

Division 01 General Conditions & Requirements

01.01 Scope of Work

The Scope of Work for the Project is described in the following Contract Documents:
Architectural and Structural Drawings dated 03/29/2024
These Specifications dated 03/29/2024
Sample Services Agreement: Town of Dolores Procurement Contract Template

01.02 Applicable Regulations

All work is to be supplied and installed in compliance with the following Codes

2021 International Building Code

2021 International Plumbing Code

2020 National Electrical Code

2021 International Fire Code

Contractor to submit application to Town for Building Permit. Permit fee will be waived.

01.03 Site Security

Contractor to provide temporary construction fencing enclosing the area indicated on the site plan. The area may be used for temporary storage of project materials and equipment.
Fencing to include signage for temporary sidewalk closure.

01.04 Services Provided by Others

The Town of Dolores will provide the following during Construction:

- Trash service: dumpster rental & pickup
- Temporary sanitary facilities and service
- Water and electrical service costs
- Third-party inspections required

01.05 Work to be Provided by Others:

The following items and installation are to be provided by the Town of Dolores and are not included in the scope of work for this Contract:

- Extension of existing water, electrical & sewer to 4' outside building envelope
- Site preparation & fill to elevation required for construction in flood plain
- Infill Panels at East Ramp Railing
- Raised Planters at Entry Porch
- Bike Repair Stand, Foundation & Gravel Surround
- Revegetation after completion of construction

01.06 Submittals

01.06.1 Submittals to be included as attachments to bid

Divisions:

- 03 Material & Installation Specifications & Details for Concrete Flatwork
- 15 Proposed Water Heating System

01.06.2 Submittals required after acceptance of bid / during Construction

See Divisions:

- 04 CMU
- 08 Exterior Door Hardware
- 09 Exterior Wood Stain Finishes applied to specified wood materials
- 09 Interior Paint for CMU walls
- 09 Interior Wood Conditioner + Stain finish applied to specified material
- 09 Finish for Exterior Steel
- 10 Bath Accessories
- 15 Plumbing Fixtures and Fittings
- 16 Electric Heaters
- 16 Interior & Exterior Lighting & Controls
- 16 Exterior Junction Box

01.07 Alternate Pricing

Where Specifications call for Alternate Pricing (see Divisions 06.3 interior ceiling finish and 06.4 clerestory wall finish) – pricing is to be provided as a separate document attached to Bid.

01.08 Substitutions

These provisions apply to all items specified with the terms “or Approved Equal”.

Substitutions for Project Bid:

Any proposed substitutions for materials or methods specified shall be submitted for approval in writing - along with manufacturer’s spec sheets - to the Town of Dolores a minimum of 10 days prior to bid due date.

Substitutions During Construction:

See “Change Orders ”

01.09 Change Orders

Contractor must obtain a written change order approved by the Town of Dolores before proceeding with any modifications to the work described in the Contract Documents. Any proposed change order shall include adjustments to both project cost and project schedule, when applicable.

01.09 Payments to Contractor

Applications for payment are to be submitted to Town of Dolores and are to include invoices from subcontractors and suppliers

01.10 Insurance and Bonding Requirements

See Procurement Contract Template Services Agreement

Division 02 Site Construction

Site Preparation - including fill to required Flood Plain Elevation - to be completed by Town of Dolores

Contractor to excavate for foundation

Division 03 Concrete

03.1 Foundation and Building Slab:

See Structural Drawings and General Structural Notes

03.2 New Sidewalks, Steps, & Ramp:

Layout as shown on drawings

New Sidewalk width to match existing @ 5' minimum

3000 PSI, 4" minimum thickness on compacted gravel bed

Sidewalks slope at 1/4" per foot for drainage

East walkway: slope to east & north

New South Sidewalk: slope to south

Entry Porch Slab: slope to south

Control joints

1/8" wide x 1/4 slab thickness at max. 10' o.c.

Expansion joints

- at west edge of ramp adjacent to coated foundation insulation

- at between east edge of ramp and west edge of east walkway

Broom finish at exterior sidewalk, walkway, steps & ramp

Proposed construction specifications and details to be submitted for Owner's review and approval

(See Division 16 for Snow Melt Mat in Sidewalk, Ramp & Landing)

Splash Block at base of Downspout:

[Precast Concrete Splash Block](#)

12 x 24 x 36

Division 04 Masonry

[Concrete Masonry Units from Brickyard Masonry, Grand Junction](#)

Exterior Walls:

8" Split Face, Gray

Interior Partitions Between Mechanical Room and Restrooms:

8" Smooth Face, Gray

Toilet Stall Partitions:

4" Smooth Face, Gray

Submit samples of both Split Face and Smooth Face units for Approval

Division 05 Metal work

05.1 East Wheelchair Ramp Railings

Handrail: Square Tube Steel 1 3/4" x 1 3/4" mounted on brackets with attachment to split face CMU

