

AGREEMENT

This Agreement is executed in duplicate this 2nd day of January, 2026, by and between the City of Orem, a municipal corporation and political subdivision of the State of Utah, with its principal offices located at 56 North State Street, Orem, Utah 84057 (hereinafter referred to as the "City"), and Rod Lewis Construction, a Utah limited liability company with its principal offices located at 151 W 255 S, Orem UT 84058 (hereinafter referred to as "Contractor").

RECITALS

WHEREAS the City desires to hire a contractor to perform construction work related to the City's 2026 Public Safety Restroom Remodel Project (hereinafter referred to as the "Project"); and

WHEREAS the Project includes remodel of the restroom in the City of Orem Public Safety Building; and

WHEREAS the City has advertised a request for bids for the Project; and

WHEREAS the bid submitted by Contractor was the lowest responsible bid; and

WHEREAS the City desires to accept the bid of Contractor; and

WHEREAS it is important that the Project be completed within 120 calendar days of the Notice to Proceed date and no later than May 12, 2026; and

WHEREAS Contractor is willing and able to begin work on the Project immediately and to complete the Project in an expeditious manner; and

WHEREAS, the City and Contractor desire to set for their respective rights and responsibilities in this Agreement.

COVENANTS

NOW, THEREFORE, in consideration of the mutual covenants of the parties as hereinafter set forth, the City and Contractor mutually agree as follows:

1. **Construction of the 2026 Public Safety Restroom Remodel**. Contractor shall construct the Public Safety Restroom Remodel as described in the following documents which are incorporated herein by reference. Items 1.1 through 1.7 are attached hereto as Exhibit "A" as posted by the City on [utah.bonfirehub.com](http://utah.bonfirehub.com).

1.1. Advertisement for Bids.

1.2. General Conditions.

1.3. Special Conditions.

1.4. Technical Specifications.

1.5. Project Addendum 1 dated November 14, 2025, Addendum 2 dated November 19, 2025, Addendum 3 Dated November 24, 2025, Addendum 4 dated December 9, 2025, Addendum 5 dated December 11, 2025

- 1.6. Contractor's Bid and Bid Schedule for the 2026 Public Safety Restroom Remodel.
- 1.7. Drawings prepared by WPA Architecture dated October 24, 2025 numbered G1.1 through E7.1.

- 2. Compensation.**

**2.1 Payment.** Upon completion of the Project, the City shall pay compensation to Contractor in the amount of Two Hundred and Forty Six Thousand Four Hundred and Eighty Seven Dollars and Zero cents. (\$246,487.0). This amount shall be the total compensation due to Contractor. Payment shall be made within fifteen (15) days of the City's receipt of Contractor's invoice.

**2.2 ACH Payment Only.** All payments owed by the City under this agreement shall be made using automated clearinghouse ("ACH") bank transfers. The City will not make payments using checks, credit cards, or other means beyond an ACH transfer. Contractor agrees to provide the City with the information necessary for an ACH transfer and authorizes the City to make payments to Contractor through ACH transfers.

- 3. Time for Construction and Completion.** The 2026 Public Safety Restroom Remodel Project shall be completed within 120 Calendar Days from the date shown on the Notice to Proceed and no later than May 12, 2026. Contractor shall complete construction of the entire Project on or before May 12, 2026.

- 4. Liquidated Damages.** Time deadlines for the completion of the Project are material terms of this Agreement and Contractor agrees to pay liquidated damages of \$500/day to the City for each calendar day beyond May 12, 2026 that the work on the 2026 Public Safety Restroom Remodel Project is not complete. The liquidated damages shall be assessed as provided in Section 15 of the General Conditions and may be used to offset the amount that the City is required to pay Contractor pursuant to this Agreement.

- 5. Warranty.** Contractor warrants to the City that all parts and materials used will be of good quality and new unless otherwise required or permitted by the City and that all labor will be performed in a workmanlike manner and will be free from faults and defects. Contractor shall replace or repair any faults or defects that are due to a defect in materials or workmanship and which are discovered within one year after completion of the Project.

- 6. Building Permits.** Contractor shall be responsible for obtaining any required building permits and all required building inspections necessary for the performance of the Project as may be required by the City Building Department. All work shall comply with the current building code and City of Orem Construction Standards and Specifications. Contractor shall be responsible to coordinate all inspections and submittals.

Permit cost to be covered by Orem City

- 7. Insurance Requirements.**

**7.1. Types.** Contractor shall procure and maintain the following types of insurance for the duration of this Project. Any subcontractor hired by Contractor to perform the Project shall also meet these insurance requirements.

**7.1.1. Commercial General Liability.** Commercial General Liability (CGL) insurance with coverage that is at least as broad as the Insurance Services Office Commercial General Liability coverage (occurrence form).

**7.1.2. Business Auto.** Business Auto insurance with coverage that is at least as broad as the Insurance Services Office Business Auto Coverage form.

**7.1.3. Workers' Compensation and Employer's Liability.** Workers' Compensation insurance as required by the State of Utah and Employer's Liability Insurance.

**7.2. Coverage Limits.** Contractor's required insurance shall have the following minimum coverage limits:

**7.2.1. Commercial General Liability.** \$2,000,000.00 combined single limit per occurrence for bodily injury, personal injury and property damage. If the policy contains a general aggregate limit, the general aggregate limit must apply separately to this Agreement or the general aggregate limit shall be \$3,000,000.00.

**7.2.2. Business Auto.** \$2,000,000.00 combined single limit per accident for bodily injury and property damage. "Any auto" coverage is required.

**7.2.3. Workers' Compensation and Employer's Liability.** Workers' Compensation as required by the State

of Utah and \$1,000,000.00 per accident for Employer's Liability.

**7.3. Deductibles.** Any deductibles or self-insured retentions must be declared to and approved by the City. At the City's option, the City may require that:

7.3.1. The insurer reduces or eliminate the deductibles or self-insured retentions as respects the City, its officers, officials, employees and volunteers; or

7.3.2. Contractor shall procure a bond or letter of credit guaranteeing payment of any deductibles or self-insured retentions.

**7.4. Policy Provisions.** The policies shall contain, or be endorsed to contain, the following provisions:

7.4.1. **Additional Insured.** The City and its officers, officials, elected representatives, employees and volunteers shall be listed as additional insureds under the CGL and Automobile Liability policies. The coverage shall contain no special limitations on the scope of protection afforded to the City, Contractor and their respective officers, officials, elected representatives, employees, or volunteers.

7.4.2. **Primary Insurance.** Contractor's insurance coverage shall be primary insurance. Any insurance or self-insurance maintained by the City shall be excess of Contractor's insurance and shall not contribute with it.

7.4.3. **Reporting.** Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its officers, officials, elected representatives, employees or volunteers.

7.4.4. **Separate Application.** Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

7.4.5. **Waiver of Subrogation.** The insurers shall waive, in writing, all rights of subrogation against the City, its officers, officials, elected representatives, employees and volunteers for losses arising from Contractor's actions in performing (or failing to perform) this Agreement.

7.4.6. **Cancellation.** Each insurance policy required by this Agreement shall be endorsed to state that coverage shall not be suspended, voided, canceled, or reduced in coverage or in limits, except after thirty (30) days' prior written notice by certified mail has been given to the City. If required insurance lapses, the City shall have the option of:

7.4.6.1. Purchasing the insurance on behalf of Contractor and deducting the insurance costs from the amount owed to Contractor; or

7.4.6.2. Terminating this Agreement.

**7.5. Best's Rating.** Each insurer shall have a Best's rating of A-: VII or better. Insurers must maintain the A-: VII or better rating for the entire term of this Agreement.

**7.6. Certificates of Insurance.** Contractor shall provide the City with certificates of insurance and with original endorsements effecting coverage required. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements shall be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, at any time. Contractor shall obtain certificates of insurance from its subcontractors and provide copies of such to the City upon the City's request.

**7.7. Subcontractors.** Contractor shall include any subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

**7.8. Insurance Coverage.** The City does not represent that the insurance coverage specified herein (whether in scope or amounts of coverage) is adequate to protect the obligations of Contractor or its subcontractors, and Contractor and its subcontractors shall be solely responsible for any deductibles and deficiencies thereof.

**8. Indemnification.** Contractor shall indemnify and hold the City and its officers, officials, elected representatives, employees, agents and volunteers harmless from and against all claims, damages, losses and expenses, and costs arising out of or resulting from Contractor's acts or failures to act in performing this Agreement and completing the Project. Contractor shall not be liable for the City's own negligent acts.

9. **Lawful Agreement.** The parties represent that each of them has lawfully entered into this Agreement, having complied with all relevant statutes, ordinances, resolutions, by-laws and other legal requirements applicable to their respective operations.

10. **Utah Law.** This Agreement shall be interpreted pursuant to the laws of the State of Utah.

11. **Time of the Essence.** Time shall be of the essence of this Agreement.

12. **Interpretation.** The invalidity of any portion of this Agreement shall not prevent the remainder from being carried into effect. Whenever the context of any provision shall require it, the singular number shall be held to include the plural number, and vice versa, and the use of any gender shall include any other genders. Any paragraph or section headings in this Agreement are for convenience only, and do not constitute a part of the provisions hereof.

13. **Amendments.** No oral modifications or amendments to this Agreement shall be effective, but this Agreement may be modified or amended by written agreement.

14. **No Presumption.** Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents, prepared the same, it being acknowledged that both parties have participated in the preparation hereof.

15. **Binding Effect.** This Agreement shall be binding upon the heirs, executors, administrators, successors, and assigns of each of the parties hereto.

16. **Limitation of Liability.** Neither party shall be liable to the other for any special, indirect, incidental, consequential, punitive or exemplary damages, including, but not limited to, lost profits, even if such party has knowledge of the possibility of such damages.

17. **Electronic Transaction and Signature.** Each party agrees that this transaction may be conducted by electronic means. Each party agrees that the electronic signatures, whether digital or encrypted, of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means any electronic sound, symbol, or process attached to or logically associated with a record and executed and adopted by a party with the intent to sign such a record, including facsimile or email electronic signatures.

SIGNED AND ENTERED INTO THIS 9 day of January, 2026.

City of Orem

By:



Brenn Bybee, City Manager



ATTEST:



\_\_\_\_\_  
Teresa McKittrick, City Recorder

Contractor

By:



Roderic George Lewis owner-Partner  
Name and Title

STATE OF UTAH)

: ss.

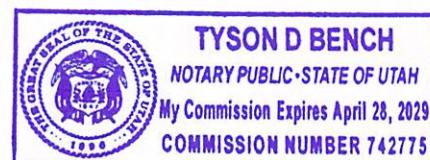
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 2nd day of January, 2026, by  
Roderic George Lewis, as the owner-Partner of rod lewis construction  
who acknowledged that he/she executed this agreement on behalf of rod lewis construction.

\_\_\_\_\_  
Notary Public  
(Seal)

My Commission Expires: April 28, 2029

Residing at: 1280 S 800 E OREM UT 84058



## NOTICE OF AWARD

TO: Rod Lewis Construction  
151 W 255 S  
Orem, UT 84058

PROJECT: 2026 Public Safety Restroom Remodel Project

PROJECT NUMBER: 25-043

The OWNER has considered the BID submitted by you for the above described WORK in response to its Notice inviting Bids dated October 27<sup>th</sup>, 2025, and Information for Bidders.

You are hereby notified that your BID has been accepted for items in the amount of \$246,487.00.

You are required by the Information for Bidders to execute the Agreement and furnish the required CONTRACTOR'S PERFORMANCE BOND, PAYMENT BOND and Certificates of Insurance within TEN (10) days from the date of this Notice to you.

If you fail to execute said Agreement and to furnish said BONDS within TEN (10) days from the date of this Notice, said OWNER will be entitled to consider all your rights arising out of the OWNER'S acceptance of your BID as abandoned and as forfeiture of your BID BOND. The OWNER will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this NOTICE OF AWARD to the OWNER.

Dated this 31 day of December, 20 25

CITY OF OREM

By   
by Brenn D. Bybee, City Manager



Receipt of the NOTICE OF AWARD is hereby acknowledged by:

Rod Lewis Construction, LLC

this the 2nd day of January, 20 26

By Rod Lewis

Title Owner/partner

## SECTION 00030 ADVERTISEMENT FOR BIDS

CITY OF OREM  
56 North State Street  
Orem, UT 84057

RECEIPT OF BIDS: Separate sealed BIDS or Electronic Submittal using Bonfire for the construction of the 2026 Public Safety Restroom Remodel will be received by Taggart Bowen, City Engineer at the City of Orem, Engineering Division, 56 North State, Orem, UT 84057, or opened electronically on Bonfire until December 5<sup>th</sup> at 3:00pm. and then at said office publicly opened and read aloud. **The preferred method for submitting a bid is by using Bonfire at [utah.bonfirehub.com](http://utah.bonfirehub.com) (Select the search bar >> enter "City of Orem" > Enter).**

**BIDDING QUESTIONS – Use Bonfire to submit questions and download documents relating to bid items, specifications, and other technical questions. The Project Manager is Tom Nisson, 801-229-7331, the Project Architect is Dave Edwards, 801-374-0800. A mandatory pre-bid meeting will be held on November 5<sup>th</sup> at 2:00pm at the Orem City Police Department, 95 E Center Street, Orem, UT 84057 in the Police Department Training Room located on the first floor of the Police Department. Following the pre-bid meeting there will be a mandatory site-visit to the Orem Department of Public Safety Building, 95 E. Center St.**

OBTAINING CONTRACT DOCUMENTS: The CONTRACT DOCUMENTS may be obtained October 29, 2025 on Bonfire or at the City of Orem, Engineering Division, Community Development Offices, 56 North State Street, Orem, UT 84057. There is no fee from the City to obtain the documents on Bonfire. There will be a \$20.00 non-refundable fee for a copy of the plans and specification. (An additional \$5.00 service charge will be assessed if the plans and specifications are to be mailed).

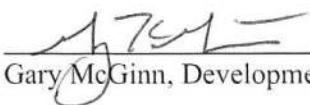
DESCRIPTION OF WORK: Interior remodel of the City of Orem Public Safety Restrooms. The engineer's estimate for the work is \$250,000 to \$310,000

SITE OF WORK: The site of the WORK is located at the Orem Department of Public Safety, 95 E. Center St.

10/27/25  
Date

  
\_\_\_\_\_  
Taggart R. Bowen, City Engineer

27 October 2025  
Date

  
\_\_\_\_\_  
Gary McGinn, Development Services Director

Published at: [utah.bonfirehub.com](http://utah.bonfirehub.com)

## SECTION 00700

### GENERAL CONDITIONS

1. Definitions	16. Correction of Work
2. Additional Instructions and Detail	17. Subsurface Conditions
Drawings	18. Suspension of Work, Termination and Delay
3. Schedules, Reports and Records	19. Payments to Contractor
4. Drawings and Specifications	20. Acceptance and Final Payment as Release
5. Shop Drawings	21. Insurance
6. Materials, Services and Facilities	22. Contract Security
7. Inspection and Testing	23. Assignments
8. Substitutions	24. Indemnification
9. Patents	25. Separate Contracts
10. Surveys, Permits, Regulations	26. Subcontracting
11. Protection of Work, Property and Persons	27. Engineer's Authority
12. Supervision by Contractor	28. Land and Rights-of-Way
13. Changes in the Work	29. Guaranty
14. Changes in Contract Price	30. Arbitration
15. Time for Completion and Liquidated Damages	31. Taxes
	32. Wage Rates
	33. Contingency Item

#### 1. DEFINITIONS

1.1 Wherever used in the CONTRACT DOCUMENTS, the following terms shall have the meanings indicated which shall be applicable to both the singular and plural thereof:

1.2 ADDENDA - Written or graphic instruments issued prior to the execution of the Agreement which modify or interpret the CONTRACT DOCUMENTS. DRAWINGS and SPECIFICATIONS, by additions, deletions, clarifications or corrections.

1.3 BID - The offer or proposal of the BIDDER submitted on the prescribed form setting forth the prices for the WORK to be performed.

1.4 BIDDER - Any person, firm or corporation submitting a BID for the WORK.

1.5 BONDS - Bid, Performance, and Payment Bonds and other instruments of security, furnished by the CONTRACTOR and his surety in accordance with the CONTRACT DOCUMENTS.

1.6 CHANGE ORDER - A written order to the CONTRACTOR authorizing an addition, deletion or revision in the WORK within the general scope of the CONTRACT DOCUMENTS, or authorizing and adjustment in the CONTRACT PRICE or CONTRACT TIME.

1.7 CONTRACT DOCUMENTS - The contract, including Advertisement For Bids, Information For Bidders, BID, Bid Bond, Agreement, Payment Bond, Performance Bond, NOTICE OF AWARD, NOTICE TO PROCEED, CHANGE ORDER, DRAWINGS, SPECIFICATIONS, and ADDENDA.

1.8 CONTRACT PRICE - The total monies payable to the CONTRACTOR under the terms and conditions of the CONTRACT DOCUMENTS.

1.9 CONTRACT TIME - The number of calendar days stated in the CONTRACT DOCUMENTS for the completion of the WORK.

1.10 CONTRACTOR - The person, firm or corporation with whom the OWNER has executed the Agreement.

1.11 DRAWINGS - The part of the CONTRACT DOCUMENTS which show the characteristics and scope of the WORK to be performed and which have been prepared or approved by the ENGINEER.

1.12 ENGINEER - The person, firm or corporation named as such in the CONTRACT DOCUMENTS.

1.13 FIELD ORDER - A written order effecting a change in the WORK not involving an adjustment in the CONTRACT PRICE or an extension of the CONTRACT TIME, issued by the ENGINEER to the CONTRACTOR during construction.

1.14 NOTICE TO AWARD - The written notice of the acceptance of the BID form the OWNER to the successful BIDDER.

1.15 NOTICE TO PROCEED - Written communication issued by the OWNER to the CONTRACTOR authorizing him to proceed with the WORK and establishing the date of commencement of the WORK.

1.16 OWNER - A public or quasi-public body or authority, corporation, association, partnership, or individual for whom the WORK is to be performed.

1.17 PROJECT - The undertaking to be performed as provided in the CONTRACT DOCUMENTS.

1.18 RESIDENT PROJECT REPRESENTATIVE - The authorized representative of the OWNER who is assigned to the PROJECT site or any part thereof.

1.19 SHOP DRAWINGS - All drawings, diagrams, illustrations, brochures, schedules and other data which are prepared by the CONTRACTOR, a SUBCONTRACTOR, manufacturer, SUPPLIER or distributor, which illustrate how specific portions of the WORK shall be fabricated or installed.

1.20 SPECIFICATIONS - A part of the CONTRACT DOCUMENTS consisting of written descriptions of a technical nature of materials, equipment, construction systems, standards and workmanship.

1.21 SUBCONTRACTOR - An individual, firm or corporation having a direct contract with the CONTRACTOR or with any other SUBCONTRACTOR for the performance of a part of the WORK at the site.

1.22 SUBSTANTIAL COMPLETION - That date as certified by the ENGINEER when the construction of the PROJECT or a specified part thereof is sufficiently completed, in accordance with the CONTRACT DOCUMENTS, so that the PROJECT or specified part can be utilized for the purposes for which it is intended.

1.23 SUPPLEMENTAL GENERAL CONDITIONS - Modifications to General Conditions required by a Federal agency for participation in the PROJECT and approved by the agency in writing prior to inclusion in the CONTRACT DOCUMENTS, or such requirements that may be imposed by applicable state laws.

1.24 SUPPLIER - Any person or organization who supplies materials or equipment for the WORK, including that fabricated to a special design, but who does not perform labor at the site.

1.25 WORK - All labor necessary to produce the construction required by the CONTRACT DOCUMENTS, and all materials and equipment incorporated or to be incorporated in the PROJECT.

1.26 WRITTEN NOTICE - Any notice to any party of the Agreement relative to any part of this Agreement in writing and considered delivered and the service thereof completed, when posted by certified or registered mail to the said party at his last given address, or delivered in person to said party or his authorized representative on the WORK.

## 2. ADDITIONAL INSTRUCTIONS AND DETAIL DRAWINGS

2.1 The CONTRACTOR may be furnished additional instructions and detail drawings, by the ENGINEER, as necessary to carry out the WORK required by the CONTRACT DOCUMENTS.

2.2 The additional drawings and instruction thus supplied will become a part of the CONTRACT DOCUMENTS. The CONTRACTOR shall carry out the WORK in accordance with the additional detail drawings and instructions.

## 3. SCHEDULES, REPORTS AND RECORDS

3.1 The CONTRACTOR shall submit to the OWNER such schedule of quantities and costs, progress schedules, payrolls, reports, estimates, records and other data where applicable as are required by the CONTRACT DOCUMENTS for the WORK to be performed.

3.2 Prior to the first partial payment estimate the CONTRACTOR shall submit construction progress schedules showing the order in which he proposes to carry on the WORK, including dates at which he will start the various parts of the WORK, estimated date of completion of each part and, as applicable:

3.2.1 The dates at which special detail drawings will be required; and

3.2.2 Respective dates for submission of SHOP DRAWINGS, the beginning of manufacture, the testing and the installation of materials, supplies and equipment.

3.3 The CONTRACTOR shall also submit a schedule of payments that he anticipates he will earn during the course of the WORK.

## 4. DRAWINGS AND SPECIFICATIONS

4.1 The intent of the DRAWINGS and SPECIFICATIONS is that the CONTRACTOR shall furnish all labor, materials, tools, equipment, and transportation necessary for the proper execution of the WORK in accordance with the CONTRACT DOCUMENTS and all incidental work necessary to complete the PROJECT in an acceptable manner, ready for use, occupancy or operation by the OWNER.

4.2 In case of conflict between the DRAWINGS and SPECIFICATIONS, the SPECIFICATIONS shall govern. Figure dimensions on DRAWINGS shall govern over scale dimensions, and detailed DRAWINGS shall govern over general DRAWINGS.

4.3 Any discrepancies found between the DRAWINGS and SPECIFICATIONS and site conditions or any inconsistencies or ambiguities in the DRAWINGS or SPECIFICATIONS shall be immediately reported to the ENGINEER, in writing, who shall promptly correct such inconsistencies or ambiguities in writing. WORK done by the CONTRACTOR after his discovery of such discrepancies, inconsistencies or ambiguities shall be done at the CONTRACTOR'S risk.

## 5. SHOP DRAWINGS

5.1 The CONTRACTOR shall provide SHOP DRAWINGS as may be necessary for the prosecution of the WORK as required by the CONTRACT DOCUMENTS. The ENGINEER shall promptly review all SHOP DRAWINGS. The ENGINEER'S approval of any SHOP DRAWING shall not release the CONTRACTOR from responsibility for deviations from the CONTRACT DOCUMENTS. The approval of any SHOP DRAWING which substantially deviates from the requirement of the CONTRACT DOCUMENTS shall be evidenced by a CHANGE ORDER.

5.2 When submitted for the ENGINEER'S review, SHOP DRAWINGS shall bear the CONTRACTOR'S certification that he has reviewed, checked and approved the SHOP DRAWINGS and that they are in conformance with the requirements of the CONTRACT DOCUMENTS.

5.3 Portions of the WORK requiring a SHOP DRAWING or sample submission shall not begin until the SHOP DRAWING or submission has been approved by the ENGINEER. A copy of each approved SHOP DRAWING and each approved sample shall be kept in good order by the CONTRACTOR at the site and shall be available to the ENGINEER.

## 6. MATERIALS, SERVICES AND FACILITIES

6.1 It is understood that, except as otherwise specifically stated in the CONTRACT DOCUMENTS, the CONTRACTOR shall provide and pay for all materials, labor, tools, equipment, water, light, power, transportation, supervision, temporary construction of any nature, and all other services and facilities of any nature whatsoever necessary to execute, complete, and deliver the WORK within the specified time.

6.2 Materials and equipment shall be so stored as to insure the preservation of their quality and fitness for the WORK. Stored materials and equipment to be incorporated in the WORK shall be located so as to facilitate prompt inspection.

6.3 Manufactured articles, materials, and equipment shall be applied, installed, connected, erected, used, cleaned and conditioned as directed by the manufacturer.

6.4 Materials, supplies and equipment shall be in accordance with samples submitted by the CONTRACTOR and approved by the ENGINEER.

6.5 Materials, supplies or equipment to be incorporated into the WORK shall not be purchased by the CONTRACTOR or the SUBCONTRACTOR subject to a chattel mortgage or under a conditional sale contract or other agreement by which an interest is retained by the seller.

## 7. INSPECTION AND TESTING

7.1 All materials and equipment used in the construction of the PROJECT shall be subject to adequate inspection and testing in accordance with generally accepted standards, as required and defined in the CONTRACT DOCUMENTS.

7.2 The OWNER shall provide all inspection and testing services not required by the CONTRACT DOCUMENTS.

7.3 The CONTRACTOR shall provide at his expense the testing and inspection services required by the CONTRACT DOCUMENTS.

7.4 If the CONTRACT DOCUMENTS, laws, ordinances, rules, regulations or orders of any public authority having jurisdiction require any WORK to specifically be inspected, tested, or approved by someone other than the CONTRACTOR, the CONTRACTOR will give the ENGINEER timely notice of readiness. The CONTRACTOR will then furnish the ENGINEER the required certificates of inspection, testing or approval.

7.5 Inspections, tests or approvals by the engineer or others shall not relieve the CONTRACTOR from his obligations to perform the WORK in accordance with the requirements of the CONTRACT DOCUMENTS.

7.6 The ENGINEER and his representatives will at all times have access to the WORK. In addition, authorized representatives and agents of any participating Federal or state agency shall be permitted to inspect all work, materials, payrolls, records of personnel, invoices of materials, and other relevant data and records. The CONTRACTOR will provide proper facilities for such access and observation of the WORK and also for any inspection, or testing thereof.

7.7 If any WORK is covered contrary to the written instructions of the ENGINEER it must, if requested by the ENGINEER, be uncovered for his observation of the WORK and replaced at the CONTRACTOR'S expense.

7.8 If the ENGINEER considers it necessary or advisable that covered WORK be inspected or tested by others, the CONTRACTOR, at the ENGINEER'S request, will uncover, expose or otherwise make available for observation, inspection or testing as the ENGINEER may require, that portion of the WORK in question, furnishing all necessary labor, materials, tools, and equipment. If it is found that such WORK is defective, the CONTRACTOR will bear all the expenses of such uncovering, exposure, observation, inspection and testing and of satisfactory reconstruction. If, however, such WORK is not found to be defective, the CONTRACTOR will be allowed an increase in the CONTRACT PRICE or an extension of the CONTRACT TIME, or both, directly attributable to such uncovering, exposure, observation, inspection, testing and reconstruction and an appropriate CHANGE ORDER shall be issued.

#### 8. SUBSTITUTIONS

8.1 Whenever a material, article or piece of equipment is identified on the DRAWINGS or SPECIFICATIONS by reference to brand name or catalogue number, it shall be understood that this is referenced for the purpose of defining the performance or other salient requirements and that other products of equal capacities, quality and function shall be considered. The CONTRACTOR may recommend the substitution of a material, article, or piece of equipment of equal substance and function for those referred to in the CONTRACT DOCUMENTS by reference to brand name or catalogue number, and if, in the opinion of the ENGINEER, such material, article, or piece of equipment is of equal substance and function to that specified, the ENGINEER may approve its substitution and use by the CONTRACTOR. Any cost differential shall be deductible from the CONTRACT PRICE and the CONTRACT DOCUMENTS shall be appropriately modified by CHANGE ORDER. The CONTRACTOR warrants that if substitutes are approved, no major changes in the function or general design of the PROJECT will result. Incidental changes or extra component parts required to accommodate the substitute will be made by the CONTRACTOR without a change in the CONTRACT PRICE or CONTRACT TIME.

#### 9. PATENTS

9.1 The CONTRACTOR shall pay all applicable royalties and license fees. He shall defend all suits or claims for infringement of any patent rights and save the OWNER harmless from loss on account thereof, except that the OWNER shall be responsible for any such loss when a particular process, design, or the product of a particular manufacturer or manufacturers is specified, however if the CONTRACTOR has reason to believe that the design, process or product specified is an infringement of a patent, he shall be responsible for such loss unless he promptly gives such information to the ENGINEER.

#### 10. SURVEYS, PERMITS, REGULATIONS

10.1 The OWNER shall furnish all boundary surveys and establish all base lines for locating the principal component parts of the WORK together with a suitable number of bench marks adjacent to the WORK as shown in the CONTRACT DOCUMENTS. From the information provided by the OWNER, unless otherwise specified in the CONTRACT DOCUMENTS, the CONTRACTOR shall develop and make all detail surveys needed for construction such as slope stakes, batter boards, stakes for pile locations and other working points, lines, elevations and cut sheets.

10.2 The CONTRACTOR shall carefully preserve bench marks, reference points and stakes and, in case of willful or careless destruction, he shall be charged with the resulting expense and shall be responsible for any mistakes that may be caused by their unnecessary loss or disturbance.

10.3 Permits and licenses of a temporary nature necessary for the prosecution of the WORK shall be secured and paid for by the CONTRACTOR unless otherwise stated in the SUPPLEMENTAL GENERAL CONDITIONS. Permits, licenses and easements for permanent structures or permanent changes in existing facilities shall be secured and paid for by the OWNER, unless otherwise specified. The CONTRACTOR shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of the WORK as drawn and specified. If the CONTRACTOR observes that

the CONTRACT DOCUMENTS are at variance therewith, he shall promptly notify the ENGINEER in writing, and any necessary changes shall be adjusted as provided in Section 13, CHANGES IN THE WORK.

#### 11. PROTECTION OF WORK, PROPERTY AND PERSONS

11.1 The CONTRACTOR will be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the WORK. He will take all necessary precautions for the safety of, and will provide the necessary protection to prevent damage, injury or loss to all employees on the WORK and other persons who may be affected thereby, all the WORK and all materials or equipment to be incorporated therein, whether in storage on or off the site, and other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.

11.2 The CONTRACTOR will comply with all applicable laws, ordinances, rules, regulations and orders of any public body having jurisdiction. He will erect and maintain, as required by the conditions and progress of the WORK, all necessary safeguards for safety and protection. He will notify owners of adjacent utilities when prosecution of the WORK may affect them. The CONTRACTOR will remedy all damage, injury or loss to any property caused, directly or indirectly, in whole or in part, by the CONTRACTOR, any SUBCONTRACTOR or anyone directly or indirectly employed by any of them or anyone for whose acts any of them be liable, except damage or loss attributable to the fault of the CONTRACT DOCUMENTS or to the acts or omissions of the OWNER or the ENGINEER or anyone employed by either of them or anyone for whose acts either of them any be liable, and not attributable, directly or indirectly, in whole or in part, to the fault or negligence of the CONTRACTOR.

11.3 In emergencies affecting the safety of persons or the WORK or property at the site or adjacent thereto, the CONTRACTOR, without special instruction or authorization from the ENGINEER or OWNER, shall act to prevent threatened damage, injury or loss. He will give the ENGINEER prompt WRITTEN NOTICE of any significant changes in the WORK or deviations from the CONTRACT DOCUMENTS caused thereby, and a CHANGE ORDER shall thereupon be issued covering the changes and deviations involved.

#### 12. SUPERVISION BY CONTRACTOR

12.1 The CONTRACTOR will supervise and direct the WORK. He will be solely responsible for the means, methods, techniques, sequences and procedures of construction. The CONTRACTOR will employ and maintain on the WORK a qualified supervisor or superintendent who shall have been designated in writing be the CONTRACTOR as the CONTRACTOR'S representative at the site. The supervisor shall have full authority to act on behalf of the CONTRACTOR and all communications given to the supervisor shall be as binding as if given to the CONTRACTOR. The supervisor shall be present on the site at all times as required to perform adequate supervision and coordination of the WORK.

#### 13. CHANGES IN THE WORK

13.1 The OWNER may at any time, as the need arises, order changes within the scope of the WORK without invalidating the Agreement. If such changes increase or decrease the amount due under the CONTRACT DOCUMENTS, or in the time required for performance of the WORK, an equitable adjustment shall be authorized by CHANGE ORDER.

13.2 The ENGINEER, also, may at any time, by issuing a FIELD ORDER, make changes in the details of the WORK. The CONTRACTOR shall proceed with the performance of any changes in the WORK so ordered by the ENGINEER unless the CONTRACTOR believes that such FIELD ORDER entitles him to a change in CONTRACT PRICE or TIME, or both, in which event he shall give the ENGINEER WRITTEN NOTICE thereof within seven (7) days after the receipt of the ordered change. Thereafter the CONTRACTOR shall document the basis for the change in CONTRACT PRICE or TIME within thirty (30) days. The CONTRACTOR shall not execute such changes pending the receipt of an executed CHANGE ORDER of further instruction from the OWNER.

#### 14. CHANGES IN CONTRACT PRICE

14.1 The CONTRACT PRICE may be changed only by a CHANGE ORDER. The value of any WORK covered by a CHANGE ORDER or of any claim for increase or decrease in the CONTRACT PRICE shall be determined by one or more of the following methods in the order of precedence listed below:

- (a) Unit prices previously approved.
- (b) An agreed lump sum.

(c) The actual cost for labor, direct overhead, materials, supplies, equipment, and other services necessary to complete the work. In addition there shall be added an amount to be agreed upon but not to exceed fifteen (15) percent of the actual cost of the WORK to cover the cost of general overhead and profit.

#### 15. TIME FOR COMPLETION AND LIQUIDATED DAMAGES

15.1 The date of beginning and the time for completion of the WORK are essential conditions of the CONTRACT DOCUMENTS and the WORK embraced shall be commenced on a date specified in the NOTICE TO PROCEED.

15.2 The CONTRACTOR will proceed with the WORK at such rate of progress to insure full completion within the CONTRACT TIME. It is expressly understood and agreed, by and between the CONTRACTOR and the OWNER, that the CONTRACT TIME for the completion of the WORK described herein is a reasonable time, taking into consideration the average climatic and economic conditions and other factors prevailing in the locality of the WORK.

15.3 If the CONTRACTOR shall fail to complete the WORK within the CONTRACT TIME, or extension of time granted by the OWNER, then the CONTRACTOR will pay to the OWNER the amount for liquidated damages as specified in the BID for each calendar day that the CONTRACTOR shall be in default after the time stipulated in the CONTRACT DOCUMENTS.

15.4 The CONTRACTOR shall not be charged with liquidated damages or any excess cost when the delay in completion of the WORK is due to the following and the CONTRACTOR has promptly given WRITTEN NOTICE of such delay to the OWNER or ENGINEER.

15.4.1 To any preference, priority or allocation order duly issued by the OWNER.

15.4.2 To unforeseeable causes beyond the control and without the fault or negligence of the CONTRACTOR, including but not restricted to, acts of the OWNER, acts of another CONTRACTOR in the performance of a contract with the OWNER, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and abnormal and unforeseeable weather; and

15.4.3 To any delays of SUBCONTRACTORS occasioned by any of the causes specified in paragraphs 15.4.1 and 15.4.2 of this article.

#### 16. CORRECTION OF WORK

16.1 The CONTRACTOR shall promptly remove from the premises all WORK rejected by the ENGINEER for failure to comply with the CONTRACT DOCUMENTS, whether incorporated in the construction or not, and the CONTRACTOR shall promptly replace and re-execute the WORK in accordance with the CONTRACT DOCUMENTS and without expense to the OWNER and shall bear the expense of making good all WORK of other CONTRACTORS destroyed or damaged by such removal or replacement.

16.2 All removal and replacement WORK shall be done at the CONTRACTOR'S expense. If the CONTRACTOR does not take action to remove such rejected WORK within ten (10) days after receipt of WRITTEN NOTICE, the OWNER may remove such WORK and store the materials at the expense of the CONTRACTOR.

#### 17. SUBSURFACE CONDITIONS

17.1 The CONTRACTOR shall promptly, and before such conditions are disturbed, except in the event of an emergency, notify the OWNER by WRITTEN NOTICE of:

17.1.1 Subsurface of latent physical conditions at the site differing materially from those indicated in the CONTRACT DOCUMENTS; or

17.1.2 Unknown physical conditions at the site, of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in WORK of the character provided for in the CONTRACT DOCUMENTS.

17.2 The OWNER shall promptly investigate the conditions, and if he finds that such conditions do so materially differ and cause an increase or decrease in the cost of, or in the time required for, performance of the WORK, an equitable adjustment shall be made and the CONTRACT DOCUMENTS shall be modified by a CHANGE ORDER. Any claim of the CONTRACTOR for adjustment hereunder shall not be allowed unless he has given the required WRITTEN NOTICE; provided that the OWNER may, if he determines the facts so justify, consider and adjust any such claims asserted before the date of final payment.

#### 18. SUSPENSION OF WORK, TERMINATION AND DELAY

18.1 The OWNER may suspend the WORK or any portion thereof for a period of not more than ninety days or such further time as agreed upon by the CONTRACTOR, by WRITTEN NOTICE to the CONTRACTOR and the ENGINEER which notice shall fix the date on which WORK shall be resumed. The CONTRACTOR will resume that WORK on the date so fixed. The CONTRACTOR will be allowed an increase in the CONTRACT PRICE or an extension for the CONTRACT TIME, or both, directly attributable to any suspension.

18.2 If the CONTRACTOR is adjudged a bankrupt or insolvent, or if he makes a general assignment for the benefit of his creditors, or if a trustee or receiver is appointed for the CONTRACTOR or for any of his property, or if he files a petition to take advantage of any debtor's act, or to reorganize under the bankruptcy or applicable laws, or if he repeatedly fails to supply sufficient skilled workmen or suitable materials or

equipment, or if he repeatedly fails to make prompt payments to SUBCONTRACTORS or for labor, materials or equipment or if he disregards laws, ordinances, rules, regulations or orders of any public body having jurisdiction of the WORK or if he disregards the authority of the ENGINEER, or if he otherwise violates any provision of the CONTRACT DOCUMENTS, then the OWNER may, without prejudice to any other right or remedy and after giving the CONTRACTOR and his surety a minimum of ten (10) days from delivery of a WRITTEN NOTICE, terminate the services of the CONTRACTOR and take possession of the PROJECT and of all materials, equipment, tools, construction equipment and machinery thereon owned by the CONTRACTOR, and finish the WORK by whatever method he may deem expedient. In such case the CONTRACTOR shall not be entitled to receive any further payment until the WORK is finished. If the unpaid balance of the CONTRACT PRICE exceeds the direct and indirect costs of completing the PROJECT, including compensation for additional professional services, such excess SHALL BE PAID TO THE CONTRACTOR. If such costs exceed such unpaid balance, the CONTRACTOR will pay the difference to the OWNER. Such costs incurred by the OWNER will be determined by the ENGINEER and incorporated in a CHANGE ORDER.

18.3 Where the CONTRACTOR'S services have been so terminated by the OWNER, said termination shall not affect any right of the OWNER against the CONTRACTOR then existing or which may thereafter accrue. Any retention or payment of monies by the OWNER due the CONTRACTOR will not release the CONTRACTOR from compliance with the CONTRACT DOCUMENTS.

18.4 After ten (10) days from delivery of a WRITTEN NOTICE to the CONTRACTOR and the ENGINEER, the OWNER may, without cause and without prejudice to any other right or remedy, elect to abandon the PROJECT and terminate the Contract. In such case, the CONTRACTOR shall be paid for all WORK executed and any expense sustained plus reasonable profit.

18.5 If, through no act or fault of the CONTRACTOR, the WORK is suspended for a period of more than ninety (90) days by the OWNER or under an order of court or other public authority, or the ENGINEER fails to act on any request for payment within thirty (30) days after it is submitted, or the OWNER fails to pay the CONTRACTOR substantially the sum approved by the ENGINEER or awarded by arbitrators within thirty (30) days of its approval and presentation, then the CONTRACTOR may, after then (10) days from delivery of a WRITTEN NOTICE to the OWNER and the ENGINEER, terminate the CONTRACT and recover from the OWNER payment for all WORK executed and all expenses sustained. In addition and in lieu of terminating the CONTRACT, if the ENGINEER has failed to act on a request for payment or if the OWNER has failed to make any payment as aforesaid, the CONTRACTOR may upon ten (10) days written notice to the OWNER and the ENGINEER stop the WORK until he has been paid all amounts then due, in which event and upon resumption of the WORK, CHANGE ORDERS shall be issued for adjusting the CONTRACT PRICE or extending the CONTRACT TIME or both to compensate for the costs and delays attributable to the stoppage of the WORK.

18.6 If the performance of all or any portion of the WORK is suspended, delayed, or interrupted as a result of a failure of the OWNER or ENGINEER to act within the time specified in the CONTRACT DOCUMENTS, or if no time is specified, within a reasonable time, an adjustment is the CONTRACT PRICE or an extension of the CONTRACT ITEM, or both, shall be made by CHANGE ORDER to compensate the CONTRACTOR for the costs and delays necessarily caused by the failure of the OWNER or ENGINEER.

## 19. PAYMENTS TO CONTRACTOR

19.1 At least ten (10) days before each progress payment falls due (but not more often than once a month), the CONTRACTOR will submit to the ENGINEER a partial payment estimate filled out and signed by the CONTRACTOR covering the WORK performed during the period covered by the partial payment estimate supported by such data as the ENGINEER may reasonably require. If payment is requested on the basis of materials and equipment not incorporated in the WORK but delivered and suitably stored at or near the site, the partial payment estimate shall also be accompanied by such supporting data, satisfactory to the OWNER, as will establish the OWNER's title to the material and equipment and

protect his interest therein, including applicable insurance. The ENGINEER will, within ten (10) days after receipt of each partial payment estimate, either indicate in writing his approval of payment and present the partial payment estimate to the OWNER, or return the partial payment estimate to the CONTRACTOR indicating in writing his reasons for refusing to approve payment. In the latter case, the CONTRACTOR may make the necessary corrections and resubmit the partial payment estimate. The OWNER will, within ten (10) days of presentation to him of an approved partial payment estimate, pay the CONTRACTOR a progress payment on the basis of the approved partial payment estimate. The OWNER shall retain ten (10) percent of the amount of each payment until final completion and acceptance of all work covered by the CONTRACT DOCUMENTS. The OWNER at any time, however, after fifty (50) percent of the WORK has been completed, if he finds that satisfactory progress

is being made, shall reduce retainage to five (5%) percent on the current and remaining estimates. When the WORK is substantially complete (operational or beneficial occupancy), the retained amount may be further reduced below five (5) percent to only that amount necessary to assure completion. On completion and acceptance of a part of the WORK on which the price is stated separately in the CONTRACT DOCUMENTS, payment may be made in full, including retained percentages, less authorized deductions.

19.2 The request for payment may also include an allowance for the cost of such major materials and equipment which are suitably stored either at or near the site.

19.3 Prior to SUBSTANTIAL COMPLETION, the OWNER, with the approval of the ENGINEER and with the concurrence of the CONTRACTOR, may use any completed or substantially completed portions of the WORK. Such use shall not constitute an acceptance of such portions of the WORK.

19.4 The OWNER shall have the right to enter the premises for the purpose of doing work not covered by the CONTRACT DOCUMENTS. This provision shall not be construed as relieving the CONTRACTOR of the sole responsibility for the care and protection of the WORK, or the restoration of any damaged WORK except such as may be caused by agents or employees of the OWNER.

19.5 Upon completion and acceptance of the WORK the ENGINEER shall issue a certificate attached to the final payment request that the WORK has been accepted by him under the conditions of the CONTRACT DOCUMENTS. The entire balance found to be due the CONTRACTOR, including the retained percentages, but except such sums as may be lawfully retained by the OWNER, shall be paid to the CONTRACTOR within thirty (30) days of completion and acceptance of the WORK.

19.6 The CONTRACTOR will indemnify and save the OWNER or the OWNER'S agents harmless from all claims growing out of the lawful demands of SUBCONTRACTORS, labors, workmen, mechanics, materialmen, and furnishers of machinery and part thereof, equipment, tools, and all supplies, incurred in the furtherance of the performance of the WORK. The CONTRACTOR shall, at the OWNER'S request, furnish satisfactory evidence that all obligations of the nature designated above have been paid, discharged, or waived. If the CONTRACTOR fails to do so the OWNER may, after having notified the CONTRACTOR, either pay unpaid bills or withhold from the CONTRACTOR'S unpaid compensation a sum of money deemed reasonably sufficient to pay any and all such lawful claims until satisfactory evidence is furnished that all liabilities have been fully discharged whereupon payment to the CONTRACTOR shall be resumed, in accordance with the terms of the CONTRACT DOCUMENTS, but in no event shall the provisions of this sentence be construed to impose any obligations upon the OWNER to either the CONTRACTOR, his Surety, or any third party. In paying any unpaid bills of the CONTRACTOR, any payment so made by the OWNER shall be considered as a payment made under the CONTRACT DOCUMENTS by the OWNER to the CONTRACTOR and the OWNER shall not be liable to the CONTRACTOR for any such payment made in good faith.

19.7 If the OWNER fails to make payment thirty (30) days after approval by the ENGINEER, in addition to other remedies available to the CONTRACTOR, there shall be added to each such payment interest at the maximum legal rate commencing on the first day after said payment is due and continuing until the payment is received by the CONTRACTOR.

## 20. ACCEPTANCE OF FINAL PAYMENT AS RELEASE

20.1 The acceptance by the CONTRACTOR of final payment shall be and shall operate as a release to the OWNER of all claims and all liability to the CONTRACTOR other than claims in stated amounts as may be specifically excepted by the CONTRACTOR for all things done or furnished in connection with this WORK and for every act and neglect of the OWNER and others relating to or arising out of this WORK. Any payment, however, final or otherwise, shall not release the CONTRACTOR or his sureties from any obligations under the CONTRACT DOCUMENTS or the Performance BOND and Payment BONDS.

## 21. INSURANCE

21.1. Types. CONTRACTOR shall procure and maintain the following types of insurance for the duration of this Agreement. Any subcontractors hired by CONTRACTOR shall also meet these requirements.

21.1.1. Commercial General Liability. Commercial General Liability (CGL) insurance with coverage that is at least as broad as the Insurance Services Office Commercial General Liability coverage (occurrence form).

21.1.2. Business Auto. Business Auto insurance with coverage that is at least as broad as the Insurance Services Office Business Auto Coverage form.

21.1.3. Workers' Compensation and Employer's Liability. Workers' Compensation insurance as required by the State of Utah and Employer's Liability Insurance.

21.2. Coverage Limits. CONTRACTOR's required insurance shall have the following minimum coverage limits:

21.2.1. General Commercial Liability (CGL). Commercial general liability (CGL) with coverage of at least \$2,000,000.00 combined single limit per occurrence for property, bodily injury and personal injury. If the policy contains a general aggregate limit, the general aggregate limit must apply separately to this Agreement or the general aggregate limit shall be \$3,000,000.00.

21.2.2. Business Automobile Liability. Business Automobile Liability insurance with a \$2,000,000.00 combined single limit per accident for bodily injury and property damage. "Any auto" coverage is required.

21.2.3. Worker's Compensation and Employer's Liability. A Worker's Compensation policy that meets the requirements of the State of Utah and \$1,000,000.00 per accident for Employer's Liability.

21.2.4. Deductibles. Any deductibles or self-insured retentions must be declared to and approved by the City. At the City's option, the City may require that:

21.2.4.1. The insurer reduce or eliminate the deductibles or self-insurance retentions as respects the City, its officers, officials, elected representatives, employees or volunteers; or

21.2.4.2. The CONTRACTOR shall procure a bond or letter of credit guaranteeing payment of any deductibles or self-insured retentions.

21.3. Policy Provisions. The policies shall contain, or be endorsed to contain, the following provisions:

21.3.1. Additional Insured. The City and its officers, officials, elected representatives, employees and volunteers shall be listed as additional insureds under the CGL and Automobile Liability policies. The coverage shall contain no special limitations on the scope of protection afforded to the City, CONTRACTOR and their respective officers, officials, elected representatives, employees, or volunteers.

21.3.2. Primary Insurance. The CONTRACTOR's insurance coverage shall be primary insurance. Any insurance or self-insurance maintained by the City or the CONTRACTOR shall be excess of the CONTRACTOR's insurance and shall not contribute with it.

21.3.3. Reporting. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City its officers, officials, elected representatives, employees or volunteers.

21.3.4. Separate Application. CONTRACTOR's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

21.3.5. Waiver of Subrogation. The insurers shall waive, in writing, all rights of subrogation against the City, its officers, officials, elected representatives, employees and volunteers for losses arising from the CONTRACTOR's actions in performing (or failing to perform) this Agreement.

21.3.6. Cancellation. Each insurance policy required by this Agreement shall be endorsed to state that coverage shall not be suspended, voided, canceled, or reduced in coverage or in limits, except after thirty (30) days' prior written notice by certified mail has been given to the City. If insurance lapses, the City shall have the option of:

21.3.6.1. Purchasing the insurance on behalf of CONTRACTOR and deducting the insurance costs from the amount owed to the CONTRACTOR; or

21.3.6.2. Terminating this Agreement.

21.3.7. Best's Ratings. Each insurer shall have a Best's rating of A-:VII or better. Insurers must maintain this rating for the entire term of this Agreement.

21.3.8. Certificates of Insurance. CONTRACTOR shall provide the City with certificates of insurance and with original endorsements effecting coverage required. The certificates and endorsements for each

insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements shall be received and approved before work commences. The City reserves the right to require complete, certified copies of all required insurance policies at any time. CONTRACTOR shall obtain certificates of insurance from its subcontractors and provide copies of such to the City upon the City's request.

- 21.4. **Subcontractors.** CONTRACTOR shall include any subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.
- 21.5. **Insurance Coverage.** The City does not represent that the insurance coverage specified herein (whether in scope or amounts of coverage) is adequate to protect the obligations of CONTRACTOR or its subcontractors, and CONTRACTOR and its subcontractors shall be solely responsible for any deductibles and deficiencies thereof.

## 22. CONTRACT SECURITY

22.1 The CONTRACTOR shall within ten (10) days after the receipt of the NOTICE OF AWARD furnish the OWNER with a Performance Bond and a Payment Bond in penal sums equal to the amount of the CONTRACT PRICE, conditioned upon the performance by the CONTRACTOR of all undertakings, covenants, terms, conditions and agreements of the CONTRACT DOCUMENTS, and upon the prompt payment by the CONTRACTOR to all persons supplying labor and materials in the prosecution of the WORK provided by the CONTRACT DOCUMENTS. Such BONDS shall be executed by the CONTRACTOR and a corporate bonding company licensed to transact such business in the state in which the WORK is to be performed and named on the current list of "Surety Companies Acceptable on Federal Bonds" as published in the Treasury Department Circular Number 570. The expense of these BONDS shall be borne by the CONTRACTOR. If at any time a surety on any such BOND is declared a bankrupt or loses its right to do business in the state in which the WORK is to be performed or is removed from the list of Surety Companies accepted on Federal BONDS, CONTRACTOR shall within ten (10) days after notice from the OWNER to do so, substitute an acceptable BOND (or BONDS) in such form and sum and signed by such other surety or sureties as may be satisfactory to the OWNER. The premiums on such payments shall be deemed due nor shall be made until the new surety or sureties shall have furnished an acceptable BOND to the OWNER.

## 23. ASSIGNMENTS

23.1 Neither the CONTRACTOR nor the OWNER shall sell, transfer, assign or otherwise dispose of the Contract or any portion thereof, or of his right, title or interest therein, or his obligations thereunder, without written consent of the other party

## 24. INDEMNIFICATION

24.1 The CONTRACTOR will indemnify and hold harmless the OWNER and the ENGINEER and their agents and employees from and against all claims, damages, losses and expenses including attorney's fees arising out of or resulting from the performance of the WORK, provided that any such claims, damage, loss or expense is attributable to bodily injury to or destruction of tangible property including the loss of use resulting therefrom; and is caused in whole or in part by any negligent or willful act or omission of the CONTRACTOR, and SUBCONTRACTOR, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable.

