work not involving adjustment to Contract Sum/Price or Contract Time by issuing supplemental instructions on Architect's approved forms.

E. Architect will issue a Change Order for all changes to Contract Sum and for all changes to the Contract Time upon Owner's approval of a proposal from Contractor.

F. Change Order Forms: HUD / AIA G701 or other approved forms with all required backup documentation.
   1. No "change order" will be prepared for costs expended from project allowances which do not require a change to contract sum or time.

G. Correlation Of Contractor Submittals:
   1. Promptly revise Schedule of Values and Application for Payment forms to record each authorized Change Order as separate line item and adjust Contract Sum/Price.
   2. Promptly revise construction progress schedules to reflect change in Contract Time, revise sub-schedules to adjust times for other items of work affected by the change, and resubmit.
   3. Promptly enter changes in Project Record Documents.

H. Important: All change orders must be fully executed prior to beginning any work. Failure to comply will result in contractor request being denied and completed at no cost to Owner.

1.9 UNIT PRICES

A. Document unit price quantities. Architect / Owner will confirm quantities as required. Contractor may not be paid for unit cost work without documentation of the work accomplished.

B. Unit Price Includes: Full compensation for required labor, products, tools, equipment, plant and facilities, transportation, services and incidentals; erection, application or installation of item of the Work; overhead and profit.

C. Final payment for Work governed by unit prices will be made on basis of actual measurements and quantities accepted by Architect / Owner multiplied by unit price for Work incorporated in or made necessary by the Work.

1.10 UNIT PRICE SCHEDULE

A. UP-1: Remove / replace 5/8" plywood subfloor [per 4x8 sheet] on a per sheet [EA] basis.

B. UP-2: Remove / replace 1/2" plywood underlayment [per 4x8 sheet] on a per sheet [EA] basis.

C. UP-3: Remove / replace 1/2" plywood roof sheathing [anticipate minimum of 4'x4' replacement] on a per sheet [EA] basis.

D. UP-4: Remove / replace 5/8" Type X gypsum board [anticipate minimum of 4'x4' replacement on a per sheet [EA] basis.

1.11 ALTERNATES

A. Alternates listed on Bid Form will be reviewed and accepted or rejected at Owner's option. Accepted Alternates will be identified in Owner-Contractor Agreement.

B. Coordinate related work and modify surrounding work.

1.12 SCHEDULE OF ALTERNATES

A. Add Alternate 01: Remove existing, install new shingle roof system, gutters and downspouts, and aluminum wrap fascia, rake, and frieze trim. [Roof Areas B-1 and B-2]

B. Add Alternate 02: Remove existing, install new low slope roof system, edge metal, scuppers, conductor heads, and downspouts. Remove existing vinyl siding and install new metal siding panels at upper facades at the one story portion of the building. [Roof Area A-1]

C. Add Alternate 03: Remove existing, install new rubber treads at the [4] stair towers.

D. Add Alternate 04: Prep and paint all walls, ceiling, stair framing, structure, railings, etc. at the [4] stair towers.

E. Add Alternate 05: Install wall protection at the corridor in lieu of painted gypsum board at lower portions of the walls, typical at all corridors, all floors.

F. Add Alternate 06: Install heavy duty security screens at window types A1 and B1.

G. Add Alternate 07: Install new parcel locker.

H. Add Alternate 08: Add $50,000 Contingency Allowance to the project

I. Add Alternate 09: Remove existing, install new high velocity HVAC equipment at the [4] systems at the ground floor and first floor of the building. The new equipment will connect to the existing / modified supply and return air ductwork. The replacement of the air devices as indicated on the drawings remains in the base bid scope.

J. Add Alternate 10: Remove existing mini-split systems at the second floor of the building. Install new high velocity HVAC systems [equipment, supply and return air ductwork, air devices, and all required accessories] in lieu of direct replacement in like kind as indicated on the drawings [base bid scope].

K. Add Alternate 11: Remove existing, install new split systems HVAC equipment at the attic spaces. The new equipment will connect to the existing / modified supply and return air ductwork. The replacement of the air devices as indicated on the drawings remains in the base bid scope.

1.13 PROJECT ALLOWANCES

A. Contingency Allowance:
   1. Provide in bid a draw down allowance in the amount of **$100,000 [one hundred thousand dollars]** for use as a project contingency allowance.

B. Building Permit Allowance:
   1. Provide in bid a draw down allowance in the amount of **$10,000 [ten thousand dollars]** for securing applicable building permits.

C. Contractor's costs for Products, delivery, installation, labor, insurance, payroll, taxes, bonding, equipment rental, overhead and profit are included in Change Orders authorizing expenditure of funds from this Contingency Allowance.

D. Do not expend or proceed with work outside of the scope of the project which utilizes the contingency allowance without authorization and approval of Architect and Owner.

E. Identify and track actual expenditures as they occur over the duration of the project not afterward. Any work commenced without Owner approval is at Contractor’s risk. Maintain a running tally of the remaining balance of each allowance.

F. Credit back to the Owner any unused funds at the end of the project via a Change Order.

1.14 FINAL APPLICATION FOR PAYMENT

A. Refer to provisions in Section 01 77 00 for Application for Payment at Substantial Completion.

PART 2 PRODUCTS

Not Used.

PART 3 EXECUTION

3.1 DEFECT ASSESSMENT

A. Replace the Work, or portions of the Work, not conforming to specified requirements.

B. If, in the opinion of the Architect / Owner, it is not practical to remove and replace the Work, the Architect / Owner will direct appropriate remedy.

C. Authority of Architect / Owner to assess defects and identify payment adjustments is final.

D. Non-Payment For Rejected Products: Payment will not be made for rejected products.

END OF SECTION

SECTION 08 71 00 - DOOR HARDWARE

PART 1 GENERAL

1.1 SUMMARY

A. This Section includes commercial door hardware for the following:
   1. Swinging doors.

B. Door hardware includes, but is not necessarily limited to, the following:
   1. Mechanical door hardware.
   2. Electromechanical door hardware.
   3. Automatic Operators

C. Related Sections:
   1. Division 08 Section “Hollow Metal Doors and Frames”.
   2. Division 08 Section “Flush Wood Doors”.
   3. Division 08 Section “Aluminum-Framed Entrances and Storefronts”.
   4. Division 28 Section “Access Control Hardware Devices”.