See drawings for location and top & bottom extensions

Guardrail: Posts, Top and Bottom Rails: Square Tube Steel 1 3/4" x 1 3/4"

See drawings for bottom extension

Infill Panels to be furnished and installed by separate Contractor retained by Town of Dolores

Railings to be Compliant with 2017 ICC A117.1 Section 505

Primer and Paint Finish on Railings & Brackets: See Division 9.5

Post Base Anchorage to be coordinated with Ramp construction, including in-slab snow melt system

(Raised Planters at Porch listed under Division 12. Finish listed in Division 9)

Division 06 Wood & Plastics

06.1 Wood Framing: See Structural Drawings for Sizes, Species & Grades
Include extra material for stain finish samples for porch and overhang framing

06.2 Exterior Wood Siding and Trim @ Clerestory Walls:
See Architectural Drawings for Locations and Profiles

Siding:

Cedar 1x6 T&G, installed vertically, rough side out

Trim:

1x Cedar Ripped to Dimensions Shown on Architectural Details

Include extra material for stain finish samples

06.3 Wood Interior Ceiling:

[Beetle Kill Blue Ponderosa Pine](#)

1x6 T&G

provide alternate pricing for :

5/8" Drywall, taped , finished & painted - at Mechanical Room only

06.4 Wood Interior Paneling:

[Beetle Kill Blue Ponderosa Pine](#)

1x6 T&G

Include material for stain finish samples

provide alternate pricing for :

1/2" AC Plywood with FRP Panels, Adhesive & Seam Trim - all rooms

5/8" Drywall, taped , finished & painted - at Mechanical Room only

06.5 Wood Window Frames:

1x and 2x Cedar as shown on Architectural Details

Division 07 Thermal and Moisture Protection

07.1 Under-slab Vapor Barrier:
6 mil Polyethylene

07.2 Insulation:

07.2.1 Rigid Insulation Board Under Slab and at Exterior Face of Foundation Wall:

2" XPS [Owens-Corning Foamular 250](#) or Approved equal

07.2.2 Interior of CMU Cells not grouted for reinforcing:

[Perlite Loose Fill Masonry Insulation](#)

07.2.3 High Density Batt Insulation

at Framed Clerestory Walls & Front Alcove Soffit:

[Owens-Corning High Density Pink Next Gen](#) or Approved equal

at 2x4 Walls and Soffit: R13

at 2x6 Soffit: R19

at 2x12 Roof: R38

07.3 Draining Housewrap:

[Dupont Tyvek DrainWrap](#) or Approved Equal

07.4 Flexible Flashing for Window Sills:

[Dupont FlexWrap](#) or Approved Equal

07.5 Roofing & Wall Finish at South Alcove Framed Wall:

7/8" Corrugated Galvanized Steel, 26 gauge
[Western States 7/8" Corrugated Galvanized G90](#)
or Approved Equal

Include Roof Edge Flashing & Wall Edge Trim, Attachment Hardware,
Foam Closure Strips
and Roof Jack for Plumbing Vent

Underlayment: W R Grace High Temperature Ice & Water Shield

07.6 Gutter System at Porch Roof facing Sidewalk:

[Half Round Single Bead Galvanized, 5-inch, 26 gauge](#)

Provide Complete System to Splash Pan:
Strap Hangers, Brackets, End Cap, Drop Outlet, Elbows & 3" dia. Round Downspout

07.7 Roof Cavity Eave Vents:

[1" Square Round Aluminum with Open Screen, Mill Finish](#)

Division 08 Doors & Windows

08.1 Exterior Doors & Frames:

3-0 x 6-8 Insulated Steel with
Butt Type Masonry Frame at Full Wall Thickness & Heavy Duty Attachment
Double Bore for Latch + Deadbolt

08.2 Exterior Door Hardware

Submit Schedule for Approval prior to Order

08.2.1 Heavy Duty Ball Bearing Hinges, Satin Chrome Finish

08.2.2 ADA Compliant Passage Lever Set with Keyed Deadbolt, Satin Chrome Finish

[Schlage Saturn Heavy Duty Set S10SAT626](#)

08.2.3 Threshold - ADA Compliant @ Restrooms

[Pemko 1715 Heavy Duty Threshold with non-skid Finish](#)

1715AK: AK - PemKote Skid Resistant Surfacing Aluminum
or Approved Equal

08.2.4 Threshold at Mechanical Room Door:

Provide Aluminum Angle below Threshold to Cover Foundation Insulation
Full Width of Door

08.2.5 Kickplates - all doors:

[Ives 8400 Series](#)

6" x 36", Satin Stainless Finish

08.2.6 Medium Duty Closer :

[Norton Rixson 8000 Series](#)