24.2 In any and all claims against the OWNER or the ENGINEER, or any of their agents or employees, by any employee of the CONTRACTOR, any SUBCONTRACTOR, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the CONTRACTOR or any SUBCONTRACTOR under workmen's compensation acts, disability benefit acts or other employee benefits acts.

24.3 The obligation of the CONTRACTOR under this paragraph shall not extend to the liability of the ENGINEER, his agents or employees arising out of the preparation or approval of maps, DRAWINGS, opinions, reports, surveys, CHANGE ORDERS, designs or SPECIFICATIONS.

## 25. SEPARATE CONTRACTS

25.1 The OWNER reserves the right to let other contracts in connection with this PROJECT. The CONTRACTOR shall afford other CONTRACTORS reasonable opportunity for the introduction and storage of their materials and the execution

of their WORK, and shall properly connect and coordinate his WORK with theirs. If the proper execution or results of any part of the CONTRACTOR'S WORK depends upon the WORK of any other CONTRACTOR, the CONTRACTOR shall inspect and promptly report to the ENGINEER any defects in such WORK that render it unsuitable for such proper execution and results.

25.2 The OWNER may perform addition WORK related to the PROJECT by himself, or he may let other contracts containing provisions similar to these. The CONTRACTOR will afford the other CONTRACTORS who are parties to such Contracts (or the OWNER, if he is performing the additional WORK himself), reasonable opportunity for the introduction and storage of materials and equipment and the execution of WORK, and shall properly connect and coordinate his WORK with theirs.

25.3 If the performance of additional WORK by other CONTRACTORS or the OWNER is not noted in the CONTRACTOR DOCUMENTS prior to the execution of the CONTRACT, written notice thereof shall be given to the CONTRACTOR prior to starting any such additional WORK. If the CONTRACTOR believes that the performance of such additional WORK by the OWNER or others involves him in additional expense or entitles him to an extension of the CONTRACT TIME, he may make a claim therefor as provided in Sections 14 and 15.

## 26. SUBCONTRACTING

26.1 The CONTRACTOR may utilize the services of specialty SUBCONTRACTORS on those parts of the WORK which, under normal contracting practices, are performed by specialty SUBCONTRACTORS.

26.2 The CONTRACTOR shall not award WORK to SUBCONTRACTOR(s), in excess of fifty (50%) percent of the CONTRACT PRICE, without prior written approval of the OWNER.

26.3 The CONTRACTOR shall be fully responsible to the OWNER for the acts and omissions of his SUBCONTRACTORS, and of persons either directly or indirectly employed by them, as he is for the acts and omissions of persons directly employed by him.

26.4 The CONTRACTOR shall cause appropriate provisions to be inserted in all subcontracts relative to the WORK to bind SUBCONTRACTORS to the CONTRACTOR by the terms of the CONTRACT DOCUMENTS insofar as applicable to the WORK of SUBCONTRACTORS and to give the CONTRACTOR the same power as regards terminating any subcontract that the OWNER may exercise over the CONTRACTOR under any provision of the CONTRACT DOCUMENTS.

26.5 Nothing contained in this CONTRACT shall create any contractual relation between any SUBCONTRACTOR and the OWNER.

## 27. ENGINEER'S AUTHORITY

27.1 The ENGINEER shall act as the OWNER'S representative during the construction period. He shall decide questions which may arise as to quality and acceptability of materials furnished and WORK performed. He shall interpret the intent of the CONTRACT DOCUMENTS in a fair and unbiased manner. The ENGINEER will make visits to the site and determine if the WORK is proceeding in accordance with the CONTRACT DOCUMENTS.

27.2 The CONTRACTOR will be held strictly to the intent of the CONTRACT DOCUMENTS in regard to the quality of materials, workmanship and execution of the WORK. Inspections may be made at the factory or fabrication plant of the source of material supply.

27.3 The ENGINEER will not be responsible for the construction means, controls, techniques, sequences, procedures, or construction safety.

27.4 The ENGINEER shall promptly make decisions relative to interpretation of the CONTRACT DOCUMENTS.

## 28. LAND AND RIGHTS-OF-WAY

28.1 Prior to issuance of NOTICE TO PROCEED, the OWNER shall obtain all land and rights-of-way necessary for carrying out and for the completion of the WORK to be performed pursuant to the CONTRACT DOCUMENTS, unless otherwise mutually agreed.

28.2 The OWNER shall provide to the CONTRACTOR information which delineates and describes the lands owned and rights-of-way acquired.

28.3 The CONTRACTOR shall provide at his own expense and without liability to the OWNER any additional land and access thereto that the CONTRACTOR may desire for temporary construction facilities, or for storage of materials.

## 29. GUARANTY

29.1 The CONTRACTOR shall guarantee all materials and equipment furnished and WORK performed for a period of one (1) year from the date of SUBSTANTIAL COMPLETION. The CONTRACTOR warrants and guarantees for a period of one (1) year from the date of SUBSTANTIAL COMPLETION of the system that the completed system is free from all defects due to faulty materials or workmanship and the CONTRACTOR shall promptly make such corrections as may be necessary by reason of such defects including the repairs of any damage to other parts of the system resulting from such defects. The OWNER will give notice of observed defects with reasonable promptness. In the event that the CONTRACTOR should fail to make such repairs, adjustments, or other WORK that may be made necessary be such defects, the OWNER may do so and charge the CONTRACTOR the cost thereby incurred. The Performance BOND shall remain in full force and effect through the guarantee period.

## 30. ARBITRATION

30.1 All claims, disputes and other matters in question arising out of, or relating to, the CONTRACT DOCUMENTS or the breach thereof, except for claims which have been waived by the making and acceptance of final payment as provided by Section 20, shall be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. This agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in any court having jurisdiction thereof.

30.2 Notice of the demand for arbitration shall be filed in writing with the other party to the CONTRACT DOCUMENTS and with the American Arbitration Association, and a copy shall be filed with the ENGINEER. Demand for arbitration shall in no event be made on any claim, dispute or other matter in question which would be barred by the applicable statute of limitations.

30.3 The CONTRACTOR will carry on the WORK and maintain the progress schedule during any arbitration proceedings, unless otherwise mutually agreed in writing.

## 31. TAXES

31.1 The CONTRACTOR will pay all sales, consumer, use and other similar taxes required by the law of the place where the WORK is performed.

## 32. WAGE RATES

32.1 No less than the general prevailing rate of wages per hour for work of a similar character in the locality in which the work is performed shall be paid to all laborers, workmen, apprentices and mechanics employed on the project, unless specifically indicated elsewhere in the specifications.

## 33. CONTINGENCY ITEM

33.1 This item is included in the contract for the purpose of providing payment for items of work that are not covered under the specific pay items listed in the bid proposal.

33.2 All work done under the contingency item shall be approved by a City of Orem Project Change Order. All work done by the contractor not covered by either a specific pay item of the contract, or by a Project Change Order, such work shall be done at the contractor's own risk.

33.3 The contingency item is completely under the control of the project inspector and/or engineer to be used to do items approved by a Project Change Order.

33.4 Overruns and underruns in bid items shall also be reflected in the final amount of money available in the contingency item. There shall be no overrun in the contract bottom line price unless such overrun is approved before hand by city council resolution.

## SECTION 00900

# ***SPECIAL CONDITIONS***

## ***2025 Public Safety Remodel Project***

### ***AMENDMENTS TO THE DETAILED SPECIFICATIONS***

SC 00700 GENERAL CONDITIONS

## **19 PAYMENT TO CONTRACTOR**

**19.8 General** WORK includes the bid items. Lump sum and unit bid items will be in effect without further measurement unless changes are ordered in writing by engineer. Neat line quantities have been provided in the bid schedule as basis for adjustment of payment in the event changes in the work are ordered by the engineer. These quantities given are determined from computations based on the plans and details and no guarantee is given that they will equal the quantities as constructed. If no changes are made in the work, no allowance will be made in the event actual quantities overrun or under run the estimated quantities. Payment for these items shall constitute full compensation for all labor, equipment, tools, and other items necessary and incidental to the completion of the work.

### **19.9 Measurement & Payment**

#### **GENERAL**

##### **1. PUBLIC SAFETY RESTROOM REMODEL**

Includes all work for the interior Public Safety Restroom Remodel as shown in the Construction Drawings. This includes all labor, materials and equipment to complete the demolition, framing, mechanical, electrical, flooring, and all other work for the Public Safety Remodel as required and as shown in the Construction Drawings and as required by the Specifications. This item includes all costs associated with mobilization, demobilization, premiums on bonds and insurance and removal of all equipment and cleanup. Work shall be done in accordance with the Drawings, 2017 APWA Standard Specification and the City of Orem Supplemental Document to the 2017 APWA Standard Construction Specifications, and the Project Manual. Payment is on a lump sum basis.

Notes:

Amount	When Paid
Partial payment based on overall percentage of the project completed.	With each subsequent partial payment request.

## **TECHNICAL SPECIFICATIONS**

- For technical specifications refer to the Project Manual, 2017 APWA Specifications and the Orem City Supplemental Specifications. The Technical Specifications are available electronically using Bonfire or at Orem Community Development Offices, 56 North State Street, Orem, UT 84057. The Contractor shall follow the Project Manual, APWA or Orem City Supplemental Specifications. In case of conflict between all of these specifications, the more stringent requirement shall apply.

**OREM CITY  
2026 Public Safety Restroom Remodel Project**

**ADDENDUM #1**

November 14, 2025

This ADDENDUM #1 shall become part of the Drawings, Specifications, and Contract Documents of the above referenced project and all provisions of the contract shall apply hereto.

Bidders shall acknowledge receipt of all addenda by number in the space provided in their Bid.

**ITEM #1 – Second Mandatory Pre-Bid Meeting**

Due to a discrepancy in the project solicitation, an additional Pre-Bid Meeting and Mandatory Site Visit has been scheduled. The original meeting date, time, and location were not published on our soliciting website ([utah.bonfirehub.com](http://utah.bonfirehub.com)), preventing some contractors from receiving proper notification. The details were available only within the Contract Documents and Specifications.

**Mandatory Meeting Details**

- **Date & Time:** Tuesday, November 18th, at 1:00 PM
- **Location:** Orem Police Department Conference Room, 95 E. Center St., Orem, UT 84057
- **Mandatory Site Visit:** Will immediately follow the pre-bid meeting.

**Mandatory Attendance Clarification**

- **For Contractors Who Did NOT Attend the First Session:** Attendance at this additional Pre-Bid Meeting and the subsequent Mandatory Site Visit is **required** for a submitted bid to be accepted.
- **For Contractors Who Attended the First Session:** Your attendance has already satisfied the requirement. Attendance at this session is optional, though you are welcome to participate.



**OREM CITY**  
**2026 Public Safety Restroom Remodel Project**

**ADDENDUM #2**

November 19, 2025

This ADDENDUM #2 shall become part of the Drawings, Specifications, and Contract Documents of the above referenced project and all provisions of the contract shall apply hereto.

Bidders shall acknowledge receipt of all addenda by number in the space provided in their Bid.

**ITEM #1 – Revised Bid Schedule** – See attached “Revised Bid Schedule”

- Added Add Alternate Bid Schedule and Item No. 2 “ADD ALTERNATE- PD BREAKROOM STOREFRONT DOOR”
- Bids will be evaluated on the “Base Bid Schedule Total”

**ITEM #2 – Revised Special Conditions** – See attached “Revised Special Conditions”

- Added Item No. 2, “ADD ALTERNATE- PD BREAKROOM STOREFRONT DOOR”

**ITEM #3 – Revised Question Acceptance Deadline**

- Questions will be received through [utah.bonfirehub.com](http://utah.bonfirehub.com) until December 3<sup>rd</sup>, 2025 at 5pm

**ITEM #4 – Revised Bid Closing Deadline**

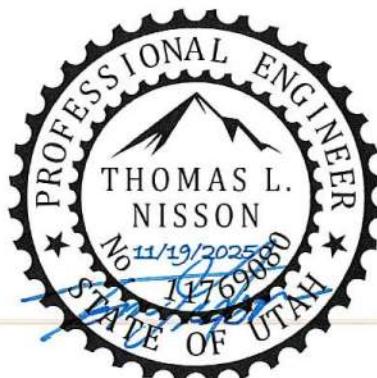
- The bid closing has been revised to December 11, 2025 at 3pm.

**ITEM #5 – Revised Schedule of Values Requirement**

- The Schedule of Values will no longer be required to be submitted with bids. However, the Contractor shall submit within fourteen (14) calendar days of contract award, a detailed Schedule of Values (SOV) itemizing the entire contract sum for all work components, which must be approved by the Owner before the first Application for Payment is submitted.

**ITEM #6 – Mandatory Pre-Bid Meeting Attendees List** – See attached attendees list from the

mandatory pre-bid meetings held on 11/4/2025 and 11/18/2025



NOTE: BIDS shall include sales tax and all other applicable taxes and fees. A total contract AMOUNT shall be entered for each item and shall be the product of the number under UNIT times the UNIT PRICE unless the units are a lump sum whereby the AMOUNT shall also reflect the lump sum price. AMOUNT column shall be totaled as indicated below.

## REVISED BID SCHEDULE

Item No	DESCRIPTION	QTY	UNIT	UNIT PRICE (Material & Labor)	TOTAL
<b>BASE BID SCHEDULE</b>					
1	PUBLIC SAFETY RESTROOM REMODEL	1	LS		
<b>BASE BID SCHEDULE TOTAL</b>					
<b>ADD ALTERNATE BID SCHEDULE</b>					
2	ADD ALTERNATE - PD BREAKROOM STOREFRONT DOOR	1	LS		
<b>ADD ALTERNATE BID SCHEDULE TOTAL</b>					
<b>GRAND TOTAL (BASE BID + ADD ALTERNATE BID SCHEDULE)</b>					

Respectfully submitted:

\_\_\_\_\_  
Contractor Name

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
License

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature

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

\_\_\_\_\_  
Title.....

\_\_\_\_\_  
Date

\_\_\_\_\_  
Federal I.D. Number

(SEAL - if BID is by a corporation)

Attest: \_\_\_\_\_

## SECTION 00900

# ***REVISED SPECIAL CONDITIONS***

## ***2026 Public Safety Restroom Remodel Project***

### ***AMENDMENTS TO THE DETAILED SPECIFICATIONS***

SC 00700 GENERAL CONDITIONS

## **19 PAYMENT TO CONTRACTOR**

**19.8 General** WORK includes the bid items. Lump sum and unit bid items will be in effect without further measurement unless changes are ordered in writing by engineer. Neat line quantities have been provided in the bid schedule as basis for adjustment of payment in the event changes in the work are ordered by the engineer. These quantities given are determined from computations based on the plans and details and no guarantee is given that they will equal the quantities as constructed. If no changes are made in the work, no allowance will be made in the event actual quantities overrun or under run the estimated quantities. Payment for these items shall constitute full compensation for all labor, equipment, tools, and other items necessary and incidental to the completion of the work.

### **19.9 Measurement & Payment**

#### **GENERAL**

##### **1. PUBLIC SAFETY RESTROOM REMODEL**

Includes all work for the interior Public Safety Restroom Remodel as shown in the Construction Drawings. This includes all labor, materials and equipment to complete the demolition, framing, mechanical, electrical, flooring, and all other work for the Public Safety Remodel as required and as shown in the Construction Drawings and as required by the Specifications. This item includes all costs associated with mobilization, demobilization, premiums on bonds and insurance and removal of all equipment and cleanup. Work shall be done in accordance with the Drawings, 2017 APWA Standard Specification and the City of Orem Supplemental Document to the 2017 APWA Standard Construction Specifications, and the Project Manual. Payment is on a lump sum basis.

Notes:

Amount	When Paid
Partial payment based on overall percentage of the project completed.	With each subsequent partial payment request.

2. ADD ALTERNATE – PD BREAKROOM STOREFRONT DOOR

Includes all work for the Public Safety Breakroom Storefront Door as shown on sheet A2.3 of the Construction Drawings. This includes all labor, materials and equipment to install a storefront door in the Orem Police Department breakroom and all work as shown on Sheet A2.3 and as required by the Specifications. This item includes all costs associated with mobilization, demobilization, premiums on bonds and insurance and removal of all equipment and cleanup. Work shall be done in accordance with the Drawings, 2017 APWA Standard Specification and the City of Orem Supplemental Document to the 2017 APWA Standard Construction Specifications, and the Project Manual. Payment is on a lump sum basis.

Notes:

Amount	When Paid
Partial payment based on overall percentage of the project completed.	With each subsequent partial payment request.

**CITY OF OREM  
PRE-BID MEETING ATTENDANCE SHEET  
C SAFETY RESTROOM REMODEL**

PROJECT NUMBER: 25-043

DATE OF PRE-BID MEETING: November 5, 2025 TIME: 2:00 p.m.

NAME & COMPANY	EMAIL	PHONE NUMBER
DAVE EDWARDS - KFP	DEONEDWARDS@KFP-ARCHITECTURE.COM	801-374-0800
Austin Snow Paul Davis	Austin.Snow@pauldavis.com	801-358-3417
RYAN SCHUT PAUL DAVIS	ryan.schute@pauldavis.com	801 599 0900
Justin Eggleston - Starke Contractors	Justin@starkecontractors.com	702-406-7272
Alexis McPheeers - Wasatch West	alexis.m@wasatchwestllc.com	949-354-8048
JENNI HOWELL ADAPT CONSTR.	jenni@adaptgc.com	626.773.2637
Reese Johnson	R.H.JCONSTRUCTION@GMAIL.COM	801-420-3307
R H Johnson CONST		
DAVID JACOB	DAVID@NORTHWAYINC.COM	801 598 9728
NORTHWAY CONSTRUCTION		
Sterling Morris Maddox Construction	Sterling.Morris@Maddoxconstruction.net	208-769-6699
Giovanni Munoz		
Black Diamond Builders	giomunozbdbuilders@gmail.com	385-477-8775
Kurt Fashimpaur		
Cinnamon Creek Construction	Kurt@cinnamoncreekconstruction.com	385-414-1051
		</td

**CITY OF OREM  
PRE-BID MEETING ATTENDANCE SHEET  
C SAFETY RESTROOM REMODEL**

PROJECT NUMBER: 25-043

DATE OF PRE-BID MEETING: November 18, 2025

TIME: 1:00 p.m.

NAME & COMPANY	EMAIL	PHONE NUMBER
Brock Petersen	brock@sageconstructiongroup.com	435-224-1993
Sage Const. Group		
DAVE FISH	DAVEF@BD-BUILDERS.COM	304-41351024
Nick Childs	generalopsco@gmail.com	435-660-6345
General Ops Construction, LLC		
Phillips Co Construction	austin@phillipscoutah.com	(385) 600-4152
Austin Phillips		
Crew gc Michael Allem	Bids@Crewgc.com	801-512-6679

## **ADDENDUM NO. 3**

**TO**

# **Orem City Public Safety Building Restroom Remodel**

**95 E. Center Street  
Orem, Utah 84057**

**Prepared by:**

**WPA ARCHITECTURE**

**1535 NORTH FREEDOM BLVD., SUITE 360**

**PROVO, UTAH 84604**

**December 01, 2025**

This addendum is for all persons preparing bids and as such shall be made a part of the contract documents. This addendum consists of:

- Cover Sheet - 1 page
- Addendum - 1 page
- Drawings - 4 sheets
- Memos - 6 sheets

In the event of a conflict between drawings, specifications and the Addendum, this Addendum shall govern. All changes, corrections, deletions, and/or addition to the initial bidding documents shall be included in the Bidder's proposal. Receipt of the Addendum shall be acknowledged on each Bid proposal.

Bidders on the above captioned project will be governed by the following corrections and/or clarifications to the original issue of specifications and drawings. This addendum becomes part of the Contract Documents.

All changes included herein shall not be limited to the sheet, page, detail, or paragraph indicated, but shall apply to all references to that item in any part of the contract documents.

**ADDENDUM NO. 3**  
**December 01, 2025**

**01. DRAWINGS:**

**Architectural**

**A2.1 – Restroom Demo Plans**

- Wall in existing locker area shall remain with current finish. Demo note #6 has been eliminated.
- General Note 'B' has been revised to include toilet accessories will be provided by Owner, installed by Contractor.
- Remove all existing benches in the Mens and Womens locker rooms.

**A2.2 – Restroom Remodel Plans**

- Wall finish in #140A revised to be existing.
- Provide 36"W x 9.5"D x 17"H locker room bench with trapezoid legs from Global Industries.

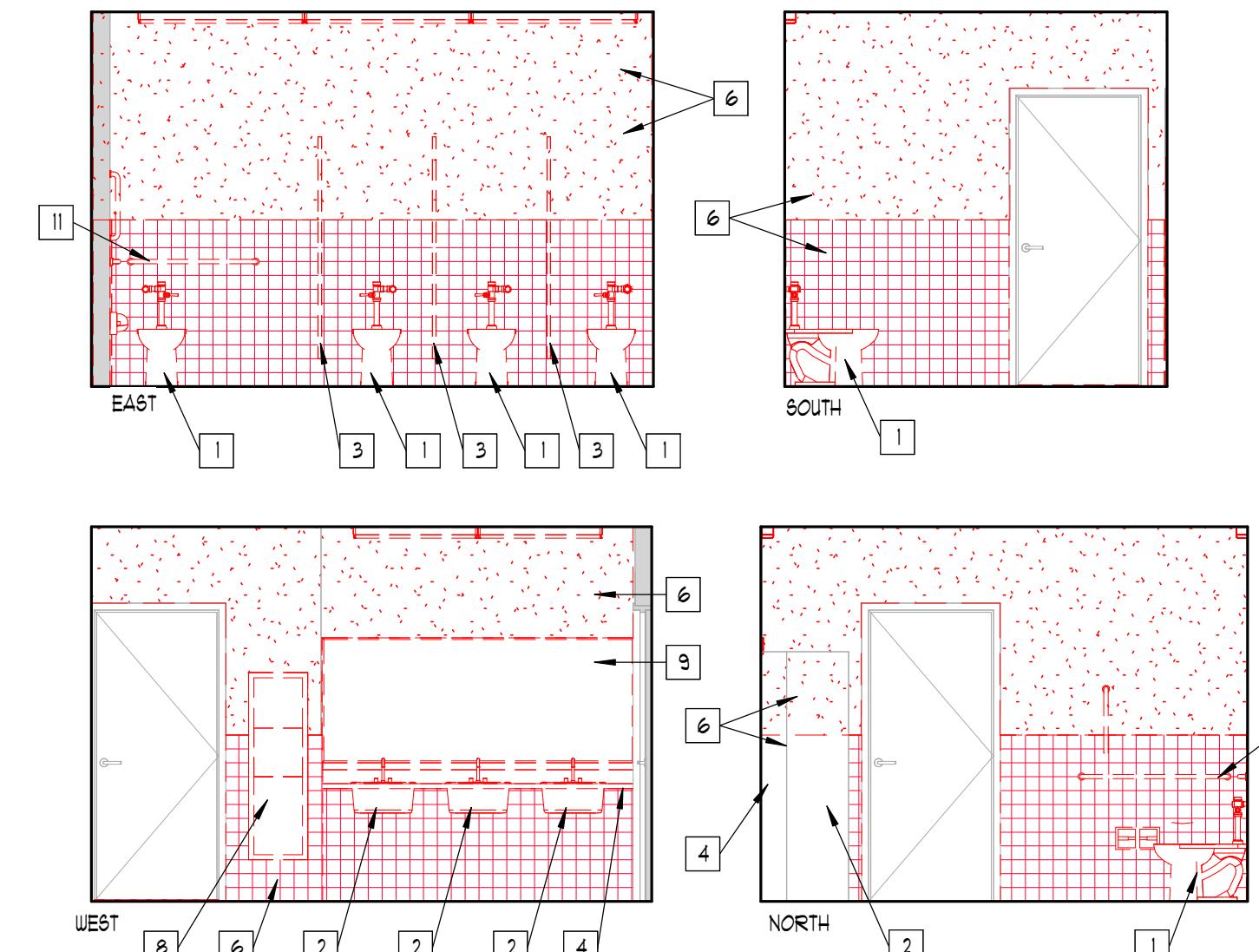
**A2.3 – Break Room Demo and Remodel Plans**

- The concrete landing outside of the new door has been eliminated from the scope of work.

**Plumbing**

**P6.1 – Plumbing Schedules and Schematics**

- Urinal flush valve has been revised to Sloan G2 8186-1.0.

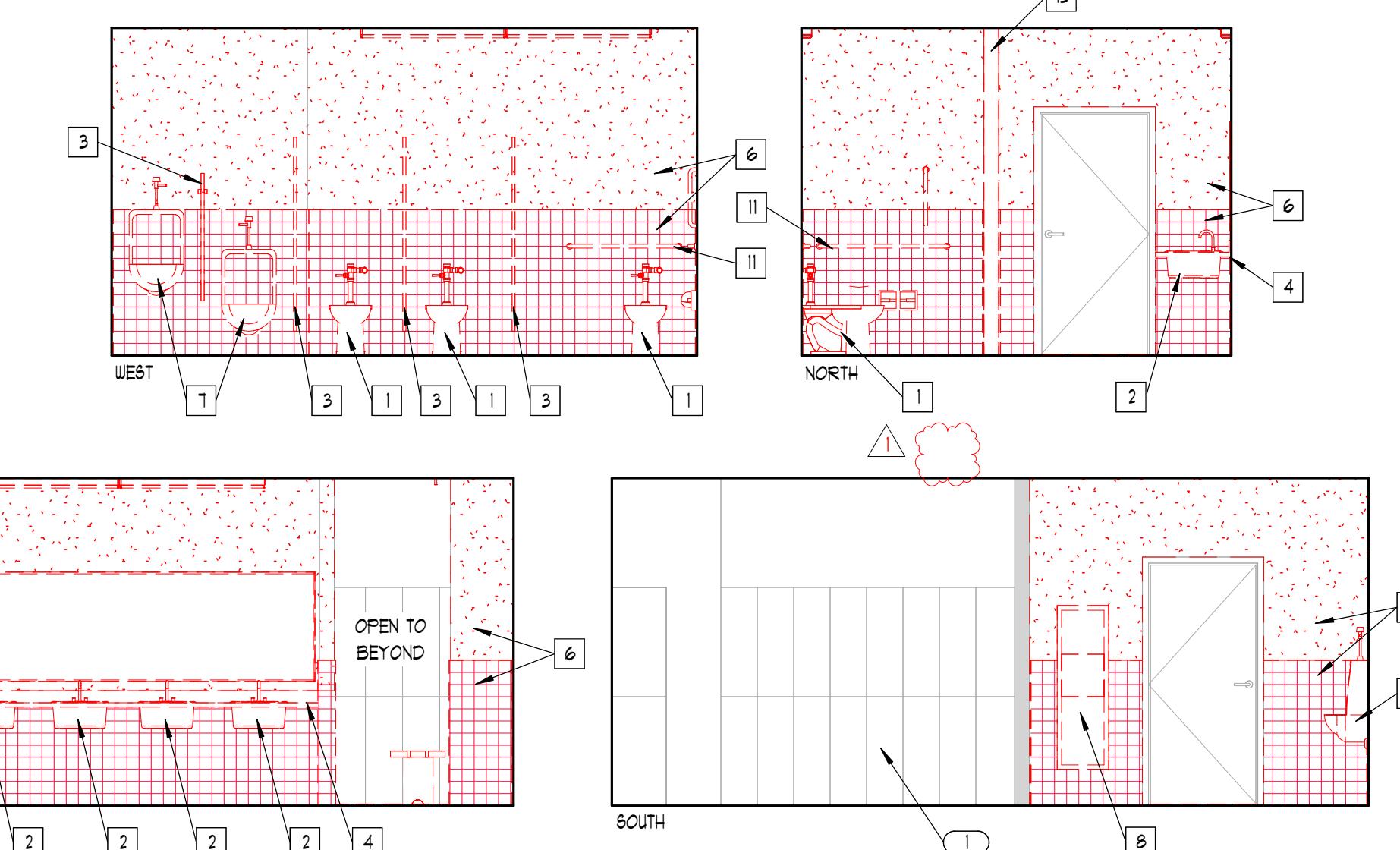


2D WOMENS DEMO ELEVATIONS  
1/4" = 1'-0"



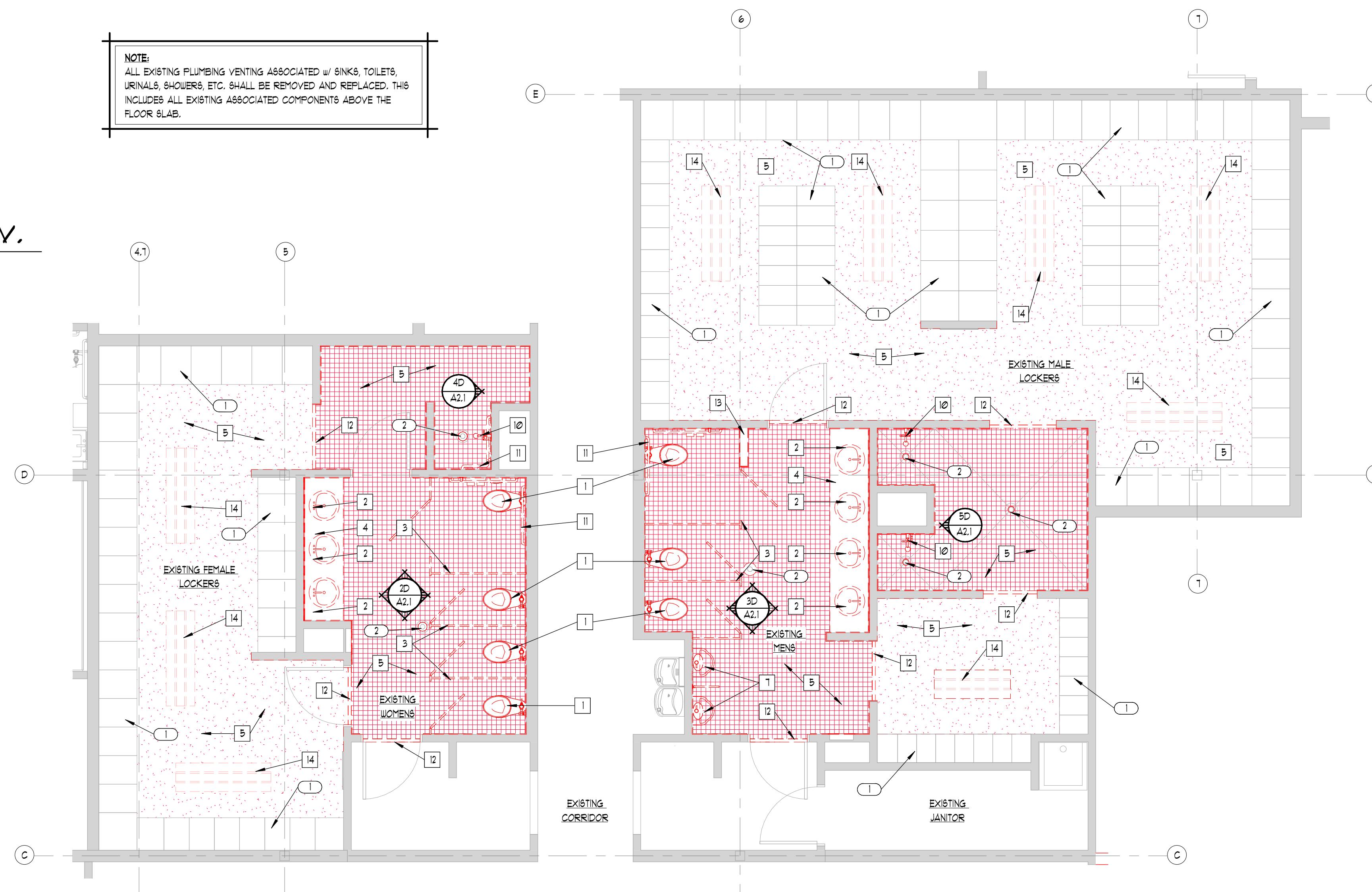
4D WOM. SHOWER DEMO ELEV.  
1/4" = 1'-0"

5D MENS SHOWER DEMO ELEV.  
1/4" = 1'-0"



3D MENS DEMO ELEVATIONS  
1/4" = 1'-0"

NOTE:  
ALL EXISTING PLUMBING VENTING ASSOCIATED w/ SINKS, TOILETS, URINALS, SHOWERS, ETC. SHALL BE REMOVED AND REPLACED. THIS INCLUDES ALL EXISTING ASSOCIATED COMPONENTS ABOVE THE FLOOR SLAB.



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

## DEMOLITION NOTES

- 1 REMOVE & DISPOSE OF EXISTING TOILET
- 2 REMOVE & DISPOSE OF EXISTING SINK
- 3 REMOVE & DISPOSE OF EXISTING TOILET PARTITIONS, DOORS & HARDWARE
- 4 REMOVE & DISPOSE OF EXISTING COUNTERTOP
- 5 REMOVE & DISPOSE OF EXISTING FLOOR FINISH
- 6 REMOVE & DISPOSE OF EXISTING WALL/BASE FINISHES
- 7 REMOVE & DISPOSE OF EXISTING URINAL
- 8 REMOVE & DISPOSE OF EXISTING PAPER TOWEL DISPENSER
- 9 REMOVE & DISPOSE OF EXISTING MIRROR
- 10 REMOVE & DISPOSE OF EXISTING SHOWER HEAD & SLIDE BAR
- 11 REMOVE & DISPOSE OF EXISTING GRAB BARS
- 12 REMOVE & DISPOSE OF EXISTING MARBLE THRESHOLD
- 13 REMOVE & DISPOSE OF EXISTING WALL
- 14 REMOVE & DISPOSE OF EXISTING LOCKER ROOM BENCH

## EXISTING NOTES

- 1 EXISTING LOCKERS TO REMAIN
- 2 EXISTING FLOOR DRAIN TO REMAIN - MAINTAIN EXISTING SLOPE

## GENERAL NOTES

- A REMOVE EXISTING WALL FINISHES TO ABOVE CEILING WHERE EXIST. TILE IS TO BE REMOVED AND NEW TILE IS TO BE INSTALLED. EXIST. WALL FRAMING SHALL REMAIN. SEE WALL CONSTRUCTION TYPE I-2 ON SHEET A2.2.

- B REMOVE & REPLACE ALL EXISTING TOILET ROOM ACCESSORIES. OWNER FURNISHED; CONTRACTOR INSTALLED.



1535 n. freedom blvd. suite 360  
provo, utah 84604  
801.374.0800 | wpa-architecture.com



## OREM CITY PUBLIC SAFETY BUILDING

RESTROOM  
REMODEL

95 E. Center Street  
Orem, Utah 84057



revision information  
no. date description

1 II-08-05 ACCENDUM 03

milestone issue date

OCTOBER 24, 2025

milestone issue description

OWNER REVIEW SET

latest revision date

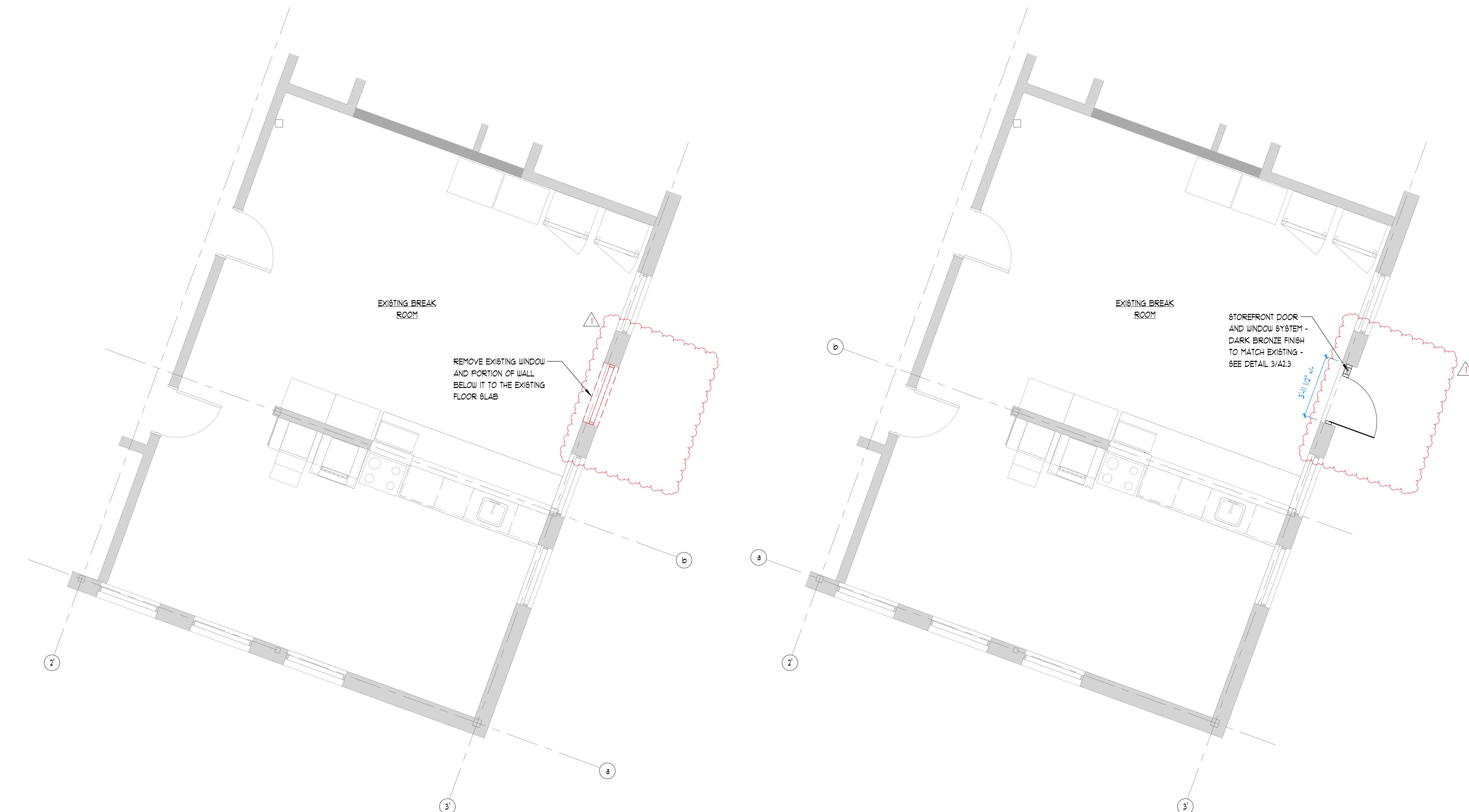
II-08-05

latest revision description

ACCENDUM 03

ENL. BREAKROOM DEMO  
& REMODEL PLANS

A2.3



1 ENLARGED BREAK ROOM DEMO PLAN

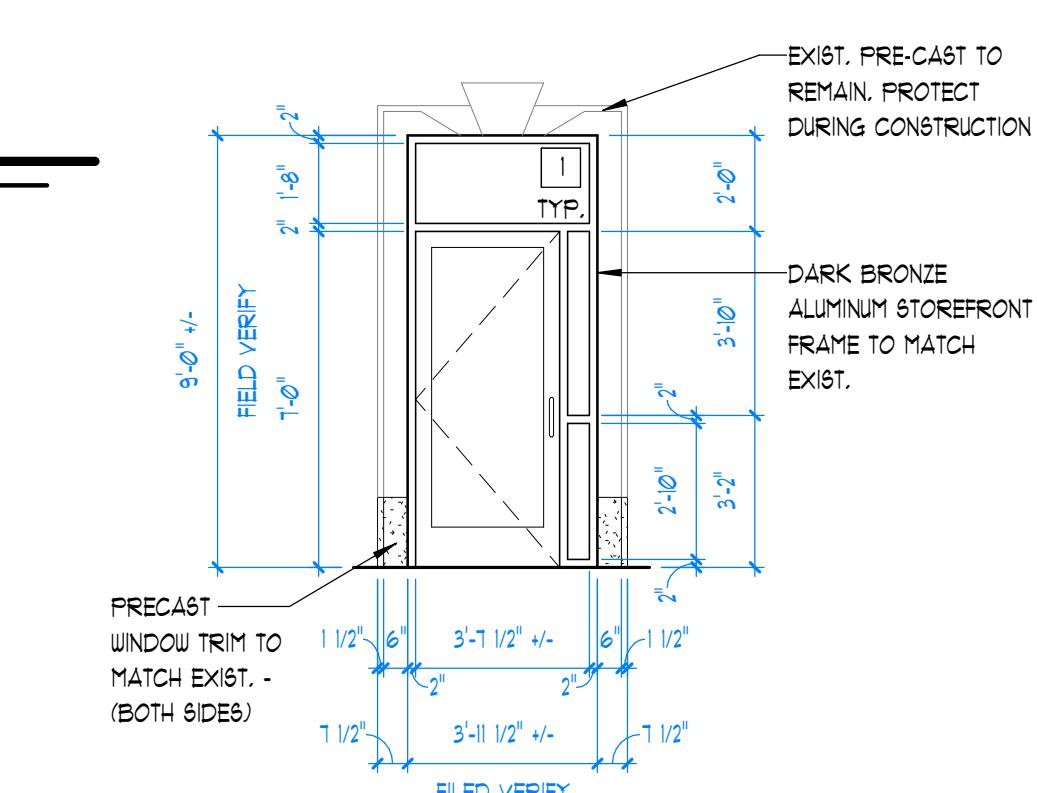
1/4" = 1'-0"

2 ENLARGED BREAK ROOM REMODEL PLAN

1/4" = 1'-0"

### GLAZING LEGEND

1 1" INSULATED DUAL PANE LOW-E GLAZING SYS. W/ FULLY TEMPERED GLASS



3 DOOR TYPE

1/4" = 1'-0"

### DOOR HARDWARE

QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MR
2	CONT HINGE	11800-EP1	628	IVE
1	ELEC RELEASE HARDWARE	LXRX-LC-QEL-98-EO-CON 24	628	VON
1	ELCTRIC CYLINDER	VDC	628	SCH
1	PRIMUS CORE	26-094	628	SCH
1	PRIMUS CORE	91-861-XP EV29SL R (FOR DEVISE TRIM)	628	SCH
2	LONG DOOR PULL	9264F-36" 20" O	630	IVE
2	OH STOP	100S ADJ	630	GLY
1	PRIMUS CORE	4040XP EDAW/62G	689	LCN
1	PRIMUS CORE	4642CS WMS 120 VAC (FLUSH CEILING MOUNT)	689	LCN
1	PA MOUNTING PLATE	4040XP-18PA (AS RECD)	689	LCN
1	CUSH SHOE SUPPORT	4040XP-30 (AS RECD)	689	LCN
1	WEATHERSTRIPPING	BY ALUMINUM DOOR/FRAME MANUFACTURER		
2	DOOR SWEEP	BY ALUMINUM DOOR/FRAME MANUFACTURER		
1	THRESHOLD	BY ALUMINUM DOOR/FRAME MANUFACTURER		
2	WIRE HARNESS (HINGE TO HARDWARE)	CON-XX (AS REQUIRED)		SCH
1	CREDENTIAL READER	BY DIVISION 22 9400 1/2" SURFACE MOUNTED	630	ASSA
1	STRIKE			

OPERATIONS:  
DOOR IS NORMALLY LATCHED AND SECURED.  
DOOR MAY BE PROGRAMMED TO REMAIN UNLOCKED ON A SCHEDULE THROUGH ACCESS  
PRESENTING VALID CREDENTIAL TEMPORARILY RETRACTS LATCH/BOLT FOR ENTRY WHEN  
DOOR IS LOCKED.  
DOOR IS UNLOCKED THROUGH ACCESS CONTROL OR SECURITY SYSTEM.  
DOOR IS SECURED UPON LOSS OF POWER TO THE DEVICE.  
FREE EGRESS AT ALL TIMES.  
POWER COMES FROM ACCESS CONTROL CABINET IN THE IT ROOM.



**OREM CITY**  
**2026 Public Safety Restroom Remodel Project**

**ADDENDUM #3**

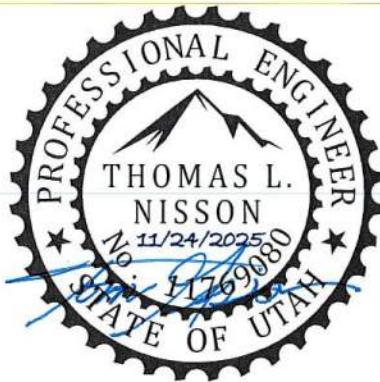
November 24, 2025

This ADDENDUM #3 shall become part of the Drawings, Specifications, and Contract Documents of the above referenced project and all provisions of the contract shall apply hereto.

Bidders shall acknowledge receipt of all addenda by number in the space provided in their Bid.

**ITEM #1 Revised Mandatory Pre-Bid Meeting Requirements**

Effective immediately, the requirement for mandatory attendance at a pre-bid meeting is waived for this solicitation. Pre-bid meetings are hereafter classified as voluntary. Attendance at prior meetings is no longer a condition for bid submission. Prospective bidders who have not yet viewed the project site and wish to do so may contact Chris Hadlock at 801-229-7094 or [clhadlock@orem.gov](mailto:clhadlock@orem.gov) to schedule a site visit.



**OREM CITY  
2026 Public Safety Restroom Remodel Project**

**ADDENDUM #4**

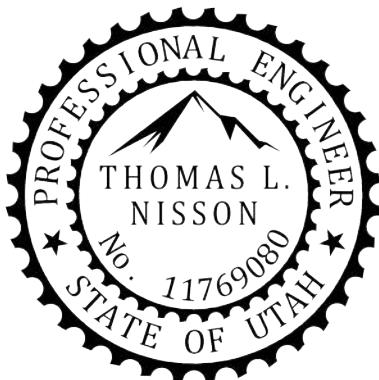
December 9, 2025

This ADDENDUM #4 shall become part of the Drawings, Specifications, and Contract Documents of the above referenced project and all provisions of the contract shall apply hereto.

Bidders shall acknowledge receipt of all addenda by number in the space provided in their Bid.

**ITEM #1 – Revised Bid Closing Deadline**

- The bid closing has been revised to December 18, 2025, at 3pm.



## **ADDENDUM NO. 5**

**TO**

# **Orem City Public Safety Building Restroom Remodel**

**95 E. Center Street  
Orem, Utah 84057**

**Prepared by:**

**WPA ARCHITECTURE**

**1535 NORTH FREEDOM BLVD., SUITE 360**

**PROVO, UTAH 84604**

**December 11, 2025**

This addendum is for all persons preparing bids and as such shall be made a part of the contract documents. This addendum consists of:

- Cover Sheet - 1 page
- Addendum - 6 pages
- Drawings - 3 sheets
- Specifications - 7 sheets
- Memos - 11 sheets

In the event of a conflict between drawings, specifications and the Addendum, this Addendum shall govern. All changes, corrections, deletions, and/or addition to the initial bidding documents shall be included in the Bidder's proposal. Receipt of the Addendum shall be acknowledged on each Bid proposal.

Bidders on the above captioned project will be governed by the following corrections and/or clarifications to the original issue of specifications and drawings. This addendum becomes part of the Contract Documents.

All changes included herein shall not be limited to the sheet, page, detail, or paragraph indicated, but shall apply to all references to that item in any part of the contract documents.

**ADDENDUM NO. 5**  
**December 11, 2025**

**01. QUESTIONS AND RESPONSES:**

1. *“During the site visit, there was some discussion about exterior lighting that might be needed on the outside wall above or adjacent to the new storefront door in the Break Room to illuminate the concrete stoop. Please advise if electrical and/ or lighting on this outside wall will be needed.”*

**Response: No exterior lighting or associated electrical at the proposed door out of the Break Room shall be part of the scope of work for this project.**

2. *“During the site visit, there was some discussion about tile shelves and tile benches in the shower stalls. Please verify if tile benches and/ or tile shelves in the showers are desired and will be added to the plans.”*

**Response: Shower niches shall be installed in each of the (3) shower stalls. Provide and install 12” x 20” Schluter Kerdi-Board or similar. Refer to the attached revised sheet A2.2.**

3. *“Please confirm the process, cost and time commitment for obtaining background checks for workers and/ or supervisors who will need access to the building during the duration of this project. Will background checks be required for all individuals needing access to the building? Or only for Supervisors and/ or Foremen for each trade?”*

**Response: Only the site superintendent will need to go through this process. The time impact will be minimal, maybe two or so hours in total. As a reminder, the site super is required to be onsite at all times work is being done or when subcontractors are present.**

4. *“On the ceiling demolition plan A8.1, General Note A states ‘Contractor shall test the performance of the existing exhaust fan system and replace if minimum CFM values called out in the mechanical drawings are not met.’ Please clarify if the following scopes of work should be included in or excluded from their bids for this project:*

*1. Initial testing of existing mechanical equipment that serves the Locker & Restrooms to determine if fans need to be replaced or if controls system components need to be repaired or replaced by others. 2. Cost to furnish and install new exhaust fans, assuming the existing system components may not meet the required CFM values. 3. Commissioning, Testing & Balancing of NEW exhaust system components. 4. Exclude Commissioning, Testing and Balancing of EXISTING exhaust system components. 5. Exclude all building controls for HVAC systems (furnished, installed and tested by Owner).”*

**Response: 1. Include in scope of work. 2. Include in scope of work. 3. Include in scope of work. 4. Exclude from scope of work. 5. Exclude from scope of work.**

5. *“Please verify that Owner will remove the personal contents that are being stored in the locker rooms and lockers prior to construction work beginning on this project.”*

**Response: Yes. The Owner will ensure these items are removed prior to start of construction.**

6. "Plans state "Toilet room accessories shall be provided by Owner and installed by Contractor." Please confirm which toilet accessories will be provided by Owner and which toilet accessories need to be both furnished and installed by Contractor: Toilet Partitions/Urinal Screens - Grab Bars - Mirrors - Soap Dispensers - Toilet Paper Dispensers - Feminine Napkin Disposals - Feminine Napkin Dispensers - Trash Cans - Paper Towel Dispensers."

**Response:** Orem City will be providing TP dispensers, soap dispensers, feminine napkin disposal, toilet seat cover dispensers, paper towel dispensers. Contractor shall be responsible for installing these items. Nothing other than the listed items will be provided by the city.

7. "Will the contractor be required to obtain a Builder's Risk Insurance Policy?"

**Response:** Yes.

8. "Will an Engineer's Estimate be provided for this project?"

**Response:** The Owner has provided and estimate range of \$250,000 to \$310,000.

9. "During the walk through it was mentioned that the ceramic floor tile is on thick set flooring. Please confirm that a new thick set flooring bed will need to be installed after the demo of existing tile and setting bed and underground plumbing rework."

**Response:** It is recommended that a thick set application be provided for the new tile floor installation to ensure a level floor after the existing tile is removed. Level floor transitions to existing floor finishes shall be maintained at existing doors and other openings.

10. "Please advise if background checks are required for his project."

**Response:** Only the site superintendent will need to go through this process. The time impact will be minimal, maybe two or so hours in total. As a reminder, the site super is required to be onsite at all times work is being done or when subcontractors are present.

11. "Can a height to the roof deck please be provided?"

**Response:** The height from the existing first floor to the bottom of the second-floor metal roof deck is approximately 20'-5".

12. "Pg 42 of the specs calls for the contractor to provide all temporary facilities (i.e. porta potty, electrical, water). Please confirm that the GC must provide porta-potties."

**Response:** It is expected that the GC will provide a porta-pottie for use during construction. The location for this can be coordinated with Orem City. Access to the existing restroom facilities on the second floor of the building will not be provided.