D. Codes and References: Comply with the version year adopted by the Authority Having Jurisdiction.
   1. ANSI A117.1 - Accessible and Usable Buildings and Facilities.
   2. ICC/IBC - International Building Code.
   3. NFPA 70 - National Electrical Code.
   4. NFPA 80 - Fire Doors and Windows.
   5. NFPA 101 - Life Safety Code.
   6. NFPA 105 - Installation of Smoke Door Assemblies.
   7. UL/ULC and CSA C22.2 - Standards for Automatic Door Operators Used on Fire and Smoke Barrier Doors and Systems of Doors.
   8. State Building Codes, Local Amendments.

E. Standards: All hardware specified herein shall comply with the following industry standards as applicable. Any undated reference to a standard shall be interpreted as referring to the latest edition of that standard:
   1. ANSI/BHMA Certified Product Standards - A156 Series.
   2. UL10C - Positive Pressure Fire Tests of Door Assemblies.
   3. ANSI/UL 294 - Access Control System Units.
   4. UL 305 - Panic Hardware.
   5. ANSI/UL 437- Key Locks.

1.2 SUBMITTALS

A. Product Data: Manufacturer's product data sheets including installation details, material descriptions, dimensions of individual components and profiles, operational descriptions and finishes.

B. Door Hardware Schedule: Prepared by or under the supervision of supplier, detailing fabrication and assembly of door hardware, as well as procedures and diagrams. Coordinate the final Door Hardware Schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.
   1. Format: Comply with scheduling sequence and vertical format in DHI's "Sequence and Format for the Hardware Schedule."
   2. Organization: Organize the Door Hardware Schedule into door hardware sets indicating complete designations of every item required for each door or opening. Organize door hardware sets in same order as in the Door Hardware Sets at the end of Part 3. Submittals that do not follow the same format and order as the Door Hardware Sets will be rejected and subject to resubmission.

3. Content: Include the following information:
   a. Type, style, function, size, label, hand, and finish of each door hardware item.
   b. Manufacturer of each item.
   c. Fastenings and other pertinent information.
   d. Location of door hardware set, cross-referenced to Drawings, both on floor plans and in door and frame schedule.
   e. Explanation of abbreviations, symbols, and codes contained in schedule.
   f. Mounting locations for door hardware.
   g. Door and frame sizes and materials.
   h. Warranty information for each product.
4. Submittal Sequence: Submit the final Door Hardware Schedule at earliest possible date, particularly where approval of the Door Hardware Schedule must precede fabrication of other work that is critical in the Project construction schedule. Include Product Data, Samples, Shop Drawings of other work affected by door hardware, and other information essential to the coordinated review of the Door Hardware Schedule.

C. Shop Drawings: Details of electrified access control hardware indicating the following:
1. Wiring Diagrams: Upon receipt of approved schedules, submit detailed system wiring diagrams for power, signaling, monitoring, communication, and control of the access control system electrified hardware. Differentiate between manufacturer-installed and field-installed wiring. Include the following:
   a. Elevation diagram of each unique access controlled opening showing location and interconnection of major system components with respect to their placement in the respective door openings.
   b. Complete (risers, point-to-point) access control system block wiring diagrams.
   c. Wiring instructions for each electronic component scheduled herein.
2. Electrical Coordination: Coordinate with related sections the voltages and wiring details required at electrically controlled and operated hardware openings.

D. Keying Schedule: After a keying meeting with the owner has taken place prepare a separate keying schedule detailing final instructions. Submit the keying schedule in electronic format. Include keying system explanation, door numbers, key set symbols, hardware set numbers and special instructions. Owner must approve submitted keying schedule prior to the ordering of permanent cylinders/cores.

E. Operating and Maintenance Manuals: Provide manufacturers operating and maintenance manuals for each item comprising the complete access control and site management installation in quantity as required in Division 01, Closeout Submittals. The manual to include the name, address, and telephone number of the supplier/integrator providing the installation and the nearest service representatives for each item of equipment included in the system. The final copies delivered after completion of the installation test to include "as built" modifications made during installation, checkout, and acceptance.
1. As-Built Drawings: During system installation, the Contractor to maintain a separate hard copy set of drawings, elevation diagrams, and wiring diagrams of the access control system to be used for record drawings. This set to be kept up to date by the Contractor with all changes and additions to the access control system accurately recorded.

F. Warranties and Maintenance: Special warranties and maintenance agreements specified in this Section.

1.3 QUALITY ASSURANCE

A. Manufacturers Qualifications: Engage qualified manufacturers with a minimum 5 years of documented experience in producing hardware and equipment similar to that indicated for this Project and that have a proven record of successful in-service performance.

B. Certified Products: Where specified, products must maintain a current listing in the Builders Hardware Manufacturers Association (BHMA) Certified Products Directory (CPD).

C. Installer Qualifications: A minimum 3 years documented experience installing both standard and electrified door hardware similar in material, design, and extent to that indicated for this Project and whose work has resulted in construction with a record of successful in-service performance.

D. Door Hardware Supplier Qualifications: Experienced commercial door hardware distributors with a minimum 5 years documented experience supplying both mechanical and electromechanical hardware installations comparable in material, design, and extent to that indicated for this Project. Supplier recognized as a factory direct distributor by the manufacturers of the primary materials with a warehousing facility in Project's vicinity. Supplier to have on staff a certified Architectural Hardware Consultant (AHC) available during the course of the Work to consult with Contractor, Architect, and Owner concerning both standard and electromechanical door hardware and keying.

E. Source Limitations: Obtain each type and variety of door hardware specified in this section from a single source unless otherwise indicated.
   1. Electrified modifications or enhancements made to a source manufacturer's product line by a secondary or third party source will not be accepted.
   2. Provide electromechanical door hardware from the same manufacturer as mechanical door hardware, unless otherwise indicated.