Satin Chrome Finish

or Approved Equal

Adjust to ADA requirements of max 15# opening force, min. 5 seconds closing speed

08.2.7 Magnetic Lock Kit with Timer

[Maglocks Public Restroom Kit with Timer](#)

Kit for 2 doors

Coordinate installation with door closer position

Timer to be located in Mechanical Room

08.2.8 Weatherstripping:

[Pemko 303 V](#)

Clear Anodized Aluminum with Gray Insert

303CV: C - Clear Anodized Aluminum with Gray Eco-V insert

08.2.9 Door Sweep:

[Pemko 315 N](#)

315CN: C - Clear Anodized Aluminum with EPDM insert

or Approved Equal

08.3 Toilet Stall Doors

22 Gauge Stainless Steel, 1" Thickness, 58" Height, Satin Finish

Chrome Hinges & Privacy Latch Hardware

08.4 Site built Fixed Clerestory Windows

wood frames - See Division 6

Fixed Insulated Glass (field measure for sizes)

Mirrors listed under Bath Accessories

Division 09 Finishes

EXTERIOR

09.1 Protective Finish over Exterior Insulation @ slab edges above grade:

Surface Bonding Cement over hardware cloth

[Quikcrete Quikwall](#) 1231, Gray

Include preparation of surfaces and installation of product in accordance with manufacturer's written instructions

- 09.2 Exterior Sealer for CMU and at Concrete Flatwork:
Water Based Matte Finish

[Diedrich 303-S Siloxseal Siloxane Water Repellent](#)

low-pressure spray application

Include preparation of surfaces and installation of product in accordance with manufacturer's written instructions

- 09.3 Exterior Wood Stain on Siding, Trim, Alcove Soffit, Porch Roof Framing and Eave/Rake Overhang Framing:

[Behr Premium Semi-Transparent Waterproofing Stain & Sealer](#)

Color to be selected. Provide Manufacturer's Current Color Chart.

Include allowance to cover preparation of 6 samples for color selection.

Maximum of two colors will be selected for application

(one for siding plus one for trim, soffit and framing)

Samples to be applied to actual specified wood materials.

Work to include preparation of surfaces and installation of product in accordance with manufacturer's written instructions

- 09.4 Exterior Sealer for CMU and at Concrete Flatwork:
Water Based Matte Finish

[Diedrich 303-S Siloxseal Siloxane Water Repellent](#)

- 09.5 Paint Finish at Exterior Steel Doors, Frames & Railings

Primer:

[Rustoleum Professional White Clean Metal Primer](#)

Low VOC formula 215969

Finish Coat for Railings and Factory-primed doors:

[Rustoleum High Performance Protective Enamel](#)

Low VOC formula

Color to be selected. Provide Manufacturer's Current Color Chart.

Work to include preparation of surfaces and installation of product in accordance with manufacturer's written instructions

INTERIOR

09.6 Interior Stain Finish on Wood at Ceiling & Clerestory Walls:

[Minwax Wood Finish & Pre-Stain Wood Conditioner](#)

Oil-Based Penetrating Stain

or Approved Equal

Color to be selected. Provide Manufacturer's Current Color Chart.

Include preparation of 6 samples for color selection.

Include preparation of surfaces and installation of product in accordance with manufacturer's written instructions

09.7 Interior Paint Finish at CMU Restroom Walls:

[Behr Masonry, Stucco & Brick Paint - Satin No. 280](#)

base for light color

Color to be selected. Provide Manufacturer's Current Color Chart.

Include preparation of 4 samples for color selection

Finish samples to be applied to CMU surface specified

Include preparation of surfaces and installation of product in accordance with manufacturer's written instructions

09.8 Interior Floor Coating on Concrete Slab:

[Rustoleum EpoxyShield Garage Floor Coating](#)

Gray Gloss with Decorative Chips 251965

with [Anti-Skid Additive](#)

Finish to be turned up over first course of CMU walls (low solids product - requires 2 light coats)

Include preparation of surfaces and installation of product in accordance with manufacturer's written instructions

Division 10 Specialties - Bath Accessories

(Division 10 Signage to be Provided and Installed by Town of Dolores)

Submit Schedule for Approval prior to Order

10.1 Soap Dispenser

Wall Mounted Automatic Liquid Soap Dispenser

[Bradley 6A00-11](#)

10.2 Hand Dryer

[World Dryer VERDEdri \(Q-973A2\) High Speed Hand Dryer](#)

Automatic Activation, Surface Mounted, Brushed Stainless Finish

10.3 Baby Changing Station

[Foundations Model Number 5410339](#)

Stainless Series, Horizontal, Surface Mount, Stainless Steel Shell, Polyethylene Interior

10.4 Mirrors

[Bradley Channel Frame Mirror 18" x 24" Model # 781-018240](#)

10.5 Toilet Tissue Dispensers

[Bobrick B-27460 Locking Double Roll Dispenser](#)