13. "The following divisions have been provided in the specifications of the 2017 APWA Manual. Most of these divisions seem like that are not part of this project. Please confirm. a. Division 04 05 16, 04 21 00, 04 22 00, 05 05 10, 05 05 23, 05 12 00, 05 51 00, 05 53 00, 05 56 00, 07 19 00, 09 96 23, 13 34 19, 27 through 33.

**Response:** These specifications can be disregarded for this project.

14. "Can spec section please be provided for the following items: ceramic tile (water proofing at shower locations),

*drywall and gypsum, toilet accessories and Stall partitions, quartz countertops, rubber base, aluminum storefront/hardware, fire sprinkler, Access controls.”*

**Response:** **Tiling** – see attached specification section 09 30 00. **Gypsum Board** – See attached specification section 09 29 00. **Toilet Accessories** – These will be provided by Owner. See response to question #22. **Toilet Partitions** – see attached cut sheet. **Quartz Countertop** – See Finished Legend on sheet A2.2. **Rubber Base** – Finish Legend has been updated to call out rubber base product information. See attached revised sheet A2.2 and data information. **Aluminum Storefront/Hardware** – See door hardware on sheet A2.3. **Fire Sprinkler** - The existing sprinkler heads shall remain in their current location and condition. Note #4 has been removed from sheet A8.1. **Access Controls** – This item has been removed from the scope of work. The Owner will provide and install any access control items.

15. “*G1.1 General note G states GC to obtain required permits. Is Orem city requiring a fee from the GC for this project?*”

**Response:** **All fees related to permitting will be waived for this project.**

16. “*A2.1 Demolition Note 6 and General Note A say to remove all existing wall finishes. Please clarify this means gypsum board as well.*”

**Response:** **Yes, down to the existing metal stud framing.**

17. “*A2.1 Note in box next to detail 5D says all plumbing venting to be removed and replaced including all existing associated components above the floor slab. Please clarify that this is ALL waste and vent plumbing piping above the floor slab to the roof deck. Not just vent piping.*”

**Response:** **Yes, for sure on vent piping. Waste lines above grade will need to be inspected after wall demolition and replaced if needed.**

18. “*A2.2 Sheet note 11 says to sand the finish off the wood portion of the bench and re stain. Is a new protective topcoat of a clear urethane or similar product being applied as well or just the stain which would leave the wood bench very susceptible to water and other liquids?*”

**Response:** **Existing benches shall be removed and replaced as indicated in Addendum #03.**

19. “*A2.2 Finish legend calls for the contractor to match existing rubber base. Can a spec please be provided for rubber base? For example: How tall, with or without toe, preformed corners, glue type, and what color.*”

**Response:** **Rubber Base – Finish Legend has been updated to call out rubber base product information. See attached revised sheet A2.2 and data information.**

20. “*A2.2 General note B states to use wall type 1-2 at all existing walls. Wall type 1-2 shows 5/8” gypsum board painted. Are we supposed to use Tile backer at the CTW locations under the wainscot portion? Please provide a specification for tile backer.*”

**Response:** **Provide and install 5/8” tile backer board in areas where wall tile is shown. Basis-of-Design shall be Georgia Pacific DensShield tile backer. Gypsum board shall be installed above tile wainscot as indicated in the Finish Schedule. Refer to the attached revised Finish Legend and Schedule on sheet A2.2.**

21. “*A2.2 Wall type 1-2 shows sound attenuation batt insulation. Is this existing? Are all walls supposed to get this or only walls exterior to this space?*”

**Response:** The sound attenuation batt insulation shown in wall type 1-2 is new. All walls exterior to the restroom space shall get the sound batt insulation. Refer to the attached revised sheet A2.2 with the walls highlighted for this wall construction type.

22. "A2.2 General Note C Says the toilet room accessories shall be provided by owner and installed by contractor please confirm that all accessories will be provided by the owner. Typically, the owner will provide the dispensers (toilet paper, paper towels, etc) and the contractor is responsible for mirrors, grab bars, etc. Ideally please provide a responsibility matrix for all restroom accessories."

**Response:** Orem City will be providing TP dispensers, soap dispensers, feminine napkin disposal, toilet seat cover dispensers, paper towel dispensers. Contractor shall be responsible for installing these items. Nothing other than the listed items will be provided by the city.

23. "A2.3 Detail 1 calls for demolition of the existing exterior wall for new storefront door. Please advise the materials composing and the thickness of the wall."

**Response:** Existing wall construction consists of the following: INTERIOR – 5/8" gypsum board, 6" metal stud framing, batt insulation, 5/8" exterior grade gypsum sheathing, pre-cast concrete trim (where occurs), air gap, brick veneer – EXTERIOR

24. "A2.3 Door Hardware schedule has a surface closer and auto operator on the door. These are redundant and will conflict. Please review and advise."

**Response:** The auto door operator has been eliminated. Refer to the attached revised sheet A2.3.

25. "A2.3 Door hardware schedule calls for a credential reader by division 28. However, there is no division 28 spec provided. Please advise if this credential reader is provided and installed by the owner. a. If the owner is not providing the credential reader, can a specification section for this please be provided?"

**Response:** Access control, including credential reader will be provided by Owner. The reference to specification division 28 has been eliminated from the Door Hardware schedule. Refer to the attached revised sheet A2.3.

26. "A2.3 Detail 2 has a new concrete pad. Please confirm that there is no work to be done on the existing lawn sprinkler system due to the removal of the existing lawn for the new concrete pad."

**Response:** Correct. The concrete pad outside of the new door has been eliminated from the project. Refer to Addendum #03. As a result, all associated work with the existing landscaping and sprinkling system is not required.

27. "A8.1 Sheet note 1 says remove the existing ceiling finish. Please clarify that the intent is to have the existing gypsum board removed (not just paint) and new gypsum board installed on the ceilings."

**Response:** This is correct. The existing ceiling gypsum board shall be removed and replaced with new gypsum board (paint).

28. "A8.1 General Note A states "contractor shall test the performance of the existing exhaust fan system and replace if minimum CFM values called out in the mechanical drawings are not met." To equalize costs between bidding GC's and still allow for funds to be included in the project so it can be replaced if it is needed, can this be handled with an allowance for the new exhaust fan? Say \$2,000.00. The testing and service work called for and noted on page M6.1 would still be base bid but if a new fan is needed all bidders would be on the same page. If it is determined a new fan is not needed, the allowance goes back to Orem city."

**Response:** All bidding Contractors shall provide an allowance of \$2,000 to test the existing exhaust fan system.

29. "A8.1 Note 1 says to remove all existing ceiling finishes. Please clarify this means gypsum board as well."

**Response:** This is correct. The existing ceiling gypsum board shall be removed and replaced with new gypsum board (paint).

30. "A8.1 Note 4 says to remove the existing fire sprinkler head. Nothing is called to go back in. No specifications have been provided for the fire sprinkler heads. Please advise."

**Response:** The existing sprinkler heads shall remain in their current location and condition. Note #4 has been removed from sheet A8.1.

31. "M0.1 Commissioning notes. Is this project involving commissioning? Is this owner provided and contractor participating? Please clarify."

**Response:** It is not anticipated that this project will involve commissioning.

32. "M0.1 Note 11 Does this apply only to ducting within our space? Say from the Variable Volume box out? Please clarify."

**Response:** Yes, just within the space from the VAV box out.

33. "M0.1 Note 12- Are new air filters only required at the two Variable volume box or at the main air handler? Please clarify."

**Response:** VAV boxes within the space only.

34. "M1.1 Keyed notes 1. States 'Field verify 7-day programmable thermostat location with the owner's representative and verify proper function' It is believed these are only sensors as part of a central system, not stand-alone programmable thermostats. Please clarify."

**Response:** This is not needed as the Owner is currently working on getting the existing HVAC system working and balanced.

35. "M1.1 Keyed note 1. Based off a site walk there is no thermostat VB-2 as shown in the women's restroom. Just FYI."

**Response:** The existing zone controls are anticipated to remain.

36. "P0.1 "Piping anticipations" Please confirm that all vent piping above the ceiling needs to be cast pipe due to it being a plenum space."

**Response:** Correct, all cast due to the plenum.

37. "P1.1 Shows new below slab sewer lines in the project. Please advise what is the thickness of the existing concrete slab that needs to be replaced?"

**Response:** Existing concrete slab is 4" thick.

38. "P1.1 Is a rough depth of the existing sewer lines known and can that information be provided."

**Response:** The depth of the existing sewer is not known.

39. P1.1 Note 5 In Lockers 140A. This is an existing floor slab on grade with lockers called to remain. The note says the floor should be sloped to the drain. This is not possible in this location unless the whole floor is

removed. Please review and advise.”

**Response:** Sloping is only required at the showers. Locker areas and emergency drains can be installed and patched with little to no slope (squeegee to the drain may be needed).

40. “P6.1 Urinals are missing from both the water piping and waste/vent piping schematics. Please review and advise so that the proper size piping is included.”

**Response:** Refer to the Plumbing fixture schedule for sizing – 3/4" water, 2" drain and 1-1/2" vent minimum.

41. “E1.1 Is it the intent that all fire alarm devices are existing and should remain? There is no note on the page indicating otherwise. The existing fire alarm device in the men’s restroom area is over the urinals, not at the vanities, and there is not one in Locker room 140A as shown on the plan. Just FYI.”

**Response:** This is currently being addressed throughout the building with State Fire. If any fire alarm related devices are removed, then it will need to be replaced. The intent is to keep fire alarm devices where they exist and ensure all common and required areas have appropriate notification. The layout on the electrical plan is preliminary only so coordination with State Fire is recommended.



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## OREM CITY PUBLIC SAFETY BUILDING

RESTROOM  
REMODEL

95 E. Center Street  
Orem, Utah 84057



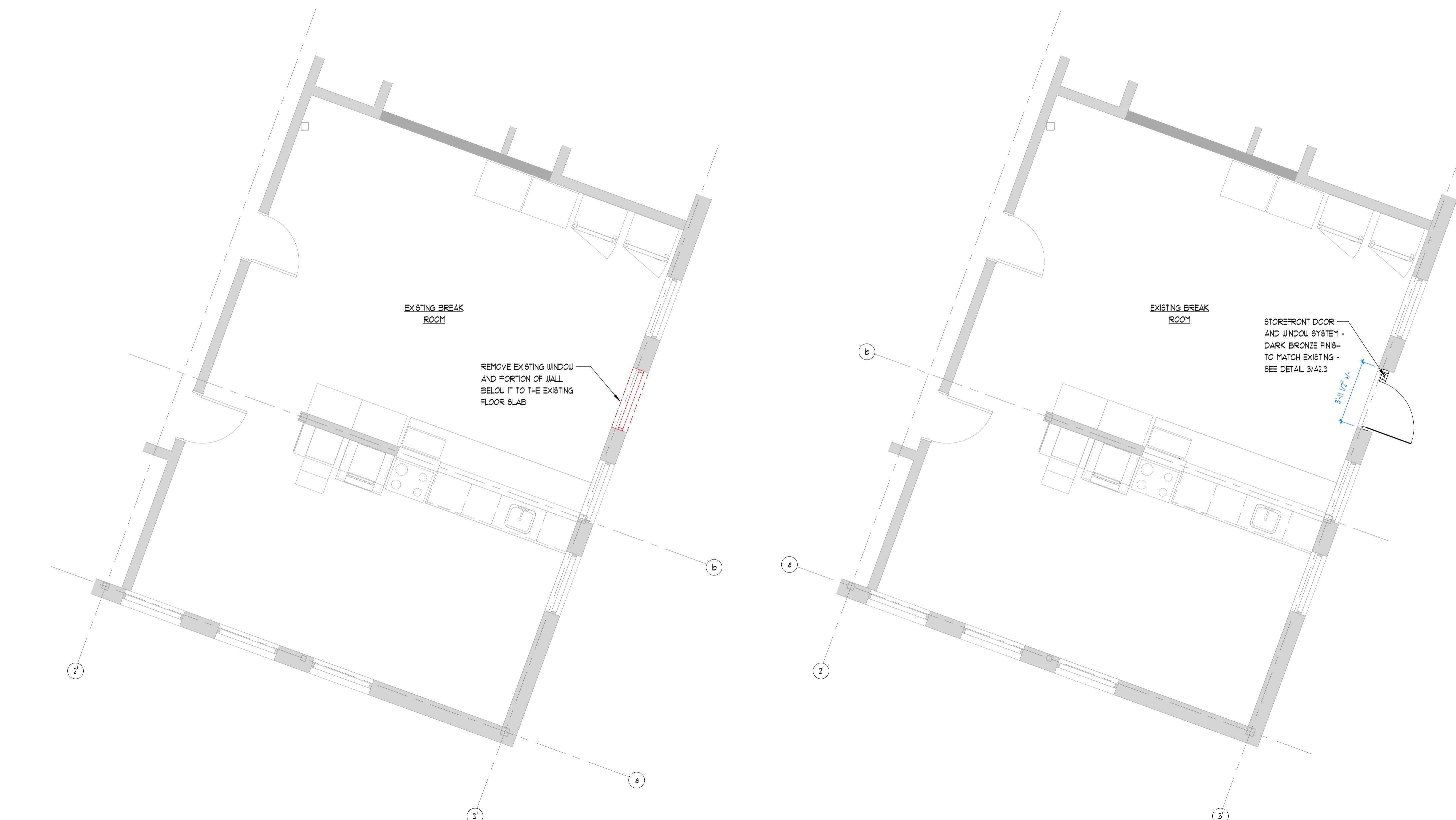
revision information  
no. 1 10-25 ADDENDUM #3  
2 10-25 ADDENDUM #5

milestone issue date  
OCTOBER 24, 2025  
milestone issue description  
OWNER REVIEW SET

latest revision date  
10-25  
latest revision description  
ADDENDUM #5

ENL. BREAKROOM DEMO  
& REMODEL PLANS

**A2.3**



1 ENLARGED BREAK ROOM DEMO PLAN

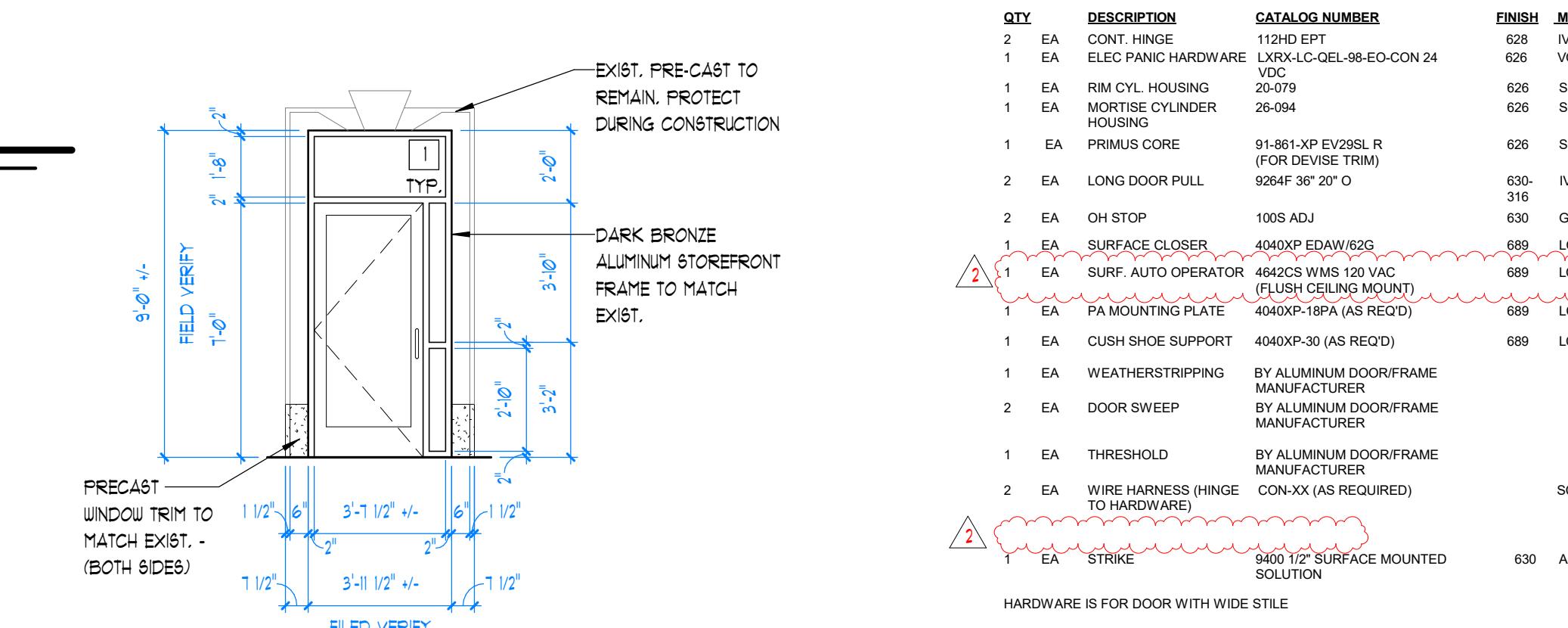
1/4" = 1'-0"

2 ENLARGED BREAK ROOM REMODEL PLAN

1/4" = 1'-0"

### GLAZING LEGEND

1 1" INSULATED DUAL PANE LOW-E GLAZING SY. W/ FULLY TEMPERED GLASS



3 DOOR TYPE

1/4" = 1'-0"

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DOOR IS NORMALLY LATCHED AND SECURED  
DOOR MAY BE PROGRAMMED TO REMAIN UNLOCKED ON A SCHEDULE THROUGH ACCESS CONTROL (NOT-IN-CONTRACT)  
PRESENTING VALID CREDENTIAL (NOT-IN-CONTRACT) TEMPORARILY RETRACTS  
DOOR IS MONITORED THROUGH ACCESS CONTROL OR SECURITY SYSTEM (NOT-IN-CONTRACT)  
DOOR IS SECURED UPON LOSS OF POWER TO THE DEVICE  
FREE EGRESS AT ALL TIMES  
POWER COMES FROM ACCESS CONTROL CABINET IN THE IT ROOM (NOT-IN-CONTRACT)

### DOOR HARDWARE

QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR
2	EA CONT. HINGE	112HD EPT	628	IVE
1	EA ELEC PANIC HARDWARE	LXRX-LC-DEL-98-EQ-CON 24	628	VON
1	EA RIM CYL. HOUSING	20-079	626	SCH
1	EA MORTISE CYLINDER	26-094	626	SCH
1	EA PRIMUS CORE	B1-981-XP-EV28SL R (FOR DEVISE TRIM)	626	SCH
2	EA LONG DOOR PULL	9204F-36" 20" D	630	IVE
2	EA OH STOP	100S ADJ	630	GLY
1	EA SURFACE CLOSER	4040XP-EDAW/62G	689	LCN
1	EA SURF. AUTO OPERATOR	4642CS WMS 120 VAC (FLUSH CEILING MOUNT)	689	LCN
1	EA PA MOUNTING PLATE	4040XP-18PA (AS REC'D)	689	LCN
1	EA CUSH SHOE SUPPORT	4040XP-30 (AS REC'D)	689	LCN
1	EA WEATHERSTRIPPING	BY ALUMINUM DOOR/FRAME MANUFACTURER		
2	EA DOOR SWEEP	BY ALUMINUM DOOR/FRAME MANUFACTURER		
1	EA THRESHOLD	BY ALUMINUM DOOR/FRAME MANUFACTURER		
2	EA WIRE HARNESS (HINGE TO HARDWARE)	CON-XX (AS REQUIRED)		SCH
1	EA STRIKE	9400 1/2" SURFACE MOUNTED SOLUTION	630	ASSA

HARDWARE IS FOR DOOR WITH WIDE STILE

OPERATIONS

DOOR IS NORMALLY LATCHED AND SECURED

DOOR MAY BE PROGRAMMED TO REMAIN UNLOCKED ON A SCHEDULE THROUGH ACCESS

CONTROL (NOT-IN-CONTRACT)

PRESENTING VALID CREDENTIAL (NOT-IN-CONTRACT) TEMPORARILY RETRACTS

DOOR IS MONITORED THROUGH ACCESS CONTROL OR SECURITY SYSTEM (NOT-IN-CONTRACT)

DOOR IS SECURED UPON LOSS OF POWER TO THE DEVICE

FREE EGRESS AT ALL TIMES

POWER COMES FROM ACCESS CONTROL CABINET IN THE IT ROOM (NOT-IN-CONTRACT)

## SHEET NOTES

1 REMOVE & DISPOSE OF EXISTING CEILING FINISH  
 2 REMOVE & DISPOSE OF EXISTING LIGHT FIXTURE  
 3 REMOVE & REPLACE EXISTING MECHANICAL GRILLE

## GENERAL NOTES

A. CONTRACTOR SHALL TEST THE PERFORMANCE OF THE EXISTING EXHAUST FAN SYSTEM AND REPLACE IF MINIMUM CFM VALUES CALLED OUT IN THE MECHANICAL DRAWINGS ARE NOT MET.  
 B. RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS.  
 C. CONTRACTOR SHALL REMOVE AND REPLACE CEILING TILE & TRACK WHERE BUTTED UP AGAINST DEMOLISHED WALL - CONTRACTOR TO FIELD VERIFY.  
 D. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR LIGHTING AND MECHANICAL SYSTEM LAYOUT.



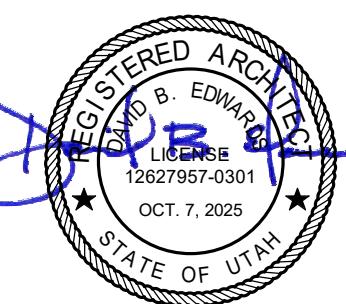
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## OREM CITY PUBLIC SAFETY BUILDING

### RESTROOM REMODEL

95 E. Center Street  
Orem, Utah 84057



revision information  
no. date description

2 10-25 ACCENDUM 105

milestone issue date  
OCTOBER 24, 2025

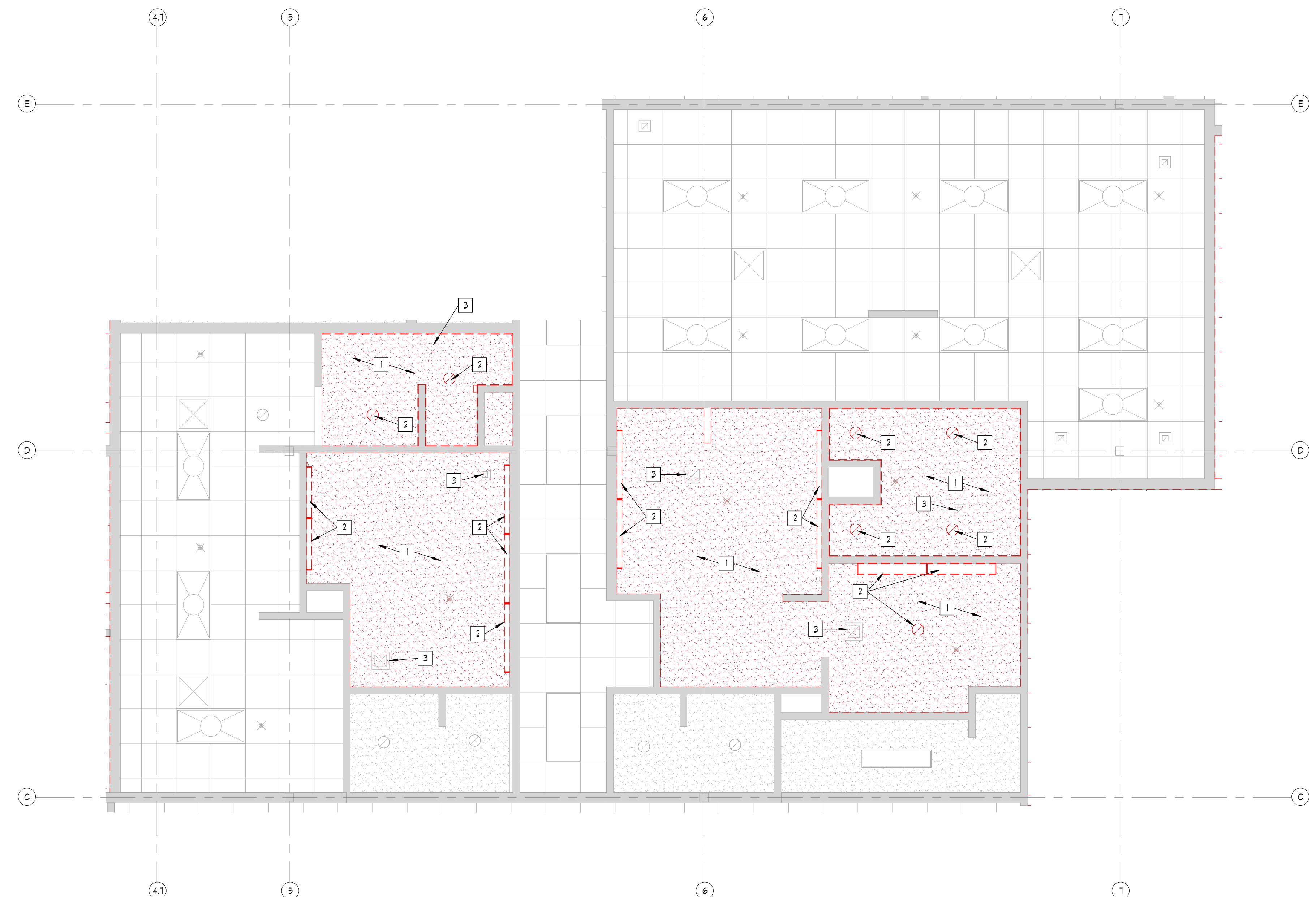
milestone issue description  
OWNER REVIEW SET

latest revision date  
10-25

latest revision description  
ACCENDUM 105

REFLECTED CEILING  
DEMO PLAN

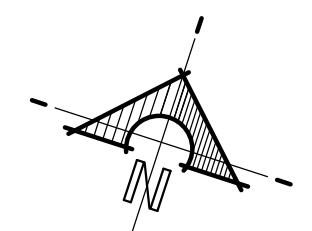
A8.1



DEMOLITION REFLECTED CEILING PLAN

1

1/4" = 1'-0"



## SECTION 09 29 00 - GYPSUM BOARD

### PART 1 - GENERAL

#### 1.1 SUMMARY

- A. Section Includes:
  1. Interior gypsum board.
  2. Tile backing panels.
  3. Texture finishes.

#### 1.2 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Samples:
  1. Textured Finishes: Manufacturer's standard size for each textured finish indicated and on same backing indicated for Work.

### PART 2 - PRODUCTS

#### 2.1 PERFORMANCE REQUIREMENTS

- A. STC-Rated Assemblies: For STC-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 90 and classified according to ASTM E 413 by an independent testing agency.

#### 2.2 INTERIOR GYPSUM BOARD

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
  1. American Gypsum.
  2. CertainTeed Corp.
  3. Georgia-Pacific Gypsum LLC.
  4. Lafarge North America Inc.
  5. National Gypsum Company.
  6. PABCO Gypsum.
  7. Temple-Inland.
  8. USG Corporation.
- B. Gypsum Board, Type X: ASTM C 1396/C 1396M.
  1. Thickness: 5/8 inch (15.9 mm).
  2. Long Edges: Tapered.

#### 2.3 TILE BACKING PANELS

- A. Glass-Mat Water-Resistant Backer Units: ANSI A118.9 and ASTM C 1288 or 1325, with manufacturer's standard edges.
  1. Products: Subject to compliance with requirements, provide glass-mat water-resistant backer units by one of the following:
    - a. CertainTeed Corp.
    - b. Georgia Pacific Building
    - c. National Gypsum Company
    - d. Temple-Inland Building Products
  2. Thickness: 5/8 inch (15.9 mm).
  3. Mold Resistance: ASTM D 3273, score of 10 as rated according to ASTM D 3274.

#### 2.4 TRIM ACCESSORIES

- A. Interior Trim: ASTM C 1047.
  1. Material: Galvanized or aluminum-coated steel sheet, rolled zinc, plastic, or paper-faced galvanized steel sheet.

- B. Aluminum Trim: ASTM B 221 (ASTM B 221M), Alloy 6063-T5.

## 2.5 JOINT TREATMENT MATERIALS

- A. General: Comply with ASTM C 475/C 475M.
- B. Joint Tape:
  1. Interior Gypsum Board: Paper.
  2. Exterior Gypsum Soffit Board: Paper.
  3. Glass-Mat Gypsum Sheathing Board: 10-by-10 glass mesh.
  4. Tile Backing Panels: As recommended by panel manufacturer.
- C. Joint Compound for Interior Gypsum Board: For each coat use formulation that is compatible with other compounds applied on previous or for successive coats.

## 2.6 AUXILIARY MATERIALS

- A. Laminating Adhesive: Adhesive or joint compound recommended for directly adhering gypsum panels to continuous substrate.
- B. Steel Drill Screws: ASTM C 1002, unless otherwise indicated.
- C. Sound Attenuation Blankets: ASTM C 665, Type I (blankets without membrane facing).
- D. Acoustical Joint Sealant: ASTM C 834. Product effectively reduces airborne sound transmission through perimeter joints and openings as demonstrated by testing according to ASTM E 90.
  1. Products: Subject to compliance with requirements, provide one of the following:
    - a. Accumetric LLC; BOSS 824 Acoustical Sound Sealant.
    - b. Grabber Construction Products; Acoustical Sealant GSC.
    - c. Pecora Corporation; AC-20 FTR or AIS-919.
    - d. Specified Technologies, Inc.; Smoke N Sound Acoustical Sealant.
    - e. USG Corporation; SHEETROCK Acoustical Sealant.
- E. Thermal Insulation: As specified in Section 072100 "Thermal Insulation."
- F. Vapor Retarder: As specified in Section 072100 "Thermal Insulation."

## 2.7 TEXTURE FINISHES

- A. Primer: As recommended by textured finish manufacturer.
- B. Non-Aggregate Finish: Pre-mixed, vinyl texture finish for spray application.
  1. Products: Subject to compliance with requirements, provide one of the following:
    - a. CertainTeed Corp.; ProRoc Easi-Tex Spray Texture.
    - b. National Gypsum Company; Perfect Spray EM Texture.
    - c. USG Corporation; BEADEX FasTex Wall and Ceiling Spray Texture.
  2. Texture: Spatter knock-down.

## PART 3 - EXECUTION

### 3.1 APPLYING AND FINISHING PANELS

- A. Comply with ASTM C 840.
- B. Examine panels before installation. Reject panels that are wet, moisture damaged, and mold damaged.
- C. Isolate perimeter of gypsum board applied to non-load-bearing partitions at structural abutments, except floors. Provide 1/4- to 1/2-inch- (6.4- to 12.7-mm-) wide spaces at these locations and trim edges with edge trim where edges of panels are exposed. Seal joints between edges and abutting structural surfaces with acoustical sealant.

- D. Install trim with back flanges intended for fasteners, attach to framing with same fasteners used for panels. Otherwise, attach trim according to manufacturer's written instructions.
  - 1. Aluminum Trim: Install in locations indicated on Drawings.
  - 2. Control Joints: Install control joints according to ASTM C 840 and in specific locations approved by Architect for visual effect.
- E. Prefill open joints, rounded or beveled edges, and damaged surface areas.
- F. Apply joint tape over gypsum board joints, except for trim products specifically indicated as not intended to receive tape.
- G. Gypsum Board Finish Levels: Finish panels to levels indicated below and according to ASTM C 840:
  - 1. Level 1: Ceiling plenum areas, concealed areas, and where indicated.
  - 2. Level 2: Panels that are substrate for tile.
  - 3. Level 4: At panel surfaces that will be exposed to view unless otherwise indicated.
    - a. Primer and its application to surfaces are specified in Section 099123 "Interior Painting."
- H. Texture Finish Application: Prepare and apply primer to gypsum panels and other surfaces receiving texture finishes. Mix and apply finish using powered spray equipment, to produce a uniform texture free of starved spots or other evidence of thin application or of application patterns.
- I. Protect adjacent surfaces from drywall compound and texture finishes and promptly remove from floors and other non-drywall surfaces. Repair surfaces stained, marred, or otherwise damaged during drywall application.
- J. Remove and replace panels that are wet, moisture damaged, and mold damaged.

END OF SECTION 09 29 00

## SECTION 09 30 00 - TILING

### PART 1 - GENERAL

#### 1.1 SUMMARY

- A. Section Includes:
  - 1. Ceramic tile
  - 2. Porcelain tile

#### 1.2 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Samples:
  - 1. Each type and composition of tile and for each color and finish required.
  - 2. Assembled samples, with grouted joints, for each type and composition of tile and for each color and finish required.

#### 1.3 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials that match and are from same production runs as products installed and that are packaged with protective covering and identified with labels describing contents.
  - 1. Tile and Trim Units: Furnish quantity of full-size units equal to 3 percent of amount installed for each type, composition, color, pattern, and size indicated.

#### 1.4 QUALITY ASSURANCE

- A. Installer Qualifications:
  - 1. Installer is a five-star member of the National Tile Contractors Association or a Trowel of Excellence member of the Tile Contractors' Association of America.
  - 2. Installer employs Ceramic Tile Education Foundation Certified Installers or installers recognized by the U.S. Department of Labor as Journeyman Tile Layers.
- B. Mockups: Build mockups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
  - 1. Build mockup of each type of wall tile installation.
  - 2. Approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

### PART 2 - PRODUCTS

#### 2.1 TILE PRODUCTS

- A. ANSI Ceramic Tile Standard: Provide Standard grade tile that complies with ANSI A137.1 for types, compositions, and other characteristics indicated.
- B. Tile Type **CTW**: Factory-mounted unglazed ceramic tile.
  - 1. Basis-of-Design Product: Subject to compliance with requirements, provide Daltile Color Wheel Linear, or comparable product by one of the following:
    - a. American Olean; Division of Dal-Tile International Inc.
    - b. Crossville, Inc.
    - c. Interceramic.
  - 2. Module Size of Field Tile: 6-inch x 18-inch (203.2 mm x 203.2 mm).
  - 3. Thickness: 5/16-inch (8 mm).
  - 4. Face: Plain with cushion edges.
  - 5. Surface: Smooth, without abrasive admixture.
  - 6. Tile Color and Pattern: Arctic White
  - 7. Grout Color: Mapei #27 'Silver'

C. Tile Type **PTF**: Factory-mounted porcelain tile.

1. Basis-of-Design Product: Subject to compliance with requirements, provide Daltile Harmonist, or comparable product by one of the following:
  - a. American Olean; Division of Dal-Tile International Inc.
  - b. Crossville, Inc.
  - c. Interceramic.
2. Module Size of Field Tile: 12-inch x 12-inch (203.2 mm x 203.2 mm).
3. Thickness: 5/16-inch (8 mm).
4. Face: Plain with cushion edges.
5. Surface: Smooth, without abrasive admixture.
6. Tile Color and Pattern: Rhythm HM31
7. Grout Color: Mapei #27 'Silver'

## 2.2 SETTING MATERIALS

- A. Portland Cement Mortar (Thickset) Installation Materials: ANSI A108.02.
- B. Dry-Set Portland Cement Mortar (Thin Set): ANSI A118.1.
  1. For wall applications, provide nonsagging mortar.
- C. Latex-Portland Cement Mortar (Thin Set): ANSI A118.4.
  1. For wall applications, provide nonsagging mortar.
- D. Medium-Bed, Latex-Portland Cement Mortar: Comply with requirements in ANSI A118.4. Provide product that is approved by manufacturer for application thickness of 5/8 inch (16 mm).
- E. EGP (Exterior Glue Plywood) Latex-Portland Cement Mortar (Thin Set): ANSI A118.11.

## 2.3 GROUT MATERIALS

- A. Sand-Portland Cement Grout: ANSI A108.10.
- B. Standard Cement Grout: ANSI A118.6.
- C. Polymer-Modified Tile Grout: ANSI A118.7.
- D. Water-Cleanable Epoxy Grout: ANSI A118.3.

## 2.4 ELASTOMERIC SEALANTS

- A. General: Provide sealants, primers, backer rods, and other sealant accessories that comply with the following requirements and with the applicable requirements in Division 07 Section "Joint Sealants" and that do not stain stone.
- B. One-Part, Mildew-Resistant Silicone Sealant: ASTM C 920; Type S; Grade NS; Class 25; Uses NT, G, A, and, as applicable to nonporous joint substrates indicated, O; formulated with fungicide, intended for sealing interior stone tile joints and other nonporous substrates that are subject to in-service exposures of high humidity and extreme temperatures.
- C. Multipart, Pourable Urethane Sealant for Use T: ASTM C 920; Type M; Grade P; Class 25; Uses T, M, A, and, as applicable to joint substrates indicated, O.

## 2.5 MISCELLANEOUS MATERIALS

- A. Trowelable Underlays and Patching Compounds: Latex-modified, portland cement-based formulation provided or approved by manufacturer of tile-setting materials for installations indicated.
- B. Metal Edge Strips: Angle or L-shape, nickel silver exposed-edge material.
- C. Grout Sealer: Manufacturer's standard product for sealing grout joints and that does not change color or appearance of grout.
  1. Products: Subject to compliance with requirements, provide one of the following:
    - a. Bonsal American, an Oldcastle company; Grout Sealer.

- b. Bostik, Inc.; CeramaSeal Grout & Tile Sealer.
- c. C-Cure; Penetrating Sealer 978.
- d. Custom Building Products; Grout and Tile Sealer.
- e. Jamo Inc.; Matte Finish Sealer.
- f. MAPEI Corporation; KER 003, Silicone Spray Sealer for Cementitious Tile Grout.
- g. Southern Grouts & Mortars, Inc.; Silicone Grout Sealer.
- h. Summitville Tiles, Inc.; SL-15, Invisible Seal Penetrating Grout and Tile Sealer.
- i. TEC, a subsidiary of H. B. Fuller Company; TA-257 Silicone Grout Sealer.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates, areas, and conditions where tile will be installed, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of installed tile.
  - 1. Verify that substrates for setting tile are firm, dry, clean, free of coatings that are incompatible with tile-setting materials including curing compounds and other substances that contain soap, wax, oil, or silicone; and comply with flatness tolerances required by ANSI A108.01 for installations indicated.

### 3.2 PREPARATION

- A. Where indicated, prepare substrates to receive waterproofing by applying a reinforced mortar bed that complies with ANSI A108.1A and is sloped 1/4 inch per foot (1:50) toward drains.
- B. Blending: For tile exhibiting color variations, use factory blended tile or blend tiles at Project site before installing.
- C. Field-Applied Temporary Protective Coating: If indicated under tile type or needed to prevent grout from staining or adhering to exposed tile surfaces, precoat them with continuous film of temporary protective coating, taking care not to coat unexposed tile surfaces.

### 3.3 INSTALLATION

- A. Comply with TCA's "Handbook for Ceramic Tile Installation" for TCA installation methods specified in tile installation schedules. Comply with parts of the ANSI A108 Series "Specifications for Installation of Ceramic Tile" that are referenced in TCA installation methods, specified in tile installation schedules, and apply to types of setting and grouting materials used.
- B. Extend tile work into recesses and under or behind equipment and fixtures to form complete covering without interruptions unless otherwise indicated. Terminate work neatly at obstructions, edges, and corners without disrupting pattern or joint alignments.
- C. Accurately form intersections and returns. Perform cutting and drilling of tile without marring visible surfaces. Carefully grind cut edges of tile abutting trim, finish, or built-in items for straight aligned joints. Fit tile closely to electrical outlets, piping, fixtures, and other penetrations so plates, collars, or covers overlap tile.
- D. Provide manufacturer's standard trim shapes where necessary to eliminate exposed tile edges.
- E. Jointing Pattern: Lay tile in grid pattern unless otherwise indicated. Lay out tile work and center tile fields in both directions in each space or on each wall area. Lay out tile work to minimize the use of pieces that are less than half of a tile. Provide uniform joint widths unless otherwise indicated.
- F. Joint Widths: Unless otherwise indicated, install tile with the following joint widths:
  - 1. Porcelain Wall Tile: 1/16 inch (1.6 mm).
- G. Lay out tile wainscots to dimensions indicated or to next full tile beyond dimensions indicated.
- H. Expansion Joints: Provide expansion joints and other sealant-filled joints, including control, contraction, and isolation joints, where indicated. Form joints during installation of setting materials, mortar beds, and tile. Do not saw-cut joints after installing tiles.

1. Where joints occur in concrete substrates, locate joints in tile surfaces directly above them.
2. Prepare joints and apply sealants to comply with requirements in Division 07 Section "Joint Sealants."

- I. Install backer units and fiber-cement underlayment and treat joints according to ANSI A108.11 and manufacturer's written instructions for type of application indicated. Use latex-portland cement mortar for bonding material unless otherwise directed in manufacturer's written instructions.
- J. Install waterproofing to comply with ANSI A108.13 and manufacturer's written instructions to produce waterproof membrane of uniform thickness and bonded securely to substrate.
- K. Install crack isolation membrane to comply with ANSI A108.17 and manufacturer's written instructions to produce membrane of uniform thickness and bonded securely to substrate.

### 3.4 INTERIOR TILE INSTALLATION SCHEDULE

- A. Interior Wall Installations, Wood Studs:
  1. Tile Installation over wood studs W244: Thinset on backer board; TCA W244.
    - a. Bond Coat/Thin-Set Mortar: Dry-set or Latex- portland cement mortar.
    - b. Grout: Polymer-modified sanded grout.

END OF SECTION 09 30 00

<b>Nominal Dimensions</b>	4" (101.6 mm) x 48" (1.22 m) x 1/8" (3.2 mm) 4" (101.6 mm) x 120' (36.58 m) x 1/8" (3.2 mm)
<b>ASTM F1861 - Resilient Wall Base</b>	Type TP, Group 2, Styles B
<b>ASTM E648 (NFPA 253) - Critical Radiant Flux</b>	Class 1, $\geq 0.45$ W/cm <sup>2</sup>
<b>ASTM E662 (NFPA 258) - Smoke Density</b>	Passes, $\leq 450$
<b>ASTM E84 - Flammability</b>	Class A
<b>CAN/ULC-S102.2 - Surface Burning</b>	10 Flame Spread Rating 60 Smoke Developed Classification
<b>ASTM F925 - Chemical Resistance</b>	Excellent with chemicals listed in standard, Additional chemicals available via chart
<b>ASTM F1515 - Light Stability</b>	Excellent, $\Delta E \leq 8$
<b>Acclimation Time</b>	48 Hours, see installation instructions for details
<b>Service &amp; Storage Temperature</b>	65° - 85° F, see installation instructions for details
<b>Sustainability Information</b>	Contributes to LEED v4/4.1 Meets CA 01350 Requirements FloorScore Certification* NSF/ANSI 332 Certified Platinum* HPD Available*
<b>Warranty</b>	5 Year Commercial, see warranty document for details
<b>Recommended Adhesives</b>	Excelsior WB-600, Wall Base Adhesive Excelsior C-630, Contact Adhesive
<b>Technical Support</b>	<a href="mailto:solutions@rhctechnical.com">solutions@rhctechnical.com</a>
<b>Product Support</b>	<a href="mailto:sales@roppe.com">sales@roppe.com</a>
<b>Technical Documentation</b>	<a href="http://www.roppe.com">www.roppe.com</a>

\*certificate or document available on website



Attach color submittal sample here

### SPECIFICATION

**Height:** 58" (1473mm) Doors and Panels with 12" (305mm) Floor Clearance

### MATERIAL

**Stiles\*** — 3/4" (19mm) thick, solidly fused compact grade laminate with matte-finish melamine surfaces, colored face sheets, and black phenolic-resin core that are integrally bonded. Edges are black.

#### Standard Size Stiles:

- For compartments — 3", 4", 5", 6", 7", 8", 10", 12", 16", 18", 20", or 24" (76, 102, 127, 152, 179, 203, 254, 305, 406, 457, 508, 610mm) wide.
- For screens — 6" (152mm) wide.
- Floor-anchored — 69" (1753mm) high.
- Overhead-braced — 83" (2108mm) high.
- Floor-to-ceiling anchored — Up to 120" (3048mm) ceiling height.
- Ceiling-hung — 83" (2108mm) high for 96" (2438mm) ceilings or as required up to 120" (3048mm) ceilings.

**Panels** — 1/2" (13mm) thick, solidly fused compact grade laminate with matte-finish melamine surfaces, colored face sheets, and black phenolic-resin core that are integrally bonded. Edges are black.

#### Standard Size Panels:

- For compartments — Up to 84" (2134mm) wide; 58" (1473mm) high.

**Urinal Screens** — 1/2" (13mm) thick, solidly fused compact grade laminate with matte-finish melamine surfaces, colored face sheets, and black phenolic-resin core that are integrally bonded. Edges are black.

#### Standard Size Urinal Screens:

- For wall-hung screens — Up to 24" (610mm) wide; 42" to 54" (1067 to 1372mm) high.
- For ceiling-hung, floor anchored and post-to-ceiling screens — Up to 60" (1524mm) wide; 58" (1473mm) high.

**Doors** — 3/4" (19mm) thick, solidly fused compact grade laminate with matte-finish melamine surfaces, colored face sheets, and black phenolic-resin core that are integrally bonded. Edges are black.

#### Standard Size Doors:

- Inswing and outswing doors are standard 22" to 37" (559 to 940mm) wide; 58" (1473mm) high.

**Posts (for 1083 Series screens only)** — 1 1/4" (32mm) square tubing; 18-8, Type-304, 18-gauge (1.2mm) stainless steel with satin finish. Floor and ceiling connections are constructed of 18-8, Type-304, heavy-gauge stainless steel. Furnished in 120" (3048mm) lengths; to be cut in field to job specifications.

#### Standard Size Post:

- For 1083 Series post-to-ceiling screens only. 1 1/4" (32mm) square. 120" (3048mm); cut to required height in field.

**Headrail (for 1082 Series compartments only)** — Extruded anodized aluminum. Enclosed construction with sloping top. Face has raised grip-resistant edge.

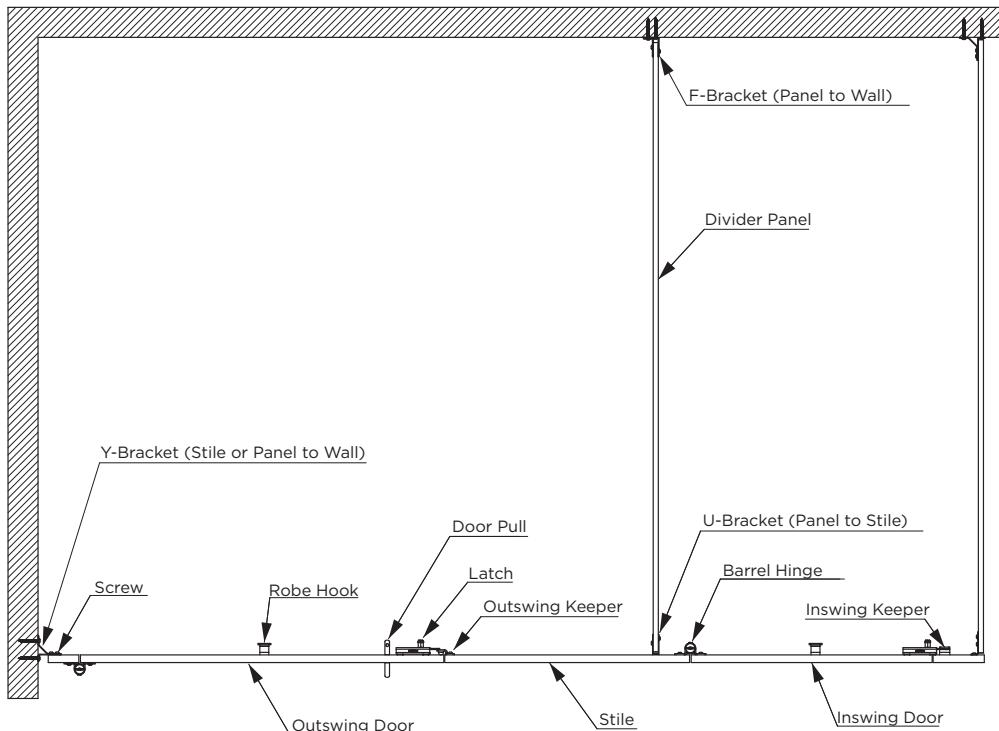
#### Designer's Notes:

- Headrails with integral curtain tracks and hooks are available for compartments without doors. Optional vinyl curtains are available.

**Wall Posts** — 1" by 1 1/2" (25 by 38mm) wide tubing; 18-8, Type-304, 16-gauge (1.6mm) stainless steel with satin-finish. 58" (1473mm) high, pre-drilled for door hardware.

**Gapless Wall Posts** — 2-3/4" by 1-15/16" (70 by 49mm) wide extrusion; Anodized aluminum finish. 58" (1473mm) high, pre-drilled mounting holes, hinge drilling to be done in the field (detailed instructions included with wall post packet). Gapless wall posts enable the attachment of a routed gapless door to eliminate sightlines.

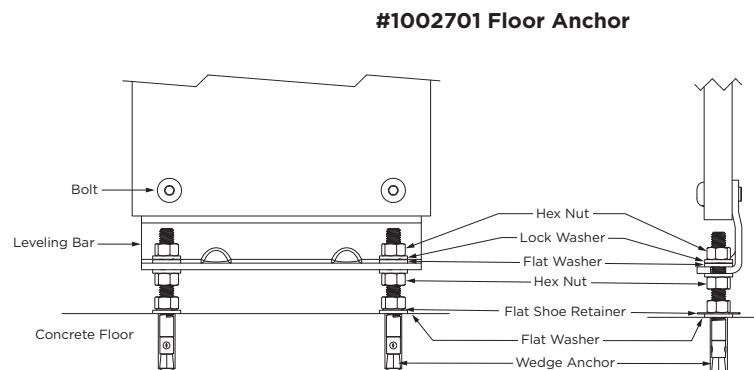
### Top View of 1082 (Barrel Hinge and Standard Bracket) Installation.



## ANCHORING DEVICE:

**Leveling Device** — 3/16" (5mm) thick, corrosion-resistant, chromate-treated, double zinc-plated steel angle leveling bar bolted to stile; furnished with 3/8" (10mm) diameter threaded rods, hex nuts, lock washers, flat washers, spacer sleeves, expansion anchors, and shoe retainers.

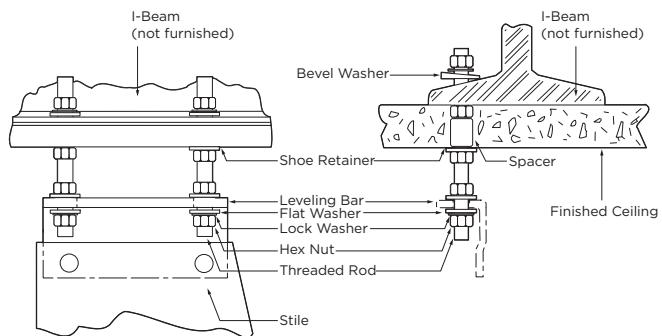
**Shoe** — 18-8, Type-304, 22-gauge (0.8mm) stainless steel with satin finish; 4" (102mm) high. \*Stiles for 1086 Series floor-to-ceiling anchored have a leveling device at each end.



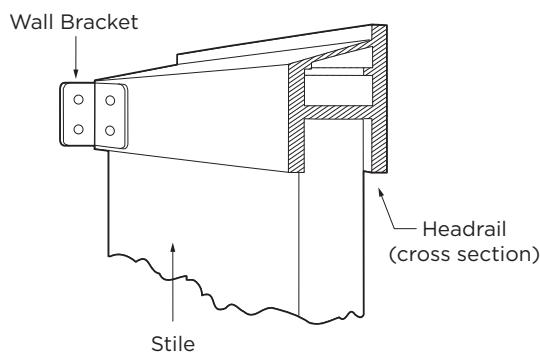
## CEILING LEVELING DEVICE

Provisions must be in the construction of the building to support ceiling-hung toilet partitions. Structure in ceiling, not furnished by Bobrick, must support at least 275 lbs. per compact grade laminate toilet compartment, and must be sufficiently rigid to withstand swinging motion of toilet partition doors and impact of doors against stiles. Actual mounting system, including lateral bracing, if required, must be designed by the architect or structural engineer, and furnished by others. Wood beams are not recommended for ceiling hung application. **Note:** If adequate ceiling support cannot be provided, the floor-anchored or overhead-braced toilet compartments are recommended.