F. Each unit to bear third party permanent label demonstrating compliance with the referenced standards.

G. Keying Conference: Conduct conference to comply with requirements in Division 01 Section "Project Meetings." Keying conference to incorporate the following criteria into the final keying schedule document:
   1. Function of building, purpose of each area and degree of security required.
   2. Plans for existing and future key system expansion.
   3. Requirements for key control storage and software.
   4. Installation of permanent keys, cylinder cores and software.
   5. Address and requirements for delivery of keys.

H. Pre-Submittal Conference: Conduct coordination conference in compliance with requirements in Division 01 Section "Project Meetings" with attendance by representatives of Supplier(s), Installer(s), and Contractor(s) to review proper methods and the procedures for receiving, handling, and installing door hardware.
   1. Prior to installation of door hardware, conduct a project specific training meeting to instruct the installing contractors' personnel on the proper installation and adjustment of their respective products. Product training to be attended by installers of door hardware (including electromechanical hardware) for aluminum, hollow metal and wood doors. Training will include the use of installation manuals, hardware schedules, templates and physical product samples as required.
   2. Inspect and discuss electrical roughing-in, power supply connections, and other preparatory work performed by other trades.
   3. Review sequence of operation narratives for each unique access controlled opening.
   4. Review and finalize construction schedule and verify availability of materials.
   5. Review the required inspecting, testing, commissioning, and demonstration procedures

I. At completion of installation, provide written documentation that components were applied to manufacturer's instructions and recommendations and according to approved schedule.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Inventory door hardware on receipt and provide secure lock-up and shelving for door hardware delivered to Project site. Do not store electronic access control hardware, software or accessories at Project site without prior authorization.

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

C. Deliver, as applicable, permanent keys, cylinders, cores, access control credentials, software and related accessories directly to Owner via registered mail or overnight package service. Instructions for delivery to the Owner shall be established at the "Keying Conference".

1.5 COORDINATION

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

B. Door Hardware and Electrical Connections: Coordinate the layout and installation of scheduled electrified door hardware and related access control equipment with required connections to source power junction boxes, low voltage power supplies, detection and monitoring hardware, and fire and detection alarm systems.

C. Door and Frame Preparation: Doors and corresponding frames are to be prepared, reinforced and pre-wired (if applicable) to receive the installation of the specified electrified, monitoring, signaling and access control system hardware without additional in-field modifications.

1.6 WARRANTY

A. General Warranty: Reference Division 01, General Requirements. Special warranties specified in this Article shall not deprive Owner of other rights Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by Contractor under requirements of the Contract Documents.

B. Warranty Period: Written warranty, executed by manufacturer(s), agreeing to repair or replace components of standard and electrified door hardware that fails in materials or workmanship within specified warranty period after final acceptance by the Owner. Failures include, but are not limited to, the following:
   1. Structural failures including excessive deflection, cracking, or breakage.
   2. Faulty operation of the hardware.
   3. Deterioration of metals, metal finishes, and other materials beyond normal weathering.
   4. Electrical component defects and failures within the systems operation.

C. Warranty Period: One year from date of Substantial Completion, unless otherwise indicated.

D. Special Warranty Periods:
   1. Ten years for mortise locks and latches.
   2. Twenty five years for manual overhead door closer bodies.
   3. Two years for electromechanical door hardware, unless noted otherwise.

1.7 MAINTENANCE SERVICE

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

1.8 PRE-INSTALLATION MEETING

A. Establish final provisions related to security and key control. Examine hardware items of unusual provisions including special operational features, security devices, UL labels, and similar considerations related to installation.

B. Inspect and discuss preparatory work performed by other trades.

C. Review manufacturer's installation procedures related to the schedule of hardware, doors, and frames. Review the wiring diagrams for related electronic hardware and connection to the security access system and intended function.

D. Inspect and discuss electrical rough-in for electrified door hardware.

E. Review sequence of operation for each type of electrified door hardware.

F. Keying Conference: Conduct conference at Project site.
   1. Flow of traffic and degree of security required.
   2. Preliminary key system schematic diagram.
   3. Requirements for key control system.
   4. Requirements for access control.

PART 2 PRODUCTS

2.1 SCHEDULED DOOR HARDWARE

A. General: Provide door hardware for each door to comply with requirements in Door Hardware Sets and each referenced section that products are to be supplied under.

B. Designations: Requirements for quantity, item, size, finish or color, grade, function, and other distinctive qualities of each type of door hardware are indicated in the Door Hardware Sets at the end of Part 3. Products are identified by using door hardware designations, as follows:
   1. Named Manufacturer's Products: Product designation and manufacturer are listed for each door hardware type required for the purpose of establishing requirements. Manufacturers' names are abbreviated in the Door Hardware Schedule.

C. Substitutions: Requests for substitution and product approval for inclusive mechanical and electromechanical door hardware in compliance with the specifications must be submitted in writing and in accordance with the procedures and time frames outlined in Division 01, Substitution Procedures. Approval of requests is at the discretion of the architect, owner, and their designated consultants.

2.2 BUTT HINGES

A. Hinges: ANSI/BHMA A156.1 butt hinges with number of hinge knuckles and other options as specified in the Door Hardware Sets.
   1. Quantity: Provide the following hinge quantity:
      a. Two Hinges: For doors with heights up to 60 inches.
      b. Three Hinges: For doors with heights 61 to 90 inches.
      c. Four Hinges: For doors with heights 91 to 120 inches.
      d. For doors with heights more than 120 inches, provide 4 hinges, plus 1 hinge for every 30 inches of door height greater than 120 inches.
   2. Hinge Size: Provide the following, unless otherwise indicated, with hinge widths sized for door thickness and clearances required:
      a. Widths up to 3'0": 4-1/2" standard or heavy weight as specified.
      b. Sizes from 3'1" to 4'0": 5" standard or heavy weight as specified.
   3. Hinge Weight and Base Material: Unless otherwise indicated, provide the following:
      a. Exterior Doors: Heavy weight, non-ferrous, ball bearing or oil impregnated bearing hinges unless Hardware Sets indicate standard weight.

b. Interior Doors: Standard weight, steel, ball bearing or oil impregnated bearing hinges unless Hardware Sets indicate heavy weight.