10.6 Napkin Disposal

[Bradley 4A10-110000](#)

10.7 Grab Bars

at rear and 1 side of HC toilets

[Bradley 812 Series with Concealed Mounting](#)

rear: 24 inch

side: 42 inch

10.8 Hooks for Toilet Stalls:

[ASI Heavy Duty Clothes Hook](#)

Division 12 Furnishings

Site Furnishings shown on drawings to be provided and installed by Town of Dolores

12.1 Raised Planters at Porch to be furnished and installed by separate Contractor retained by Town of Dolores

12.2 Bike Repair Stand, Foundation & Gravel Surround

Division 15 Plumbing & Mechanical

15.1 Plumbing Fixtures and Fittings

Submit Schedule for Approval prior to Order

15.1.1 Bottle Filling Station

[Elkay LK4405BFEVG](#)

Wall Mounted, Green

15.1.2 Toilets - Stainless Steel Wall mounted with All Required Fittings

[Penal-Ware 1696 Series](#)

Rear Mount Off-floor Blowout Jet Stainless Steel Economy Toilet
or Approved Equal

15.1.3 Urinal - stainless steel with All Required Fittings

[Acorn High Efficiency model 1709 HEU](#)

15.1.4 Lavatories

Stainless steel wall mounted Single Bowl ADA Lav Kit with Sensor Faucet and Overflow
Assembly. Include all required Fittings

[Elkay ELVWO2219SACMC](#) or Approved Equal

15.1.5 Floor Drains - Spec as recommended by Plumbing Subcontractor

15.2 Water Heating System

As Recommended by Plumbing Subcontractor

Submit Spec & Manufacturer's Cut Sheet for Owner's Review & Approval
prior to Order

Division 16 Electrical

16.1 Electric Snow Melt System:

scope: Ramp, Top & Bottom Landings, and East Access Sidewalk

Proline snow melting system 240V

Furnish and install complete system, including heating elements, aerial or ground sensor, contactor panel, marker plate and junction boxes.

16.2 Electric Heaters:

Ceiling-Mounted Units Controlled by Thermostats at Mech Room

[QMark Ceiling Mounted Fan Forced Heater EFF4008 4000/2000 watt, 208V](#)

Submit Manufacturer's Cut Sheet for Approval prior to Order

16.3 Exterior Junction Box:

Provide Minimum 50 Amp Box with 10 Receptacle Outlets, Minimum 1 @ 220V

Submit Manufacturer's Cut Sheet for Approval prior to Order

16.4 Electric Hand Dryers: listed under Bath Accessories

16.5 Receptacle Outlets

Provide Allowance for 2 receptacle outlets at Mechanical Room

Locations to be determined at site walk with GC prior to rough-in

16.6 Interior Lighting

Submit Schedule & Manufacturer's Cut Sheets describing fixtures and controls for Approval prior to Order

16.6.1 Ceiling-Mounted Light Fixtures at Bathrooms:

[Saylite Series LRS LED Surface Vandal-Proof](#)

Model 48L 4-Foot Locker Room Surface Mount 50 Watt

Frosted Lens

Color Temperature 3000K

with Emergency Battery Backup

Driver, wiring & emergency battery backup wattage : as recommended by electrical contractor

Controlled by Occupancy sensor at Mechanical Room

Sensor spec and Location : as recommended by Electrical Subcontractor

16.6.2 Ceiling-Mounted Light Fixtures at Mechanical Room:

[Saylite Series CITE Citadel LED](#)

48" Length

Ribbed Frosted Lens

57 Watts 5700 Lumens

3000K Color Temp / 80 CRI

with Emergency Battery Backup

Controlled by Occupancy sensor in Mechanical Room

Sensor spec and Location : as recommended by Electrical Subcontractor

16.7 Exterior Lighting

Submit Schedule & Manufacturer's Cut Sheets describing fixtures and controls for Approval prior to Order

16.7.1 Wall Mounted Adjustable Spot Fixtures at Front Porch and East Ramp

[WAC Endurance Double Spot](#)

30 watts, 1930 lumens

3000K

Finish: Architectural Graphite

with [Endurance Photo Sensor](#) control, Gray Finish

quantity: (2) at Front porch + (2) at East ramp

16.7.2 Recessed Downlight at Alcove Soffit:

[Halco ProLED Select Slim Downlight Series](#)

Field Selectable Square Slim 6" Downlight with New Construction Frame

Wet Label

Standard - 900 lumens

quantity: 1

with Timer Control as recommended by Electrical Contractor

16.7.3 Wall Mounted Single Adjustable Spot above Mechanical Room Door

[WAC Lighting Endurance Single Spot](#)

30 watts, 965 lumens

3000K

Finish: Architectural Graphite

with [Endurance Photo Sensor](#) control, Gray Finish

quantity: 1