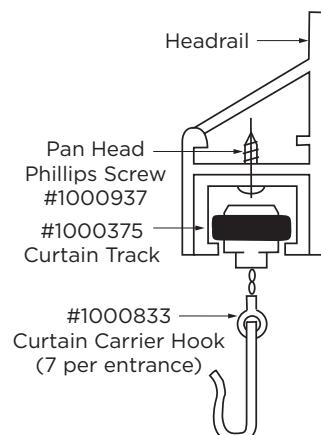
**Approximate Weight:** Compact Grade Laminate Toilet Compartment - 275 lbs.



## HEADRAIL INSTALLATION DETAIL



## CURTAIN TRACK INSTALLATION DETAIL



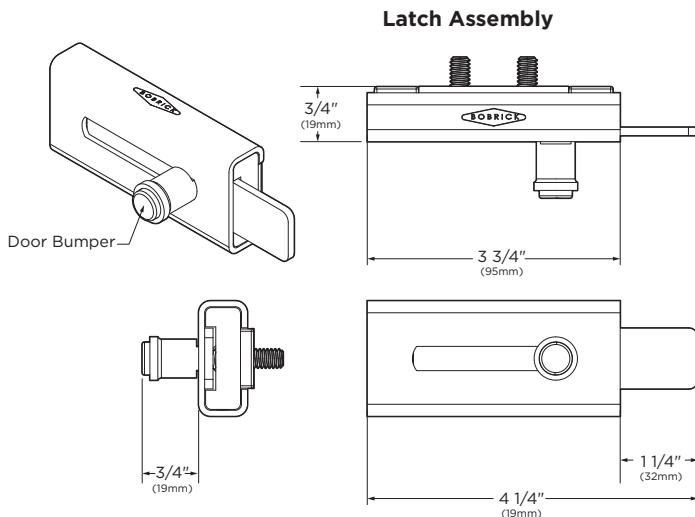
## COMMERCIAL HARDWARE (STANDARD)

Hinges, door latch, door keepers, clothes hooks, mounting brackets and door handles are constructed of 18-8, Type-304, heavy-gauge stainless steel with satin finish.

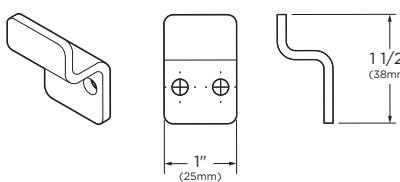
Threaded inserts are factory installed for securing hinges and door latch. Theft-resistant, stainless steel pin-in-head, torx screws are furnished for door hardware and all mounting brackets.

Balanced hinge is adjustable to hold door of unoccupied toilet compartment partially open or fully closed.

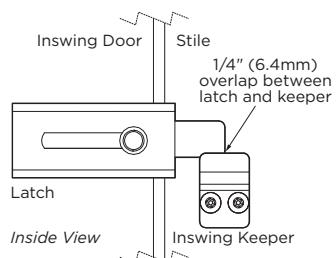
Toilet compartment door is locked from inside by sliding door latch into keeper. A locked compartment may be opened from outside by lifting door to disengage latch from keeper. Track of door latch prevents inswing door from swinging out beyond stile; on outswing door, the door keeper prevents it from swinging in beyond stile. Door handles and latch have operable parts that are operable with one hand and do not require tight grasping, pinching, or twisting of the wrist; and comply with ADA Sections 404.2.7 and 309.4. The force required to activate the operable parts shall be 5 pounds (22.2N) maximum. Black rubber bumper on the latch serves as door bumper for inswing door.



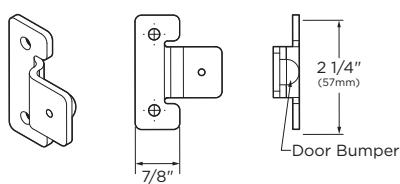
**#1040-114**  
Latch & Keeper Packet,  
(Inswing Door)



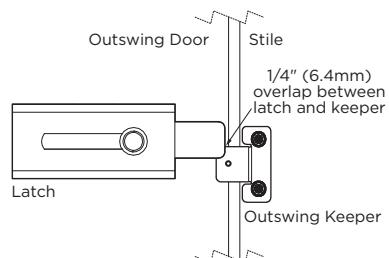
**#1040-35**  
Keeper, inswing  
(Available as a Spare Part)



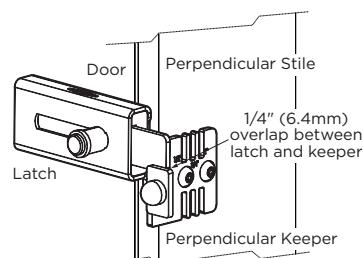
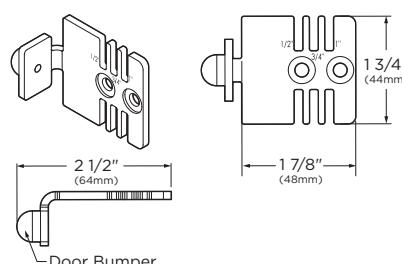
**#1040-115**  
Latch & Keeper Packet,  
(Outswing Door)



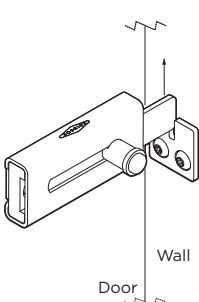
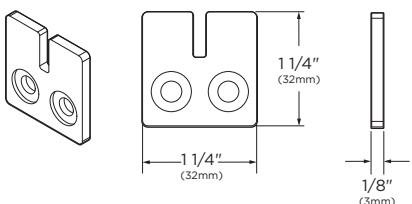
**#1040-36**  
Keeper, Outswing  
(Available as a Spare Part)



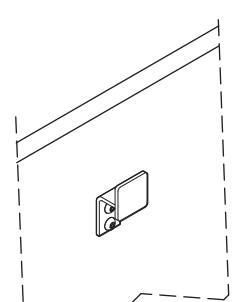
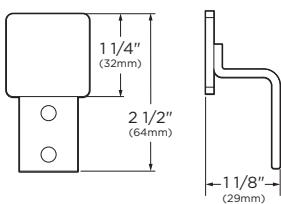
**#1040-39**  
Perpendicular  
Keeper



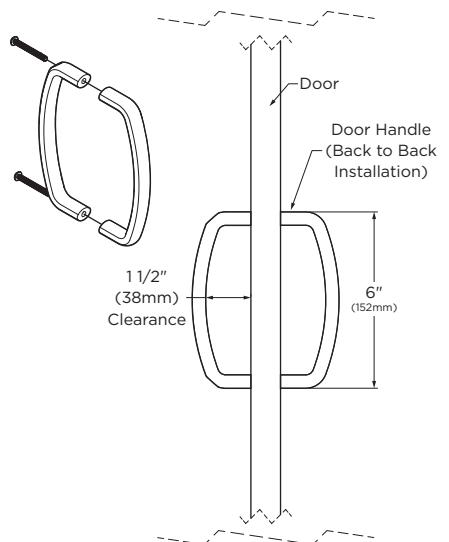
**#1040-56** Wall Mounted  
keeper inswing



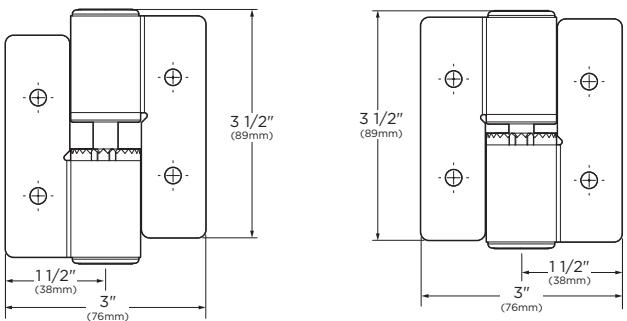
**#1000869**  
Coat Hook



**#1000312**  
Door Pull Handle



**#1040-230**  
**L & J Hinge Set Packet**  
**(Includes Hinge Cam)**

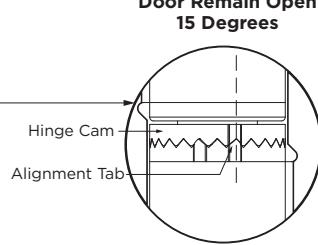
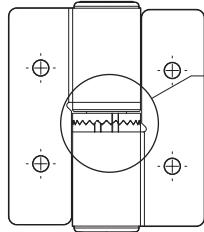
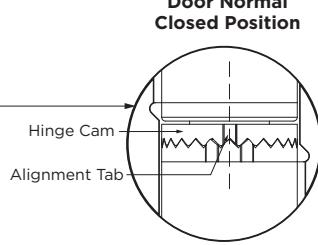
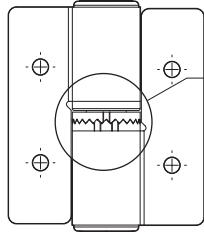
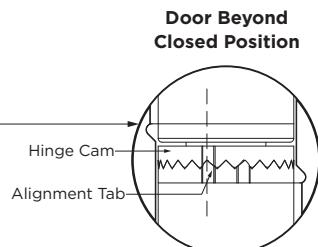
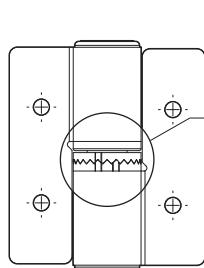


**#1002330**  
**Barrel Hinge Set, L**  
**(Includes Hinge Cam)**

**#1002156**  
**Hinge Cam**

**#1002331**  
**Barrel Hinge Set, J**  
**(Includes Hinge Cam)**

**Cam Settings**

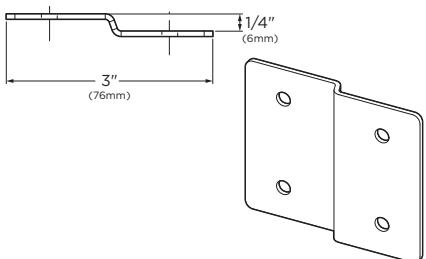


**#1002491**  
**1/4-20 x 1/2" (M6-1 x13mm)**  
**Pin-in-Head Torx Screw**

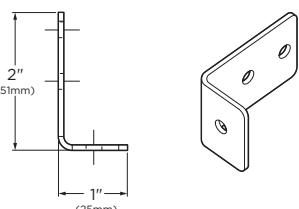
Hinges are constructed of 18-8, Type-304, heavy-gauge stainless steel with satin finish. Threaded inserts are factory installed for securing hinges. Theft-resistant, stainless steel pin-in-head, torx screws are furnished for door hardware. Balanced hinge is adjustable to hold door of unoccupied toilet compartment partially open or fully closed.

**BRACKETS (STANDARD):**

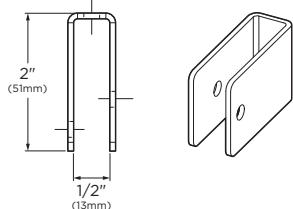
**#1000282**  
**Alcove Bracket**  
**(1/2" Panel to 3/4" Stile)**



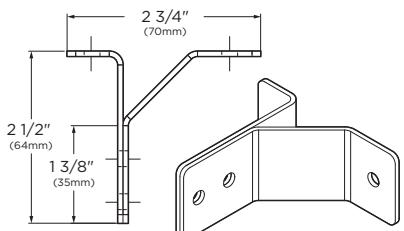
**#1000351**  
**L-Bracket**  
**(Panel to Corner Stile)**



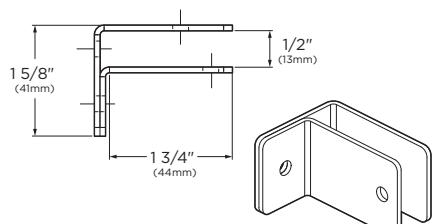
**#1000972**  
**U-Bracket**  
**(Panel to Perp. Stile)**



**#1000974**  
**Y-Bracket**  
**(Stile to Wall)**



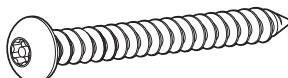
**#1000975**  
**F-Bracket**  
**(Panel to Wall)**



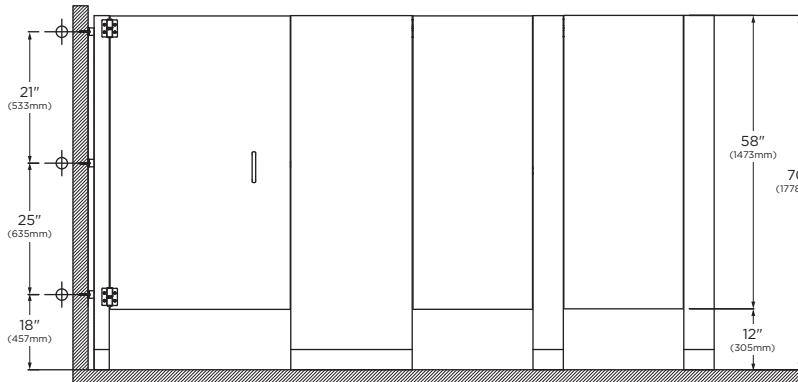
**#1002499**  
**#12 x 7/16" Pin-in-Head Torx Screw**  
**(M5.5 x 11mm)**



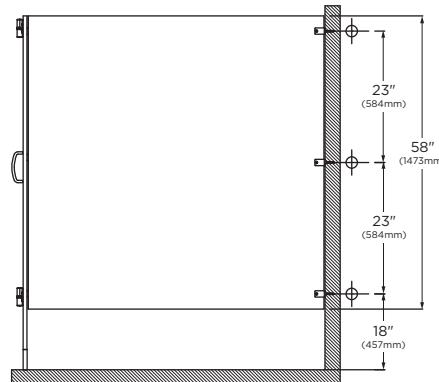
**#1002495**  
**#12 x 2" Pin-in-Head Torx Screw**  
**(M5.5 x 50mm) Wall Screw**



## 1081 SERIES FLOOR ANCHORED



Front View



Side View

### STANDARD:

- #1081 - Barrel Hinge and Standard Bracket

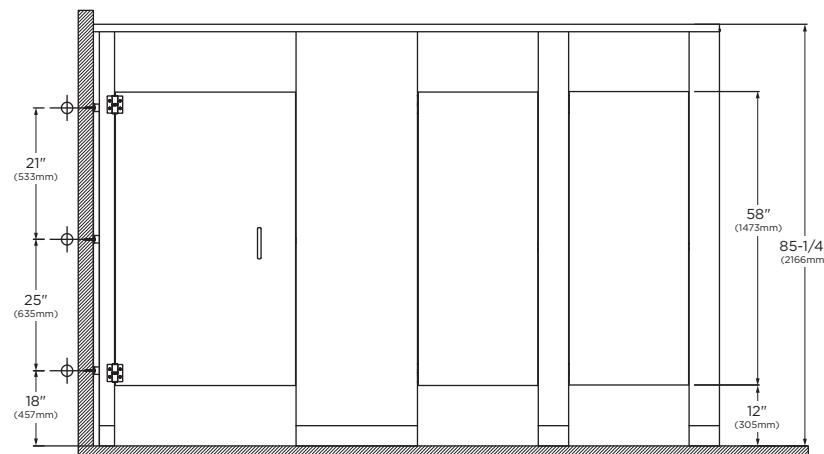
### MODEL OPTIONS:

- #1081.67 - Continuous Hinge and Continuous Bracket
- #1081.67D - Continuous Hinge and Standard Bracket
- #1081.67DS - Continuous Hinge, Standard Bracket and Door Stop
- #1081.67DOS - Continuous Hinge, Continuous Bracket and Door Stop
- #1081.67P - Barrel Hinge and Continuous Bracket

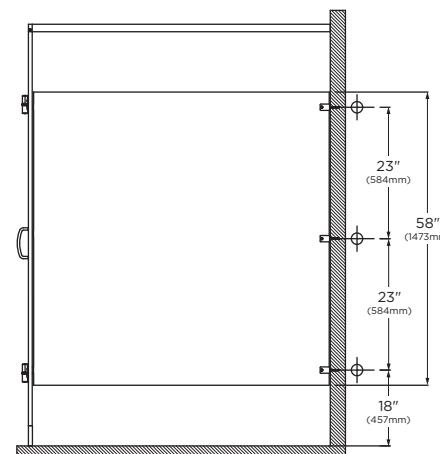
### GAPLESS MODEL OPTIONS:

- #1081G - Gapless, Barrel Hinge and Standard Bracket
- #1081G.67 - Gapless, Continuous Hinge and Continuous Bracket
- #1081G.67D - Gapless, Continuous Hinge and Standard Bracket
- #1081G.67DDS - Gapless, Continuous Hinge, Standard Bracket and Door Stop
- #1081G.67DS - Gapless, Continuous Hinge, Continuous Bracket and Door Stop
- #1081G.67P - Gapless, Barrel Hinge and Continuous Bracket

## 1082 SERIES OVERHEAD-BRACED



Front View



Side View

### STANDARD:

- #1082 - Barrel Hinge and Standard Bracket

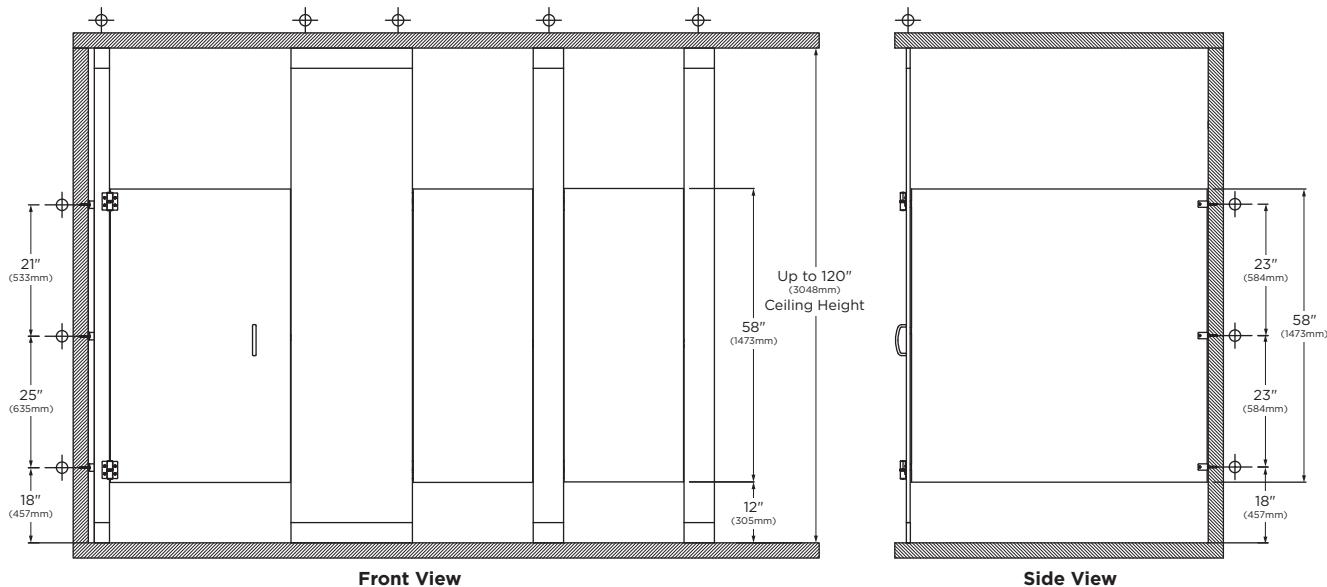
### MODEL OPTIONS:

- #1082.67 - Continuous Hinge and Continuous Bracket
- #1082.67D - Continuous Hinge and Standard Bracket
- #1082.67DS - Continuous Hinge, Standard Bracket and Door Stop
- #1082.67DOS - Continuous Hinge, Continuous Bracket and Door Stop
- #1082.67P - Barrel Hinge and Continuous Bracket

### GAPLESS MODEL OPTIONS:

- #1082G - Gapless, Barrel Hinge and Standard Bracket
- #1082G.67 - Gapless, Continuous Hinge and Continuous Bracket
- #1082G.67D - Gapless, Continuous Hinge and Standard Bracket
- #1082G.67DDS - Gapless, Continuous Hinge, Standard Bracket and Door Stop
- #1082G.67DS - Gapless, Continuous Hinge, Continuous Bracket and Door Stop
- #1082G.67P - Gapless, Barrel Hinge and Continuous Bracket

## 1086 SERIES FLOOR-TO-CEILING



Front View

Side View

### STANDARD:

- #1086 - Barrel Hinge and Standard Bracket

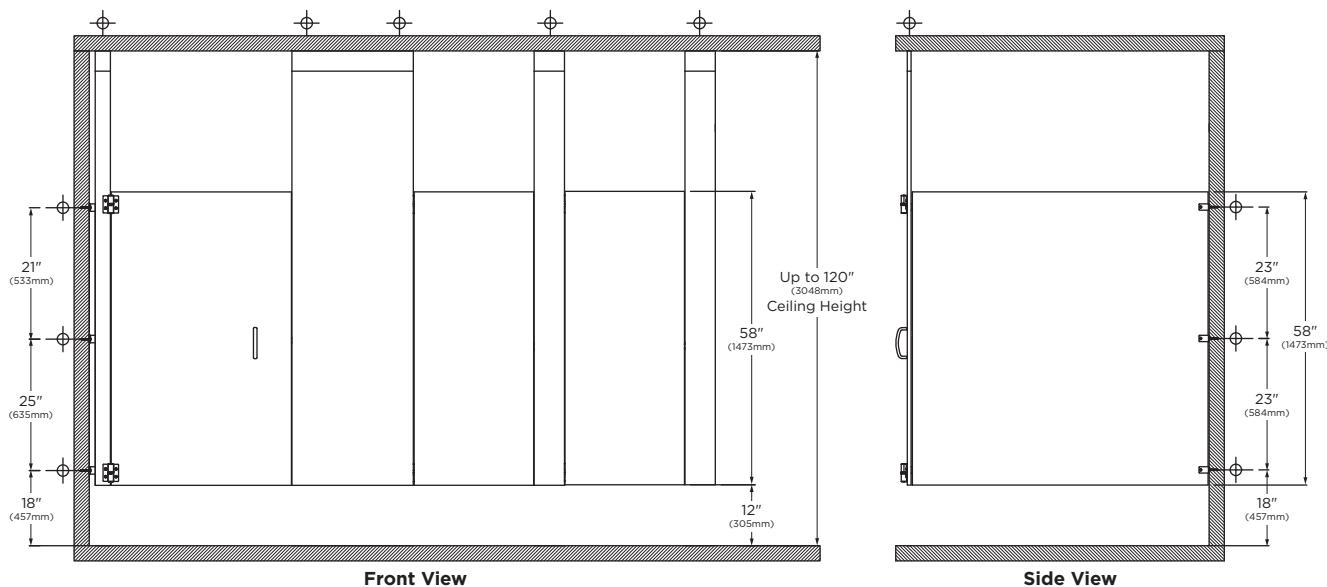
### MODEL OPTIONS:

- #1086.67 - Continuous Hinge and Continuous Bracket
- #1086.67D - Continuous Hinge and Standard Bracket
- #1086.67DDS - Continuous Hinge, Standard Bracket and Door Stop
- #1086.67DS - Continuous Hinge, Continuous Bracket and Door Stop
- #1086.67P - Barrel Hinge and Continuous Bracket

### GAPLESS MODEL OPTIONS:

- #1086G - Gapless, Barrel Hinge and Standard Bracket
- #1086G.67 - Gapless, Continuous Hinge and Continuous Bracket
- #1086G.67D - Gapless, Continuous Hinge and Standard Bracket
- #1086G.67DDS - Gapless, Continuous Hinge, Standard Bracket and Door Stop
- #1086G.67DS - Gapless, Continuous Hinge, Continuous Bracket and Door Stop
- #1086G.67P - Gapless, Barrel Hinge and Continuous Bracket

## 1088 SERIES CEILING HUNG



Front View

Side View

### STANDARD:

- #1088 - Barrel Hinge and Standard Bracket

### MODEL OPTIONS:

- #1088.67 - Continuous Hinge and Continuous Bracket
- #1088.67D - Continuous Hinge and Standard Bracket
- #1088.67DDS - Continuous Hinge, Standard Bracket and Door Stop
- #1088.67DS - Continuous Hinge, Continuous Bracket and Door Stop
- #1088.67P - Barrel Hinge and Continuous Bracket

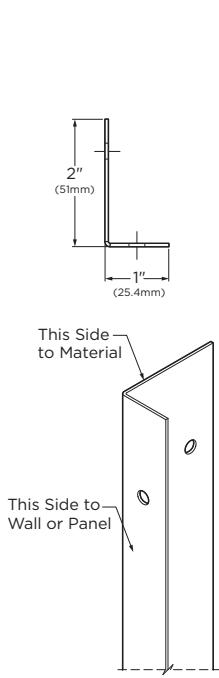
### GAPLESS MODEL OPTIONS:

- #1088G - Gapless, Barrel Hinge and Standard Bracket
- #1088G.67 - Gapless, Continuous Hinge and Continuous Bracket
- #1088G.67D - Gapless, Continuous Hinge and Standard Bracket
- #1088G.67DDS - Gapless, Continuous Hinge, Standard Bracket and Door Stop
- #1088G.67DS - Gapless, Continuous Hinge, Continuous Bracket and Door Stop
- #1088G.67P - Gapless, Barrel Hinge and Continuous Bracket

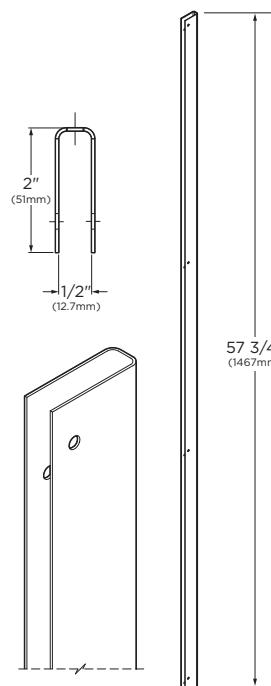
## CONTINUOUS .67 BRACKET (OPTION):

Mounting brackets are constructed of 18-8, Type-304, heavy-gauge stainless steel with satin finish: one-piece, full-height U-channels and angle brackets are 18 gauge (1.2mm). U-channels secure panels to stiles, and angle brackets secure panels and stiles to walls. Theft-resistant, stainless steel pin-in-head, torx screws are furnished for U-channels, Z-bracket and angle brackets.

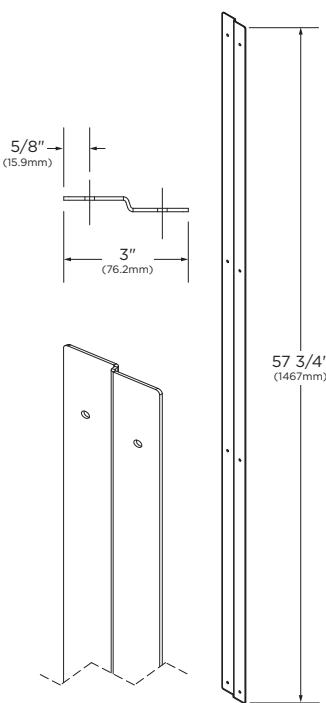
**#1001371 Angle Bracket**



**#1001368 U-Channel**



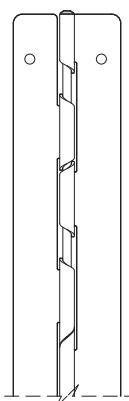
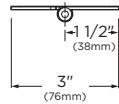
**#1080-76 Z-Bracket**



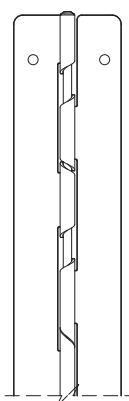
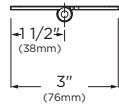
## CONTINUOUS .67 HINGES (OPTION):

Hinges are constructed of 18-8, Type-304, heavy-gauge stainless steel with satin finish: one-piece, full-height hinge is 16 gauge (1.6mm); Theft-resistant, stainless steel pin-in-head, torx screws are furnished for door hardware. Doors are equipped with a gravity type self-closing hinge. Threaded inserts are factory installed to secure door hinge. **The continuous hinge (.67 option) depends on the weight of the door to return the hinge to its closed position, which may result in door slamming.**

**#1002920**  
Left-Hand Inswing or  
Right-Hand Outswing

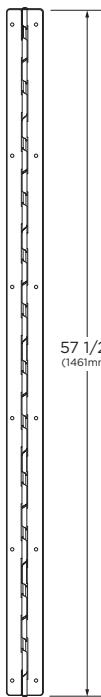


**#1002921**  
Right-Hand Inswing  
or Left-Hand Outswing



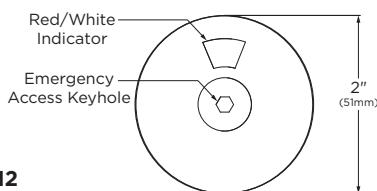
## HINGE CAM MAINTENANCE:

Cleaning and lubricating hinge is required to avoid failure of hinge mechanism. Must use a Teflon type based lubricant such as Tri-Flow Superior Lubricant with P.T.F.E. It is not recommended to use machine oil or WD-40 which will collect dust and dirt.



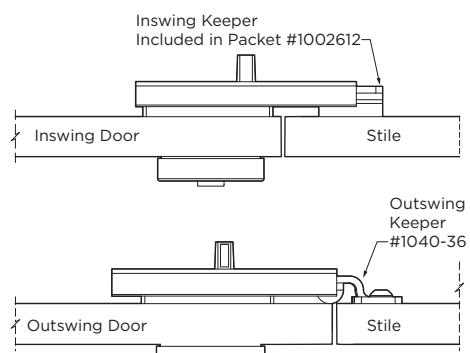
**#1002491**  
1/4-20 x 1/2" (M6-1 x13mm)  
Pin-in-Head Torx Screw

**OCCUPANCY INDICATOR LATCH (OPTION):**

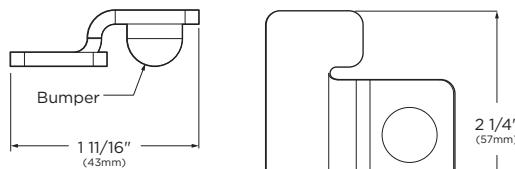


**#1002612  
OccupancyIndicator  
Latch Packet**

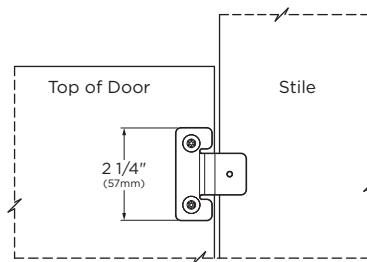
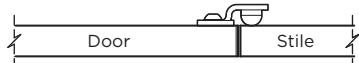
**Emergency Access** - The latch allows the door to be opened from the exterior of the toilet compartment by inserting a 3mm Allen key into the keyhole in the center of the cover plate and turning the key to release the latch.



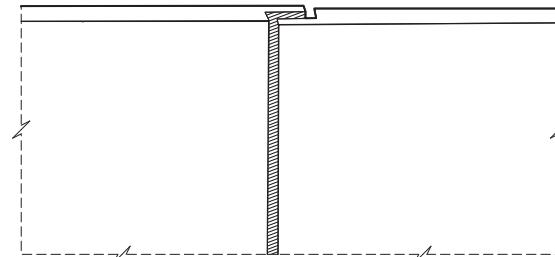
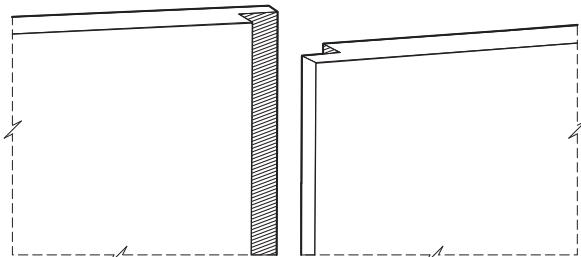
**DOOR STOP (OPTION):**



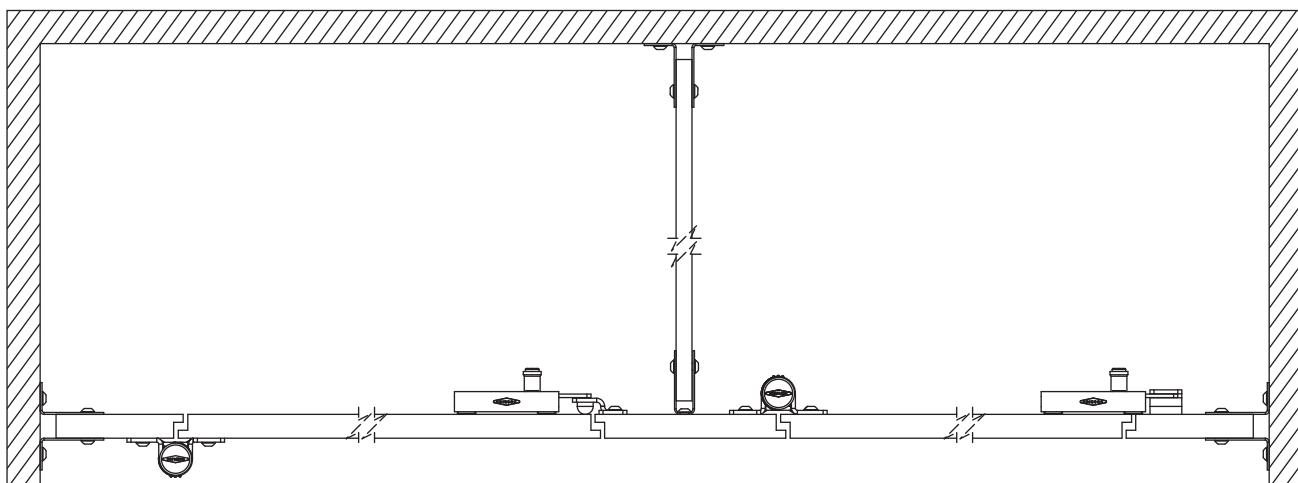
**#1040-110  
Door Stop Packet**



**GAP FREE DOORS & STILES (OPTION):**

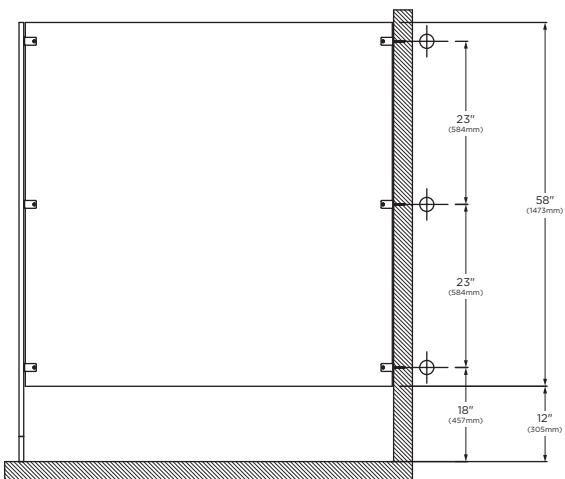


**Features: Interlocking, sightline-free design (Gapless).**



**1080 URINAL SCREENS:**

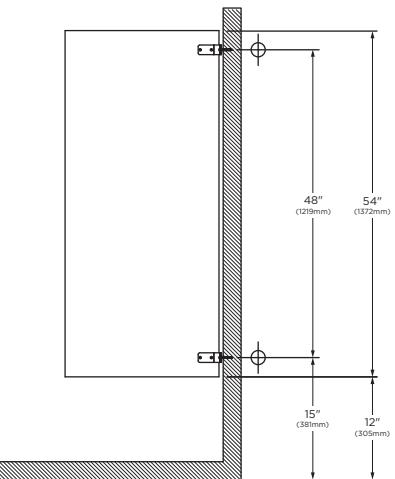
**#1002956**  
**W/H Urinal Screen Bracket**

**Floor Anchored Urinal Screen****STANDARD:**

- #1081 - Standard Bracket

**MODEL OPTIONS:**

- #1081.67 - Continuous Bracket

**Wall Mounted Urinal Screen**

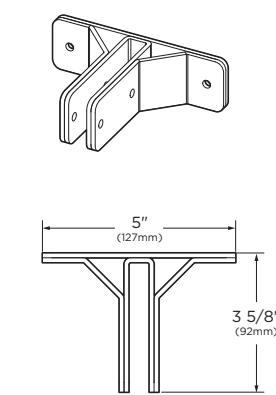
Up to 54" (1372mm) high.

**STANDARD:**

- #1085 - Standard Bracket

**MODEL OPTIONS:**

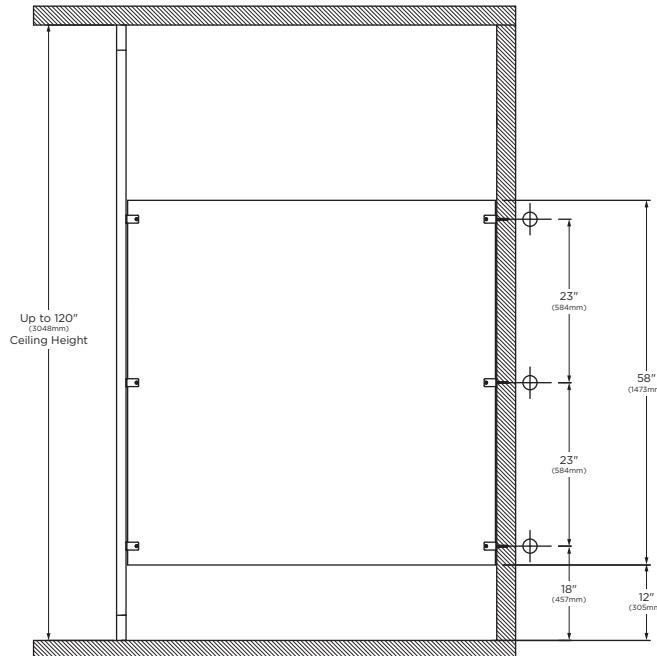
- #1085.67 - Continuous Bracket



**#1002966**  
**#10-32 x 1-1/4" (38mm)**  
**Pin-in-Head**  
**Torx Screw**



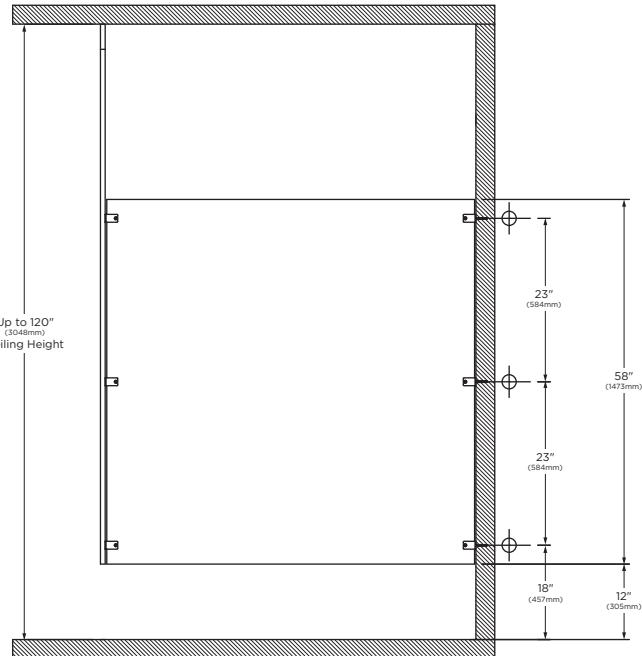
**#1000133**  
**Acorn Nut #10-32**  
**Through-Bolt**  
**Urinal Screen**

**Post-to-Ceiling Urinal Screen****STANDARD:**

- #1083 - Standard Bracket

**MODEL OPTIONS:**

- #1083.67 - Continuous Bracket

**Ceiling-Hung Urinal Screen****STANDARD:**

- #1088 - Standard Bracket

**MODEL OPTIONS:**

- #1088.67 - Continuous Bracket

## INSTALLATION:

Refer to Bobrick installation instructions packed with each shipment. Also available on bobbrick.com. Form No. 1080-69.

## NOTES:

1. Ceiling-hung and floor-to-ceiling toilet compartments require structural members (not furnished by Bobrick) in ceiling. For suggested types of ceiling support systems, see Bobrick Advisory Bulletin TB-32.
2. Wall backing is required to secure the mounting brackets of panels, stiles, and wall posts. For suggested wall backing, see Bobrick Advisory Bulletin TB-46.
3. Floor-anchored stiles are furnished with expansion shields and threaded rods. The expansion shields require minimum 2" (50mm) penetration into minimum 3" (75mm) thick structural concrete.
4. Bobrick stainless steel partition-mounted washroom accessories are available for mounting in panels between two compartments. See current Bobrick Catalog for description of accessories. Cutouts in panels can be pre-cut for Bobrick models at factory if location and size of all cutouts and Bobrick model numbers are furnished at time of order.
5. When the hinge cam has been set at the desired free resting position, "either closed or open" the top of the affixed components will be aligned.

## GUARANTEE:

Bobrick toilet partitions including all hardware and mounting brackets are guaranteed to be free from defects in material and workmanship for a period of one year from date of purchase. Any products returned to Bobrick under this guarantee will be repaired or replaced at no charge. **25-Year Warranty:** Bobrick extends a twenty-five-year limited warranty from date of purchase for DuraLineSeries Compact Grade Laminate partition panels, doors, and stiles against breakage, corrosion, delamination, and defects in factory workmanship when materials are properly installed, then used and serviced normally.

## SPECIFICATION:

Compact Grade Laminate (Solid Phenolic) \_\_\_\_\_ (insert one: toilet partitions, dressing compartments, shower dividers, urinal screens, entrance screens) shall be \_\_\_\_\_ (insert one: floor-anchored, overhead-braced, floor-to-ceiling anchored, ceiling-hung, wall-hung, post-to-ceiling). Stiles, panels and doors shall be constructed of solidly fused Compact Grade Laminate with matte-finish melamine surfaces, colored face sheets, and black phenolic-resin core that are integrally bonded; and covered by a 25-year limited warranty against breakage, corrosion, and delamination. Stiles and doors shall be 3/4" (19mm) thick; panels shall be 1/2" (13mm) thick. All units shall meet ICC, NFPA Class B, ASTM E-84 Interior Wall and Ceiling Finish Classification. Stiles shall have leveling device that is concealed by a one-piece, type-304, satin-finish stainless steel shoe that is 4" (102mm) high. Stiles, panels and doors shall be \_\_\_\_\_ (insert color name and number from current Bobrick Catalog). Headrails for overhead-braced compartments shall be anodized aluminum with satin finish. \*\*All door hardware and mounting brackets shall be Type-304 stainless steel. No door hardware or mounting brackets shall be exposed on exterior of compartments, except on outswing doors. All doors shall be supplied with two hinges. Threaded inserts shall be factory installed for securing hinges and door latch. Theft-resistant, stainless steel pin-in-head, torx screws shall be furnished for door hardware and all mounting brackets. A clothes hook shall be furnished for each door. Hinges shall be adjustable to hold doors of unoccupied compartments partially open or fully closed, and shall allow a locked compartment to be opened from outside by lifting door to disengage latch from keeper.

\*To specify Gapless door and stile option, add suffix "G" to series number. Example: specify 1082G.

\*\*To specify Continuous hardware, replace end of specification paragraph with: .67 option. All door hardware, U-channels, and angle brackets shall be Type-304 stainless steel with satin finish: one-piece, full-height hinges shall be 16 gauge (1.6mm); one-piece, full-height U-channels and angle brackets shall be 18 gauge (1.2mm). U-channel shall be furnished to secure panels to stiles, and angle brackets furnished to secure panels and stiles to walls. Theft-resistant, stainless steel pin-in-head, torx screws shall be furnished for door hardware, U-channels, and angle brackets. A clothes hook shall be furnished for each door. Hinges shall allow locked compartment to be opened in emergency from outside by lifting door to disengage latch from keeper. Doors shall be equipped with a self-closing hinge. Threaded inserts shall be factory installed to secure all door hinges and latch.

\*\*\*Addendum: Units fabricated with FunderMax or Abet Laminati Compact Grade Laminate will meet ICC, NFPA Class A, ASTM E-84 Interior Wall and Ceiling Finish Classification.

(insert one: Toilet Partitions, Dressing Compartments, Shower Dividers, Urinal Screens, Entrance Screens)  
shall be \_\_\_\_\_ Series (insert series number) of Bobrick Washroom Equipment, Inc., Clifton Park, New York;  
Jackson, Tennessee; Los Angeles, California; Bobrick Washroom Equipment Company, Scarborough, Ontario; Bobrick Washroom Equipment Pty. Ltd., Australia; and Bobrick Washroom Equipment Limited, United Kingdom.

# SECTION 00300

## BID FORMS

### BID

Rod Lewis Construction, LLC

1. Proposal of \_\_\_\_\_ (hereinafter called "BIDDER"), organized and existing under the laws of the State of Utah doing business as an LLC, to the CITY OF OREM (hereinafter called "OWNER").
2. In compliance with your advertisement for BIDS, BIDDER herein proposes to perform all WORK for the construction of 2026 Public Safety Restroom Remodel Project in strict accordance with the CONTRACT DOCUMENTS, within the time set forth therein, and at the prices stated below.
3. By submission of this BID, each BIDDER certifies, and in the case of a joint BID each party thereto certifies that this BID has been arrived at independently without consultation, communication or agreement as to any matter relating to this BID with any other BIDDER or with any competitor.
4. BIDDER hereby agrees to commence WORK under this contract on or before a date to be specified in the NOTICE TO PROCEED and to complete the 2026 Public Safety Restroom Remodel Project within 120 calendar days after the Notice to Proceed date and with a final completion date no later than by May 12, 2026, unless the period for completion is extended otherwise by the CONTRACT DOCUMENTS. BIDDER further agrees to pay, as liquidated damages, the sum of \$500 for each consecutive calendar day thereafter as provided in Section 15 of the General Conditions.
5. BIDDER acknowledges receipt of the following ADDENDUM:

Addendum 01, 02, 03, 04, & 05

6. BIDDER agrees to perform all work described in the CONTRACT DOCUMENT for the following unit prices which shall reflect all in-place final costs by the BIDDER to the OWNER:

\*Insert "a corporation", "a partnership", or "an individual" as applicable.

A

Partnership

NOTE: BIDS shall include sales tax and all other applicable taxes and fees. A total contract AMOUNT shall be entered for each item and shall be the product of the number under UNIT times the UNIT PRICE unless the units are a lump sum whereby the AMOUNT shall also reflect the lump sum price. AMOUNT column shall be totaled as indicated below.

## REVISED BID SCHEDULE

Item No	DESCRIPTION	QTY	UNIT	UNIT PRICE (Material & Labor)	TOTAL
<b>BASE BID SCHEDULE</b>					
1	PUBLIC SAFETY RESTROOM REMODEL	1	LS	\$225,557.00	\$225,557.00
<b>BASE BID SCHEDULE TOTAL</b>					\$225,557.00
<b>ADD ALTERNATE BID SCHEDULE</b>					
2	ADD ALTERNATE - PD BREAKROOM STOREFRONT DOOR	1	LS	\$20,930.00	\$20,930.00
<b>ADD ALTERNATE BID SCHEDULE TOTAL</b>					\$20,930.00
<b>GRAND TOTAL (BASE BID + ADD ALTERNATE BID SCHEDULE)</b>					\$246,487.00

Respectfully submitted:

Rod Lewis Construction, LLC

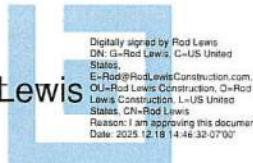
Contractor Name

7937152-5501

License

Rod Lewis  
Signature

Rod Lewis



385-204-5060

Telephone Number

151 W 255 S

Address

Orem, UT 84058

City, State & Zip

Owner/Partner

Title.....

27-4284144

Federal I.D. Number

12/18/2025

Date

(SEAL - if BID is by a corporation)

Attest: \_\_\_\_\_

## Section 00350 BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, Rod Lewis Construction, LLC, as Principal, and Swiss Re Corporate Solutions America Insurance Corporation (SRCSA) as Surety, are hereby held and firmly bound unto the CITY OF OREM as OWNER in the penal sum Five Percent (5%) of Accompanying Bid for payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assign. Signed, this 11th day of December, 2025. The Condition of the above obligation is such that whereas the Principal has submitted to the CITY OF OREM a certain BID, attached hereto and hereby made a part hereof to enter into a contract in writing, for the construction of the 2026 Public Safety Restroom Remodel Project.

NOW, THEREFORE,

(a) If said BID shall be rejected, or

(b) If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached hereto (properly completed in accordance with said BID) and shall furnish a BOND for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said BID, then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligation of said Surety and its BOND shall be in no way impaired or affected by any extension of the time within the OWNER may accept such BID; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed an these presents to be signed by their officers, the day and year first set forth above.

By: Rod Lewis Construction, LLC (L.S.)  
Principal

By: Analisa Lewis

Swiss Re Corporate Solutions America Insurance Corporation (SRCSA)  
Surety

By: S. Christopher Clark S. Christopher Clark, Attorney-In-Fact

IMPORTANT - Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.



## SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION F/K/A NORTH AMERICAN SPECIALTY INSURANCE COMPANY ("SRCSAIC")  
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION F/K/A WASHINGTON INTERNATIONAL INSURANCE COMPANY ("SRCSPIC")  
WESTPORT INSURANCE CORPORATION ("WIC")

### GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, and WIC, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute and appoint:

S. CHRISTOPHER CLARK, DOUGLAS S. ROSKELLEY, DORIS MARTIN, MICHAEL MURPHY, HILARY BAILLARGEON,

SAM W. CLARK, ALAN W. LORD and LESLIE R. PARKE

JOINTLY or SEVERALLY

It's true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

TWO HUNDRED MILLION (\$200,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and WIC by written consent of its Executive Committee dated July 18, 2011.

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By *Erik Janssens*  
Erik Janssens, Senior Vice President of SRCSAIC & Senior Vice President  
of SRCSPIC & Senior Vice President of WIC

By *Gerald Jagrowski*  
Gerald Jagrowski, Vice President of SRCSAIC & Vice President of SRCSPIC  
& Vice President of WIC



IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and WIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers

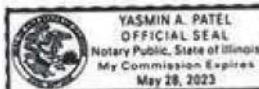
this 29<sup>TH</sup> day of APRIL, 2022

State of Illinois  
County of Cook

ss

Swiss Re Corporate Solutions America Insurance Corporation  
Swiss Re Corporate Solutions Premier Insurance Corporation  
Westport Insurance Corporation

On this 29<sup>TH</sup> day of APRIL, 2022, before me, a Notary Public personally appeared Erik Janssens, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC and Gerald Jagrowski, Vice President of SRCSAIC and Vice President of SRCSPIC and Vice President of WIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



*Yasmin A. Patel*

Yasmin A. Patel, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and WIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 11<sup>th</sup> day of December, 2025.

*Jeffrey Goldberg*  
Jeffrey Goldberg, Senior Vice President &  
Assistant Secretary of SRCSAIC and  
SRCSPIC and WIC

Section 00400

## CONTRACTOR QUALIFICATION FORM

The Bidder shall furnish the following information. Additional sheets shall be attached as required. **Failure to complete Item Nos. 1, 2 and 6, will cause the bid to be non-responsive** and may cause the bid to be non-responsive and may cause its rejection. In any event, no award will be made until all the Bidder's General Information (i.e., items 1 through 6, inclusive) is delivered to the OWNER.