4. Hinge Options: Comply with the following:
   a. Non-removable Pins: With the exception of electric through wire hinges, provide set screw in hinge barrel that, when tightened into a groove in hinge pin, prevents removal of pin while door is closed; for the all out-swinging lockable doors.
5. Manufacturers:
   a. McKinney (MK) - TA/T4A Series, 5-knuckle.

2.3 CONTINUOUS HINGES

A. Continuous Geared Hinges: ANSI/BHMA A156.26 Grade 1-600 continuous geared hinge. with minimum 0.120-inch thick extruded 6063-T6 aluminum alloy hinge leaves and a minimum overall width of 4 inches. Hinges are non-handed, reversible and fabricated to template screw locations. Factory trim hinges to suit door height and prepare for electrical cut-outs.
   1. Where specified, provide modular continuous geared hinges that ship in two or three pieces and form a single continuous hinge upon installation.
   2. Manufacturers:.
      a. Hager Companies (HA).
      b. dormakaba BEST (ST).

2.4 POWER TRANSFER DEVICES

A. Concealed Quick Connect Electric Power Transfers: Provide concealed wiring pathway housing mortised into the door and frame for low voltage electrified door hardware. Furnish with Molex™ standardized plug connectors and sufficient number of concealed wires (up to 12) to accommodate the electrified functions specified in the Door Hardware Sets. Connectors plug directly to through-door wiring harnesses for connection to electric locking devices and power supplies. Wire nut connections are not acceptable.
   1. Manufacturers:
      a. Pemko (PE) - EL-CEPT Series.
      b. Securitron (SU) - EL-CEPT Series.
      c. dormakaba BEST (ST) EPT-12C Series.

B. Electric Door Wire Harnesses: Provide electric/data transfer wiring harnesses with standardized plug connectors to accommodate up to twelve (12) wires. Connectors plug directly to through-door wiring harnesses for connection to electric locking devices and power supplies. Provide sufficient number and type of concealed wires to accommodate electric function of specified hardware. Provide a connector for through-door electronic locking devices and from hinge to junction box above the opening. Wire nut connections are not acceptable. Determine the length required for each electrified hardware component for the door type, size and construction, minimum of two per electrified opening.
   1. Manufacturers:
      a. McKinney (MK) - QC-C Series.

2.5 DOOR OPERATING TRIM

A. Flush Bolts and Surface Bolts: Provide products conforming to ANSI/BHMA A156.3 and A156.16, Grade 1.
   1. Flush bolts to be furnished with top rod of sufficient length to allow bolt retraction device location approximately six feet from the floor.
   2. Furnish dust proof strikes for bottom bolts.
   3. Surface bolts to be minimum 8” in length and U.L. listed for labeled fire doors and U.L. listed for windstorm components where applicable.
   4. Provide related accessories (mounting brackets, strikes, coordinators, etc.) as required for appropriate installation and operation.
   5. Manufacturers:

a. Rockwood (RO).

B. Door Push Plates and Pulls: ANSI/BHMA A156.6 door pushes and pull units of type and design specified in the Hardware Sets. Coordinate and provide proper width and height as required where conflicting hardware dictates.
   1. Push/Pull Plates: Minimum .050 inch thick, size as indicated in hardware sets, with beveled edges, secured with exposed screws unless otherwise indicated.
   2. Door Pull and Push Bar Design: Size, shape, and material as indicated in the hardware sets. Minimum clearance of 2 1/2-inches from face of door unless otherwise indicated.
   3. Offset Pull Design: Size, shape, and material as indicated in the hardware sets. Minimum clearance of 2 1/2-inches from face of door and offset of 90 degrees unless otherwise indicated.
   4. Pulls, where applicable, shall be provided with a 10” clearance from the finished floor on the push side to accommodate wheelchair accessibility.
   5. Fasteners: Provide manufacturer's designated fastener type as indicated in Hardware Sets. When through-bolt fasteners are in the same location as a push plate, countersink the fasteners flush with the door face allowing the push plate to sit flat against the door.
   6. Manufacturers:
      a. Rockwood (RO).

2.6 CYLINDERS AND KEYING

A. General: Cylinder manufacturer to have minimum (10) years experience designing secured master key systems and have on record a published security keying system policy.

B. Source Limitations: Obtain each type of keyed cylinder and keys from the same source manufacturer as locksets and exit devices, unless otherwise indicated.
   1. Manufacturers:
      a. Sargent Manufacturing (SA).
      b. Match Existing LA Keyway.
      c. No Substitution – Owner’s Standard.

C. Cylinder Types: Original manufacturer cylinders able to supply the following cylinder formats and types:
   1. Threaded mortise cylinders with rings and cams to suit hardware application.
   2. Rim cylinders with back plate, flat-type vertical or horizontal tailpiece, and raised trim ring.
   3. Bored or cylindrical lock cylinders with tailpieces as required to suit locks.
   4. Tubular deadlocks and other auxiliary locks.
   5. Mortise and rim cylinder collars to be solid and recessed to allow the cylinder face to be flush and be free spinning with matching finishes.
   6. Keyway: Match Facility Standard.

D. Small Format Interchangeable Cores: Provide small format interchangeable cores (SFIC) as specified, core insert, removable by use of a special key; usable with other manufacturers' cylinders.

E. Keying System: Each type of lock and cylinders to be factory keyed.
   1. Supplier shall conduct a "Keying Conference" to define and document keying system instructions and requirements.
   2. Furnish factory cut, nickel-silver large bow permanently inscribed with a visual key control number as directed by Owner.
   3. Existing System: Field verify and key cylinders to match Owner's existing system.