1. CONTACT INFORMATION:

Contractor Name: Rod Lewis Construction, LLC

Address: 151 W 255 S, Orem, UT 84058

Telephone Number: 385-204-5060

2. LICENSE: A copy of your current Utah State Contractors License must be attached.

3. INSURANCE: Attach a Certificate of Insurance from your insurance company. Minimum amount of insurance under General Liability are as follows:

General Liability: \$2,000,000.00 combined single limit per occurrence for bodily injury, personal injury and property damage. If the General Liability Insurance has a general aggregate limit, either the general aggregate limit shall be \$4,000,000.00 or the general aggregate limit shall apply separately to this Agreement/Project, pursuant to a policy endorsement. If the general aggregate limit applies separately to this agreement/project, the general aggregate limit shall be \$3,000,000.00.

Automobile Liability: \$2,000,000.00 combined single limit per accident for bodily injury and property damage.

The Certificate of Insurance must include an additional insured endorsement. Blanket additional insured endorsements are usually acceptable. If not using a blanket additional insured endorsement, the additional insured endorsement must list the following as additional insureds: "THE CITY OF OREM, ITS' ELECTED AND APPOINTED OFFICIALS, OFFICERS, EMPLOYEES AND VOLUNTEERS." Certificates without additional insured endorsements will not be accepted.

Workers' Compensation and Employers Liability: Workers' compensation limits required by Utah State Law and Employer's Liability Limits of \$1,000,000.00 per accident or as required by Section 21 of the General Conditions.

Please NOTE the following is part of the contract: The CITY, its officers, officials, employees and volunteers shall be covered as additional insureds as respects: liability arising out of activities performed by or on behalf of CONTRACTOR, including the insured's general supervision of CONTRACTOR; products and completed operations of CONTRACTOR; premises owned, occupied or used by CONTRACTOR; or automobiles owned, leased, hired or borrowed by CONTRACTOR. The coverage shall contain no special limitations on the scope of protection afforded to the OWNER, its officers, officials, employees or volunteers. The applicant shall hold harmless, indemnify and defend the City of Orem from any liability claims, losses or damages arising or alleged to arise from the work covered by any permit but not including the sole negligence of the City of Orem.

4. CONSTRUCTION SUPERINTENDENT: **Attach to this Bid** the experience resume of the person who will be designated chief construction superintendent or on-site construction manager.
5. FINANCIAL STATEMENT: **Attach to this Bid** a financial statement, references, and other information, sufficiently comprehensive to permit an appraisal of CONTRACTOR's current financial condition.
6. RECENT PROJECTS: **Attach to this Bid** three projects completed as of recent date involving work of similar type and complexity:

## RECENT PROJECTS

1) Project: Provo 4th District Courts Build Out

Contract Price: \$4,000,000.00

Reference: Name: Chris Ottley

Address: cOttley@Utah.gov

Telephone Number: 801-573-7500

2) Project: BYU Marriott Center Locker Room Remodel

Contract Price: \$1,800,000.00

Reference: Name: Keith Austin

Address: Keith\_Austin@byu.edu

Telephone Number: 801-422-7932

3) Project: UVU Lockhart Locker Room Remodel

Contract Price: \$1,000,000.00

Reference: Name: Chad Bellon

Address: cBellon@uvu.edu

Telephone Number: 801-836-3263

CONTRACTOR QUALIFICATION FORM  
00400

<b>STATE OF UTAH</b> <b>DEPARTMENT OF COMMERCE</b> <b>ACTIVE LICENSE</b>		<b>REFERENCE NUMBER(S), CLASSIFICATION(S) &amp; DETAIL(S)</b>	
<b>Rod Lewis Construction, LLC</b> <b>151 W 255 S</b> <b>OREM UT 84058</b>		<b>7937152-5501</b> <b>Contractor With LRF</b> <b>B100, P203</b> <b>DBAs:</b>	
<b>EFFECTIVE</b> <b>11/30/2015</b>	<b>EXPIRATION</b> <b>11/30/2027</b>		

**IMPORTANT LICENSURE REMINDERS:**

- Your license is valid until the expiration date listed on this form.
- Please note the address listed below. This is your public address of record for the division, and all future correspondence from the division will be mailed to this address. If you move, it is your responsibility to notify us directly of the change. Maintaining your current address with us is the easiest way to ensure continuous licensure.
- This license has been issued to the business entity. Any change in the license's original entity structure requires a new license (i.e. DBA to a Corporation, etc.). Please contact the division before you make such changes.

ROD LEWIS CONSTRUCTION, LLC  
 151 W 255 S  
 OREM UT 84058

Please visit our web site at  
[www.dopl.utah.gov](http://www.dopl.utah.gov) should you have any  
 questions in the future.

**STATE OF UTAH**  
**DEPARTMENT OF COMMERCE**  
**DIVISION OF PROFESSIONAL LICENSING**

**ACTIVE LICENSE**

**EFFECTIVE DATE:** **11/30/2015**

**EXPIRATION DATE:** **11/30/2027**

**ISSUED TO:**  
**Rod Lewis Construction, LLC**  
**151 W 255 S**  
**OREM UT 84058**



**REFERENCE NUMBER(S), CLASSIFICATION(S) & DETAIL(S)**

**7937152-5501**

**Contractor With LRF**

**DBAs:**

**B100, P203**



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/18/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Dale Barton Agency 1100 East 6600 South Suite 400 Salt Lake City UT 84121-7418	CONTACT NAME: Eleni Broadwater	
	PHONE (A/C, No, Ext): 801-288-1600	FAX (A/C, No): 801-288-1944
INSURED Rod Lewis Construction LLC 151 West 255 South Orem UT 84058	E-MAIL ADDRESS: ebroadwater@dalebarton.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Continental Western Insurance Company	10804
	INSURER B: Selective	
	INSURER C:	
	INSURER D:	
	INSURER E:	
INSURER F:		

## COVERAGES

CERTIFICATE NUMBER: 745870225

## REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	COMMERCIAL GENERAL LIABILITY  CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	Y		CPA6059081-21	1/28/2025	1/28/2026	EACH OCCURRENCE	\$ 1,000,000	
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000	
							MED EXP (Any one person)	\$ 10,000	
							PERSONAL & ADV INJURY	\$ 1,000,000	
							GENERAL AGGREGATE	\$ 2,000,000	
							PRODUCTS - COMP/OP AGG	\$ 2,000,000	
							OTHER:	\$	
A	AUTOMOBILE LIABILITY  ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY			CPA6059081-21	1/28/2025	1/28/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	
							BODILY INJURY (Per person)	\$	
							BODILY INJURY (Per accident)	\$	
							PROPERTY DAMAGE (Per accident)	\$	
							OTHER:	\$	
A	UMBRELLA LIAB  EXCESS LIAB	X	OCCUR CLAIMS-MADE	CPA6059081-21	1/28/2025	1/28/2026	EACH OCCURRENCE	\$ 4,000,000	
							AGGREGATE	\$ 4,000,000	
							DED <input type="checkbox"/> RETENTION \$	\$	
							OTHER:	\$	
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY  ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N  Y	N / A	WC9075428	1/28/2025	1/28/2026	X PER STATUTE	OTH-ER	
							E.L. EACH ACCIDENT	\$ 1,000,000	
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000	
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000	
							OTHER:	\$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
City of Orem, its officers, officials, employees and volunteers are Additional Insured per written contract.

## CERTIFICATE HOLDER

## CANCELLATION

City of Orem 56 North State Street Orem UT 84057	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

© 1988-2015 ACORD CORPORATION. All rights reserved.

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## **ADDITIONAL INSURED - OWNERS, LESSEES, CONTRACTORS OR OTHERS - ONGOING AND COMPLETED OPERATIONS - AUTOMATIC STATUS, INCLUDING PRIMARY NONCONTRIBUTORY**

This endorsement modifies insurance provided under the following:

### **COMMERCIAL GENERAL LIABILITY COVERAGE PART**

**A. SECTION II - WHO IS AN INSURED** is amended to include as an additional insured any person(s) or organization(s) when you are obligated by virtue of a written contract or agreement that such person(s) or organization(s) be added as an additional insured to your policy.

Such person(s) or organization(s) is an additional insured only with respect to liability for "bodily injury" or "property damage" or "personal and advertising injury" caused, in whole or in part by:

1. Acts or omissions of the Named Insured; or
2. The acts or omissions of those acting on behalf of the Named Insured;

in the performance of the Named Insured's ongoing work and/or included in the "products completed operations hazard".

This insurance applies only when you are required to add the additional insured by virtue of a written contract or agreement, provided the contract or agreement is:

1. Currently in effect or becomes effective during the term of this policy; and
2. Was executed prior to the "bodily injury" or "property damage" or "personal and advertising injury".

However:

- a. The insurance afforded to such additional insured only applies to the extent permitted by law; and
- b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to

such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

For purposes of this endorsement, throughout the policy, the terms "you" and "your" refer to the Named Insured shown in the Declarations.

**B. Exclusions**

With respect to the insurance afforded to these additional insureds, the following additional exclusions apply to "bodily injury" and "property damage" arising out of:

1. The rendering of or failure to render any professional services by you or on your behalf, but only with respect to either or both of the following operations:
  - a. Providing engineering, architectural or surveying services to others in your capacity as an engineer, architect or surveyor; and
  - b. Providing, or hiring independent professionals to provide, engineering, architectural or surveying services in connection with construction work you perform.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of, or

the failure to render, any professional architectural, engineering or surveying services.

2. Subject to Paragraph 3. below, professional services include:
  - a. Preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders, or drawings and specifications; and
  - b. Supervisory or inspection activities performed as part of any related architectural or engineering activities.
3. Professional services do not include services within construction means, methods, techniques, sequences and procedures employed by you or performed by or for the construction manager, its employees or its subcontractors in connection with your ongoing operations.

#### **C. Limits of Insurance**

With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations; whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

#### **D. Other Insurance**

For purposes of this endorsement, the following is added to the **Section IV - Commercial General Liability Conditions, 4. Other Insurance** condition and supersedes any provision to the contrary:

This insurance is excess of all other insurance available to an additional insured whether on a primary, excess, contingent or any other basis. But, if required by a written contract or written agreement to be primary and noncontributory, this insurance will be primary to and will not seek contribution from any insurance on which the additional insured is a Named Insured.

No other coverage or limit in the policy applies to loss or damage insured by this coverage.



## PROFILE

With a strong work ethic and commitment to going the extra mile, Hunter is a highly observant and detail-oriented individual in construction. His great communication skills foster a collaborative environment as a natural team player, while his friendly demeanor and fast learning ability ensure quick adaptation to new challenges. He approaches every task with a perfectionist's eye, consistently striving for the highest quality results.

## JOB PHOTOS



Provo Courts

# HUNTER BEHLING

Project Superintendent

## EDUCATION

---

### **Utah Valley University, Orem, UT**

August 2019 – May 2021

Construction Management B.S. with 3.40 overall GPA

### **Snow College, Ephraim, UT**

August 2017 – May 2021

Business Management associate degree with overall GPA 3.18

## WORK EXPERIENCE

---

### **Rod Lewis Construction, Superintendent**

April 2022 – Present

Expertly maintain project timelines through proactive communication with owners, subcontractors, and office staff, while also overseeing supply procurement and some on-site tasks.

## RECENT COMPLETED PROJECTS

---

### **BYU RB Dance Studios Remodel, 2025**

Brigham Young University – Provo \$1M

Renovate existing dance studios

### **BYU Wheatley Institute Third Floor Renovation, 2025**

Brigham Young University – Provo \$500K

Remodel 4,000 sf office space

### **Provo & West Jordan Courthouse Buildouts, 2023-2024**

WJC \$1.3M – Provo \$4M

Finishing shelled courtrooms and remodeling office spaces.

## WHY HUNTER?

---

- **Hard Worker:** Shows initiative & commitment by consistently exceeding expectations & putting in additional effort for superior results.
- **Team Player:** Collaborates seamlessly with colleagues, fostering a cooperative environment to achieve shared project goals.
- **Observant:** Possesses a keen awareness of surroundings, quickly identifying potential issues or opportunities for improvement.
- **Detail-Oriented:** Ensures precision in all work, leading to accurate results and preventing oversights.

## CLAIM OF BUSINESS CONFIDENTIALITY

Pursuant to Utah Code Section 63G-2-305(1) and (2), and in accordance with Section 63G-2-309, Rod Lewis Construction asserts a claim of business confidentiality to protect the following information submitted as part of this proposal:

Items for Protection: Financial Statements, pages 13-26 of this document (pages stamped "Confidential")

Reason for Protection: Commercial/Financial Information: Disclosure of this information could reasonably be expected to result in unfair competitive injury to the bidder or impair the ability of the City of Orem to obtain necessary information in the future.

## ROD LEWIS CONSTRUCTION, LLC

### FINANCIAL STATEMENTS

December 31, 2024

**Confidential**



*Rasmussen & Company, PC*

*Certified Public Accountants*

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**Confidential**



## INDEPENDENT ACCOUNTANT'S REVIEW REPORT

To the Members  
**Rod Lewis Construction, LLC**  
Orem, Utah

**Confidential**

We have reviewed the accompanying financial statements of Rod Lewis Construction, LLC which comprise the balance sheet as of December 31, 2024, and the related statements of income and members' equity and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

### **Accountant's Responsibility**

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of Rod Lewis Construction, LLC and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

### **Accountant's Conclusion**

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

*R + Co. PC*

West Jordan, Utah  
February 7, 2025

# Confidential

## ROD LEWIS CONSTRUCTION, LLC

### BALANCE SHEET

December 31, 2024

#### ASSETS

##### CURRENT ASSETS

Cash	\$ 1,410,214
Contract receivables	1,478,651
Revenues in excess of billings on uncompleted contracts	515,832
Deferred contract costs, net of accumulated amortization	<u>18,814</u>

##### TOTAL CURRENT ASSETS

3,423,511

##### PROPERTY AND EQUIPMENT, net of accumulated depreciation

164,447

##### OTHER ASSETS

Operating lease right-of-use assets	<u>87,971</u>
TOTAL ASSETS	<u>\$ 3,675,929</u>

#### LIABILITIES AND MEMBERS' EQUITY

##### CURRENT LIABILITIES

Accounts payable	\$ 14,150
Credit cards	16,990
Accrued liabilities	10,117
Billings in excess of revenues on uncompleted contracts	388,947
Current portion of operating lease liabilities	<u>87,971</u>
TOTAL CURRENT LIABILITIES	518,175

##### MEMBERS' EQUITY

3,157,754

##### TOTAL LIABILITIES AND MEMBERS' EQUITY

\$ 3,675,929

See accompanying notes and independent accountant's review report.

# Confidential

## ROD LEWIS CONSTRUCTION, LLC

### STATEMENT OF INCOME AND MEMBERS' EQUITY

*For the Year Ended December 31, 2024*

Contract revenues earned (lump sum)	\$12,803,434
Cost of revenues earned	<u>9,897,689</u>
	Gross profit
	2,905,745
General and administrative expenses	<u>614,431</u>
	Income from operations
	2,291,314
Other income/(expenses)	
Interest income	<u>4,521</u>
	NET INCOME
	2,295,835
Members' equity at beginning of year	2,099,643
Members' distributions	<u>(1,237,724)</u>
Members' equity at end of year	<u>\$ 3,157,754</u>

See accompanying notes and independent accountant's review report.

# Confidential

## ROD LEWIS CONSTRUCTION, LLC

### STATEMENT OF CASH FLOWS

*For the Year Ended December 31, 2024*

#### Cash flows from operating activities:

Net income	\$ 2,295,835
Adjustments to reconcile net income to net cash provided by operating activities:	
Depreciation	\$ 55,873
Changes in operating assets and liabilities:	
(Increase) / Decrease in:	
Contract receivables	145,916
Revenues in excess of billings on uncompleted contracts	69,660
Net deferred contract costs	(16,088)
Increase / (Decrease) in:	
Accounts payable	12,815
Accrued liabilities	2,420
Credit cards	(4,643)
Billings in excess of revenues on uncompleted contracts	<u>(536,222)</u>
Total Adjustments to Net Income	<u>(270,269)</u>
Net Cash Provided / (Used) by Operating Activities	<u>2,025,566</u>

#### Cash flows from investing activities:

Purchases of fixed assets	<u>(71,946)</u>
Net Cash Provided / (Used) by Investing Activities	<u>(71,946)</u>

#### Cash flows from financing activities:

Members' distributions	<u>(1,237,724)</u>
Net Cash Provided / (Used) by Financing Activities	<u>(1,237,724)</u>

#### Net increase / (decrease) in cash

Cash - Beginning of year	<u>715,896</u>
	<u>694,318</u>

#### Cash - End of year

\$ 1,410,214

#### SUPPLEMENTAL DISCLOSURES:

Interest paid	\$ - 0 -
Income tax paid	\$ - 0 -

See accompanying notes and independent accountant's review report.

# Confidential

## ROD LEWIS CONSTRUCTION, LLC

### NOTES TO FINANCIAL STATEMENTS

*December 31, 2024*

#### NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A summary of significant accounting policies consistently applied in the preparation of the accompanying financial statements follows:

##### 1. Business activity

Rod Lewis Construction, LLC (the Company) is a construction contractor that works primarily on remodeling of commercial buildings in Salt Lake City, Utah and the surrounding area. As a result, the Company is dependent on the strength of the construction industry and its ability to collect amounts owed on contracts.

Under the provisions of the operating agreement for Rod Lewis Construction, LLC, no member shall be personally liable for any debt, obligation, or liability of the Company, except as expressly set forth in the operating agreement, whether that liability or obligation arises in contract, tort, or otherwise. As presented in the Rod Lewis Construction, LLC operating agreement, the fiscal years of the Company shall commence on January 1, and end on December 31.

##### 2. Revenue and cost recognition

The construction of an industrial or commercial building is a single performance obligation that is satisfied over time. Payment is also due over time in installments, based on project phases as specified in the contract, with a final payment due at the time the building is completed and ready for occupancy and the customer accepts the property.

The Company recognizes revenues from fixed-price and modified fixed-price construction contracts using the cost-to-cost input method, which measures progress toward completion based on the percentage of cost incurred to date to estimated total cost for each contract. That method is used because management considers total cost to be the best available measure of progress on the contracts. Because of inherent uncertainties in estimating costs, it is at least reasonably possible that estimates used will change within the near term.

Contract costs include all direct material and labor costs and those indirect costs related to contract performance, such as indirect labor, supplies, tools, repairs, and depreciation. Costs of inefficiencies or wasted resources (material or labor) are excluded when measuring progress and are expensed as incurred. Selling, general, and administrative costs are charged to expense as incurred. Provisions for estimated losses on uncompleted contracts are made in the period in which such losses are determined. Changes in job performance, job conditions, and estimated

# Confidential

## ROD LEWIS CONSTRUCTION, LLC

### NOTES TO FINANCIAL STATEMENTS (Continued)

December 31, 2024

#### NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### 2. Revenue and cost recognition (continued)

profitability may result in revisions to costs and income, which are generally recognized in the period in which the revisions are determined. Changes in estimated job profitability resulting from variable consideration (such as incentives for completing contract early or on time, penalties for not completing a contract on time, claims for which the Company has enforceable rights, or contract modifications/change orders in which the scope of modification has been approved, but the price has not been determined or approved) are accounted for as changes in estimates in the current period, but limited to an amount that will not result in a significant reversal of revenue in future periods.

The Company warranties its work for one year after the date of acceptance. Warranty costs for the year ended December 31, 2024 were immaterial.

The contract asset, "Revenues in excess of billings on uncompleted contracts," represents revenues recognized in excess of amounts billed. The contract liability, "Billings in excess of revenues on uncompleted contracts," represents billings in excess of revenues recognized.

##### 3. Use of estimates

Management uses estimates and assumptions in preparing these financial statements in accordance with generally accepted accounting principles. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could vary from the estimates that were used.

##### 4. Cash and cash equivalents

The Company considers all short-term debt securities purchased with a maturity of three months or less to be cash equivalents.

##### 5. Income taxes

The members' have elected to be treated as an S corporation for federal and state income tax purposes. The effect of this election provides that, in lieu of corporate income taxes, a member is taxed on his proportionate share of the Company's taxable income. Accordingly, no provision for income taxes is reflected in the accompanying financial statements.

# Confidential

## ROD LEWIS CONSTRUCTION, LLC

### NOTES TO FINANCIAL STATEMENTS (Continued)

December 31, 2024

#### NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### 6. Property, Equipment and Depreciation

Property and equipment are recorded at cost. Maintenance and repairs are expensed as incurred; major renewals and betterments are capitalized. When items of property or equipment are sold or retired, the related costs and accumulated depreciation are removed from the accounts and any gain or loss is included in income. Expenditures for repairs and maintenance are charged to expense as incurred. Depreciation is provided using the straight-line and accelerated methods over the estimated useful lives of the assets.

##### 7. Contract receivables

Contract receivables are recorded when invoices are issued and are presented in the balance sheet net of the allowance for credit losses. Contract receivables are written off when they are determined to be uncollectible. The allowance for credit losses is estimated based on expected credit losses considering the Company's historical losses, the existing economic conditions in the construction industry, and the financial stability of its customers.

There was no credit loss expense for the year ended December 31, 2024.

##### 8. Fair value of financial instruments

The FASB ASC Topic "Financial Instruments" clarifies the definition of fair value for financial reporting, establishes a framework for measuring fair value, and requires additional disclosure about the use of fair value measurements in an effort to make the measurement of fair value more consistent and comparable. The carrying amount of cash, receivables, accounts payable and accrued expenses approximates fair value due to the short maturity of these financial instruments. The carrying value of short and long-term debts approximates fair value because those financial instruments bear interest at rates that approximate current market rates for loans with similar maturities and credit quality.

##### 9. Leases

The Company calculates operating lease liabilities with a risk-free discount rate, using a comparable period with the lease term. All lease and non-lease components are combined for all leases. Lease payments for leases with a term of 12 months or less are expensed on a straight-line basis over the term of the lease with no lease asset or liability recognized.

# Confidential

## ROD LEWIS CONSTRUCTION, LLC

### NOTES TO FINANCIAL STATEMENTS (Continued)

December 31, 2024

#### NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### 10. Subsequent events

The Company has evaluated subsequent events through February 7, 2025, the date the financial statements were available to be issued.

#### NOTE B - PENSION PLAN

The Company maintains a defined contribution retirement plan pursuant to Internal Revenue Code Section 401(k). Employees that have completed one year of service and are 21 years of age are eligible to participate in the Plan. The Company makes "Safe Harbor" matching contributions of the first 3% of pay of all eligible employees. Matching contributions made by the Company for the year ended December 31, 2024 amounted to \$18,888.

#### NOTE C - NON-CASH INVESTING AND FINANCING TRANSACTIONS

There were no non-cash investing and financing activities for the year ended December 31, 2024.

#### NOTE D - SURETY BONDS

The Company, as a condition for entering into construction contracts, has outstanding surety bonds during the year and as of December 31, 2024.

#### NOTE E - BACKLOG

The following shows a reconciliation of backlog representing signed contracts in existence at December 31, 2024:

Backlog balance – December 31, 2023	\$ 3,591,902
New contracts during the year ended	
December 31, 2024	<u>12,087,610</u>
	15,679,512
Less: Contract revenue earned for the year ended	
December 31, 2024	<u>(12,803,434)</u>
Backlog balance – December 31, 2024	<u>\$ 2,876,078</u>

The Company also entered into additional contracts with estimated revenues of \$2,603,664 between January 1, 2025 and February 7, 2025.

# Confidential

## ROD LEWIS CONSTRUCTION, LLC

### NOTES TO FINANCIAL STATEMENTS (Continued)

December 31, 2024

#### NOTE F - CONTRACT RECEIVABLES

The following is a summary of contract receivables as of December 31:

	2024	2023
Completed contracts	\$ 309	\$ 2,098
Unbilled contracts receivable on completed contracts	392,773	- 0 -
Uncompleted contracts	769,276	1,454,926
Retentions on uncompleted contracts	<u>316,293</u>	<u>167,542</u>
Total contract receivables	<u><u>\$ 1,478,651</u></u>	<u><u>\$ 1,624,566</u></u>

The Company follows the practice of filing statutory liens on all construction projects where collection problems are anticipated. The liens serve as collateral for contract receivables.

#### NOTE G - REVENUES ON UNCOMPLETED CONTRACTS

	2024	2023
Costs incurred on uncompleted contracts	\$ 7,024,575	\$ 4,682,809
Estimated earnings	<u>1,304,497</u>	<u>530,479</u>
	8,329,072	5,213,288
Less: Billings to date	<u>8,202,187</u>	<u>5,552,965</u>
	<u><u>\$ 126,885</u></u>	<u><u>\$ (339,677)</u></u>

Included in the accompanying balance sheet under the following captions:

	2024	2023
Revenues in excess of billings on uncompleted contracts	\$ 515,832	\$ 585,492
Billings in excess of revenues on uncompleted contracts	<u>(388,947)</u>	<u>(925,169)</u>
	<u><u>\$ 126,885</u></u>	<u><u>\$ (339,677)</u></u>

# Confidential

## ROD LEWIS CONSTRUCTION, LLC

### NOTES TO FINANCIAL STATEMENTS (Continued)

December 31, 2024

#### NOTE H - CONCENTRATIONS OF CREDIT RISK AND MAJOR CUSTOMERS

The Company maintains deposits in financial institutions that at times exceed the insured amounts of \$250,000 provided by the US Federal Deposit Insurance Corporation (FDIC). The excess amount at December 31, 2024 is approximately \$1,159,800. The Company believes it is not exposed to any significant credit risk to cash.

The Company had contract revenues from two customers that were over 84% of total contract revenues. These contract revenues amounted to \$10,760,931 as of December 31, 2024.

The Company had contracts receivables from three customers that were over 98% of total contracts receivable including retentions. These contracts receivable amounted to \$1,459,841 at December 31, 2024.

#### NOTE I - PROPERTY AND EQUIPMENT

Property and equipment as of December 31, 2024 is summarized in the following schedule:

	Balance
Machinery and equipment	\$ 57,580
Office equipment	31,467
Leasehold improvements	15,415
Vehicles	<u>288,770</u>
	393,232
Less accumulated depreciation	<u>(228,785)</u>
	<u><u>\$ 164,447</u></u>

Depreciation expense for the year ended December 31, 2024 amounted to \$55,873 all of which was charged to general and administrative expenses.

#### NOTE J - DEFERRED CONTRACT COSTS

The Company capitalizes certain costs incurred to obtain and fulfill contracts with customers in accordance with ASC 606, Revenue from Contracts with Customers. These costs are amortized over the period in which the related performance obligations are satisfied. These deferred contract costs as of December 31, 2024 are summarized in the following schedule:

	Balance
Deferred contract costs	\$ 35,779
Less accumulated amortization	<u>(16,965)</u>
	<u><u>\$ 18,814</u></u>

# Confidential

## ROD LEWIS CONSTRUCTION, LLC

### NOTES TO FINANCIAL STATEMENTS (Continued)

December 31, 2024

#### NOTE J - DEFERRED CONTRACT COSTS (Continued)

Amortization expense related to capitalized costs to fulfill and obtain contracts was \$19,691 for the year ended December 31, 2024. These costs are amortized in line with the pattern of revenue recognition.

#### NOTE K - DESCRIPTION OF LEASING ARRANGEMENTS

The Company rents some of its equipment and storage facilities under various month-to-month operating leases. The storage leases with rents and fees totaled \$7,555 for the year ended of December 31, 2024.

The equipment leases vary and totaled \$9,140 for the year ended December 31, 2024.

The Company rents office space from a member of the Company, a related party, under a month-to-month operating lease for \$100 per month, totaling \$1,200 for the year ended December 31, 2024.

The Company rents office and shop space from 545 S, LLC, a related party, under an operating lease commencing January 1, 2024 and expiring December 31, 2025 for \$7,000 per month for the first year and \$7,500 per month for the second year. Total rents paid for the year ended December 31, 2024 for this lease amounted to \$84,000.

Total rents paid during the year ended December 31, 2024 for all leases amounted to \$101,895 as further described below.

The following summarizes the line items in the balance sheet which includes amounts for operating leases as of December 31, 2024:

Operating lease right-of-use assets	\$ <u>87,971</u>
Current portion of operating lease liabilities	\$ <u>87,971</u>
Operating lease liabilities, less current portion	<u>- 0 -</u>
Total operating lease liabilities	\$ <u>87,971</u>

# Confidential

## ROD LEWIS CONSTRUCTION, LLC

### NOTES TO FINANCIAL STATEMENTS (Continued)

December 31, 2024

#### NOTE K - DESCRIPTION OF LEASING ARRANGEMENTS (Continued)

The components of operating lease expenses that are included in the statement of income and members' equity for the year ended December 31, 2024 are as follows:

General and administrative expenses:

Related party short-term lease cost	\$ 1,200
Related operating lease cost	84,000
Non related party short-term lease cost	7,555

Cost of revenues earned:

Short-term lease cost	9,140
Total lease costs	\$ 101,895

The following summarizes the cash flow information related to operating leases for the year ended December 31, 2024:

Cash paid for amounts included in measuring operating lease liabilities:

Operating cash flows from operating leases	\$ 101,895
--	------------

Lease assets obtained in exchange for lease obligations:

Operating leases	\$ 167,027
------------------	------------

Weighted average lease term and discount rate as of December 31, 2024 were as follows:

Weighted-average remaining lease term (years) 1 years

Weighted average discount rate 4.23%

The maturities of operating lease liabilities as of December 31, 2024 were as follows:

Year Ending December 31:

2025	\$ 90,000
------	-----------

Total lease payments 90,000

Less: interest 2,029

Present value of lease liabilities \$ 87,971

# OREM CITY PUBLIC SAFETY BUILDING

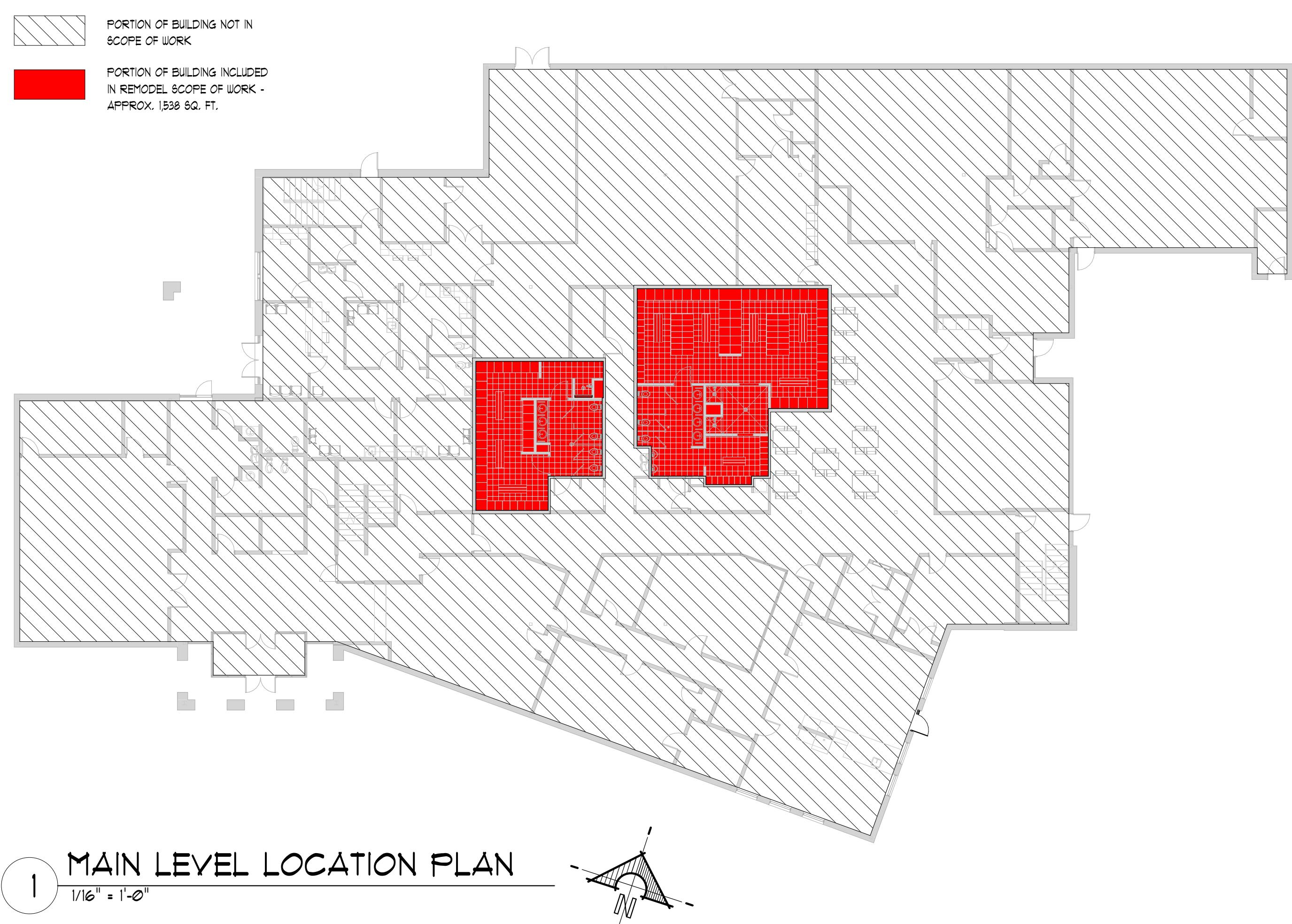
## RESTROOM REMODEL

95 EAST CENTER ST.

OREM, UTAH



1535 N. FREEDOM BLVD, SUITE 360  
PROVO, UTAH 84604  
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### ARCHITECT

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### MECHANICAL

ROYAL ENGINEERING

1837 SOUTH EAST BAY BLVD.  
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801.375.2228  
chris.falslev@royaleng.com

### ELECTRICAL

ROYAL ENGINEERING

1837 SOUTH EAST BAY BLVD.  
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DEXTON GRAVES  
801.375.2228  
dexton.graves@royaleng.com

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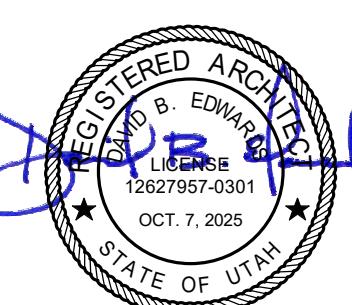
P0.1 PLUMBING NOTES AND LEGENDS  
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E6.1 ELECTRICAL SCHEDULES  
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OREM  
FAMILY CITY USA  
OREM CITY  
PUBLIC  
SAFETY  
BUILDING  
RESTROOM  
REMODEL

95 E. CENTER STREET  
OREM, UTAH 84057



revision information  
no. date description

milestone issue date  
OCTOBER 24, 2025  
milestone issue description  
OWNER REVIEW SET  
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G1.1

### CODE ANALYSIS

APPLICABLE CODES	
YEAR	YEAR
INTERNATIONAL BUILDING CODE (IBC)	2021
INTERNATIONAL MECHANICAL CODE	2021
INTERNATIONAL PLUMBING CODE	2021
INTERNATIONAL FIRE CODE (IFC)	2021
INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	2021
NATIONAL ELECTRICAL CODE (NEC)	2020
INTERNATIONAL EXISTING BUILDING CODE (IEBC)	2021
ICC/ANSI IFC	2017
AMERICAN'S WITH DISABILITIES ACT	

A. OCCUPANCY:  B

CHANGE IN USE: YES  NO  MIXED OCCUPANCY: YES  NO

B. TYPE OF CONSTRUCTION (CIRCLE ONE):

I A  I B  II A  II B  III A  III B  IV HT  V A  V B

C. SPRINKLERS: YES - EXISTING THROUGHOUT

### GENERAL NOTES

- A. ALL EXIT ACCESS DOORS AND EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. USE OF MANUAL FLUSH BOLTS, EDGE BOLTS, TOP OR BOTTOM BOLTS, ETC. IS PROHIBITED.
- B. GLAZING IN DOORS OR IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE IS WITHIN A 24 INCH ARC OF THE DOOR AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE MUST BE TEMPERED.
- C. TANK TYPE WATER CLOSETES SHALL HAVE A MAXIMUM WATER USE OF 1.6 GALLONS PER FLUSH. SHOWERS SHALL HAVE A MAXIMUM FLOW OF 2.5 GALLONS PER MINUTE.
- D. BURNING OF CONSTRUCTION WASTE MATERIALS IS PROHIBITED AT ALL TIMES.
- E. PROVIDE ONE RECESSED 1.4 FIRE EXTINGUISHER FOR EVERY 3,000 SQ. FT. OF FLOOR AREA WITH A MAXIMUM TRAVEL DISTANCE OF 15 FEET TO AN EXTINGUISHER.
- F. STORAGE OF EQUIPMENT, SOILS, CONSTRUCTION MATERIALS ON PUBLIC RIGHT-OF-WAY (STREETS/SIDEWALKS) OR EASEMENT IS EXPRESSLY PROHIBITED.
- G. GENERAL CONTRACTOR TO FROCURE ALL REQUIRED PERMITS FROM AUTHORITY HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO BUILDING, ENGINEERING, RIGHT OF WAY, AND OTHER PERMITS REQUIRED FOR SUB-CONTRACTOR WORK.
- H. GENERAL CONTRACTOR TO PROVIDE REQUIRED FIRE EXTINGUISHERS TO BE PRESENT DURING CONSTRUCTION.
- I. DIMENSIONS ARE SHOWN TO FACE OF STUD, UNLESS NOTED OTHERWISE.

# 2021 IEBC CODE REQUIREMENTS

## ACCESSIBILITY CLEARANCE NOTES (ICC/ANSI A117.1-2017)

- 1 T SHAPED WHEELCHAIR TURNING SPACE (304.3.2.2)
- 2 30" X 48" CLEAR FLOOR SPACE BEYOND SWING OF DOOR FOR INDIVIDUAL USE (603.2.2, EXCEPT 1103.1.2 EXCEPTION)
- 3 30" X 48" CLEAR FLOOR SPACE FOR FORWARD APPROACH TO SINK/WORK SPACE/APPLIANCE (305.2, 606.2, 1102.5)
- 4 30" X 48" CLEAR FLOOR SPACE FOR PARALLEL/ADJACENT APPROACH TO SINK/APPLIANCE (305.3, 1104.10.1, 1104.11.1, 1104.12)
- 5 30" X 48" CLEAR FLOOR SPACE BEYOND SWING OF DOOR FOR INDIVIDUAL USE (603.2.2)
- 6 56" X 60" CLEARANCE FOR WATER CLOSET (604.3.1)
- 7 66" X 60" CLEARANCE FOR WATER CLOSET (1103.1.2, 4.4)

NOTE: CLEAR FLOOR OR GROUND SPACES, CLEARANCE AT FIXTURES, AND WHEELCHAIR TURNING SPACES SHALL BE PERMITTED TO OVERLAP (603.2.2, 1103.1.2, 4.4, 1104.11.3, 1104.12)

EXISTING OCCUPANCY CLASSIFICATION: B  
PROPOSED OCCUPANCY CLASSIFICATION: B (SEE SHEET G.I.)

IEBC SECTION 301

"THE REPAIR, ALTERATION, CHANGE OF OCCUPANCY, ADDITION OR RELOCATION OF ALL EXISTING BUILDINGS SHALL COMPLY WITH SECTION 301.2, 301.3 OR 301.4." FOR THIS PROJECT, THE FOLLOWING SECTIONS WERE USED FOR DETERMINING CODE COMPLIANCE:

- 301.2 REPAIRS (IEBC CHAPTER 4)
- 301.3 ALTERATIONS, ADDITION OR CHANGE OF OCCUPANCY
  - 301.3.1 PRESCRIPTIVE COMPLIANCE METHOD (IEBC CHAPTER 5)
    - 301.3.2 WORK AREA COMPLIANCE METHOD (IEBC CHAPTER 6)
    - 301.3.3 PERFORMANCE COMPLIANCE METHOD (IEBC CHAPTER 13)
  - 301.3.4 RELOCATED BUILDINGS (IEBC CHAPTER 14)

IEBC SECTION 306 - ACCESSIBILITY FOR EXISTING BUILDINGS

THE FOLLOWING SECTIONS APPLY:

- 306.3 MAINTENANCE AND REPAIR
- 306.4 EXTENT OF APPLICATION
- 306.5 CHANGE OF OCCUPANCY
- 306.6 ADDITION
- 306.7 ALTERATIONS

IEBC CHAPTER 6 - CLASSIFICATION OF WORK

THE FOLLOWING CLASSIFICATION(S) APPLIES TO THE WORK:

- 602 ALTERATION - LEVEL 1 (CHAPTER 1) "LEVEL 1 ALTERATIONS INCLUDE THE REMOVAL AND REPLACEMENT OR THE COVERING OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES USING NEW MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES THAT SERVE THE SAME PURPOSE."
- 602 ALTERATION - LEVEL 2 (CHAPTER 2) "LEVEL 2 ALTERATIONS INCLUDE THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT, AND SHALL APPLY WHEN THE WORK AREA IS EQUAL TO OR LESS THAN 50 PERCENT OF THE BUILDING"
- 602 ALTERATION - LEVEL 3 (CHAPTER 3) "LEVEL 3 ALTERATIONS APPLY WHERE THE WORK AREA EXCEEDS 50 PERCENT OF THE BUILDING AREA."
- 605 CHANGE OF OCCUPANCY (CHAPTER 10)
- 606 ADDITIONS (CHAPTER 11)
- 601 HISTORIC BUILDINGS (CHAPTER 12)

IEBC CHAPTER 1: ALTERATIONS - LEVEL 1

101.1 "AN EXISTING BUILDING OR PORTION THEREOF SHALL NOT BE ALTERED SUCH THAT THE BUILDING BECOMES LESS SAFE THAN ITS EXISTING CONDITION."

SECTION 102 BUILDING ELEMENTS AND MATERIALS

THE FOLLOWING MATERIALS ARE BEING MODIFIED IN THE WORK AND ARE TO COMPLY WITH THE REFERENCED IBC SECTION:

- 102.1 INTERIOR FINISHES (IEBC CHAPTER 8)
- 102.2 INTERIOR FLOOR FINISH (IEC SECTION 804)
- 102.3 INTERIOR TRIM (IEC SECTION 806)
- 102.4 WINDOW OPENING CONTROL DEVICES ON REPLACEMENT WINDOWS
- 102.5 REPLACEMENT WINDOW FOR EMERGENCY ESCAPE AND RESCUE OPENINGS
- 102.6 BARS, GRILLES, COVERS OR SCREENS
- 102.7 MATERIALS AND METHODS (IEC, IEC, IMC, IFC & IPG)

SECTION 103 FIRE PROTECTION

103.1 "ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION PROVIDED."

SECTION 104 MEANS OF EGRESS

104.1 "ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS."

SECTION 105 REROOFING - (NOT APPLICABLE)

SECTION 106 STRUCTURAL - (NOT APPLICABLE)

SECTION 107 ELECTRICAL - (NOT APPLICABLE)

SECTION 108 ENERGY CONSERVATION - (NOT APPLICABLE):  
"LEVEL 1 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES DO NOT REQUIRE THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE IECC OR IRC. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE IECC OR IRC AS THEY RELATE TO THE NEW CONSTRUCTION ONLY."

SECTION 109 FIRE PROTECTION

THE FOLLOWING COMPONENTS ARE BEING MODIFIED IN THE WORK AND ARE TO COMPLY WITH THE IBC.

- 803.1.1 CORRIDOR RATINGS - NO RATING REQUIRED PER IBC TABLE 1002.2
- 803.2 AUTOMATIC SPRINKLER SYSTEMS - SYSTEM PROVIDED
- 803.3 STANDPIPE - BUILDING DOES NOT CONTAIN MORE THAN ONE TENANT
- 803.4 FIRE ALARM AND DETECTION - SYSTEM PROVIDED

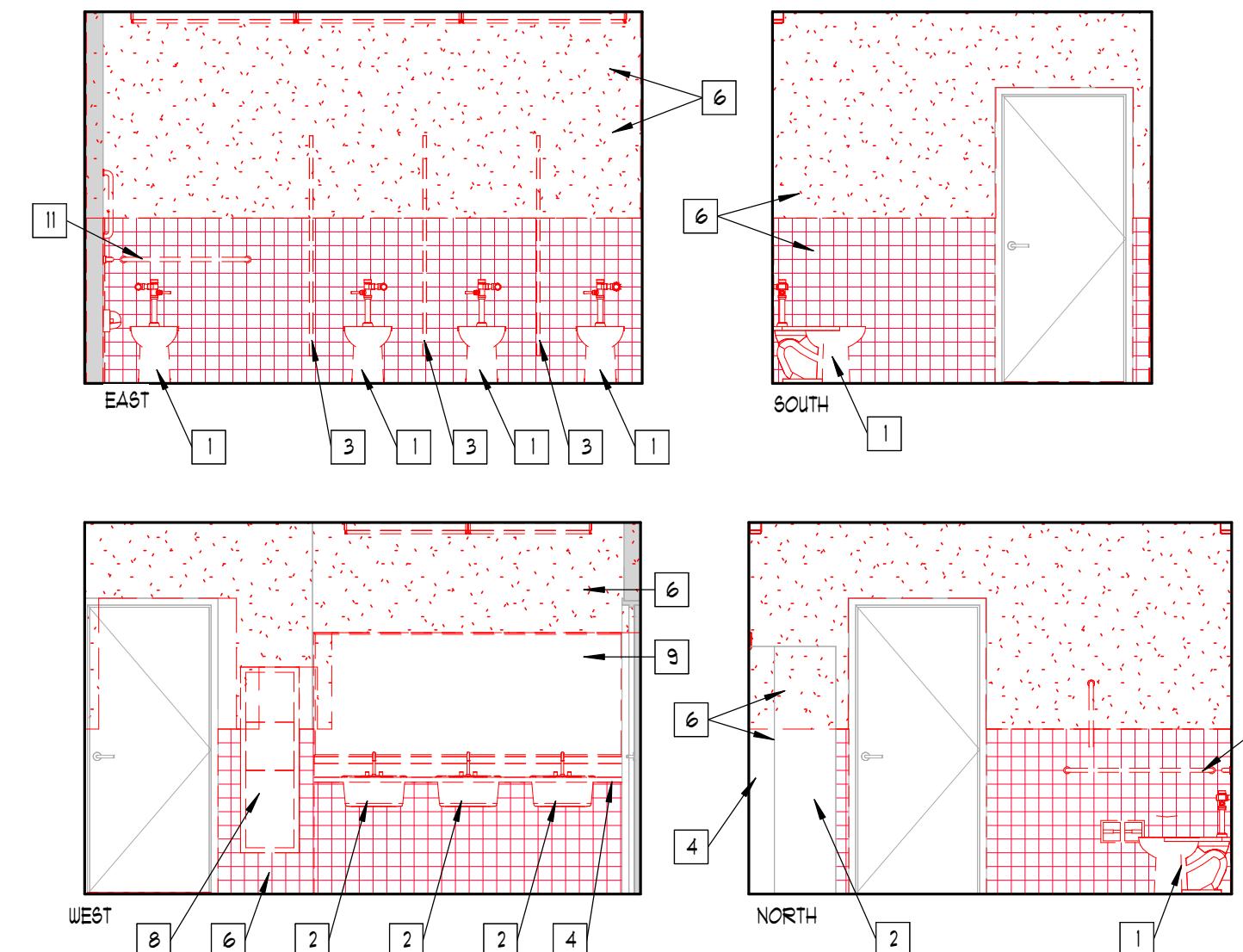
SECTION 104 MEANS OF EGRESS

THE FOLLOWING COMPONENTS ARE BEING MODIFIED IN THE WORK AND ARE TO COMPLY WITH THE IBC.

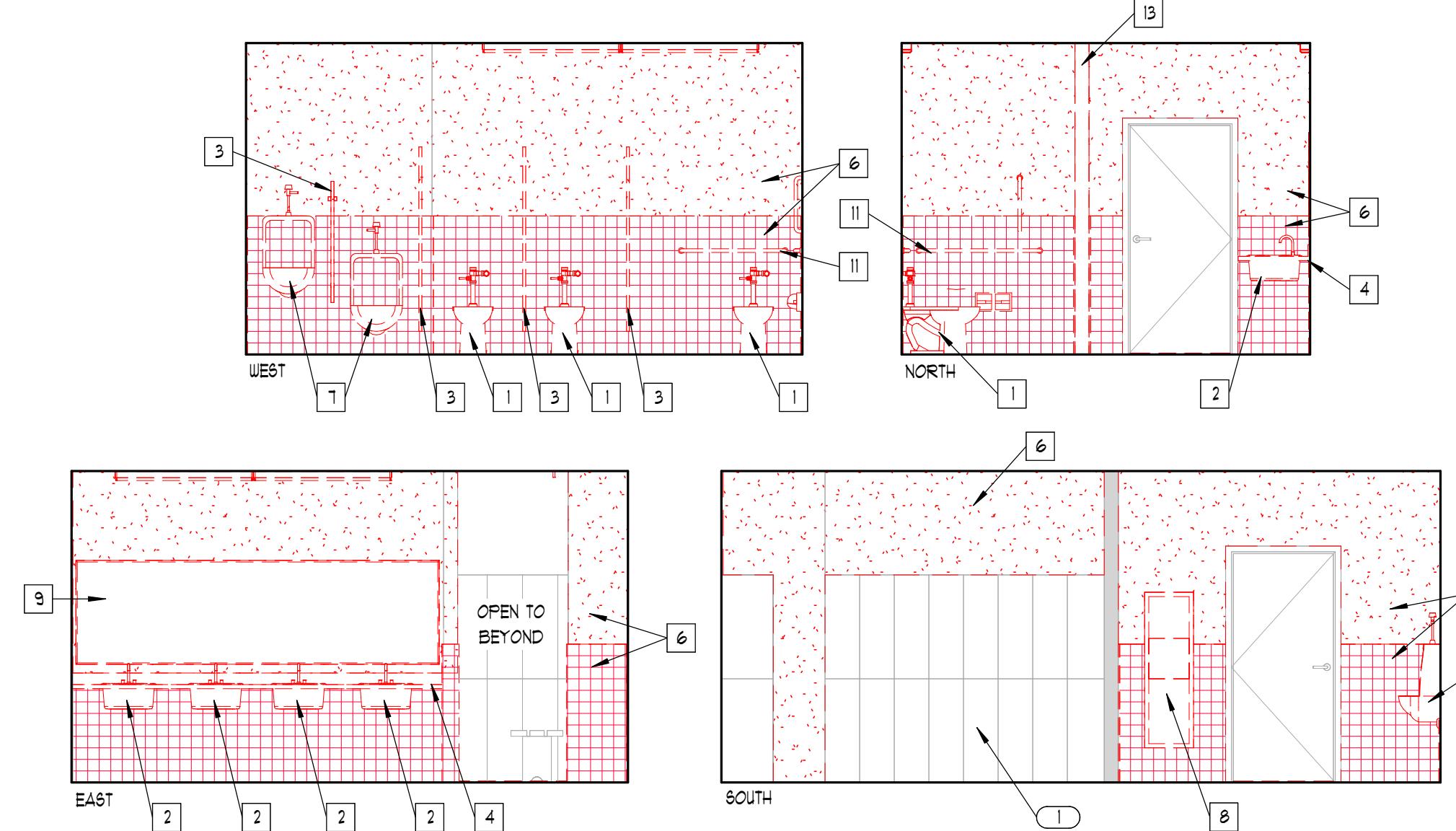
- 804.8 MEANS-OF-EGRESS LIGHTING
  - 804.8.1 ARTIFICIAL LIGHTING REQUIRED - PROVIDED
  - 804.8.2 SUPPLEMENTAL REQUIREMENTS FOR MEANS-OF-EGRESS LIGHTING
- 804.9 EXIT SIGNS - PROVIDED
- 804.10 HANDRAILS
- 804.11 REFUGEE AREAS
- 804.12 GUARDS

SECTION 105 STRUCTURAL

- 805.2 EXISTING STRUCTURAL ELEMENTS CARRYING GRAVITY LOADS
- 805.3 EXISTING STRUCTURAL ELEMENTS RESISTING LATERAL LOADS
- 805.4 VOLUNTARY LATERAL FORCE-RESISTING SYSTEM ALTERATIONS



2D WOMENS DEMO ELEVATIONS  
1/4" = 1'-0"



3D MENS DEMO ELEVATIONS  
1/4" = 1'-0"

## DEMOLITION NOTES

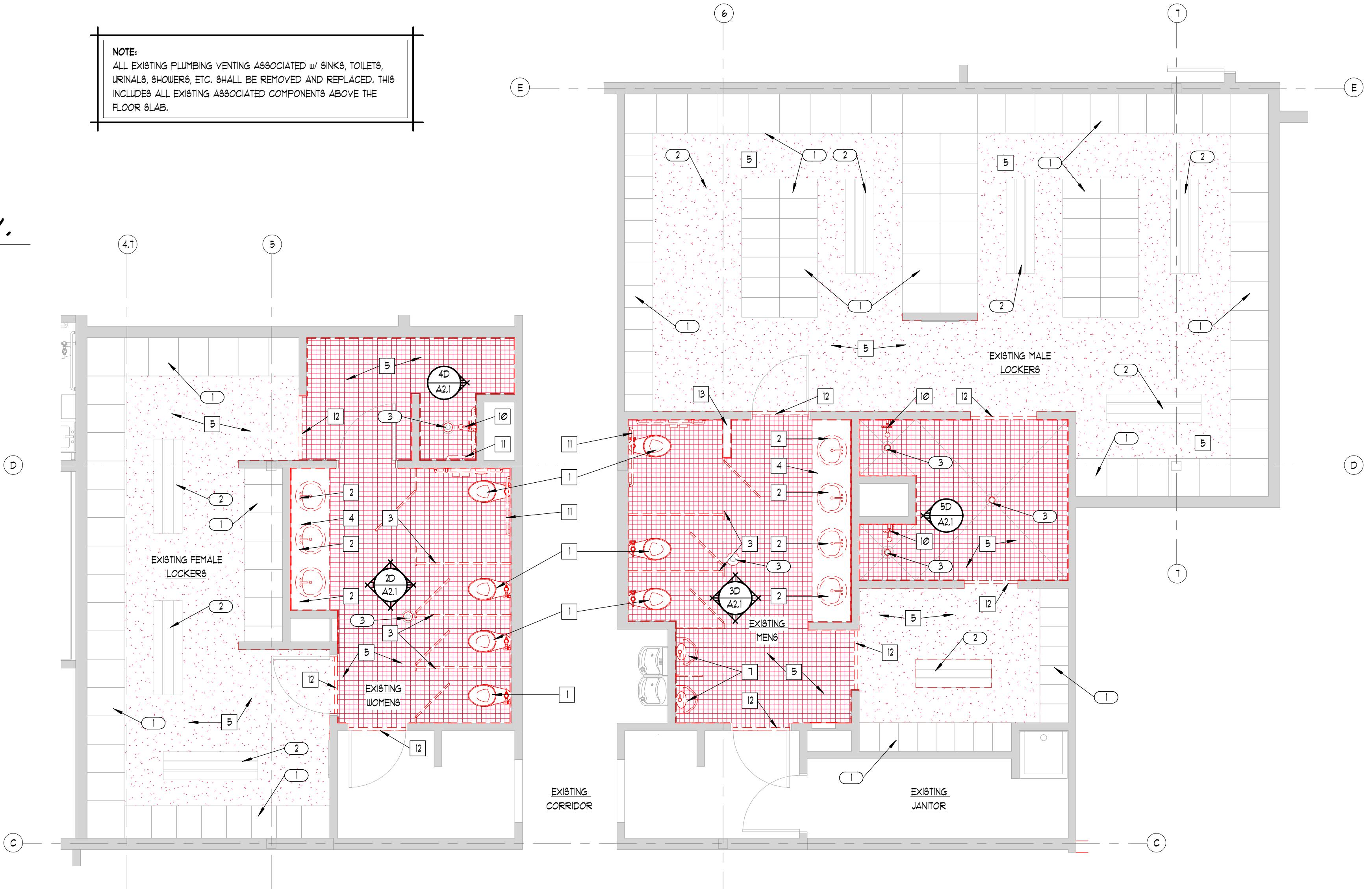
- 1 REMOVE & DISPOSE OF EXISTING TOILET
- 2 REMOVE & DISPOSE OF EXISTING SINK
- 3 REMOVE & DISPOSE OF EXISTING TOILET PARTITIONS, DOORS & HARDWARE
- 4 REMOVE & DISPOSE OF EXISTING COUNTERTOP
- 5 REMOVE & DISPOSE OF EXISTING FLOOR FINISH
- 6 REMOVE & DISPOSE OF EXISTING WALL/BASE FINISHES
- 7 REMOVE & DISPOSE OF EXISTING URINAL
- 8 REMOVE & DISPOSE OF EXISTING PAPER TOWEL DISPENSER
- 9 REMOVE & DISPOSE OF EXISTING MIRROR
- 10 REMOVE & DISPOSE OF EXISTING SHOWER HEAD & SLIDE BAR
- 11 REMOVE & DISPOSE OF EXISTING GRAB BARS
- 12 REMOVE & DISPOSE OF EXISTING MARBLE THRESHOLD
- 13 REMOVE & DISPOSE OF EXISTING WALL



4D WOM. SHOWER DEMO ELEV.  
1/4" = 1'-0"

5D MENS SHOWER DEMO ELEV.  
1/4" = 1'-0"

**NOTE:**  
ALL EXISTING PLUMBING VENTING ASSOCIATED w/ SINKS, TOILETS, URINALS, SHOWERS, ETC. SHALL BE REMOVED AND REPLACED. THIS INCLUDES ALL EXISTING ASSOCIATED COMPONENTS ABOVE THE FLOOR SLAB.

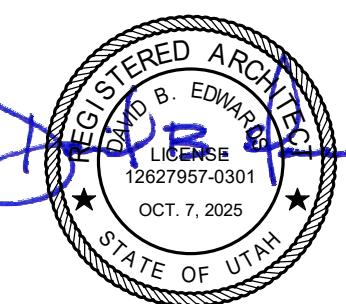


1 DEMOLITION FLOOR PLAN  
1/4" = 1'-0"

## OREM CITY PUBLIC SAFETY BUILDING

RESTROOM  
REMODEL

95 E. Center Street  
Orem, Utah 84057



revision information  
no. date description

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OCTOBER 24, 2025  
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RESTROOM DEMO PLANS

**A2.1**

## FINISH LEGEND

### SHEET NOTES

- 1 WATER CLOSET - SEE PLUMBING DRAWING
- 2 URINAL - SEE PLUMBING DRAWING
- 3 PRE-FINISHED TOILET PARTITION - SEE FINISH LEGEND
- 4 PRE-FINISHED URINAL PARTITION - SEE FINISH LEGEND
- 5 SINK - SEE PLUMBING DRAWING
- 6 CONCEALED METAL COUNTER SUPPORT BRACKET. MOUNT TO EXISTING FRAMING
- 7 ZCM QUARTZ COUNTERTOP AND BACKSPLASH
- 8 WALL MOUNTED FOLDING SHOWER BENCH. BOBRICK B-501 SHALL BE THE BASIS OF DESIGN
- 9 SHOWER HEAD w/ SLIDE BAR - SEE PLUMBING DRAWING
- 10 GRAB BAR - PROVIDE SOLID BACKING IN WALL FOR SUPPORT
- 11 REMOVE AND REINSTALL EXISTING BENCH. PAINT METAL SUPPORT POSTS w/ IRON ORE. SAND EXIST. FINISH FROM WOOD BENCH SEAT - STAIN IN 'CAFE' COLOR

**WPA**  
architecture

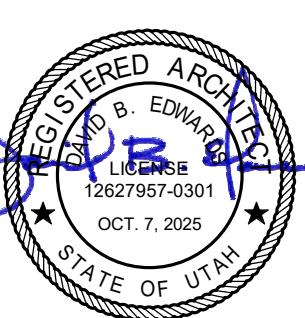
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### OREM CITY PUBLIC SAFETY BUILDING

#### RESTROOM REMODEL

95 E. Center Street  
Orem, Utah 84057



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RESTROOM REMODEL  
PLANS

**A2.2**

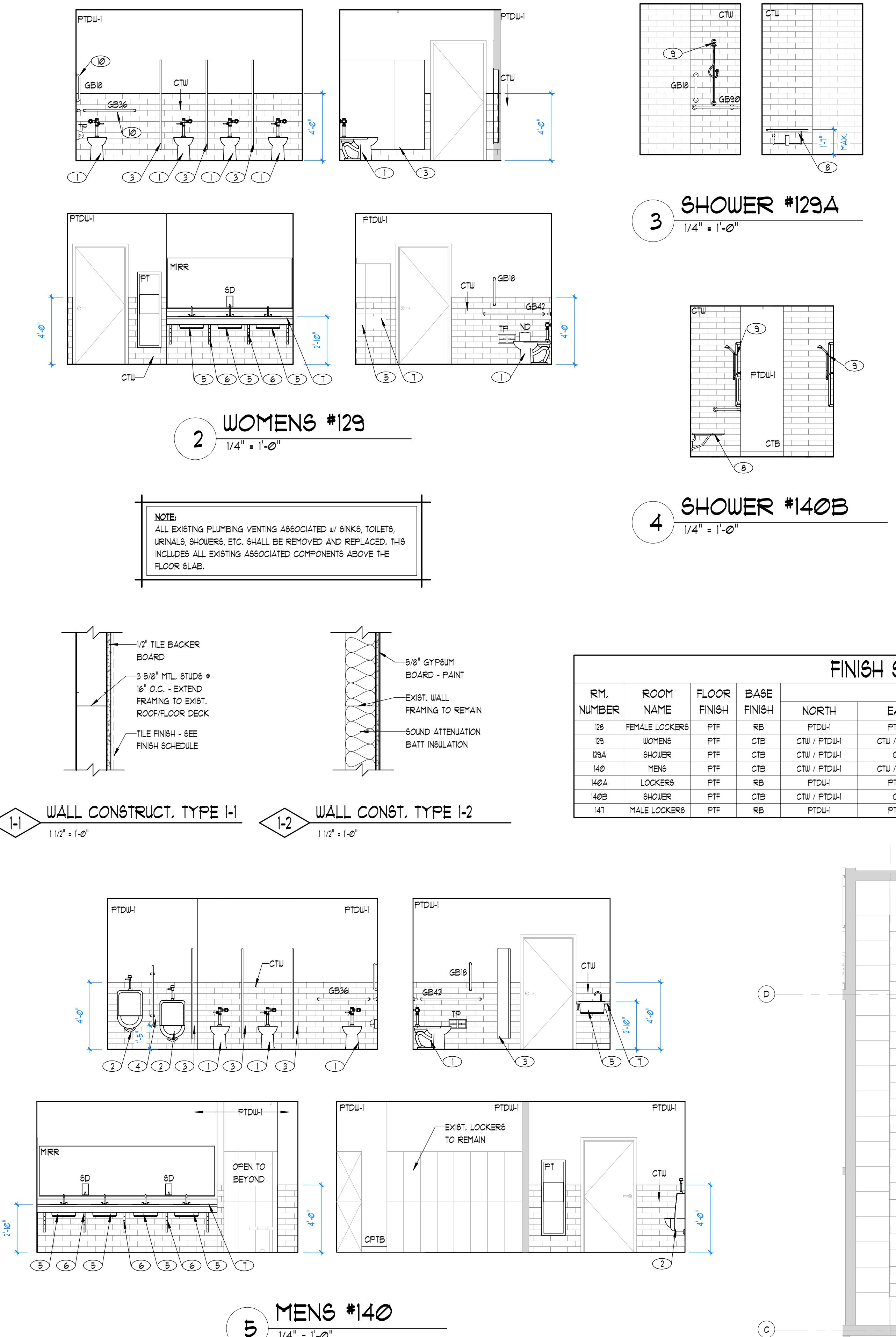
BASE						
MARK	MATERIAL TYPE	MANUFACTURER	# / COLOR	SIZE	NOTES	
CTB	CERAMIC TILE	DALTILE	COLOR: COLOR WHEEL LINEAR - ARCTIC WHITE 0180 FINISH: SEMI-GLOSS	6" x 18"	FLAT TOP COVE BASE	
RB	RUBBER BASE	MATCH EXISTING	MATCH EXISTING	4"	FIELD VERIFY EXIST. RESILIENT BASE	
FLOORS						
MARK	MATERIAL TYPE	MANUFACTURER	# / COLOR	SIZE	NOTES	
PTF	PORCELAIN TILE FLOOR	DALTILE	STYLE: HARMONIST COLOR: RYTHM HM1 GROUT: MAPEI #7 'SILVER'	12" x 12"	BRICK INSTALL PATTERN. PROVIDE SCHLUTER RENO-J & TILE TO CARPET TRANSITIONS	
WALLS						
MARK	MATERIAL TYPE	MANUFACTURER	# / COLOR	SIZE	NOTES	
PTDW-1	TEXTURED AND PAINTED GYPSUM BOARD	SHERWIN WILLIAMS	COLOR: REPOSE GRAY	N/A	WALL FIELD COLOR EGGHELL	
PTDW-2	PAINTED DOOR FRAMES	SHERWIN WILLIAMS	COLOR: IRON ORE	N/A	TRIM / DOOR FRAME COLOR SEMI-GLOSS	
CTW	CERAMIC TILE WALL	DALTILE	COLOR: COLOR WHEEL LINEAR - ARCTIC WHITE 0180 FINISH: SEMI-GLOSS GROUT: MAPEI #7 'SILVER'	6" x 18"	BRICK INSTALL PATTERN. PROVIDE SCHLUTER JOLLY & TOP AND EXPDED EDGES	
CEILING						
MARK	MATERIAL TYPE	MANUFACTURER	# / COLOR	SIZE	NOTES	
PTDC	PAINTED GYPSUM BOARD	MATCH EXISTING	MATCH EXISTING	N/A	FIELD VERIFY, MATCH COLOR AND SHEEN	
MILLWORK						
MARK	MATERIAL TYPE	MANUFACTURER	# / COLOR	SIZE	NOTES	
QC	QUARTZ COUNTER	HANSTONE	COLOR: AURORA SNOW - CL01	N/A	-	
TOILET PARTITION						
MARK	MATERIAL TYPE	MANUFACTURER	# / COLOR	SIZE	NOTES	
TPTN	TOILET PARTITION	BOBRICK	DURALINE SERIES - COMPACT GRADE LAMINATE (CGL), OVER-HEAD BRACED. COLOR: PEARL GREY 475-SE1	N/A	INSTALL PER MANUFACTURER RECOMMENDATIONS, COLOR TO BE VERIFIED WITH PHYSICAL SAMPLE	
UPTN	URINAL PARTITION	BOBRICK	DURALINE SERIES - COMPACT GRADE LAMINATE (CGL), COLOR: PEARL GREY 475-SE1	N/A	INSTALL PER MANUFACTURER RECOMMENDATIONS, COLOR TO BE VERIFIED WITH PHYSICAL SAMPLE	

### ACCESSORY ABBREVIATIONS

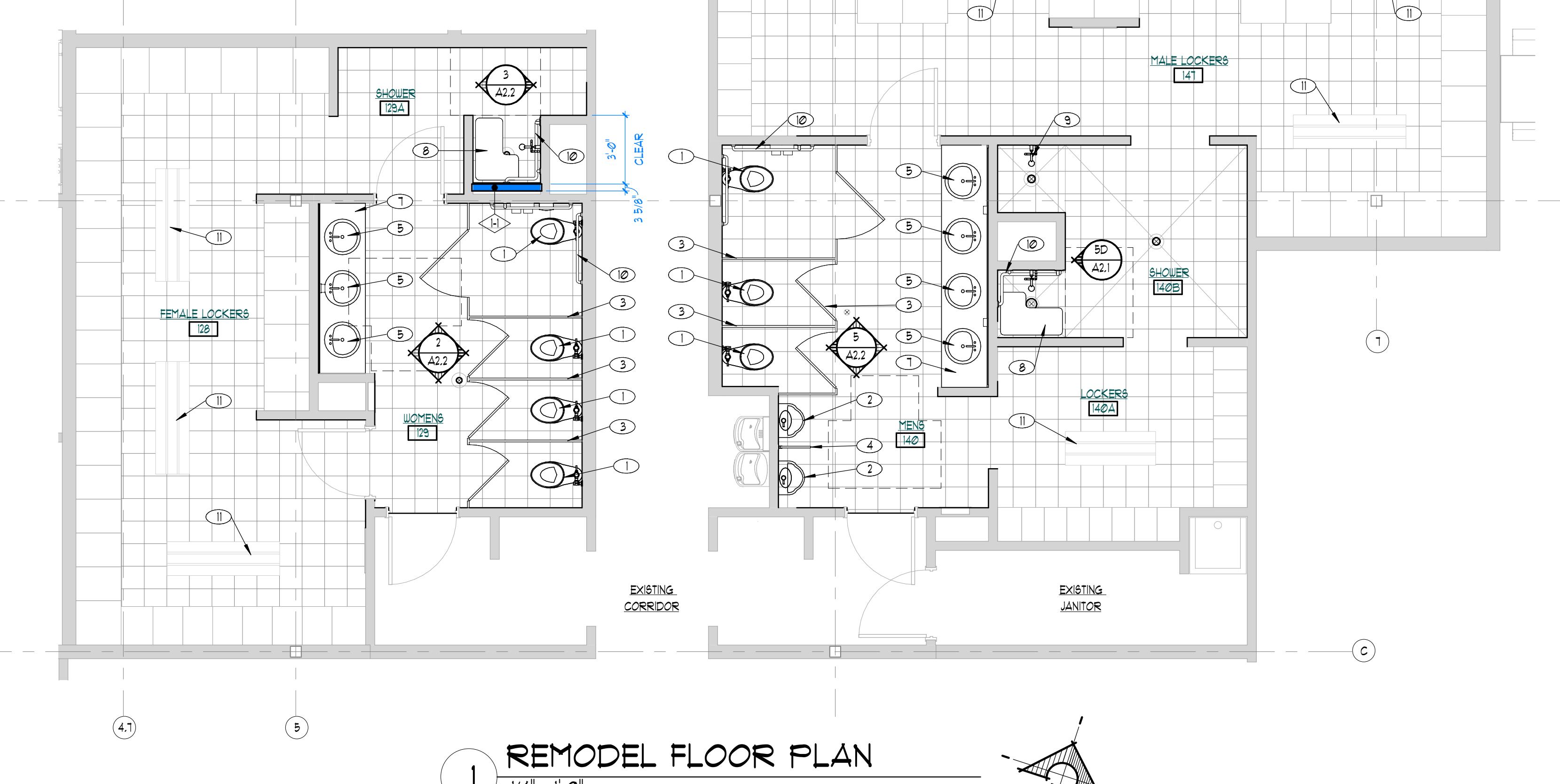
MIRR	90° W x 36" H MIRROR, SEE INT. ELEV. H40" MAX. A.F.F.
SD	SOAP DISPENSER
TP	TOILET PAPER DISPENSER
GB 18	GRAB BAR 18" LONG
GB 36	GRAB BAR 36" LONG
GB 42	GRAB BAR 42" LONG
GB 80	90 DEGREE GRAB BAR (ACCESSIBLE SHOWER)
PT	PAPER TOWEL DISPENSER
ND	FEMININE NAPKIN DISPENSER
SC	TOILET SEAT COVER

### GENERAL NOTES

- A. MAINTAIN EXISTING SLOPE IN FLOOR TO EXIST. FLOOR DRAINS.
- B. REMOVE EXISTING WALL FINISHES TO ABOVE CEILING WHERE EXIST. TILE IS TO BE REMOVED AND NEW TILE IS TO BE INSTALLED. EXISTING WALL FRAMING SHALL REMAIN. SEE WALL CONSTRUCTION TYPE I-2 ON SHEET A2.2.
- C. TOILET ROOM ACCESSORIES SHALL BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR.



FINISH SCHEDULE								
RM. NUMBER	ROOM NAME	FLOOR	BASE FINISH	WALL FINISH			CEILING FINISH	COMMENTS
				NORTH	EAST	SOUTH	WEST	
128	FEMALE LOCKERS	PTF	RB	PTDW-1	PTDW-1	PTDW-1	PTDW-1	EXIST.
129	WOMENS	PTF	CTB	CTW / PTDW-1	CTW / PTDW-1	CTW / PTDW-1	PTDC	
129A	SHOWER	PTF	CTB	CTW / PTDW-1	CTW	CTW / PTDW-1	PTDC	
140	MENS	PTF	CTB	CTW / PTDW-1	CTW / PTDW-1	CTW / PTDW-1	PTDC	
140A	LOCKERS	PTF	RB	PTDW-1	PTDW-1	PTDW-1	PTDC	
140B	SHOWER	PTF	CTB	CTW / PTDW-1	CTW	CTW	PTDC	
141	MALE LOCKERS	PTF	RB	PTDW-1	PTDW-1	PTDW-1	PTDW-1	EXIST.





1 ENLARGED BREAK ROOM DEMO PLAN

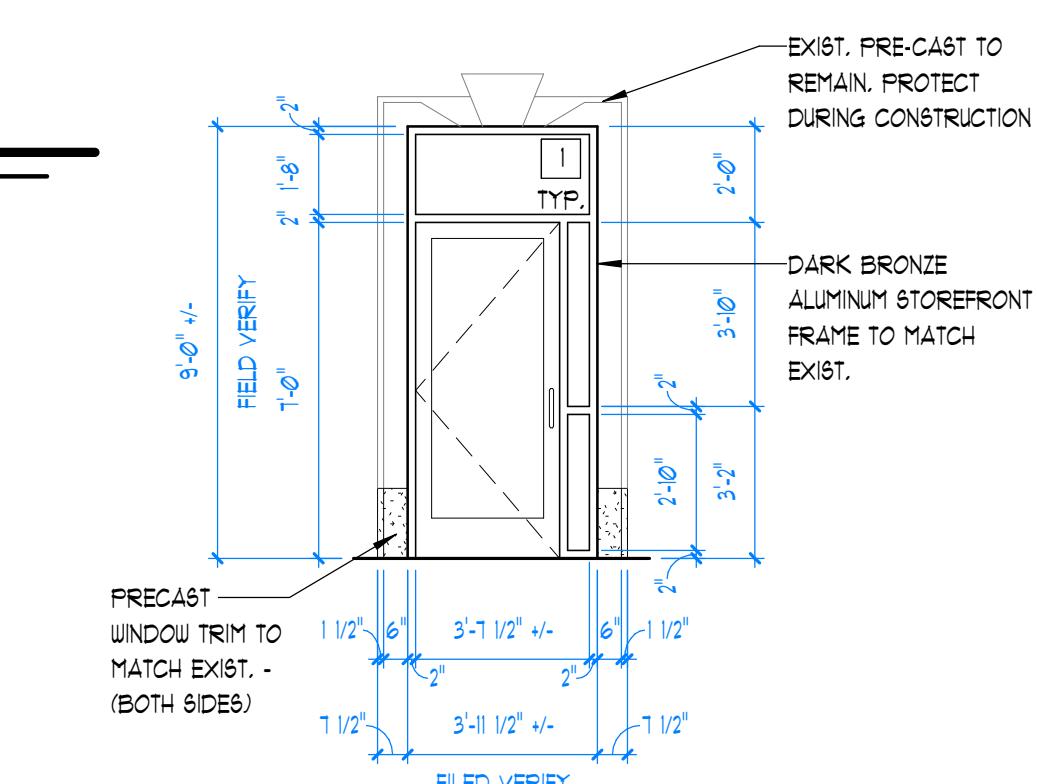
1/4" = 1'-0"

2 ENLARGED BREAK ROOM REMODEL PLAN

1/4" = 1'-0"

GLAZING LEGEND

1 INSULATED DUAL PANE LOW-E GLAZING SYS. W/ FULLY TEMPERED GLASS



3 DOOR TYPE

1/4" = 1'-0"

DOOR HARDWARE

QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MR
2	CONT HINGE	11800-EP1	628	IVE
1	ELEC. RELEASE HARDWARE	LXRX-LC-QEL-98-EO-CON 24	628	VON
1	PRIMUS HINGE	VDC	628	SCH
1	MORTISE CYLINDER	26-094	628	SCH
1	PRIMUS CORE	91-861-XP EV29SL R (FOR DEVISE TRIM)	628	SCH
2	LONG DOOR PULL	9264F-36" 20" O	630	IVE
2	OH STOP	100S ADJ	630	GLY
1	SURFACE CLOSER	4040XP EDAW/62G	689	LCN
1	SURF. AUTO OPERATOR	4642CS WMS 120 VAC (FLUSH CEILING MOUNT)	689	LCN
1	PA MOUNTING PLATE	4040XP-18PA (AS RECD)	689	LCN
1	CUSH SHOE SUPPORT	4040XP-30 (AS RECD)	689	LCN
1	WEATHERSTRIPPING	BY ALUMINUM DOOR/FRAME MANUFACTURER		
2	DOOR SWEEP	BY ALUMINUM DOOR/FRAME MANUFACTURER		
1	THRESHOLD	BY ALUMINUM DOOR/FRAME MANUFACTURER		
2	WIRE HARNESS (HINGE TO HARDWARE)	CON-XX (AS REQUIRED)		SCH
1	CREDENTIAL READER	BY DIVISION 22 9400 1/2" SURFACE MOUNTED	630	ASSA
1	STRIKE			

HARDWARE IS FOR DOOR WITH WIDE STILE  
OPERATIONS:  
DOOR IS NORMALLY LATCHED AND SECURED  
DOOR MAY BE PROGRAMMED TO REMAIN UNLOCKED ON A SCHEDULE THROUGH ACCESS  
PRESENTING VALID CREDENTIAL TEMPORARILY RETRACTS LATCH/BOLT FOR ENTRY WHEN  
DOOR IS LOCKED  
DOOR IS UNLOCKED THROUGH ACCESS CONTROL OR SECURITY SYSTEM  
DOOR IS SECURED UPON LOSS OF POWER TO THE DEVICE  
FREE EGRESS AT ALL TIMES  
POWER COMES FROM ACCESS CONTROL CABINET IN THE IT ROOM.

## SHEET NOTES

- 1 REMOVE & DISPOSE OF EXISTING CEILING FINISH
- 2 REMOVE & DISPOSE OF EXISTING LIGHT FIXTURE
- 3 REMOVE & REPLACE EXISTING MECHANICAL GRILLE
- 4 REMOVE & DISPOSE OF EXISTING SPRINKLER HEAD

## GENERAL NOTES

- A. CONTRACTOR SHALL TEST THE PERFORMANCE OF THE EXISTING EXHAUST FAN SYSTEM AND REPLACE IF MINIMUM CFM VALUES CALLED OUT IN THE MECHANICAL DRAWINGS ARE NOT MET.
- B. RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS.
- C. CONTRACTOR SHALL REMOVE AND REPLACE CEILING TILE & TRACK WHERE BUTTED UP AGAINST DEMOLISHED WALL - CONTRACTOR TO FIELD VERIFY.
- D. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR LIGHTING AND MECHANICAL SYSTEM LAYOUT.



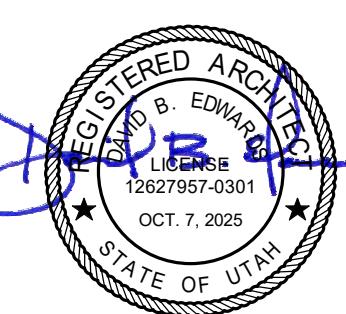
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### RESTROOM REMODEL

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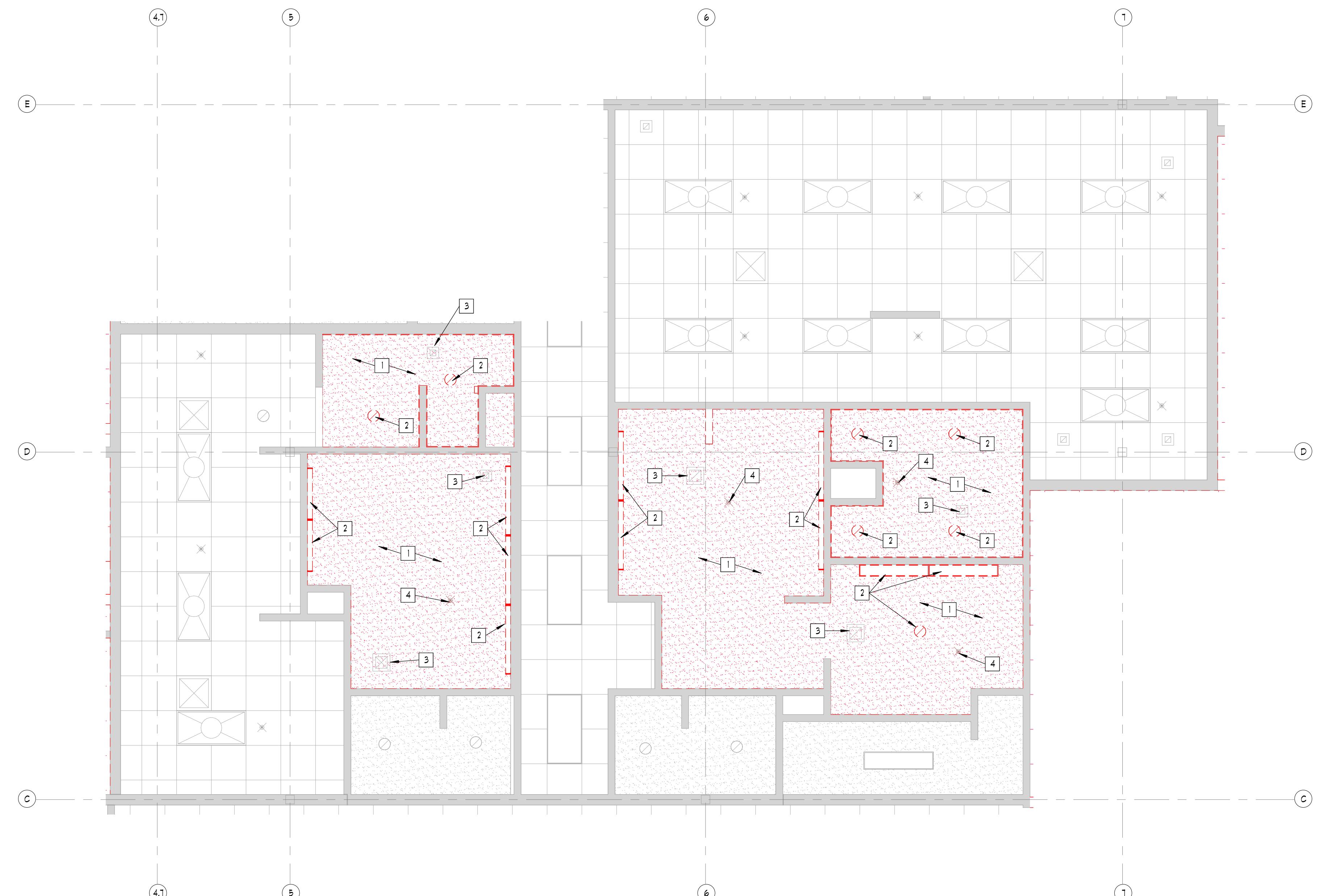
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REFLECTED CEILING  
DEMO PLAN

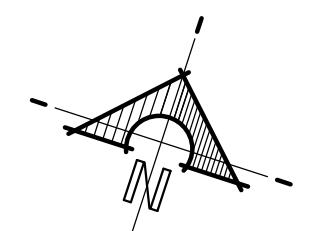
A8.1



DEMOLITION REFLECTED CEILING PLAN

1

1/4" = 1'-0"



## GENERAL NOTES

- A. CONTRACTOR SHALL TEST THE PERFORMANCE OF THE EXISTING EXHAUST FAN SYSTEM AND REPLACE IF MINIMUM CFM VALUES CALLED OUT IN THE MECHANICAL DRAWINGS ARE NOT MET.
- B. RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS.
- C. CONTRACTOR SHALL REMOVE AND REPLACE CEILING TILE & TRACK WHERE BUTTED UP AGAINST DEMOLISHED WALL - CONTRACTOR TO FIELD VERIFY.
- D. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR LIGHTING AND MECHANICAL SYSTEM LAYOUT.



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## CEILING LEGEND

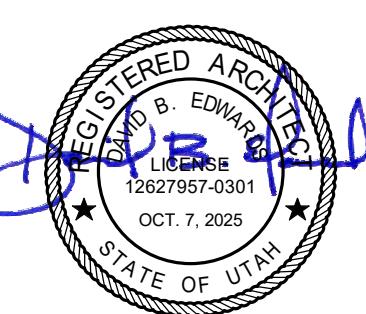
	GYPSUM BOARD CEILING - PAINT (SEE FINISH SCHEDULE)
	RETURN DIFFUSER - SEE MECHANICAL DUGS.
	SUPPLY DIFFUSER - SEE MECHANICAL DUGS.
	WALL MOUNTED LIGHT - SEE ELECTRICAL DUGS.
	RECESSED CAN LIGHT - SEE ELECTRICAL DUGS.



## OREM CITY PUBLIC SAFETY BUILDING

RESTROOM  
REMODEL

95 E. Center Street  
Orem, Utah 84057



revision information  
no. date description

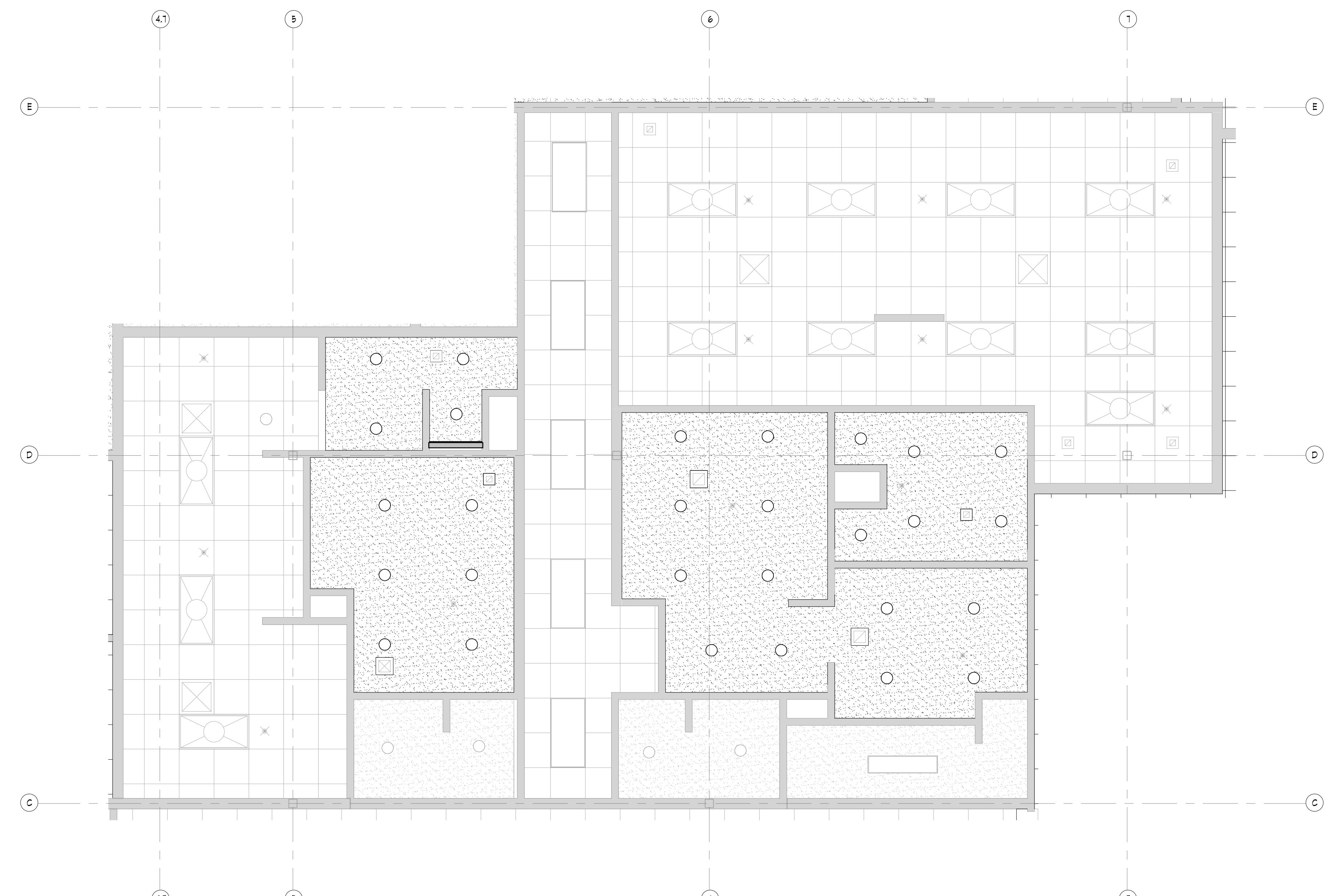
milestone issue date  
OCTOBER 24, 2025

milestone issue description  
OWNER REVIEW SET

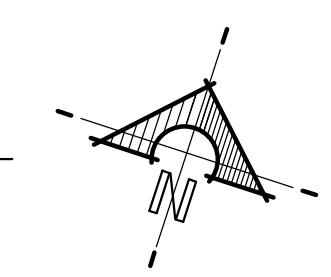
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latest revision description  
REFLECTED CEILING  
REMODEL PLAN

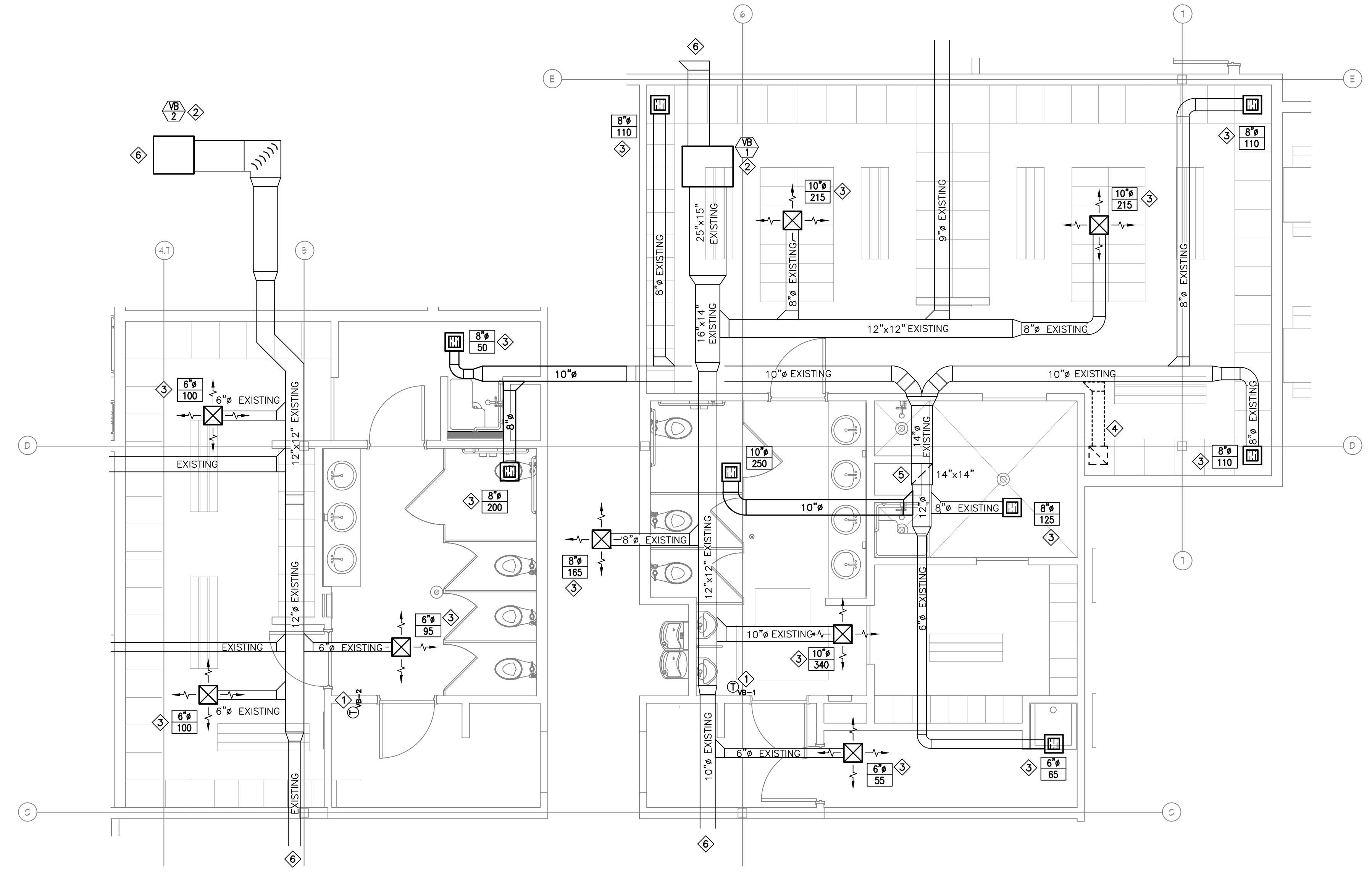
A8.2



1 REMODEL REFLECTED CEILING PLAN  
1/4" = 1'-0"





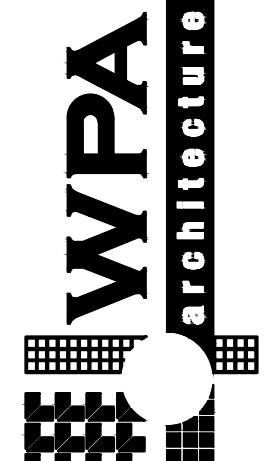


MECHANICAL PLAN  
SCALE: 1/4" = 1'-0"

MECHANICAL KEYED NOTES:	
①	FIELD VERIFY 7-DAY PROGRAMMABLE THERMOSTAT LOCATION WITH OWNERS REPRESENTATIVE AND VERIFY PROPER FUNCTION.
②	APPROXIMATE LOCATION OF EXISTING VARIABLE VOLUME BOX. MAKE DUCT TRANSITION AS REQUIRED FOR CONNECTION TO AIR HANDLER.
③	EXISTING DUCT, DIFFUSERS, AND EXHAUST GRILLES TO REMAIN. ENSURE DIFFUSERS MEET MINIMUM CFM LISTED AT AN NC NO GREATER THAN 25.
④	EXISTING EXHAUST DIFFUSER. REMOVE DIFFUSER AND DEMOLISH/CAP DUCT.
⑤	APPROXIMATE LOCATION OF EXISTING 14"X14" DUCT RISER TO ROOF MOUNTED EXHAUST FAN.
⑥	SEE EXISTING BUILDING SYSTEM FOR CONTINUATION.

GENERAL SHEET NOTES:

THE CEILING SPACE IN THIS PROJECT IS BEING USED AS A RETURN AIR PLENUM. ALL ITEMS PLACED IN THE CEILING SPACE SHALL BE RATED AND APPROVED FOR USE IN A RETURN AIR PLENUM.



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SAFETY  
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RESTROOM  
REMODEL

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no. date description

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OCTOBER 3, 2025

milestone issue description

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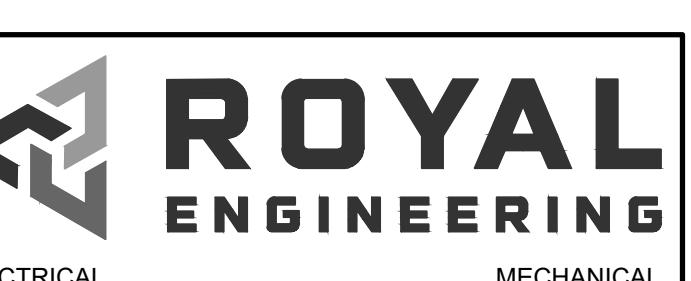
latest revision date

latest revision description

drawing title

MECHANICAL PLAN

M1.1  
sheet number

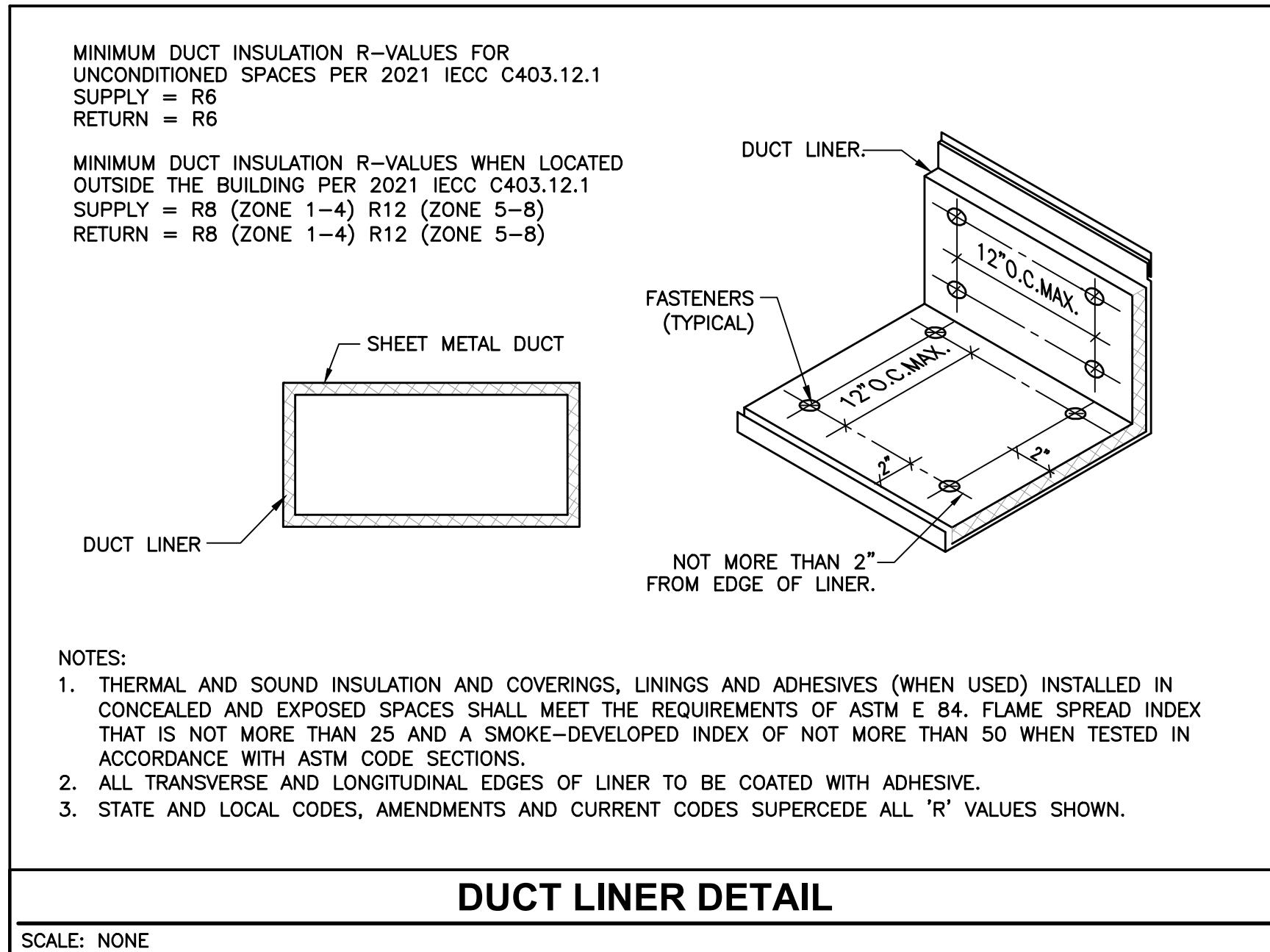
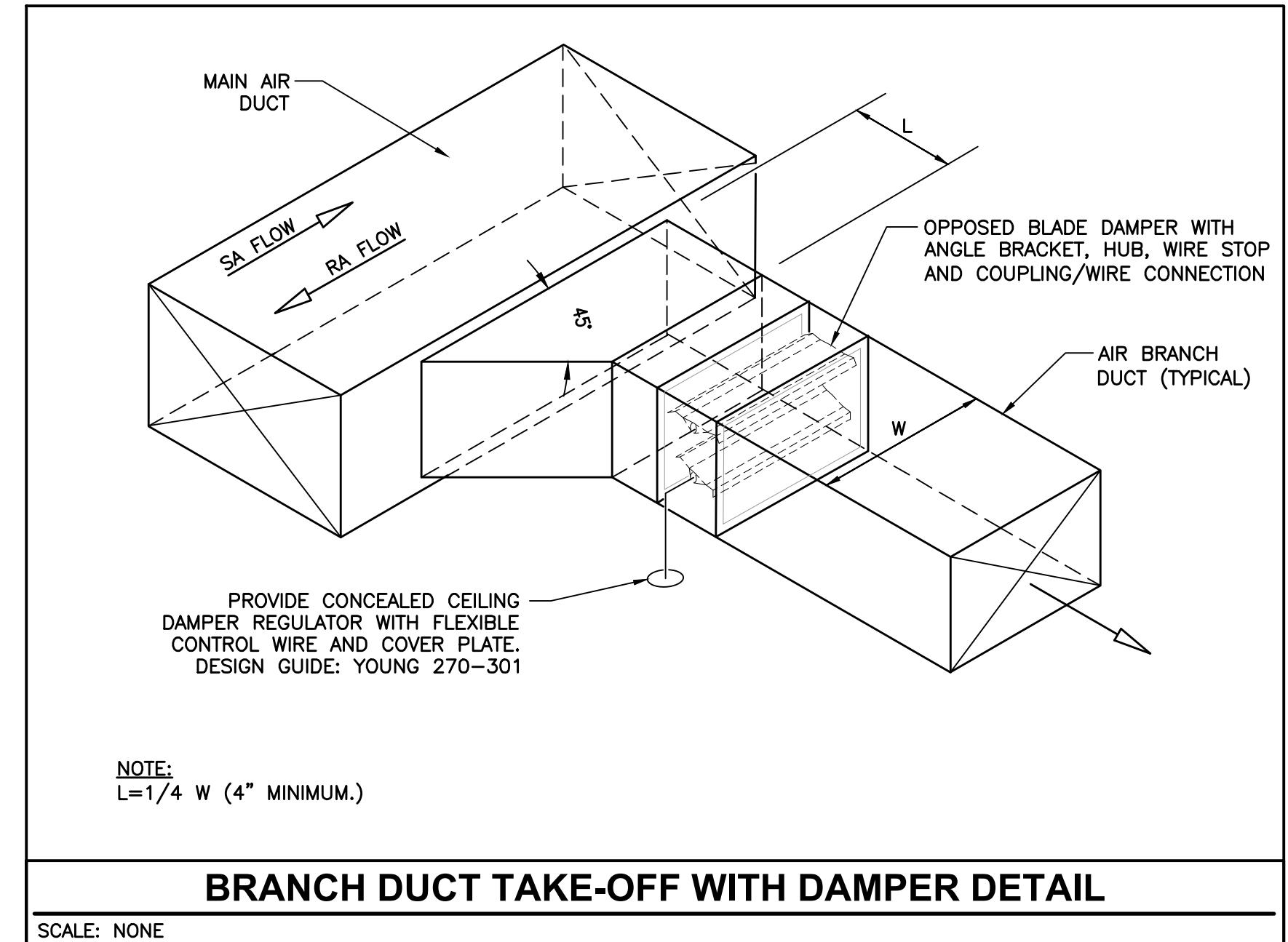