F. Key Quantity: Provide the following minimum number of keys:
   1. Change Keys per Cylinder: Two (2)
   2. Master Keys (per Master Key Level/Group): Five (5).
   3. Construction Keys (where required): Ten (10).

4. Construction Control Keys (where required): Two (2).
5. Permanent Control Keys (where required): Two (2).

G. Construction Keying: Provide construction master keyed cylinders.

H. Key Registration List (Bitting List):
1. Provide keying transcript list to Owner's representative in the proper format for importing into key control software.
2. Provide transcript list in writing or electronic file as directed by the Owner.

2.7 CYLINDRICAL LOCKS AND LATCHING DEVICES

A. Cylindrical Locksets, Grade 1 (Heavy Duty): ANSI/BHMA A156.2, Series 4000, Operational Grade 1 Certified Products Directory (CPD) listed cylindrical locksets. Listed manufacturers shall meet all functions and features as specified herein.
1. Electromechanical locksets shall have the following functions and features:
a. Universal Molex plug-in connectors that have standardized color-coded wiring and are field configurable in fail safe or fail secure and operate from 12vdc to 24vdc regulated.
b. EcoFlex or equivalent technology that reduces energy consumption up to 92% as certified by GreenCircle.
c. Options to be available for request-to-exit or enter signaling, latchbolt and deadbolt monitoring.
d. Two-year limited warranty on electrified functions.
2. Manufacturers:
a. ASSA ABLOY ACCENTRA (YA) 4700ln Series

B. Apartment Entry Cylindrical Locksets, Grade 2 (Standard Duty): ANSI/BHMA A156.2, Series 4000, Grade 2 Certified Products Directory (CPD) listed. Locks are to be non-handed and fully field reversible.
1. Provide locksets with functions and features as follows:
a. Meets ANSI/BHMA A156.41 for single motion egress.
b. Where required by code, provide knurling or abrasive coating on all levers leading to hazardous areas.
c. Meets UL and CUL Standard 10C Positive Pressure, Fire Test of Door Assemblies with levers that meet A117.1 Accessibility Code.
d. Meets Florida Building Code FL2998 and UL Certification Directory ZHEM.R21744 for latching hardware for hurricane requirements.
e. Five-year limited warranty for mechanical functions.
2. Manufacturers:
a. ASSA ABLOY ACCENTRA (YA) - 4600LN Series.

2.8 DEADLOCKS AND LATCHES

A. Public Area Cylindrical Deadlocks: ANSI/BHMA A156.36 Grade 1 Certified Products Directory (CPD) listed deadlocks to fit standard ANSI 161 preparation. Provide tapered collars to resist vandalism and 1" throw solid steel bolt with hardened steel roller pins. Deadlocks to be products of the same source manufacturer and keyway as other locksets.
1. Manufacturers:
a. ASSA ABLOY ACCENTRA (YA) - D100 Series.
b. Or Match Existing Mfr. & Model.

B. Apartment Cylindrical Deadlocks: ANSI/BHMA A156.36 Grade 2 Certified Products Directory (CPD) deadbolts to fit standard ANSI 161 preparation in functions and with visual status indicators as specified in the hardware sets.
1. Manufacturers:
a. ASSA ABLOY ACCENTRA (YA) - D200 Series.
b. Or Match Existing Mfr. & Model.

C.

2.9 LOCK AND LATCH STRIKES

A. Strikes: Provide manufacturer's standard strike with strike box for each latch or lock bolt, with curved lip extended to protect frame, finished to match door hardware set, unless otherwise indicated, and as follows:
   1. Flat-Lip Strikes: For locks with three-piece antifriction latchbolts, as recommended by manufacturer.
   2. Extra-Long-Lip Strikes: For locks used on frames with applied wood casing trim.
   3. Aluminum-Frame Strike Box: Provide manufacturer's special strike box fabricated for aluminum framing.
   4. Double-lipped strikes: For locks at double acting doors. Furnish with retractable stop for rescue hardware applications.

B. Standards: Comply with the following:
   1. Strikes for Mortise Locks and Latches: BHMA A156.13.
   2. Strikes for Bored Locks and Latches: BHMA A156.2.
   3. Strikes for Auxiliary Deadlocks: BHMA A156.36.
   4. Dustproof Strikes: BHMA A156.16.

2.10 ELECTRIC STRIKES

A. Standard Electric Strikes: Electric strikes conforming to ANSI/BHMA A156.31, Grade 1, for use on non-rated or fire rated openings. Strikes shall be of stainless steel construction tested to a minimum of 1500 pounds of static strength and 70 foot-pounds of dynamic strength with a minimum endurance of 1 million operating cycles. Provide strikes with 12 or 24 VDC capability, fail-secure unless otherwise specified. Where specified provide latchbolt and latchbolt strike monitoring indicating both the position of the latchbolt and locked condition of the strike.
   1. Manufacturers:
      a. HES (HS) - 1500/1600 Series.

B. Surface Mounted Rim Electric Strikes: Surface mounted rim exit device electric strikes conforming to ANSI/BHMA A156.31, Grade 1, and UL Listed for both Burglary Resistance and for use on fire rated door assemblies. Construction includes internally mounted solenoid with two heavy-duty, stainless steel locking mechanisms operating independently to provide tamper resistance. Strikes tested for a minimum of 500,000 operating cycles. Provide strikes with 12 or 24 VDC capability supplied standard as fail-secure unless otherwise specified. Option available for latchbolt and latchbolt strike monitoring indicating both the position of the latchbolt and locked condition of the strike. Strike requires no cutting to the jamb prior to installation.
   1. Manufacturers:
      a. HES (HS) - 9400/9500 Series.

C. Provide electric strikes with in-line power controller and surge suppressor by the same manufacturer as the strike with the combined products having a five year warranty.