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PHONE: 801.375.2228 FAX: 801.375.2676

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sheet number

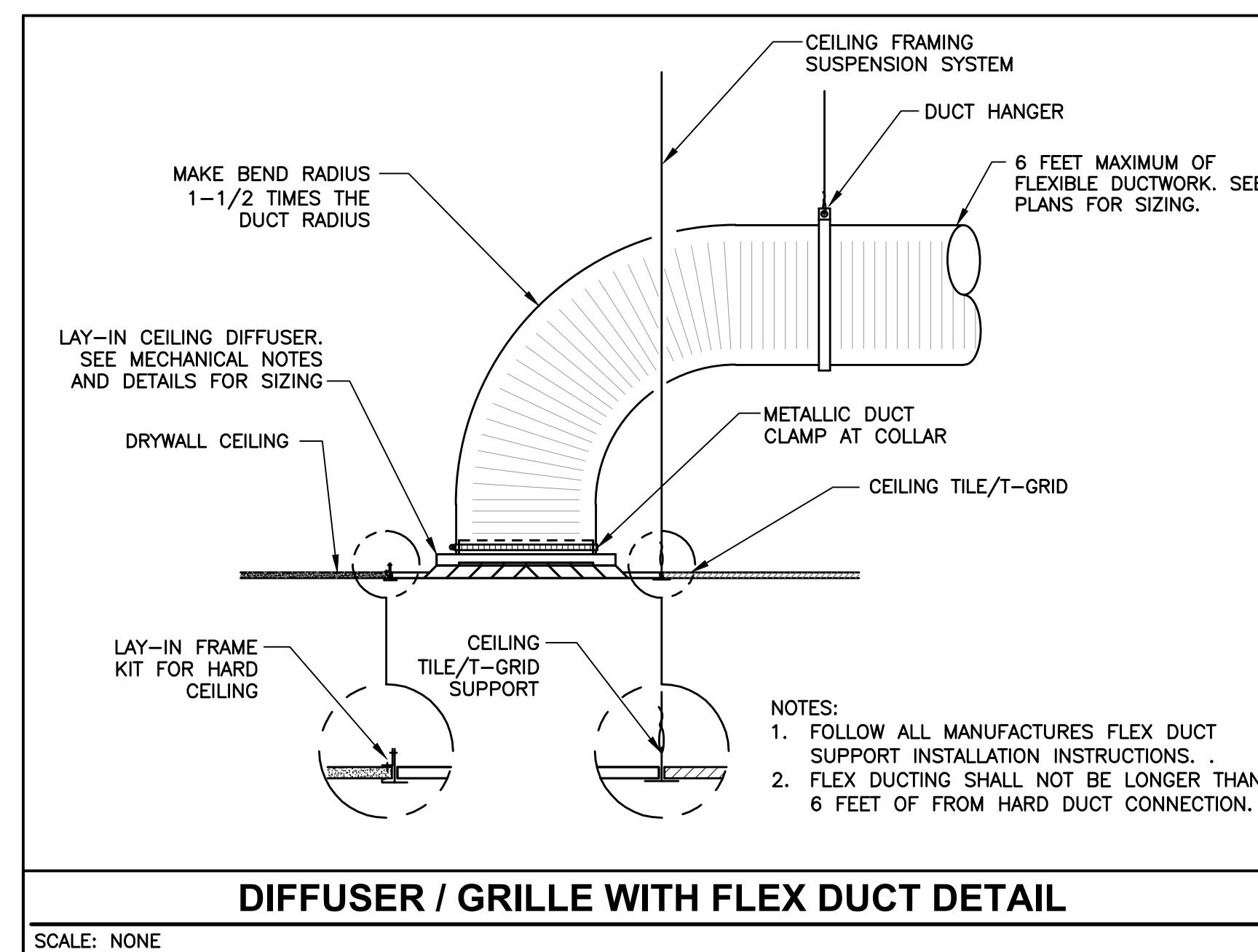
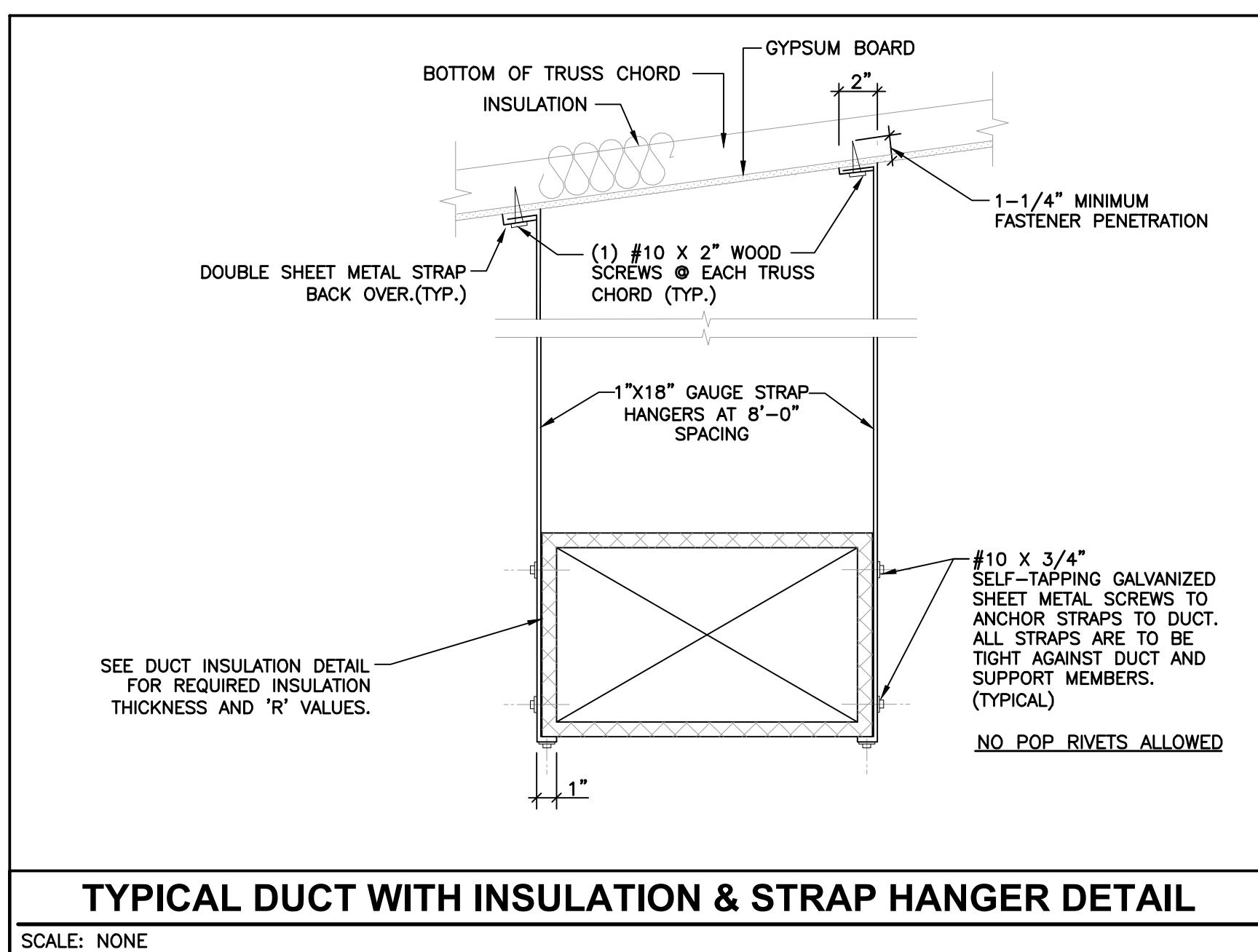


DIMENSION OF LONGEST SIDE, INCHES	SHEET METAL GAGE (ALL FOUR SIDES)	TRANSVERSE REINFORCING (1)			
		AT JOINTS		TRANVERSE REINFORCING (1)	
MIN. H. IN.	RECOMMENDED GAUGE	RECOMMENDED GAUGE	RECOMMENDED GAUGE	RECOMMENDED GAUGE	RECOMMENDED GAUGE
UP THRU 12	26	NONE REQUIRED	1	26	24
13 - 18	24	NONE REQUIRED	1	24	24
19 - 30	24	1"X1"X1/8" @ 60 IN	1	24	24
31 - 36	22	1"X1"X1/8" @ 60 IN	1	-	22

(1) TRANSVERSE REINFORCING SIZE IS DETERMINED BY DIMENSION OF SIDE TO WHICH ANGLE IS APPLIED.  
(2) LONGITUDINAL JOINTS TO BE PITTSBURG OR SNAP LOCK TYPE.  
(3) ALL DUCTING TO BE CONSTRUCTED TO SMACNA INSTALLATION STANDARDS AND SPECIFICATIONS.  
(4) ENERGY STAR PROJECTS: DUCT SYSTEM SHALL BE TESTED AND ACHIEVE THE "ACCEPTABLE DUCT LEAKAGE RATE" SPECIFIED IN THE ENERGY STAR DOCUMENTS. SEAL ALL DUCTS TO SMACNA SEAL CLASS C. SEALANTS USE MASTIC SEALANT, FOIL-BACKED TAPE, OR AEROSOL SEALANT. ENERGY STAR PROHIBITS THE USE OF CLOTH-BACKED "DUCT TAPE".

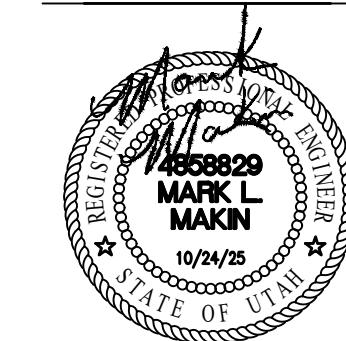
**DUCT CONSTRUCTION DETAIL**

SCALE: NONE



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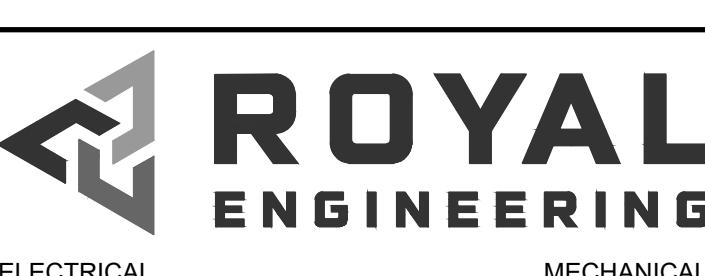
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MECHANICAL DETAILS



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M5.1

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EXISTING VARIABLE VOLUME UNIT		
MARK	MODEL	REMARKS
VR-1	KRUEGER	SEE CHECK LIST
VR-2	KRUEGER	SEE CHECK LIST

FULL SERVICE AND A COMPONENT CHECK SHALL BE PERFORMED FOR EXISTING VARIABLE AIR VOLUME UNIT (REFER TO MANUFACTURER'S INSTRUCTIONS). IT SHALL BE PERFORMED FOR A MINIMUM OF TWO HOURS (ON SITE). THIS SHALL INCLUDE BUT IS NOT LIMITED TO:

- LUBRICATION OF THE BLOWER BEARINGS AND THE BLOWER MOTOR (IF APPLICABLE)
- REPLACING FILTERS, AND ASSOCIATED RETAINERS
- REPLACEMENT OF ALL BELTS (LEAVE ONE SPARE OF EACH SIZE)
- CHECKING ALL MOTORS AND FANS
- CHECKING ALL CAPACITORS AND CONTACTORS
- VERIFICATION THAT LEAVING AIR TEMPERATURE OF COOLING AND HEATING ARE WITHIN SPECIFICATIONS
- CHECKING ALL CONTROLS FOR PROPER OPERATION
- CLEANING THE CONDENSATE PANS/DRAINS
- CHECKING ACCESS AND MAINTENANCE DOOR HINGES AND LATCHES
- VERIFICATION OF EXISTENCE OF RE-HEAT COIL AND VERIFY PROPER FUNCTION OF ALL SYSTEM COMPONENTS IF PRESENT.

TESTS SHOULD ONLY BE PERFORMED WHEN OUTSIDE AIR TEMPERATURE IS WITHIN RECOMMENDED RANGE. IT MAY BE NECESSARY TO PERFORM HEATING AND/OR COOLING TESTS ON A DIFFERENT DAY WHEN THE TEMPERATURE IS WITHIN THE ACCEPTABLE RANGE.

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## OREM CITY PUBLIC SAFETY BUILDING

RESTROOM  
REMODEL

EXISTING EXHAUST FAN SCHEDULE						
MARK	NOMINAL CFM	_SOUND RATING (SONES)	RATED LOAD	VOLTAGE	MOUNTING	REMARKS
EF-1	1510	10.1	1/3 HP	120V	ROOF	1 - 2

1. FULL SERVICE AND A COMPONENT CHECK SHALL BE PERFORMED FOR EACH EXISTING EXHAUST FAN. IT SHALL BE PERFORMED FOR A MINIMUM OF ONE HOUR (ON SITE) PER UNIT. THIS SHALL INCLUDE BUT IS NOT LIMITED TO:

- 1.1. REPLACEMENT OF ALL BELTS AND WORN PULLEYS (LEAVE ONE SPARE BELT OF EACH SIZE)
- 1.2. CHECKING ALL MOTORS AND FAN BLADES
- 1.3. CHECKING ALL CAPACITORS AND CONTACTORS
- 1.4. CLEANING OF EXHAUST FAN IN ENTIRETY BY MANUFACTURER RECOMMENDED PROCEDURE
- 1.5. CHECKING ALL CONTROLS
- 1.6. CHECKING ACCESS AND MAINTENANCE DOOR HINGES AND LATCHES (IF APPLICABLE)
- 1.7. INSPECTION OF BOLTS AND SETSCREWS FOR TIGHTNESS. TIGHTEN AS NECESSARY
- 1.8. LUBRICATION OF FAN BEARINGS THROUGH GREASE CONNECTORS WHILE FAN IS ROTATING.
2. VERIFY THAT EXHAUST FAN CAN SUPPLY AT LEAST 1510 CFM. IF NOT, REMOVE AND REPLACE WITH EXHAUST FAN THAT CAN PROVIDE AT LEAST 1335 CFM. COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE.

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no. date description

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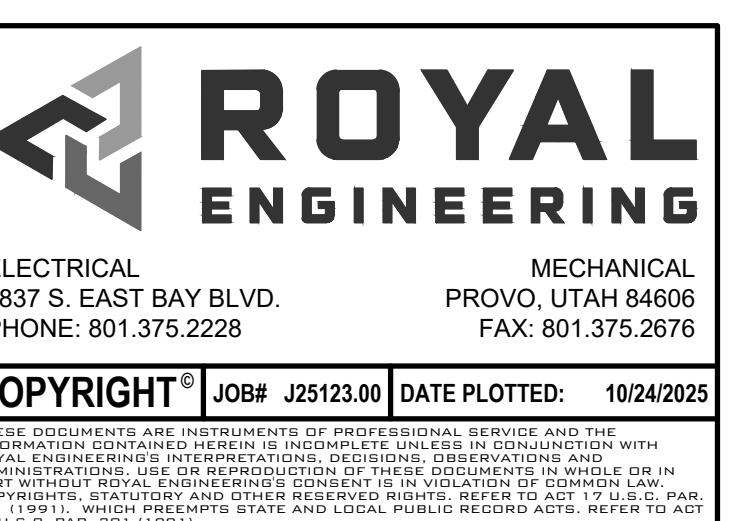
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MECHANICAL SCHEDULES



PART 1 - GENERAL

- Scope:
  - A. Provisions of this section apply to all work specified in all sections under Division 23.
  - B. In addition, work in Division 23 is governed by the provisions of the Bidding Requirements, Contract Forms, General Conditions and all sections under Division 1, General Requirements.
  - C. Contractor is responsible for results deviating from the plans.
- Examination of Premises: Visit the site, verify all measurements and job conditions, and pay all costs necessary to perform the work. Coordinate division of fee responsibilities with the General Contractor.
- The Mechanical Contractor shall be licensed and hold a current contracting license that has been valid for a minimum of two years as a Mechanical Contractor in the State where the project is located.
- The Mechanical Contractor shall have a minimum of five years experience installing commercial cooling and heating systems similar to those described in these specifications and provide a list of previous projects, including name of project and contact person names and phone numbers as a separate document in addition to the mechanical bid submitted if required by the General Contractor.
- The Mechanical Contractor shall be able to bond work he is bidding to perform and shall provide a written statement from the bonding agency proposed to be used for this project as a separate document in addition to the mechanical bid submitted if required by the General Contractor. The bonding agency shall be one having a Best's insurance rating of A or A+.
- Regulations, Permits, Fees, Charges, Inspections:
  - A. Regulations: Comply with all applicable codes, rules and regulations. All materials and work must comply with local construction, mechanical, plumbing, electrical and fire codes. As a minimum, comply with the following: IBC, IMC, IPC, NEC, NFPA codes and all City codes.
  - B. In addition to the requirements of all governing codes, ordinances and agencies, conform to the requirements of the following codes and standards.
    - 1. 2021 International Mechanical Code
    - 2. 2021 International Building Code
    - 3. 2021 International Energy Conservation Code
    - 4. 2021 International Plumbing Code
    - 5. 2021 International Fuel Gas Code
    - 6. ASHRAE 90.1 - 2022
- \*\*Current codes adopted by the respective jurisdiction will supersede this list of codes.
- C. Fees and Permits: Pay all connection, installation, use, development, etc., fees and/or charges. Obtain and pay for all required permits and licenses. Coordinate division of fee responsibilities with the General Contractor.
- D. Inspections: All work must be inspected and approved by local authorities. Prior to final approval, furnish the Architect with certificates of inspections and approvals by the local authorities in accordance with Division 1.
  - 1. Preheat and interpass temperature shall be determined by temperature indicating stick (crayon), contact pyrometers or other equally suitable means.
- Drawings and Specifications:
  - A. Refer to Division 1 for information on submittals and shop drawings.
  - B. If a conflict exists between the drawings and specifications, promptly notify the Architect and Engineer.
- Record Drawings:
  - A. Provide record drawings for all work under sections in Division 22 & 23. See Division 1 for detailed requirements covering preparation of record drawings.
- Work and Materials:
  - A. Unless otherwise specified, all materials must be new and of the quality specified. The workmanship shall be of a quality that is acceptable to the Architect and is equal to the standards of the trades. Contractor must staff the project with sufficient skilled workmen, including a fully qualified construction Superintendent, to complete the work in the time allotted. The Superintendent must be qualified to supervise all of the work in his work category.
- Approvals of Materials and Equipment:
  - A. Refer to Division 1 for description of material and equipment for prior approvals and substitutions. Submittals Must be received by Engineer 10 days prior to due date/bid opening.
- Maintenance Manual:
  - A. Prior to completion of the project, compile a complete equipment and maintenance manual for all equipment supplied under sections of Division 23, as described in Division 1.
  - B. Manuals shall be bound in a three-ring binder. A preliminary submittal of the manual shall be made to the Architect 90 days after receiving approved submittals. Final submittal of the manual shall be made four weeks prior to substantial completion of the project.
- Equipment Purchases:
  - A. Arrange for purchase and delivery of all materials and equipment within 15 days after approval of submittals. Coordinate with General Contractor.
- Cooperative Work:
  - A. Correct without charge any work requiring alteration due to lack of proper supervision or failure to make proper provision in time. Correct without charge any damage to adjacent work caused by the alteration. See Division 1 for additional requirements.
  - B. Cooperative Work Includes:
    - 1. General supervision and responsibility for proper location, rough-in and size of work related to Division 22 & 23 but provided under other divisions of these specifications.
    - 2. Installation of sleeves, inserts and anchors bolts for work under sections in Division 23.
    - 3. Electrical work as specified herein. Refer to Division 26 for requirements.
- Construction Facilities:
  - A. General: Under this division of the specifications execute all work in a manner to provide safe and lawful ingress and egress to the Owner's establishment and such facilities shall be kept clear of materials or equipment as directed by the Architect. Refer to Division 1 for additional requirements.
  - B. Furnish and maintain from the beginning to the completion of all work all lawful and necessary guards, railings, fences, canopies, lights, and warning signs. Take all necessary precautions required by city and state laws to avoid injury or damage to any and all persons and property.
- Guarantee:
  - A. Guarantee all material, equipment, and workmanship for all sections under Division 23 in writing to be free from defects of material and workmanship for one year from date of final acceptance as outlined in Division 1.
  - B. Replace without charge any material or equipment proving defective during this period.
  - C. The guarantee shall include performance of the equipment under all conditions of load, installing any additional items of control and/or protective devices as required and the replacing of any refrigerant lost.
- Mechanical Wiring:
  - A. Provide all temperature control wiring, all interlock wiring, and equipment control wiring for the equipment that is to be provided under this Division unless specifically shown on electrical drawings. All wiring shall be not less than No. 14 insulated, color coded wire in electrical metallic tubing. Installation shall comply with Division 26.
  - B. Before ordering motors, equipment, etc., verify the available voltage and phase with the electrical trades.

- Electrical Work:

- A. Electrical wiring, including power wiring and control wiring (except as otherwise specified under Automatic Temperature Controls), all raceways, wiring, outlet and junction boxes, and labor for installation of the wiring and equipment shall be included in Electrical Division 26 of the specifications.
- B. All starters in motor control centers are to be furnished and installed under the Electrical Division of the specifications.
- C. Under the Automatic Temperature Control section of these specifications, furnish and install all wiring, conduit, electric automatic temperature control devices, thermostats, relays, pneumatic electric switches, automatic control switches and pilot lights. See the Automatic Temperature Control Section, for additional detailed information.
- D. All loose starters and control devices for equipment furnished under Division 23 (except as otherwise specified under Automatic Temperature Control Section) are to be furnished under that particular section of Division 23 and installed under the electrical division.
- E. Contractor shall be responsible for the checking and testing of all controls and the interlocks for a complete and satisfactory operating system.
- F. Before ordering any motors and equipment. Verify the available voltage and phase for all motors with the Electrical Contractor.
- G. Submit a complete list of all motors prior to final closeout of job indicating the location, horsepower, voltage, phase specified in Table 132 of ANSI B.1.

- Welding Codes and Standards:

- A. All welding and other criteria covered by this specification shall be in accordance with the following code:
  - 1. ASME Boiler and Pressure Vessel Code
  - 2. Section IX ANSI Code for Power Piping: B31.1

- Product Handling

- A. Protection: Take all precautions necessary to protect the materials of this section, before, during and after installation.
- B. Replacements: In the event of damage immediately repair all damaged and defective work to the approval of the Engineer, at no additional cost to the Owner.

- Job Conditions

- A. Examination of site: Examine the site and include in bid proposal all conditions under which work is to be performed.

- Miscellaneous

- A. Permit and Fees: Apply and pay for all necessary permits, inspections, examinations and fees or charges required by Public Authorities having jurisdiction.
- B. Locations and Accessibility: Contractor shall fully inform their self regarding peculiarities and limitations of space available for installation of work under this section for valves, motors, controls and other devices requiring service. Maintenance and adjustments shall be placed in fully accessible positions and locations, provide access doors and/or panels where required in ductwork and/or construction whether specifically detailed or not, and render all such devices accessible.
- C. Scaffolding: Furnish all scaffolding, rigging and hoisting as required for the proper execution of the work.
- D. All HVAC equipment shall be labeled. Information on labels shall include: identification number and name same as the drawings, flow and static pressure and the area to which the unit serves. Labels shall be black faced laminate with white engraved lettering at least 3/16 inch high.
- E. All gas fired equipment shall include a label indication that the appliance has been adjusted, modified or re-calibrated for the altitude wherein the project is to be located. The appliance shall also include a compliance statement indicating that the appliance has been adjusted, modified or re-calibrated for the proper operation at the altitude of the project and shall be listed capable for use with natural gas or propane gas if propane is listed on the drawings.

- Submittals

- A. Shop Drawings: Within 15 days after award of contract, and before any of the materials of this section are fabricated and delivered to the jobsite, submit complete shop drawings and equipment submittals for the Engineer to review in accordance with these specifications. Show all details of all ductwork and equipment pads.
- B. Product Data:
  - 1. Submit six (6) copies of all manufacturer's product data simultaneously with all shop drawings submittals.
  - 2. Product data to include, all air conditioning equipment, hangers, fans and other standard items as required to complement shop drawings for a submittal indications products to be used this work.

- C. Record Drawings: Maintain throughout the progress of the work project record drawings and submit to the Owner.

- Operating Manuals and Maintenance Manuals:

- 1. Submit four (4) copies of all operating instructions, control diagrams and maintenance manuals to owner representative.
- 2. Fully instruct Owner's operating personnel and demonstrate performance, operation and maintenance of equipment. Amount of allocated for said instruction and demonstration of equipment and systems shall be part of these obligations. Submit to Engineer a letter signed by Owner's representative who will operate system stating that he has been fully instructed by contractor about operation and maintenance of equipment and system.
- E. Guarantees: In addition to equipment warranties, furnish a written guarantee against defects in materials and workmanship for one year. Guarantee shall include repair of damage to, or replacement of any part of equipment or premises caused by leaks or breaks in pipe or equipment provided under this section.

- Equipment Identification

- A. Except for individual room heating units and items furnished under temperature control all items of mechanical equipment, including fans, pumps, boilers, electrical switches, starters for mechanical equipment and gauges shall be labeled.

B. Information on labels shall include the following:

- 1. Identification number and name. Generally this number and name shall be the same as that shown on the drawings or in the specifications.
- 2. If the item is a fan provide show cfm.
- 3. If the item is a pump provide show gpm flow and feet of head.
- 4. If the item is part of a unit, the label shall have in addition to its item number, the number of the main item it is serving.
- 5. Valves shall be tagged with the area/rooms served and their normal operating positions shall be indicated.
- 6. Where the main unit is served by the valve is apparent, only the valve function needs to be included on the nameplate.
- C. The types of Nameplates shall be as follows:
  - 1. The valve tags shall be 1/2 inch embossed aluminum tapes with identification on one side for valves. Tags for magnetic starters shall be screwed to the metal starter cover. Gauge tags shall be 1 inch x 2 inch embossed aluminum with identification on one side listing area/system served with a stainless steel tag wire.
  - 2. Equipment nameplates shall be black faced laminate with white engraved lettering at least 3/16 inches high.
- D. Valve tags shall be connected to valve stems by steel rings or chains. Screws shall be used for equipment labels prior to installation. The contractor shall submit to the Engineer a complete list of all valves and each item of equipment to be identified with the proper identification.

- Fire Stopping

- A. Only tested and approved fire stop systems shall be used.
- B. Fire stop system installation must meet requirements of ASTM E-814, UL 1479 or UL 2079 tested assemblies that provide a fire rating equal to that of construction being penetrated.
- C. Proposed fire stop materials and methods shall conform to applicable having codes having local jurisdiction.
- D. Fire stop systems are not to reestablish the structural integrity of the load bearing partitions/assemblies, or support live loads and traffic. Installer shall consult the Structural Engineer prior to penetrating any load bearing assembly.
- E. For those fire stop applications that exist for which no UL tested system is available through a manufacturer, and engineering judgment derived from similar UL system design or other test, will be submitted to local authorities having jurisdiction for their review and approval prior to installation. Engineer judgment drawings must follow requirements set forth by the International Fire stop Council.
- F. The work of this section shall be accomplished by a single source contractor or by those contractors who, by their contract, are penetrating rated construction with their work. Regardless of responsibility the General Contractor shall be responsible to assure and verify that all products, systems, etc. used under this section are appropriate and meet the intent of this specification and is accomplished by factory trained workmen.

G. Acceptable manufacturers are subject to compliance with through penetration firestop systems listed in the UL fire resistance directory. Provide products from the following manufacturers as identified:

- 1. Hilti Inc.
- 2. 3M Corporation
- 3. STI/Seismic Technologies Inc.
- 4. Metacaulk/Redorseal Corporation
- 5. Tremco
- 6. Cafcolcalite International
- 7. Nelson Firestop Product.

- H. Use only firestop products that have been UL 1479, ASTM E-814, or UL 2079 listed for specific fire-rated construction conditions conforming to construction type, penetrating item type, annular space requirements and fire-rating involved for each separate instance.

- I. Cast-in-place firestop devices for use with non-combustible and combustible plastic pipe (closed and open piping systems) penetrating concrete floors, the following products are acceptable:

- 1. Hilti CP 680 cast-in-place firestop device.
- 2. Hilti CP 681 tub box kit for use with tub installations.

- J. Sealants, caulking materials, or foams for use with non-combustible items including steel pipe, copper pipe, rigid steel conduit and electrical metallic tubing (EMT). The following products are acceptable:

- 1. Hilti FS-1 One Intumescent Firestop Sealant
- 2. Hilti CP 804 Self-leveling Firestop Sealant
- 3. Hilti CP 820 Fire Foam
- 4. Hilti CP 806 Flexible Firestop Sealant
- 5. Hilti CP 601S Elastomeric Firestop Sealant

- K. Sealants or caulking materials for use with sheet metal ducts. The following products are acceptable:

- 1. Hilti CP 601S Elastomeric Firestop Sealant
- 2. Hilti CP 606 Flexible Firestop Sealant
- 3. Hilti FS-1 One Intumescent Firestop Sealant

- L. Intumescent sealants, caulking materials for use with combustible items (penetrants consumed by high heat and flame) including insulated metal pipe, PVC jacketed, flexible cable or cable bundles and plastic pipe. The following products are acceptable:

- 1. Hilti FS-1 One Intumescent Firestop Sealant
- M. Firestop collar or wrap devices attached to assembly around combustible plastic pipe (closed or open piping systems). The following products are acceptable:

- 1. Hilti CP 642 Firestop Collar
- 2. Hilti CP 643 Firestop Collar
- 3. Hilti CP 645 Firestop Sleeve

- N. Materials used for complex penetrations made to accommodate cable trays, multiple steel and copper pipes, electrical busways in raceways. The following products are acceptable.

- 1. Hilti CP 637 Trowelable Firestop Mortar/Compound
- 2. Hilti FS 657 Fire Block
- 3. Hilti CP 620 Fire Foam

- O. Non curing, re-penetrable materials used for large size/complex penetrations made to accommodate cable trays, multiple steel and copper pipes, electrical busways in raceways. The following products are acceptable:

- 1. Hilti FS 657 Fire Block

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595 E. Center Street  
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client info  
mark makin  
10/24/25  
design professional stamp  
revision information  
no. date description

milestone issue date  
OCTOBER 3, 2025  
milestone issue description  
PERMIT SET  
latest revision date  
drawing title  
MECHANICAL  
SPECIFICATIONS  
sheet number  
M7.1  
sheet number  
10/24/25  
COPYRIGHT® JOB# J25123.00 DATE PLOTTED: 10/24/2025  
ELECTRICAL 1837 S. EAST BAY BLVD. PROVO, UTAH 84606  
PHONE: 801.375.2228 FAX: 801.375.2676  
MECHANICAL SPECIFICATIONS  
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PART 2 - PRODUCTS

- Machinery Belt Drives:
  - A. Use V-belts designed for 150% of capacity for all belt drives. For multiple belt drives, use matched sets, so marked at the factory.
  - B. On drives with not more than two belts, provide adjustable pitch motor sheaves with the midpoint of the adjustment range equal to that required to achieve the specified fan capacity.
  - C. On motors with drives with more than two belts, furnish nonadjustable sheaves, providing the specified fan capacity.
- Machinery Accessories:
  - A. Lubricating Devices: Provide all oil level gauges, oil pressure gauges, grease cups, grease gun fittings, as required by the equipment. Extend all lubricating fittings to readily accessible locations.
  - B. Guards: Provide totally-enclosed OSHA type belt guards for all rotating equipment. Design guards to be readily removable for access to belt drives.
- Equipment Design and Installation:
  - A. Uniformity: Unless otherwise specified, provide all equipment of same type or classification by the same manufacturer.
  - B. Design: Design all equipment in accordance with ASME, AGA, UL and other applicable technical standards as follows:
    - C. Pressure vessels - ASME Code constructed and stamped
    - D. Electric appliances - UL labeled
    - E. Fire protection equipment - UL approved and labeled
    - F. Fans - AMCA rated and stamped
    - G. Cooling equipment - ARI certified
    - H. Fire dampers, smoke dampers, combination fire and smoke dampers - UL listed
    - I. Concrete Inserts:
      - 1. The work under this section includes furnishing and installing all concrete inserts required for all materials and equipment specified herein or in other sections of Division 23.
      - 2. Provide concrete inserts equal to Unistrut 'P' Series with standard, plain, oiled finish. Provide exposed Unistrut pipe supports with electrogalvanized factory finish.
- DX Cooling/Gas Heat Packaged Roof Top Air Conditioning Unit (Existing):
  - A. Furnish and install packaged rooftop DX cooling and indirect fired gas heating units of size and capacity shown on drawings. Units shall be factory assembled, piped, internally wired and fully charge with refrigerant and designed to operate at outdoor ambient temperatures as high as 120° F. Cooling and heating capacities are rated in accordance with ARI standards. Unit design to be certified by the American Gas Association (AGA), specifically for outdoor applications using natural gas. Exterior surfaces are to be galvanized steel with epoxy resin primer and baked enamel or powder coated finish.
  - B. Panels shall be 20-gauge steel, gasketed and insulated, one inch, one-pound density foil faced glass fiber insulation.
  - C. Motor to be thermally overload protected. Provide and install additional drives as necessary to meet CFM and static pressure requirements. Direct drive units must be provided with a variable speed drive adjustment capable of adjusting CFM's to meet CFM requirements.
  - D. Permanently lubricated fan and motor bearings. Fan drive components mounted on rubber-in-shear isolators.
  - E. Heat exchanger shall be embossed, formed and sealed, 18-gauge aluminized steel. Factory tested for gas leak. Stress relieved, free floating design, heat exchanger to be located upstream of cooling coil. Burners shall be stamped and seamed welded 20-gauge aluminized steel. Complete with force combustion blower mounted external to air stream.
  - F. Filter section shall have a 2 inch bank section.
  - G. Refrigeration controls to include condenser fan, evaporator fan and compressor contactors, and 24-volt transformer. Each circuit of the unit to have a separate set of refrigeration controls.
  - H. Units to have hermetically sealed compressors. Compressors are equipped with over temperature, over current and high pressure and low pressure controls. Crankcase heaters as standard. Evaporator coil to have two independent circuits, 3/8 inch OD seamless copper tubing mechanically bonded to aluminum fins and factory pressure and leak tested at 225 psi. Provide non-corrosive sloped condensate pan. Evaporator pan to be internally sealed and insulated with copper drain connections for evaporator section. Condenser coils, dual circuited, 3/8 inch OD seamless copper tubing mechanically bonded to aluminum fins and each coil factory pressure and leak tested at 425 psig. Condenser fans to be direct drive, statically and dynamically balanced propeller fans, weather proof fan motors UL listed with built in thermal overload protection.
  - I. Unit shall have an integrated economizer capable of introducing 100% outside air and exhausting 100% room air. Economizer shall include all necessary hoods, dampers, barometric dampers, and controls to make operational. Economizer shall be capable of simultaneous economizer and compressor operations. Provide control for economizer as noted on drawings.
  - J. Unit shall be supplied with all seismic and vibration isolation required by code.
  - K. Each unit shall have a single point power connection. Wiring shall comply with NEC. All wiring shall be number coded per the electrical wiring diagrams. All electrical components shall be labeled according to the electrical diagram and be UL recognized where applicable. Each unit shall have a 24 volt control circuit transformer and control circuit fuse. The supply air fan compressor and condenser fan motor branch circuits shall be furnished for each compressor and condenser fan motor. The supply air fan motors shall have contactors and overload protection. Main control panels shall be weatherproof construction with hinged access panel and quick release latches. A terminal board shall be provided for the low voltage control wiring. Knockouts shall be provided in the bottom of the main control panel for field wiring entrance. Each unit shall be furnished with a factory installed starter.
  - L. Prefabricated roof curb shall be provided with each unit (18" minimum curb height).
- Diffusers, Registers and Grilles (Match existing GRD's on project site)
  - A. Air distribution equipment shall be of the sizes, types, and capacities indicated on the drawings, herein or approved equals.
  - B. Registers, grilles, and diffusers of the sizes shown on the drawings and described here in shall be furnished and installed. All grilles, diffusers and registers shall be complete with frames with rubber gaskets suitable for the area and wall construction where shown on the drawings.
  - C. Finish for all registers, diffusers, grilles, etc. shall be off-white unless otherwise selected by the Owner. Approved manufacturers for all air distribution products shall be Price Industries, Titus, Naior, Metal Air/Greenheck, Tuttle & Bailey, Carnes, Hart and Cooley, or Anemostat.
  - D. Supply air shall be introduced into conditioned space in such a manner that conditioned air and room air is rapidly and evenly mixed, resulting in equalization of temperature and draftless air distribution through zone of occupancy with temperature differentials up to 25 degrees F for both cooling and heating air. Quantities and throws shall be as indicated on drawings.
  - E. Velocity of moving air below 5 foot level, during cooling cycle, shall not exceed limits of either 50 fpm at 1.5 degrees F below average room temperature or 70 fpm at 1 degree F below average room temperature. Velocity of moving air at the 1 foot level, during heating cycle shall not be less than 10 fpm. Temperature difference at or below the 5 foot level shall not exceed the following:
    - 1. 2 degrees F below average room temperature at 30 fpm
    - 2. 1.5 degrees F below average room temperature at 50 fpm
    - 3. 1 degree F below average room temperature at 70 fpm
    - 4. Sound pressure level in all octave bands for each diffuser shall not exceed 'NC' noise criteria as noted on the drawings, at task level when HVAC units operate at designed capacities.
  - F. Ceiling diffusers, grilles and registers shall be independently supported from the structure so that they are not dependent on the ceiling for support.
  - G. Ceiling diffusers may be round necked or of equivalent size square neck. Provide square to round neck adapter as necessary. Flex duct shall typically connect directly to the diffuser using a 1-1/2 inch centerline radius flexible duct elbow. If space does not allow for a full 1-1/2 inch centerline radius to be provided, then a lined sheet metal boot shall be provided. The flexible duct shall be connected to the side of the sheet metal boot. The flexible duct shall not be connected to the top of the sheet metal boot.
  - H. Ceiling supply air diffusers shall be louvered faced directional diffuser with border for lay in ceiling or border type for surface mounting in other than lay in ceilings, baked enamel finish, blow and pattern shown on the drawings.
  - I. Provide and install the following grilles, diffusers, louvers, or approved equals or as shown on the drawings.
  - J. Supply, exhaust, transfer and return air grilles mounted on walls 6 feet above the floor shall be Price Industries model 635, with 45-degree deflection, 1/2" blade spacing, horizontal extruded aluminum blades, baked enamel finish.
  - K. Supply, exhaust, transfer and return air grilles mounted on walls lower than 6 feet above the floor shall be sight-proof, heavy duty gymnasium type with horizontal 45-degree deflection blades, 3/8 inch blade spacing, baked enamel finish.
  - L. Ceiling supply air diffusers shall be louvered faced directional diffuser model SMD manufactured by Price Industries with border type 36 for lay in ceiling or border type 1 for surface mounting in other than lay in ceilings, baked enamel finish, blow and pattern shown on the drawings.
  - M. Supply, exhaust, transfer and return air grilles mounted on walls 6 feet above the floor shall be Price Industries model 635, with 45-degree deflection, 1/2" blade spacing, horizontal extruded aluminum blades, baked enamel finish.

N. Supply, exhaust, transfer and return air grilles mounted on walls lower than 6 feet above the floor shall be sight-proof, heavy duty gymnasium type equal to Price Industries model 91 with horizontal 45-degree deflection blades, 3/8" blade spacing, baked enamel finish.

O. Drum louvers shall be Price Industries model HCD, High Capacity Drum louver with opposed blade damper.

P. Exposed duct round diffuser shall be Price Industries model RCD, Round Cone Diffuser, 3-position adjustment, 4 cone style, baked enamel finish.

Q. Linear slot supply diffusers shall be Price Industries model SDS75, extruded aluminum frame construction with fully adjustable air pattern.

R. Make up air supply diffusers shall be Price Industries model PDC perforated face ceiling diffusers, fixed 1-way air pattern, hinged removable perforated face screen, baked enamel finish.

S. Ceiling filter return air grilles in lay in ceiling shall be Price Industries model 10F, with hinged, perforated faceplate and 1" filter for lay in T-bar application, baked enamel finish. Mechanical contractor shall provide the 1" filter.

T. Ceiling return grilles and transfer air grilles shall be Price Industries model PDR or PDDR perforated diffuser with removable perforated faceplate in lay in T-bar application, baked enamel finish.

U. Ceiling return, exhaust and transfer air grilles for surface mounting in other than lay in ceilings shall be Price Industries series 10, with perforated removable faceplate, baked enamel finish.

- Ducts and Sheet Metal Work

A. Provide ducts, plenums, access doors, fresh air intakes, and exhaust as indicated and required. All ductwork shall be constructed, erected and tested in accordance with the most restrictive of local regulations, procedures and detailed in the ASHRAE Handbook of Fundamentals or the applicable standards adopted by the Sheet Metal and Air Conditioning Contractors National Association (SMACNA). Provide prefabricated spiral lockseam ducts and fittings and rectangular ducts of galvanized steel. Aluminum flexible ductwork or gypsum board ductwork is not acceptable.

B. All connections to main ducts shall be made with low loss fittings.

C. Flat duct surfaces shall be crimped diagonally regardless of size. Longitudinal joints in all duct sizes may be flat lock joints. Transverse joints and intermediate bracing shall be constructed of galvanized sheet metal or galvanized structural angles in accordance with requirements of SMACNA Guide and public authorities having jurisdiction.

D. Transverse joints on all ducts shall be sealed with mastic sealant or metal aluminum foil tape.

E. Longitudinal joints on ducts with internal static pressures in excess of 0.75 inches of water pressure shall be sealed with mastic or tape.

F. Lock joints shall be hammered to make them airtight. Inside of duct shall present a smooth surface to flow air.

G. Changes in size of ducts shall increase gradually with a slope of not more than 12 inches in 5 feet where possible, but not more than 12 inches in 3 feet in any event.

H. Turns shall be made with throat radius of not less than the duct width.

I. Plenums shall be made of 18 gauge galvanized sheet steel reinforced horizontally on a maximum of 48" centers by 1-1/2" x 1-1/4" x 1/8" galvanized angles reinforced vertically by 1-1/2" standing seams.

- Volume Dampers

A. Dampers used in low velocity branch ducts to control the volume of air flow shall be Young 5020 series volume damper or equal. Operating head shall be placed on the side of the duct and shall lock in position by a set key where the damper is accessible. Where the damper is not accessible, provide a remote volume control damper with an end bearing or miter gear, coupling, 3/8 inch square shaft, and regulator for operating the unit remotely from the ceiling.

- Temperature Controls

A. Thermostats shall be provided with the air conditioning units. They shall be installed and wired by the HVAC contractor. Thermostats for roof top units shall be programmable with night setback and override control.

- Insulation

A. Thermal/Acoustical duct insulation: Line the first 10 feet of supply air and return air ducts from the mechanical unit, unless otherwise specified with Knauf duct insulation or equal. Duct Liner shall be mat-faced to provide a smooth air stream surface, mold resistant, 1-1/2 inches thick insulation wrapped entirely around duct with joints lapped at least 2 inches and secured with 16 gauge galvanized wire on 12 inch centers. Insulation shall cover all surfaces including standing seams.

B. Rectangular supply ducts and return air ducts located on unconditioned spaces shall be lined with Knauf EPA registered anti-microbial duct liner or equal with a thermal resistive value of duct liner as noted on the plans. Rectangular supply ducts and return air ducts located outside the building envelope shall be lined with Knauf EPA registered anti-microbial duct liner or equal, with a thermal resistive value of duct liner as noted on the plans. Duct coated fiberglass duct liner complying with friction correction factor not greater than 1.1 at a velocity of 3000 fpm. Apply insulation to inside of ducts with an approved fire retardant adhesive to provide 100% coverage and a smooth surface. In ducts with one side more than 12 inches secure insulation with mechanical fasteners in addition to adhesive, spaced at 14 inch centers in both directions. Mechanical fasteners shall be flush with the liner surface and shall start within 2 inches of the leading edge of each section and within 3 inches of the leading edge of all cross joints of the liner and shall be heavily coated with an approved fire resistant adhesive. The duct liner shall be cut assure snug closing corner joints. The back surface of the liner shall face the air stream. Transverse joints shall be neatly butted and all damaged areas shall be heavily coated with an approved adhesive.

C. All duct insulation shall have an NRC rating of not less than 0.60 and a K factor of not more than 0.27. Duct dimensions shall be increased on each side from those shown on drawings to accommodate insulation thickness.

- Duct Penetrations

A. All ducts penetrating through the fire rated walls and floors shall be properly sealed with fire chalking/sealant as note in the Fire Stop section and specified herein. Install all materials per manufacturers directions.

- Turning Vanes

A. Turning vanes shall be furnished and installed in all 90-degree turns in rectangular low velocity supply, return, mixed air and fresh air ducts, and elsewhere as shown on the drawings. Material of turning vanes shall match ductwork. Vanes are to be single blade, of size, gauge, and fabrication in accordance with SMACNA recommendations.

- Equal Materials and Substitutions

A. In addition to manufacturers specified, the following shall also be considered equal. Provided corresponding models meet specified requirements. Equivalent substituted equipment named herein shall be submitted to Architect for approval. Submit alternate selections at time of bid, listing major equipment:

Insulation: CertainTeed Johns Manville, Owens Corning, Knauf

Air Filters: AAF (American Filter), Farr, Canfil

Split System: From manufacturers listed as approved in the schedule.

Diffusers and Grilles: Titus, Naior, Price, Krueger, Hart and Cooley, Carnes, Greenheck, Anemostat, Tuttle and Bailey, or Engineer approved equivalent.

Ceiling Exhaust Fan: Broan, Fantech, ACME, Carnes, Cook, Breider, Coolair, Captiveaire, S&P, Greenheck, Twin City Fan, Delta Breeze, Air King, (subject to project document conformance)

Roof Top Unit: From manufacturers listed as approved in the schedule

- Ceiling Radiation Damper (As Required)

A. All ceiling register and grille openings in fire rated ceilings shall be protected by appropriately UL fire resistance classified ceiling fire dampers. Furnish and install at locations shown on plans, ceiling fire dampers constructed and tested in accordance with the current edition of UL 555C standard for ceiling dampers. Ceiling dampers shall be UL classified to provide protection to HVAC penetrations through UL fire rated assemblies with fire resistance ratings.

B. Ceiling dampers shall be used on lieu of hinged blade sheet metal dampers in steel ducts as specified in the "Design Information Section" and in ceiling/floor or ceiling/roof designs as described and illustrated in the UL fire resistance directory. Each ceiling damper shall consist of a minimum of 20 gauge blades, hinged in the center and held open with a 212 degree F fusible link. Submittal information shall include the fire protection rating and the manufacturer's UL installation instructions. Each ceiling fire damper shipment shall include the same UL installation instructions and the dampers shall be installed in accordance with these instructions.

C. Each ceiling diffuser opening shall be protected with appropriately UL fire resistance classified ceiling diffuser radiation shields. The UL fire resistance classification(s) shall apply to the specific ceiling in accordance with manufacturer's published installation instructions.

D. Lay-in ceiling diffusers shall be a minimum of 24 gauge steel construction. Ceiling diffuser radiation shield shall consist of an appropriate ceiling fire damper protecting the diffuser neck and a thermal insulating blanket protecting the diffuser plan. The entire system shall be UL classified for use in all UL fire rated floor/ceiling systems with fire resistance ratings of 3 hours or less.

E. Blade material shall be 20 gauge galvanized steel with UL classified installation as required. Frame material shall be 20 gauge galvanized steel.

F. Fusible link shall be 212 degree F. rated standard.

G. Thermal insulation blanket shall be mineral wool standard.

- Pipe Identification

A. Identification of piping color and style coding shall comply with OSHA ANSI Safety Color Coding Regulations.

B. The identifying color coded bands, legends, and directional arrows on piping and duct systems shall be located adjacent to each valve, at every point of entry and exit where piping passes through a wall or ceiling, on each riser and junction, every 50 feet on long continuous lines and adjacent to all special fittings (regulating valves, etc.)

C. Legends shall be applied on the color band on the perimeter of the pipe in a location that will be readily visible to operating personnel from the floor in the area.

D. Color coding shall follow ANSI standards:

MATERIAL	BACKGROUND COLOR	IDENTIFYING LEGEND	LETTERING
Domestic Cold Water	Green	Domestic Cold Water	White
Domestic Hot Water	Yellow	Domestic Hot Water	Black
Domestic Hot Water Return	White	Domestic Hot Water Return	Black
Roof Drain	Green	Roof Drain	White
Waste	Yellow	Waste Water	Black
Natural Gas	Yellow	Natural Gas	Black

- Pipe Hangers

A. All necessary structural members, hangers, and supports of approved design shall be provided to keep piping in proper alignment and to prevent transmission of injurious thrusts and vibrations. Pipe hangers shall generally be of the clevis pipe-clamp type with suspension bolts. All bolts shall have provision for vertical adjustment and shall be equipped with locknuts.

B. No hanger shall be welded directly to steel joists. Where joist occur, clips shall be installed and hanger rod attached to clips. All piping hung from joists shall be hung from joists point panels. Protective saddles shall be provided on all insulated piping at point of hanger. Hangers shall not penetrate insulation.

C. For 1-1/4" diameter and smaller piping use 1/2" diameter rod with a maximum spacing of 6 feet. An additional hanger shall be provided 1 foot from each pipe drop, rise or turn.

D. Pipe hangers shall not be welded to metal pan floor.

E. When pipe hangers are to be installed in concrete, inserts shall be in holes drilled in concrete.

F. All hangers, supports, and anchors shall be assembled with heavy pattern, hexagon carbon steel nuts.

G. Perforated metal strap shall shall only be permitted when approved by local code official.

H. All pipe hangers, inserts, trapezes, etc., and all necessary accessories required to support the piping shall be provided by contractor.

I. All pipe hangers shall be installed outside of insulation on the insulated lines.

- Motorized Volume Dampers

A. Motorized dampers used in low velocity branch ducts to control the volume or air flow. Design guides: Carrier model Damprnd-B for round ducts and Damprec-B rectangle ducts or equal.