2.11 CONVENTIONAL EXIT DEVICES

A. General Requirements: All exit devices specified herein shall meet or exceed the following criteria:
   1. Exit devices shall have a five-year warranty.
   2. At doors not requiring a fire rating, provide devices complying with NFPA 101 and listed and labeled for "Panic Hardware" according to UL305. Provide proper fasteners as required by manufacturer including sex nuts and bolts at openings specified in the Hardware Sets.
   3. Where exit devices are required on fire rated doors, provide devices complying with NFPA 80 and with UL labeling indicating "Fire Exit Hardware". Provide devices with the proper fasteners for installation as tested and listed by UL. Consult manufacturer’s catalog and template book for specific requirements.

4. Except on fire rated doors, provide exit devices with hex key dogging device to hold the pushbar and latch in a retracted position. Provide optional keyed cylinder dogging on devices where specified in Hardware Sets.
5. Devices must fit flat against the door face with no gap that permits unauthorized dogging of the push bar. The addition of filler strips is required in any case where the door light extends behind the device as in a full glass configuration.
6. Lever Operating Trim: Where exit devices require lever trim, furnish manufacturer's heavy duty escutcheon trim with threaded studs for thru-bolts.
    a. Lock Trim Design: As indicated in Hardware Sets, provide finishes and designs to match that of the specified locksets.
    b. Where function of exit device requires a cylinder, provide a cylinder (Rim or Mortise) as specified in Hardware Sets.
7. Vertical Rod Exit Devices: Where surface or concealed vertical rod exit devices are used at interior openings, provide as less bottom rod (LBR) unless otherwise indicated. Provide dust proof strikes where thermal pins are required to project into the floor.
8. Narrow Stile Applications: At doors constructed with narrow stiles, or as specified in Hardware Sets, provide devices designed for maximum 2” wide stiles.
9. Dummy Push Bar: Nonfunctioning push bar matching functional push bar.
10. Rail Sizing: Provide exit device rails factory sized for proper door width application.
11. Through Bolt Installation: For exit devices and trim as indicated in Door Hardware Sets.

B. Conventional Push Rail Exit Devices (Heavy Duty): ANSI/BHMA A156.3, Grade 1 Certified Products Directory (CPD) listed exit devices. Listed manufacturers shall meet all functions and features as specified herein.
    1. Provide exit devices with functions and features as follows:
        a. Where required by code, provide knurling or abrasive coating on all levers leading to hazardous areas.
        b. Meets UL and CUL Standard 10C Positive Pressure, Fire Test of Door Assemblies with levers that meet A117.1 Accessibility Code.
        c. Extended cycle test: Exit devices to have been cycle tested in ordinance with ANSI/BHMA 156.3 requirements to 5 million cycles or greater.
        d. Five-year limited warranty for mechanical features.
    2. Manufacturers:
        a. ASSA ABLOY ACCENTRA (YA).
        b. No Substitution.

2.12 DOOR CLOSERS

A. All door closers specified herein shall meet or exceed the following criteria:
    1. General: Door closers to be from one manufacturer, matching in design and style, with the same type door preparations and templates regardless of application or spring size. Closers to be non-handed with full sized covers.
    2. Standards: Closers to comply with UL-10C for Positive Pressure Fire Test and be U.L. listed for use of fire rated doors.
    3. Size of Units: Comply with manufacturer's written recommendations for sizing of door closers depending on size of door, exposure to weather, and anticipated frequency of use. Where closers are indicated for doors required to be accessible to the Americans with Disabilities Act, provide units complying with ANSI ICC/A117.1.
    4. Closer Arms: Provide heavy duty, forged steel closer arms unless otherwise indicated in Hardware Sets.
    5. Closers shall not be installed on exterior or corridor side of doors; where possible install closers on door for optimum aesthetics.
    6. Closer Accessories: Provide door closer accessories including custom templates, special mounting brackets, spacers and drop plates as required for proper installation. Provide through-bolt and security type fasteners as specified in the hardware sets.

B. Door Closers, Surface Mounted (Heavy Duty): ANSI/BHMA A156.4, Grade 1 Certified Products Directory (CPD) listed surface mounted, heavy duty door closers with complete spring power adjustment, sizes 1 thru 6; and fully operational adjustable according to door size, frequency of use, and opening force. Closers to be rack and pinion type, one piece cast iron or aluminum alloy body construction, with adjustable backcheck and separate non-critical valves for closing sweep and latch speed control. Provide non-handed units standard.
   1. Heavy duty surface mounted door closers shall have a 30-year warranty.
   2. Manufacturers:
      a. ASSA ABLOY ACCENTRA (YA) - 3500 Series.

C. Door Closers, Surface Mounted (Utility Grade): ANSI/BHMA 156.4, Grade 1 Certified Products Directory (CPD) listed surface mounted, utility grade door closers with complete spring power adjustment, sizes 1 thru 6. Closers to be rack and pinion type, cast aluminum case construction, with adjustable backcheck, closing sweep, and latch speed control valves. Provide closer standard packed for regular, top-jamb, and parallel arm type mounting applications.
   1. Manufacturers:
      a. ASSA ABLOY ACCENTRA (YA) - 51BC Series.
      b. Norton Rixson (NO) - 1601 Series.

D. Door Closers, Surface Mounted (Light Commercial): ANSI/BHMA 156.4, minimum Grade 3 Certified Products Directory (CPD) listed surface mounted, light commercial grade door closers. Non-handed, minimum sizes 2 to 4 Provide closer standard packed for regular, top-jamb, and parallel arm type mounting applications.
   1. Manufacturers:
      a. ASSA ABLOY ACCENTRA (YA) - 1100 Series.

2.13 ELECTROMECHANICAL DOOR OPERATORS

A. Electromechanical Door Operators (High Traffic): Provide ANSI/BHMA A156.19 Certified Products Directory (CPD) listed low energy operators that are UL325/991 and UL10C certified and comply with requirements for the Americans with Disabilities Act (ADA). Operators shall accommodate openings up to 250 pounds and 48” wide. Provide accessories such as custom templates, special mounting brackets, spacers and drop plates as needed for proper installation. Operators shall accommodate openings up to 200 pounds and 48” wide. Listed manufacturers shall meet all functions and features as specified herein.
   1. Provide operators with features as follows:
      a. Non-handed with push and pull side mounting.
      b. Activation by push button, hands-free or radio frequency devices.
      c. Adjustable opening force and closing power.
      d. Two-year limited warranty.
      e. Wi-Fi interface where the operator is a secure, password protected WiFi hot spot with no connection to building’s IT required.
         1) Simple setup with no app required.
         2) View status and make adjustments without removing the cover.
         3) Built-in logic to support single use restroom applications with no external relay boards, logic modules, position switches required.
      f. Mounting backplate to simplify and speed up installation.
      g. Integration with access control systems.
   2. Operators shall have the following functionality:
      a. Adjustable Hold Open: Amount of time a door will stay in the full open position after an activation.
      b. Blow Open for Smoke Ventilation: Door opens when signal is received from alarm system allowing air or smoke to flow through opening. Door will stay open until signal from alarm system is stopped.

c. Emergency Interface Relay: Door closes and ignores any activation input until signal is discontinued.
d. Infinite Hold Open: Door will hold open at set position until power is turned off.
e. Latch Assist: At closed position, after an activation, the door is pulled in. After the door has closed, the door is pulled in to assist with latch release/engagement.
f. Obstruction Detection: Door closes if it hits an obstruction while opening; door will reverse to open position if it hits an obstruction while closing. Door will stop once it hits an obstruction and will rest against the obstruction until removed.
g. Open Delay: Delays operator opening for locking hardware.
h. Outside Wall Switch Disable: When contact is closed, outside wall switch is disabled.
i. Power Assist: Senses the door is being opened manually and applies small amount of power to assist the user in opening the door with force less than 5 lbs. The door opens only as far as it is moved manually, then closes once released.
j. Power Close: Additional force to assist door closing between 7° and 2°.
k. Presence Detector Input: Input for external sensor to detect presence at door open or close position only.
l. Push & Go: As the door is manually opened, the operator "senses" movement and opens door to the full-open position.
m. Selector Mode Switch: Off disables the signal inputs unless Blow Open is activated, on activates the signal inputs, hold open activates the unit (unless Blow Closed is activated) to the hold open position.
n. Vestibule Delay: When the wall switch is pressed, first door in vestibule will open. Second door will open once vestibule door delay has expired. Delay is adjustable.
o. Executive Mode Feature: When the door receives an activation signal it opens and remains open until either a second signal is received, or the door is manually moved in closing direction.

3. Manufacturers:
   a. Match Existing Mfr. & Model.

2.14 ARCHITECTURAL TRIM

A. Door, Frame and Wall Protective Trim: ANSI/BHMA A156.6, protective products as specified in the hardware sets. Door protection plates shall be not more than 2" less than door width on stop side and 1” less door width on the pull side or on stop side of pairs of doors. Listed manufacturers shall meet all functions and features as specified herein.
   1. Provide protective trim with functions and features as follows:
      a. Meets ADA requirements for smooth bottom door surfaces.
      b. UL Classified options for use on fire-rated doors up to 3 hours.
      c. Fabricated from stainless steel, brass, bronze, aluminum, or high-impact plastic.
      d. Available in a variety of sizes, finishes, and profiles to suit aesthetic and functional requirements.
      e. Designed to protect doors, frames, and adjacent walls from damage due to impact, abrasion, or traffic.
      f. Fasteners included; adhesive-backed options available for select models.
      g. Ten-year limited warranty.
   2. Manufacturers:
      a. Rockwood (RO).

2.15 DOOR STOPS AND HOLDERS

A. General: Door stops and holders to be of type and design as specified below or in the Hardware Sets.

B. Door Stops and Bumpers: ANSI/BHMA A156.16, Grade 1 door stops and wall bumpers. Provide wall bumpers, either convex or concave types with anchorage as indicated, unless floor or other types of door stops are specified in Hardware Sets. Do not mount floor stops where they will

impede traffic. Where floor or wall bumpers are not appropriate, provide overhead type stops and holders.

1. Manufacturers:
    a. Rockwood (RO).

C. Overhead Door Stops and Holders: ANSI/BHMA A156.8, Grade 1 Certified Products Directory (CPD) listed overhead stops and holders to be surface or concealed types as indicated in Hardware Sets. Track, slide, arm and jamb bracket to be constructed of extruded bronze and shock absorber spring of heavy tempered steel. Provide non-handed design with mounting brackets as required for proper operation and function.

1. Manufacturers:
    a. Norton Rixson (RF).
    b. Rockwood (RO).
    c. Sargent Manufacturing (SA).

2.16 ARCHITECTURAL SEALS

A. General: Thresholds, weatherstripping, and gasket seals to be of type and design as specified below or in the Hardware Sets. Provide continuous weatherstrip gasketing on exterior doors and provide smoke, light, or sound gasketing on interior doors where indicated. At exterior applications provide non-corrosive fasteners and elsewhere where indicated.

B. Smoke Labeled Gasketing: Assemblies complying with NFPA 105 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for smoke control ratings indicated, based on testing according to UL 1784.

1. Provide smoke labeled perimeter gasketing at all smoke labeled openings.

C. Fire Labeled Gasketing: Assemblies complying with NFPA 80 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for fire ratings indicated, based on testing according to UL-10C.

1. Provide intumescent seals as indicated to meet UL10C Standard for Positive Pressure Fire Tests of Door Assemblies, and NPFA 252, Standard Methods of Fire Tests of Door Assemblies.

D. Sound-Rated Gasketing: Assemblies that are listed and labeled by a testing and inspecting agency, for sound ratings indicated.

E. Replaceable Seal Strips: Provide only those units where resilient or flexible seal strips are easily replaceable and readily available from stocks maintained by manufacturer.

F. Manufacturers:

1. National Guard Products (NG).
2. Pemko (PE).
3. Zero (ZE).

2.17 ELECTRONIC ACCESSORIES

A. Switching Power Supplies: Provide the least number of power supplies at the appropriate amperage level sufficient to exceed the required total draw for the specified electrified hardware and access control equipment.

1. Power supplies shall meet all functions and features as specified herein.
    a. UL listed dual voltage 12 or 24 VDC field selectable continuous output.
    b. Tolerates brownout or overvoltage input ± 15% of nominal voltage.
    c. Thermal shutdown protection with auto restart.
    d. Circuit breaker protection against overcurrent and reverse battery faults.
    e. Integrated battery charging circuit to prevent overvoltage on locking devices.
    f. Available with a single relay fire trigger or individually triggered relayed outputs.
    g. Monitoring options as specified.

2. Manufacturers:
   a. Securitron (SU) - AQD Series.

2.18 FABRICATION

A. Fasteners: Provide door hardware manufactured to comply with published templates generally prepared for machine, wood, and sheet metal screws. Provide screws according to manufacturers recognized installation standards for application intended.

2.19 FINISHES

A. Standard: Designations used in the Hardware Sets and elsewhere indicate hardware finishes complying with ANSI/BHMA A156.18, including coordination with traditional U.S. finishes indicated by certain manufacturers for their products.

B. Provide quality of finish, including thickness of plating or coating (if any), composition, hardness, and other qualities complying with manufacturer's standards, but in no case less than specified by referenced standards for the applicable units of hardware

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

PART 3 EXECUTION

3.1 EXAMINATION

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

B. Examine roughing-in for electrical source power to verify actual locations of wiring connections before electrified and integrated access control door hardware installation.

C. Notify architect of any discrepancies or conflicts between the door schedule, door types, drawings and scheduled hardware. Proceed only after such discrepancies or conflicts have been resolved in writing.

3.2 PREPARATION

A. Hollow Metal Doors and Frames: Comply with ANSI/DHI A115 series.

B. Wood Doors: Comply with ANSI/DHI A115-W series.

3.3 INSTALLATION

A. Install each item of mechanical and electromechanical hardware and access control equipment to comply with manufacturer's written instructions and according to specifications.
   1. Installers are to be trained and certified by the manufacturer on the proper installation and adjustment of fire, life safety, and security products including: hanging devices; locking devices; closing devices; and seals.

B. Mounting Heights: Mount door hardware units at heights indicated in following applicable publications, unless specifically indicated or required to comply with governing regulations:
   1. Standard Steel Doors and Frames: DHI's "Recommended Locations for Architectural Hardware for Standard Steel Doors and Frames."
   2. DHI TDH-007-20: Installation Guide for Doors and Hardware.
   3. Where indicated to comply with accessibility requirements, comply with ANSI A117.1 "Accessibility Guidelines for Buildings and Facilities."
   4. Provide blocking in drywall partitions where wall stops or other wall mounted hardware is located.

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

D. Door Closers:
   1. Install closers on room side of corridor doors, and stair side of stairways.
   2. Lobby doors: Mount on vestibule side.
   3. Exterior doors: Parallel rigid arm installation.
   4. Where through-bolts are required, install closers using only manufacturer-furnished through-bolts.
   5. Install closers using only manufacturer-furnished template machine screws for metal doors and manufacturer -furnished wood screws for wood doors.
   6. Coordinate with door supplier to provide proper blocking for surface mounting.
   7. Use of self-drilling or self-tapping fasteners is not allowed.
   8. Where full glazed door units are specified, use closer arm and mounting configuration as required to avoid use of drop brackets whenever possible.

E. Push Plates and Door Pulls: When through-bolt fasteners are in the same location as a push plate, countersink the fasteners flush with the door face allowing the push plate to sit flat against the door.

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

G. Storage: Provide a secure lock up for hardware delivered to the project but not yet installed. Control the handling and installation of hardware items so that the completion of the work will not be delayed by hardware losses before and after installation.

3.4 FIELD QUALITY CONTROL

A. Field Inspection (Punch Report): Reference Division 01 Sections “Closeout Procedures”. Produce project punch report for each installed door opening indicating compliance with approved submittals and verification hardware is properly installed, operating and adjusted. Include list of items to be completed and corrected, indicating the reasons or deficiencies causing the Work to be incomplete or rejected.
   1. Organization of List: Include separate Door Opening and Deficiencies and Corrective Action Lists organized by Mark, Opening Remarks and Comments, and related Opening Images and Video Recordings.

3.5 ADJUSTING

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

3.6 CLEANING AND PROTECTION

A. Protect all hardware stored on construction site in a covered and dry place. Protect exposed hardware installed on doors during the construction phase. Install any and all hardware at the latest possible time frame.

B. Clean adjacent surfaces soiled by door hardware installation.

C. Clean operating items as necessary to restore proper finish. Provide final protection and maintain conditions that ensure door hardware is without damage or deterioration at time of owner occupancy.

3.7 DEMONSTRATION

A. Instruct Owner's maintenance personnel to adjust, operate, and maintain mechanical and electromechanical door hardware.

3.8 DOOR HARDWARE SETS

A. The hardware sets represent the design intent and direction of the owner and architect. They are a guideline only and should not be considered a detailed hardware schedule. Discrepancies, conflicting hardware and missing items should be brought to the attention of the architect with corrections made prior to the bidding process. Omitted items not included in a hardware set should be scheduled with the appropriate additional hardware required for proper application and functionality.
   1. Quantities listed are for each pair of doors, or for each single door.
   2. The supplier is responsible for handing and sizing all products.
   3. Where multiple options for a piece of hardware are given in a single line item, the supplier shall provide the appropriate application for the opening.
   4. At existing openings with new hardware the supplier shall field inspect existing conditions prior to the submittal stage to verify the specified hardware will work as required. Provide alternate solutions and proposals as needed.

B. REFER TO DRAWINGS FOR HARDWARE SETS

C. Manufacturer’s Abbreviations:
   1. MK - McKinney
   2. PE - Pemko
   3. SU - Securitron
   4. RO - Rockwood
   5. SA - SARGENT
   6. HS – HES
   7. RF - Rixson
   8. NO - Norton
   9. OT - Other
   10. AK – Alarm Controls

END OF SECTION