B. Compatable with 24 VAC direct drive actuator

C. 1/2 inch direct-drive mounting hub

D. Position indicator and angular rotation stop for viewing or manually setting positions

E. A spring loaded disengagement button to momentarily release

F. Damper motor and terminal block wiring are protected



PLUMBING SYMBOLS	
NOTES: 1. ALL SYMBOLS MAY NOT BE USED. 2. DOTTED SYMBOLS INDICATE EXISTING EQUIPMENT, ETC	
—SS—	SANITARY OR WASTE PIPING
—- - - -	VENT PIPING
—CW—	COLD WATER PIPING
—HW—	HOT WATER PIPING
—GAS—	GAS PIPING
—SD—	STORM DRAIN PIPING
—RD—	ROOF DRAIN PIPING
—ORD—	OVERFLOW ROOF DRAIN PIPING
—GR—	GREASE PIPING
—RW—	RECIRCULATION WATER PIPING
○	PIPE RISER OR FIXTURE CONNECTION
+	WALL HYDRANT/HOSE BIB
◎ ●	FLOOR DRAIN
□ □	AREA DRAIN
○ ○	ROOF DRAIN
Ø	ROUND MEASUREMENT.
(P)	PLUMBING FIXTURE SYMBOL
(M)	MECHANICAL EQUIPMENT SYMBOL
◊	KEYED NOTE REFERENCE
—PRV—	PRESSURE REDUCING VALVE STATION
—GATE—	GATE VALVE & BACKFLOW PREVENTOR

PIPING SEISMIC SUPPORT NOTES:	
1. PER ASCE STANDARD 7-22 SEISMIC SUPPORTS ARE NOT REQUIRED FOR THE FOLLOWING CONDITION:	
1.1. PIPING IS SUPPORTED BY ROD HANGERS 12" OR LESS IN LENGTH FROM THE TOP OF THE PIPE TO THE SUPPORTING STRUCTURE.	
1.2. HIGH-DEFORMABILITY PIPING IS USED.	
2. IF INSTANCES OCCUR WHERE PIPING IS SUSPENDED BY HANGERS GREATER THAN 12" IN LENGTH, SYSTEM CONNECTORS AND COMPONENTS SHALL BE COMPATIBLE AND DESIGNED FOR THE APPLICATION THAT THEY ARE USED FOR. SHALL HAVE A MINIMUM OF ONE TRANSVERSE BRACE PER STRAIGHT DUCT SPACING. THE MAXIMUM DISTANCE BETWEEN TRANSVERSE BRACES WILL BE DETERMINED BY PIPE SIZE AND PIPING COMPOSITION. SHALL HAVE A MINIMUM OF ONE LONGITUDINAL BRACE PER STRAIGHT DUCT RUN, IF LENGTH OF PIPING EXCEEDS LONGITUDINAL BRACE SPACING, ADDITIONAL LONGITUDINAL BRACES WILL BE REQUIRED.	
3. FOR SEISMIC BRACING OF PLUMBING EQUIPMENT AND PIPING AN INDEPENDENT SEISMIC AND VIBRATION CONTROL SUBCONTRACTOR WITH EXPERIENCE, COMPUTING CAPABILITIES, AND MANUFACTURED PRODUCTS SHALL BE FURNISHED BY PLUMBING CONTRACTOR. INDEPENDENT SEISMIC CONSULTANT SHALL PROVIDE REQUIRED COMPUTATIONAL SUPPORT AND MANUFACTURED PRODUCTS TO MEET THE MINIMUM REQUIREMENTS OF ASCE 7-22 AND INTERNATIONAL BUILDING CODES (LATEST ADOPTED EDITION) FOR THE RESPECTIVE SEISMIC DESIGN FOR SEISMIC ZONE WITH IMPORTANCE FACTOR 1.5. SEISMIC SUBCONTRACTOR SHALL EXERCISE THE QUALITY CONTROL FOR THIS WORK AND SHALL NOT BE LIMITED TO INSTRUCTIONS DIRECTED TO THE PLUMBING CONTRACTOR. THE SEISMIC SUBCONTRACTOR SHALL CERTIFY IN WRITING THAT THEY HAVE INSPECTED THE INSTALLATION AND THAT ALL ISOLATORS AND SEISMIC REINFORCING MATERIALS ARE INSTALLED CORRECTLY AND PROPERLY. SEISMIC REINFORCING MATERIALS CERTIFICATION SHALL BE PROVIDED AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.	
4. MAKE CONNECTION TO EXISTING WATER SUPPLY LINE. FIELD LOCATE AND VERIFY SIZE AND ALL REQUIREMENTS. 2 1/2" WATER SUPPLY LINE MINIMUM. VERIFY PROPER FUNCTION OF EXISTING MAIN SHUT-OFF, PRV, ETC. (FIELD VERIFY LOCATION) AND REPAIR/REPLACE AS REQUIRED UNDER DIRECTION OF OWNERS REPRESENTATIVE.	
5. MAKE CONNECTION TO EXISTING SEWER LINE (4" OR GREATER). MODIFY SEWER LINE TO ACCOMMODATE NEW PLUMBING FIXTURES. PROVIDE AND INSTALL ALL REQUIRED CLEANOUTS.	
6. COORDINATE ALL REQUIRED SAW CUTTING OF EXISTING FLOOR OR SLAB FOR DRAIN PIPING, ETC. WITH GENERAL CONTRACTOR. REPAIR FLOOR OR SLAB AS DIRECTED BY OWNER REPRESENTATIVE. PROVIDE AND INSTALL EPOXY DOWELS AT SLAB TO SLAB JOINTS.	
7. INSULATE ALL HOT AND COLD WATER PIPING. FOR APPLICABLE CODES, ALL EXPOSED HOT AND COLD WATER PIPING SHALL BE INSULATED. INSULATE HOT WATER PIPING THAT IS PLACED IN UN-INSULATED INTERIOR WALLS. EXCEPTION: VERTICAL AND HORIZONTAL COLD WATER PIPING LOCATED INSIDE OF INTERIOR WALLS MAY HAVE THE INSULATION OMITTED.	
8. MAKE PROVISIONS FOR A BARRIER-TYPE TRAP SEAL PROTECTION (I.E. TRAP GUARD) WHERE NOTED AND/OR CALLED FOR.	
9. PIPING LOCATIONS ARE GRAPHICALLY SHOWN. PLUMBING CONTRACTOR SHALL DETERMINE ACTUAL PIPE ROUTING IN FIELD PER AVAILABLE SPACE AND BUILDING CONSTRUCTION.	
10. NOT ALL CLEANOUTS ARE SHOWN. PROVIDE AND INSTALL ALL REQUIRED CLEANOUTS. CLEANOUTS FOR HORIZONTAL DRAINS SHALL BE INSTALLED NO MORE THAN 100' APART. CLEANOUTS SHALL BE INSTALLED AT EACH CHANGE OF DIRECTION GREATER THAN 45°. A CLEAN-OUT SHALL BE PROVIDED AT THE BASE OF EACH WASTE OR SOIL STACK. CLEANOUTS SHALL BE ACCESSIBLE AND THE SAME SIZE AS THE WASTE LINES ON WHICH THEY ARE INSTALLED.	
11. COORDINATE WITH OTHER TRADES TO ENSURE AND ALL PLUMBING VENTS ARE A MINIMUM OF 10-FEET FROM ALL FRESH AIR INTAKES.	
12. WATER PIPING MATERIAL SHALL MEET THE STANDARDS SET FORTH IN 2021 IFC TABLES 605.3, 605.4 & 605.5.	
13. SANITARY WASTE AND VENT PIPING MATERIAL SHALL MEET THE STANDARDS SET FORTH IN 2021 IFC TABLES 702.1, 702.2 AND 702.3 & 702.4.	
14. PROVIDE AND INSTALL WATER HAMMER ARRESTORS WHERE QUICK-CLOSING VALVES ARE UTILIZED. THIS INCLUDES BUT IS NOT LIMITED TO: FLUSH VALVE TOILETS AND URINALS.	
15. TRENCHES THAT ARE EXCAVATED BELOW THE INSTALLATION LEVEL OF PIPE (SUCH THAT THE TRENCH BOTTOM DOES NOT FORM THE BED FOR THE PIPE) SHALL BE BACKFILLED TO THE INSTALLATION LEVEL OF THE BOTTOM OF THE PIPE WITH SAND OR FINE GRAVEL PLACED IN LAYERS OF 6 INCHES MAXIMUM DEPTH. THE BACKFILL SHALL BE COMPACTED AFTER EACH PLACEMENT. 2021 IPC 306.2.1.	
16. PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL WATER TEMPERING DEVICE (SHALL CONFORM TO ASSE 1070) FOR ALL PUBLIC HAND WASH AREAS IN PROJECT. HOT WATER TEMPERATURE SHALL HAVE A MAXIMUM TEMPERATURE OF 110° F. 2021 IPC 607.1.2.	
17. PLUMBING CONTRACTOR SHALL INCLUDE PRICING TO INVESTIGATE EXISTING SEWER LINE LOCATIONS AND INVERT ELEVATIONS. GIVE RECOMMENDATIONS TO OWNER FOR MOST ECONOMICAL AND LEAST INTRUSIVE WAY TO CONNECT NEW DRAIN PIPING IN ADDITION TO EXISTING DRAIN PIPING.	
18. PLUMBING CONTRACTOR SHALL VISIT THE PROJECT SITE DURING THE BIDDING PROCESS.	
19. CONTRACTOR SHALL VERIFY LOCATION, SIZE, AND DEPTH OF ALL UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION.	
20. THE CEILING SPACE IN THIS PROJECT IS BEING USED AS A RETURN AIR PLenum. ALL ITEMS PLACED IN THE CEILING SPACE SHALL BE RATED AND APPROVED FOR USE IN A RETURN AIR PLenum.	
21. SHOWER CONTROL VALVES. INDIVIDUAL SHOWER AND TUB/SHOWER COMBINATION VALVES SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE-BALANCE THERMOSTATIC-MIXING OR COMBINATION PRESSURE-BALANCE/ THERMOSTATIC-MIXING VALVE TYPES WITH A HIGH LIMIT STOP IN ACCORDANCE WITH ASSE 1016. THE HIGH LIMIT STOP SHALL BE SET TO LIMIT WATER TEMPERATURE TO A MAXIMUM OF 120°F. IN-LINE THERMOSTATIC VALVES SHALL NOT BE USED TO MEET THIS REQUIREMENT (2021 IPC 412.3, 2021 IRC P2708.4). INSTALL SHOWER HEADS 80" ABOVE FINISHED FLOOR.	

SUBMITTAL NOTES:	
1. CONTRACTOR TO ALLOW 10 WORKING DAYS FOR SUBMITTAL TURNAROUND.	
2. CONTRACTOR TO PROVIDE SUBMITTALS FOR ALL EQUIPMENT AND MATERIALS IN A SINGLE PACKAGE. PIECemeAL SUBMITTALS WILL BE RETURNED WITH A NOTE TO REVISE AND RESUBMIT.	
3. SUBMITTALS WILL BE CHECKED FOR COMPLIANCE WITH CAPACITY REQUIREMENTS AND ELECTRICAL REQUIREMENTS. CONTRACTOR TO VERIFY THAT WEIGHTS, DIMENSIONS, AND DUCT CONNECTIONS ON SUBMITTED EQUIPMENT IS CONSISTENT WITH SCHEDULED EQUIPMENT PRIOR TO SUBMITTAL. CHANGES IN SCOPE BROUGHT ABOUT BY SUBMITTED EQUIPMENT THAT DOES NOT COMPLY WITH THE WEIGHTS, DIMENSIONS, OR CONNECTION LOCATIONS ON SCHEDULED EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.	
11. COORDINATE WITH OTHER TRADES TO ENSURE AND ALL PLUMBING VENTS ARE A MINIMUM OF 10-FEET FROM ALL FRESH AIR INTAKES.	
12. WATER PIPING MATERIAL SHALL MEET THE STANDARDS SET FORTH IN 2021 IFC TABLES 605.3, 605.4 & 605.5.	
13. SANITARY WASTE AND VENT PIPING MATERIAL SHALL MEET THE STANDARDS SET FORTH IN 2021 IFC TABLES 702.1, 702.2 AND 702.3 & 702.4.	
14. PROVIDE AND INSTALL WATER HAMMER ARRESTORS WHERE QUICK-CLOSING VALVES ARE UTILIZED. THIS INCLUDES BUT IS NOT LIMITED TO: FLUSH VALVE TOILETS AND URINALS.	
15. TRENCHES THAT ARE EXCAVATED BELOW THE INSTALLATION LEVEL OF PIPE (SUCH THAT THE TRENCH BOTTOM DOES NOT FORM THE BED FOR THE PIPE) SHALL BE BACKFILLED TO THE INSTALLATION LEVEL OF THE BOTTOM OF THE PIPE WITH SAND OR FINE GRAVEL PLACED IN LAYERS OF 6 INCHES MAXIMUM DEPTH. THE BACKFILL SHALL BE COMPACTED AFTER EACH PLACEMENT. 2021 IPC 306.2.1.	
16. PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL WATER TEMPERING DEVICE (SHALL CONFORM TO ASSE 1070) FOR ALL PUBLIC HAND WASH AREAS IN PROJECT. HOT WATER TEMPERATURE SHALL HAVE A MAXIMUM TEMPERATURE OF 110° F. 2021 IPC 607.1.2.	
17. PLUMBING CONTRACTOR SHALL INCLUDE PRICING TO INVESTIGATE EXISTING SEWER LINE LOCATIONS AND INVERT ELEVATIONS. GIVE RECOMMENDATIONS TO OWNER FOR MOST ECONOMICAL AND LEAST INTRUSIVE WAY TO CONNECT NEW DRAIN PIPING IN ADDITION TO EXISTING DRAIN PIPING.	
18. PLUMBING CONTRACTOR SHALL VISIT THE PROJECT SITE DURING THE BIDDING PROCESS.	
19. CONTRACTOR SHALL VERIFY LOCATION, SIZE, AND DEPTH OF ALL UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION.	
20. THE CEILING SPACE IN THIS PROJECT IS BEING USED AS A RETURN AIR PLenum. ALL ITEMS PLACED IN THE CEILING SPACE SHALL BE RATED AND APPROVED FOR USE IN A RETURN AIR PLenum.	
21. SHOWER CONTROL VALVES. INDIVIDUAL SHOWER AND TUB/SHOWER COMBINATION VALVES SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE-BALANCE THERMOSTATIC-MIXING OR COMBINATION PRESSURE-BALANCE/ THERMOSTATIC-MIXING VALVE TYPES WITH A HIGH LIMIT STOP IN ACCORDANCE WITH ASSE 1016. THE HIGH LIMIT STOP SHALL BE SET TO LIMIT WATER TEMPERATURE TO A MAXIMUM OF 120°F. IN-LINE THERMOSTATIC VALVES SHALL NOT BE USED TO MEET THIS REQUIREMENT (2021 IPC 412.3, 2021 IRC P2708.4). INSTALL SHOWER HEADS 80" ABOVE FINISHED FLOOR.	

DESIGN CONTACTS	
PROJECT MANAGER	CHRIS FALSLEV
MECHANICAL ENGINEER:	MARK MAKIN
PLUMBING DESIGNER:	SPENCER SCHOLLE

APPLICABLE CODES	
• 2021 INTERNATIONAL MECHANICAL CODE (IMC)	
• 2021 INTERNATIONAL BUILDING CODE (IBC)	
• 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	
• 2021 INTERNATIONAL PLUMBING CODE (IPC)	
• 2021 INTERNATIONAL FUEL GAS CODE (IFGC)	
• ASHRAE 90.1 – 2022	
NOTE: CURRENT CODES ADOPTED BY THE RESPECTIVE JURISDICTION WILL SUPERCEDE THIS LIST OF CODES.	

PLUMBING SHEET INDEX	
SHEET NUMBER	SHEET TITLE
P0.1	PLUMBING NOTES & LEGENDS
P1.1	PLUMBING PLAN
P5.1	PLUMBING DETAILS
P5.2	PLUMBING DETAILS
P6.1	PLUMBING SCHEDULES & SCHEMATICS
P7.1	PLUMBING SPECIFICATIONS
P7.2	PLUMBING SPECIFICATIONS

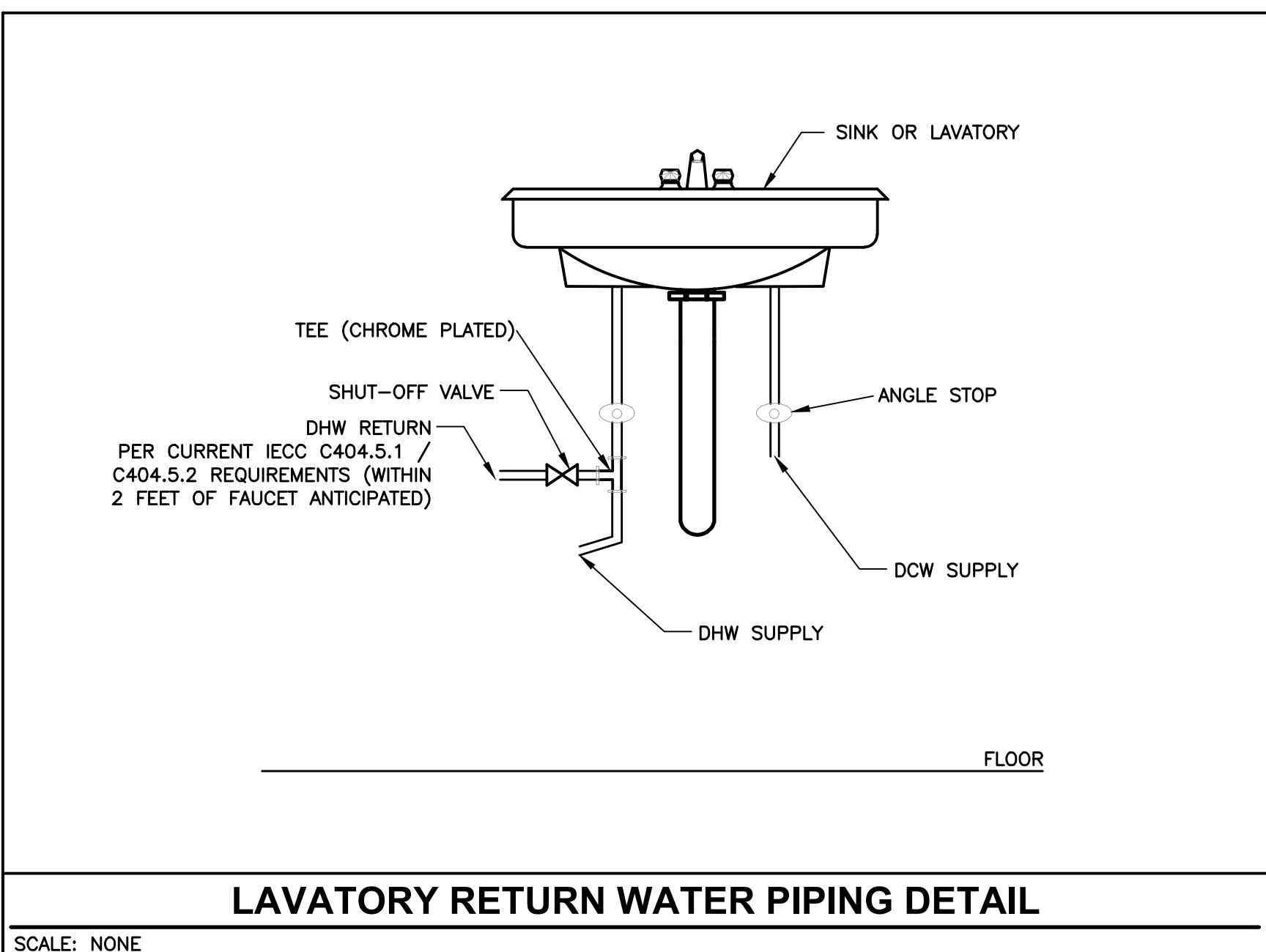
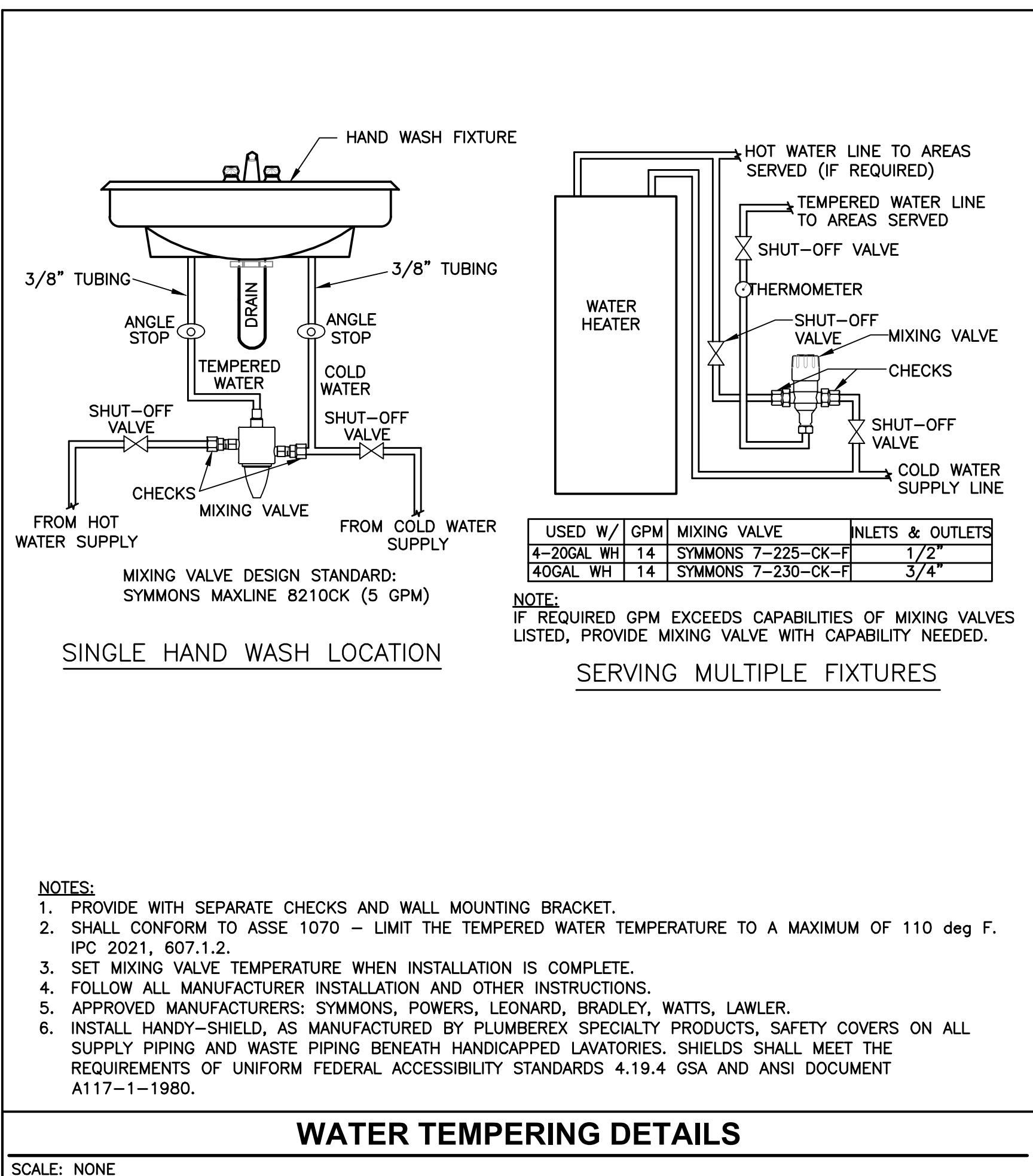
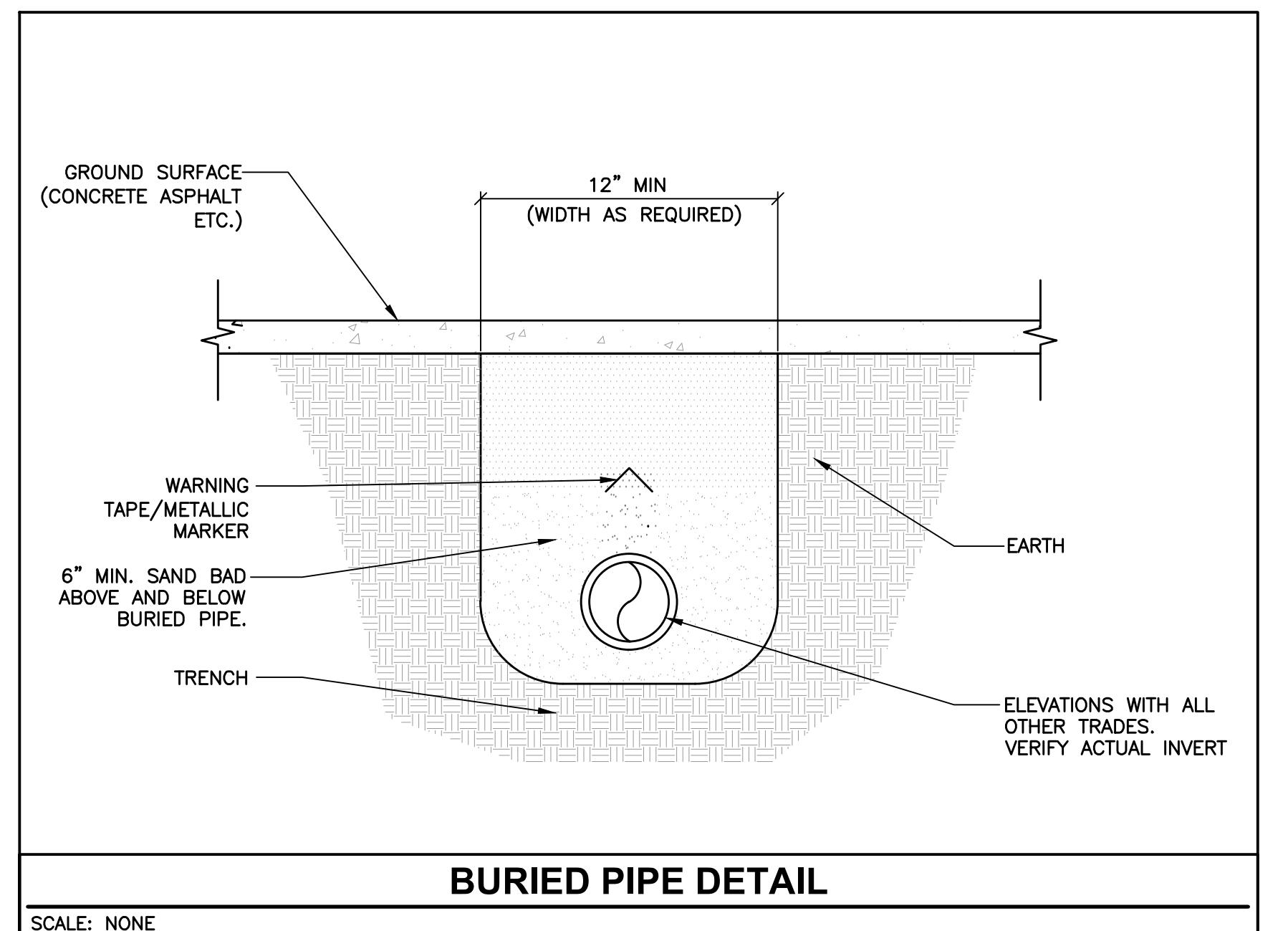
PROJECT PLUMBING NOTES:	
1. SEE PIPING SCHEMATIC(S) FOR ADDITIONAL INFORMATION ON WASTE & VENT, GAS AND CULINARY WATER PIPING DIAMETERS.	
2. COORDINATE ALL WORK WITH OTHER TRADES AS REQUIRED. CONCEAL ALL PIPING IN FINISHED AREAS.	
3. PROVIDE AND INSTALL ALL REQUIRED VALVES IN PIPING SYSTEM. REMOVE OR RELOCATE ANY EXISTING PLUMBING FIXTURES & ASSOCIATED PIPING IN CONFLICT WITH THIS PLUMBING PLAN. COORDINATE ALL REQUIREMENTS WITH OWNER REPRESENTATIVE. EXIT OFF PLUMBING VENT/ DOWNTAKE PIPING AS REQUIRED. MAINTAIN FUNCTIONALITY OF ALL DOWN-LINE FIXTURES. RETURN ANY REMOVED FIXTURES & PIPING TO OWNER REPRESENTATIVE OR DISPOSE FIXTURES AND PIPING AS DIRECTED BY OWNER REPRESENTATIVE. VERIFY ALL ITEMS WITH OWNER REPRESENTATIVE.	
4. MAKE CONNECTION TO EXISTING WATER SUPPLY LINE. FIELD LOCATE AND VERIFY SIZE AND ALL REQUIREMENTS. 2 1/2" WATER SUPPLY LINE MINIMUM. VERIFY PROPER FUNCTION OF EXISTING MAIN SHUT-OFF, PRV, ETC. (FIELD VERIFY LOCATION) AND REPAIR/REPLACE AS REQUIRED UNDER DIRECTION OF OWNERS REPRESENTATIVE.	
5. MAKE CONNECTION TO EXISTING SEWER LINE (4" OR GREATER). MODIFY SEWER LINE TO ACCOMMODATE NEW PLUMBING FIXTURES. PROVIDE AND INSTALL ALL REQUIRED CLEANOUTS.	
6. COORDINATE ALL REQUIRED SAW CUTTING OF EXISTING FLOOR OR SLAB FOR DRAIN PIPING, ETC. WITH GENERAL CONTRACTOR. REPAIR FLOOR OR SLAB AS DIRECTED BY OWNER REPRESENTATIVE. PROVIDE AND INSTALL EPOXY DOWELS AT SLAB TO SLAB JOINTS.	
7. INSULATE ALL HOT AND COLD WATER PIPING. FOR APPLICABLE CODES, ALL EXPOSED HOT AND COLD WATER PIPING SHALL BE INSULATED. INSULATE HOT WATER PIPING THAT IS PLACED IN UN-INSULATED INTERIOR WALLS. EXCEPTION: VERTICAL AND HORIZONTAL COLD WATER PIPING LOCATED INSIDE OF INTERIOR WALLS MAY HAVE THE INSULATION OMITTED.	
8. MAKE PROVISIONS FOR A BARRIER-TYPE TRAP SEAL PROTECTION (I.E. TRAP GUARD) WHERE NOTED AND/OR CALLED FOR.	
9. PIPING LOCATIONS ARE GRAPHICALLY SHOWN. PLUMBING CONTRACTOR SHALL DETERMINE ACTUAL PIPE ROUTING IN FIELD PER AVAILABLE SPACE AND BUILDING CONSTRUCTION.	
10. NOT ALL CLEANOUTS ARE SHOWN. PROVIDE AND INSTALL ALL REQUIRED CLEANOUTS. CLEANOUTS FOR HORIZONTAL DRAINS SHALL BE INSTALLED NO MORE THAN 100' APART. CLEANOUTS SHALL BE INSTALLED AT EACH CHANGE OF DIRECTION GREATER THAN 45°. A CLEAN-OUT SHALL BE PROVIDED AT THE BASE OF EACH WASTE OR SOIL STACK. CLEANOUTS SHALL BE ACCESSIBLE AND THE SAME SIZE AS THE WASTE LINES ON WHICH THEY ARE INSTALLED.	
11. COORDINATE WITH OTHER TRADES TO ENSURE AND ALL PLUMBING VENTS ARE A MINIMUM OF 10-FEET FROM ALL FRESH AIR INTAKES.	
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PIPING ANTICIPATIONS:	

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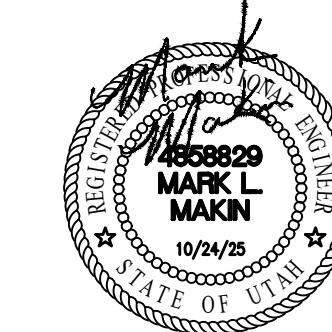


## OREM CITY PUBLIC SAFETY BUILDING

### RESTROOM REMODEL

95 E. Center Street  
Orem, Utah 84057

client info



design professional stamp

revision information

no. date description

milestone issue date  
OCTOBER 3, 2025

milestone issue description

PERMIT SET

latest revision date

latest revision description

drawing title

PLUMBING DETAILS



## OREM CITY PUBLIC SAFETY BUILDING

RESTROOM  
REMODEL

95 E. Center Street  
Orem, Utah 84057

client info



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revision information

no. date description

1 10/21/25 PLUMBING FIXTURES

milestone issue date  
OCTOBER 3, 2025

milestone issue description

PERMIT SET

latest revision date

latest revision description

drawing title

PLUMBING SCHEDULES &  
SCHEMATICS

sheet number

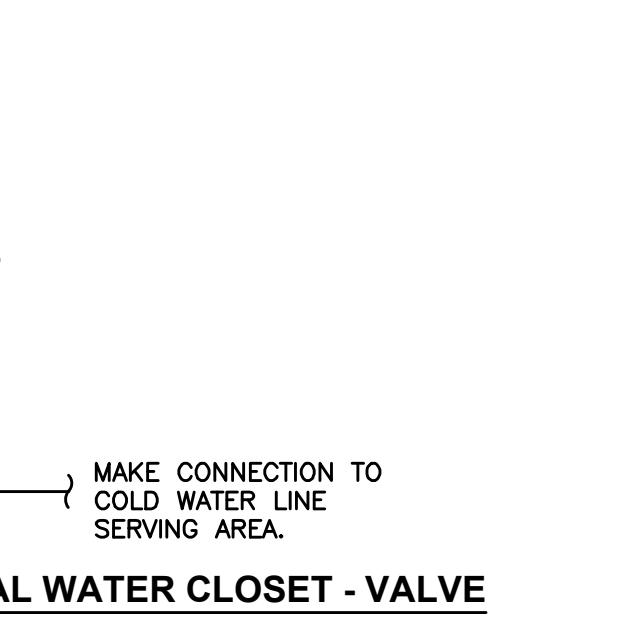
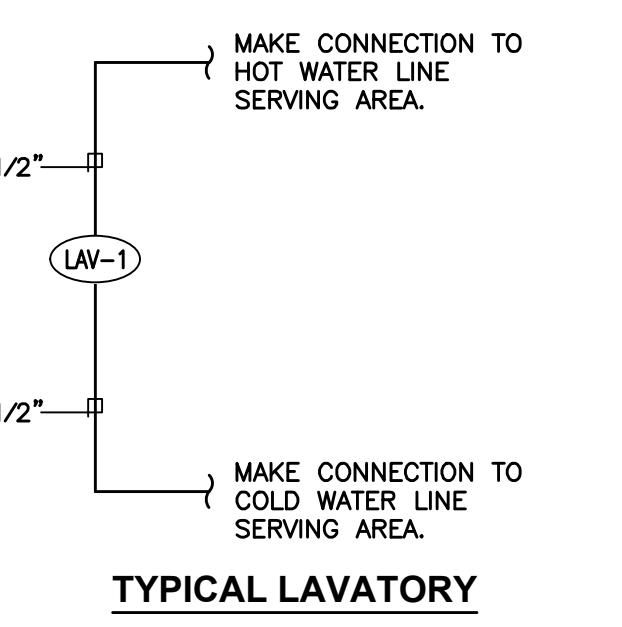
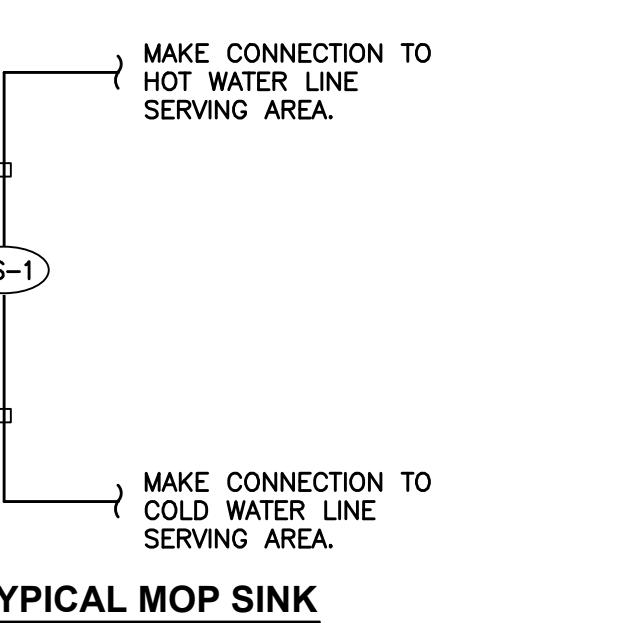
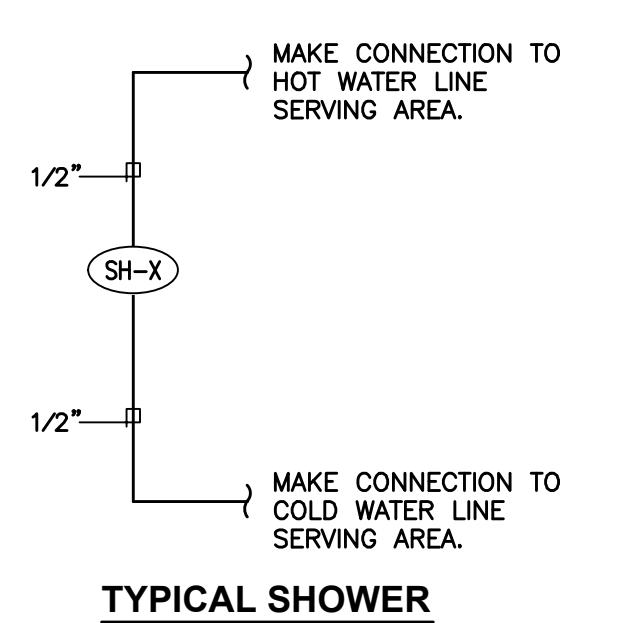
**P6.1**

## PLUMBING FIXTURE SCHEDULE

MARK	Fixture	PIPE SIZE					REMARKS
		TRAP	WASTE	VENT	C.W.	H.W.	
(FD-1)	FLOOR DRAIN	2"	2"	1 1/2"	—	—	FLOOR DRAIN WITH STRAINER. PROVIDE AND INSTALL TRAP BARRIER-TYPE SEAL PROTECTION (I.E. TRAP GUARD). SEE ARCHITECTURAL DRAWINGS FOR FLOOR TYPE.
(LAV-1)	LAVATORY-COUNTER MOUNTED-ADA COMPLIANT	1 1/4"	1 1/4"	1 1/4"	1/2"	1/2"	AMERICAN STANDARD-AQUALYN, COUNTERTOP MOUNTED, VITREOUS CHINA BASIN, SLOAN EAF350 CP, BATTERY OPERATED, 1.28 GPM, 1.0 GPM, 0.5 GPM, SEE ARCHITECTURAL DRAWINGS FOR ALL EXPOSED PIPING. PROVIDE SAFETY COVER FOR ALL EXPOSED PIPING.
(FS-1)	FLOOR SINK	2"	2"	1 1/2"	—	—	SANITARY FLOOR SINK WITH ACID RESISTING WHITE PORCELAIN ENAMEL COATED INTERIOR, LOOSE SET PORCELAIN ENAMEL COATED GRATE WITH ANTI-SPLASH DOME BOTTOM STRAINER.
(MS-1)	MOP SINK	2"	2"	1 1/2"	1/2"	1/2"	AMERICAN STANDARD-FLORWELL, ENAMELED CAST IRON FLOOR MOUNTED MOP SINK, VINYL RIM GUARD AND AMERICAN STANDARD 8344.112 WALL MOUNTED FAUCET WITH THREADED HOSE CONNECTION.
(SH-1)	SHOWER	2"	2"	1 1/2"	1/2"	1/2"	36" x 36" SHOWER WITH SINGLE LEVER/HANDLE, ANTI-SCALD VALVE WITH INTEGRAL SHUT-OFFS, AND SHOWER HEAD.
(SH-2)	SHOWER-ADA COMPLIANT	2"	2"	1 1/2"	1/2"	1/2"	36" x 36" SHOWER W/ SINGLE LEVER/HANDLE, ANTI-SCALD VALVE W/ INTEGRAL SHUT-OFFS, SLIDE ARM & HAND SHOWER. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS, HEIGHTS & CLEARANCES.
(UR-1)	URINAL-WALL HUNG-ADA COMPLIANT	2"	2"	1 1/2"	3/4"	—	ADA COMPLIANT AMERICAN STANDARD-WASHBROOK, VITREOUS CHINA URINAL WITH CARRIER AND EXPOSED SLOAN ROYAL 186 FLUSH VALVE. SEE ARCHITECTURAL DRAWINGS FOR HEIGHTS AND CLEARANCES.
(WC-1)	WATER CLOSET-FLOOR MOUNT-FLUSH VALVE	INT.	4"	2"	1"	—	AMERICAN STANDARD MADERA, VITREOUS CHINA ELONGATED TOILET, OPEN SEAT W/O COVER & EXPOSED FLUSH VALVE. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS, HEIGHTS & CLEARANCES. SEE ARCHITECTURAL DRAWINGS FOR HEIGHTS AND CLEARANCES.
(WC-2)	WATER CLOSET-FLOOR MOUNT-FLUSH VALVE-ADA COMPLIANT	INT.	4"	2"	1"	—	AMERICAN STANDARD MADERA, ADA COMPLIANT VITREOUS CHINA ELONGATED TOILET, EXPOSED SLOAN BATTERY G2 8111-1.28 FLUSH VALVE, OPEN SEAT W/O COVER.

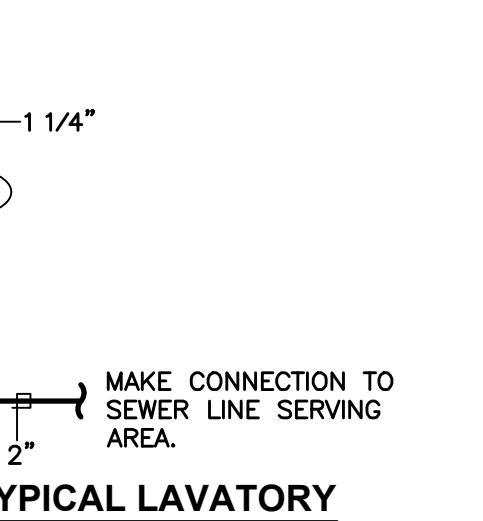
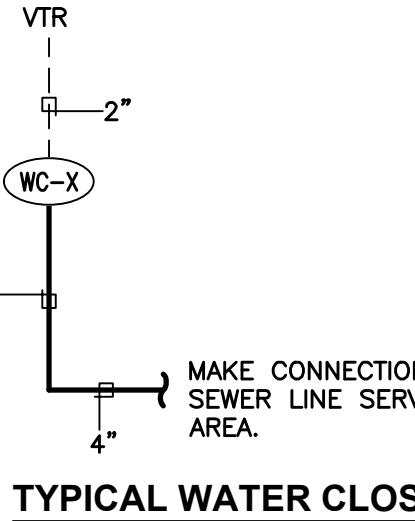
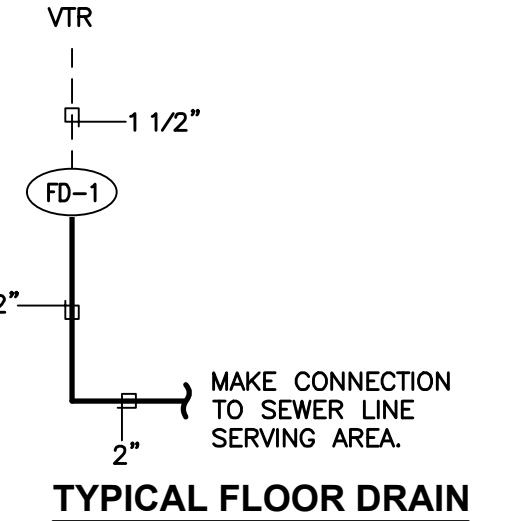
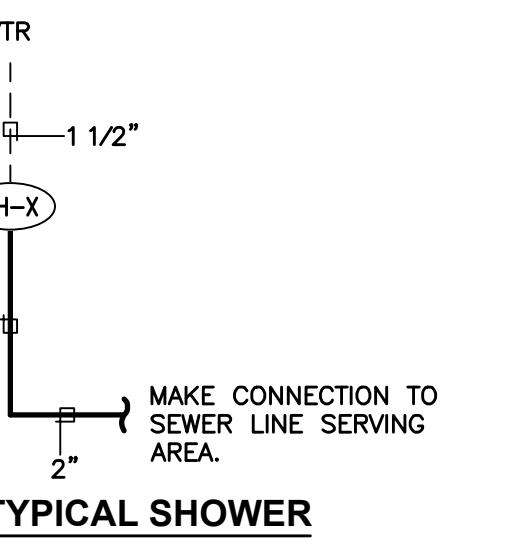
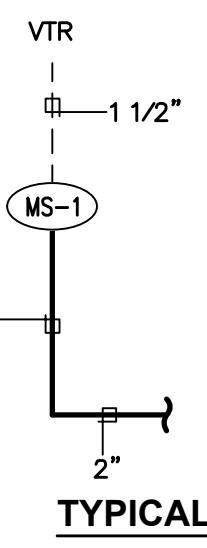
NOTES:

1. VERIFY ALL MANUFACTURERS, FINISHES, AND OPTIONS WITH OWNER BEFORE ORDERING ANY PLUMBING FIXTURES.
2. MINIMUM UNDERGROUND SANITARY SEWER PIPING SIZE SHALL BE 2 INCHES.



## WATER PIPING SCHEMATICS

SCALE: NONE



## WASTE AND VENT PIPING SCHEMATICS

SCALE: NONE

GENERAL NOTE: VENT & CONDENSATE SHALL BE 12"-24" BELOW DECK/ROOF ABOVE TO AVOID CONDENSATION ICING

**SECTION 22 PLUMBING – GENERAL PROVISIONS**  
Not all specification items are used in every project.

**PART 1 – GENERAL**

**– Scope:**

- A. Furnish all labor, materials, equipment, appliances and necessary incidentals for the complete installation of all plumbing shown on the drawings and as specified.
- B. Work specified in this section:
  - 1. Sanitary soil, waste and vent systems.
  - 2. Domestic hot and cold water systems.
  - 3. Domestic water heaters.
  - 4. Furnish and supply sleeves for pipes passing through walls and floors.
  - 5. Provide all insulation and wrapping.
  - 6. Excavation and backfill.
  - 7. Rough-in and final connections to air conditioning equipment of condensate drains.
  - 8. All plumbing fixtures, water heaters, valves, and other miscellaneous items or equipment required for a complete installation.
  - 9. Collars of fire rated penetrations.
- C. Provisions of this section apply to all work specified in all sections under Division 22. All items indicated on site, Architectural, Mechanical, or Plumbing drawings are to be provided complete from point of connection to finished fixture in conformance with all governing authority requirements. Nothing in these drawings or specifications shall be construed to permit work in violation of governing codes.
- D. In addition, work in Division 22 is governed by the provisions of the Bidding Requirements, Contract Forms, General Conditions and all sections under Division 1, General Requirements.

E. Contractor is responsible for results caused by deviating from the plans.

**– Regulations, Permits, Fees, Charges, Inspections:**

- A. Regulations: Comply with all applicable codes, rules and regulations. All materials and work must comply with local construction, mechanical, plumbing, electrical and fire codes. As a minimum, comply with the following: IMC, IPC, IECC, NEC, NFPA codes and all City codes.
- B. In addition to the requirements of all governing codes, ordinances and agencies, conform to the requirements of the following codes and standards:
  - 1. 2021 International Plumbing Code
  - 2. 2021 International Building Code
  - 3. 2021 International Mechanical Code
  - 4. 2021 International Energy Conservation Code.
- C. Current codes adopted by the respective jurisdiction will supercede the listed codes.
- D. Fees and Permits: Pay all connection, installation, use, development, etc., fees and/or charges. Obtain and pay for all required permits and licenses. Coordinate division of fee responsibilities with the General Contractor.
- E. Inspections: All work must be inspected and approved by local authorities. Prior to final approval, furnish the Architect with certificates of inspections and approvals by the local authorities in accordance with Division 1.
  - 1. Preheat and interpass temperature shall be determined by temperature indicating crayons, contact pyrometers or other equally suitable means.
- F. Postweld Heat Treatment: Postweld heat treatment for pressure components shall be as specified in Table 131 of ANSI B31.1.

**– Drawings and Specifications:**

- A. Refer to Division 1 for information on submittals and shop drawings.
- B. If a conflict exists between the drawings and specifications, promptly notify the Architect and Engineer.

**– Record Drawings:**

- A. Provide record drawings for all work under sections in Division 22. See Division 1 for detailed requirements covering preparation of record drawings.

**– Work and Materials:**

- A. Unless otherwise specified, all materials must be new and of the quality specified. The workmanship shall be of a quality that is acceptable to the Architect and is equal to the standards of the trades. Contractor must staff the project with sufficient skilled workmen, including a fully qualified construction Superintendent, to complete the work in the time allotted. The Superintendent must be qualified to supervise all of the work in his work category.

**– Approvals of Materials and Equipment:**

- A. Refer to Division 1 for description of material and equipment for prior approvals and substitutions. Must be received by Engineer 10 days prior to due date/bid opening.

**– Maintenance Manual:**

- A. Prior to completion of the project, compile a complete equipment and maintenance manual for all equipment supplied under sections of Division 22 as described in Division 1.
- B. Manuals shall be bound in a three-ring binder. A preliminary submittal of the manual shall be made to the Architect 90 days after receiving approved submittals. Final submittal of the manual shall be made four weeks prior to substantial completion of the project.

**– Equipment Purchases:**

- A. Arrange for purchase and delivery of all materials and equipment within 15 days after approval of submittals. Coordinate with General Contractor.

**– Cooperative Work:**

- A. Correct without charge any work requiring alteration due to lack of proper supervision or failure to make proper provision in time. Correct without charge any damage to adjacent work caused by the alteration. See Division 1 for additional requirements.
- B. Cooperative Work Includes:
  - 1. General supervision and responsibility for proper location, rough-in and size of work related to Division 22 but provided under other divisions of these specifications.
  - 2. Installation of sleeves, inserts and anchors bolts for work under sections in Division 22.
  - 3. Electrical work as specified herein. Refer to Division 26 for requirements.

**– Construction Facilities:**

- A. General: Under this division of the specifications execute all work in a manner to provide safe and lawful ingress and egress to the Owner's establishment and such facilities shall be kept clear of materials or equipment as directed by the Architect. Refer to Division 1 for additional requirements.
- B. Furnish and maintain from the beginning to the completion of all work all lawful and necessary guards, railings, fences, canopies, lights, and warning signs. Take all necessary precautions required by city and state laws to avoid injury or damage to any and all persons and property.

**– Guarantees:**

- A. Guarantee all material, equipment, and workmanship for all sections under Division 22 in writing to be free from defects of material and workmanship for one year from date of final acceptance as outlined in Division.
- 1. Replace without charge any material or equipment proving defective during this period.
- 2. The guarantee shall include performance of the equipment under all conditions of load, installing any additional items of control and/or protective devices as required and the replacing of any refrigerant lost.

**– Electrical Work:**

- A. Electrical wiring, including power wiring and control wiring (except as otherwise specified under Automatic Temperature Controls), all raceways, wiring, outlet and junction boxes, and labor for installation of the wiring and equipment shall be included in Electrical Division 26 of the specifications.
- B. All starters in motor control centers are to be furnished and installed under the Electrical Division of the specifications.
- C. Before ordering any motors and equipment. Verify the available voltage and phase for all motors with the Electrical Contractor.
- D. Submit a complete list of all motors prior to final closeout of job indicating the locations, horsepower, voltage, phase specified in Table 132 of ANSI B1.
- E. All field wiring and equipment must conform to the applicable sections of the Electrical specifications, Division 26.

**– Welding Codes and Standards:** All welding and other criteria covered by this specification shall be in accordance with the following code:

- A. ASME Boiler and Pressure Vessel Code
- B. Section IX ANSI Code for Power Piping: B31.1
- C. AWS D10.12.D10.12M Welded joints for gas piping.

**– Product Handling**

- A. Protection: Take all precautions necessary to protect the materials of this section before, during, and after installation.
- B. Replacements: In the event of damage, immediately repair all damaged and defective work to the approval of the Engineer, at no additional cost to the Owner.

**– Submittals:**

- A. Manufacturer's Literature: Within 35 days after award of contract and before any of the materials of this section are delivered to the job site submit seven complete brochures of all materials and equipment, per Division 1 of the specifications.
- B. Other Submittals:
  - 1. Shop Drawings.
  - 2. Sterilization Test Report
  - 3. Test Data.
- C. Sets in bound booklet form of written operating and maintenance instructions and brochures for equipment specified in this section. Fully instruct Owners Operating Personnel.
- D. Record Drawings: Keep an accurate dimensioned record of As-Built locations and elevations, as referred to approved base datum, of buried concealed.
- E. Operation and Maintenance Instructions: Deliver to Architect complete as built locations or line work of manholes, cleanouts, valves, plugged tees, capped ends, and of work which is installed different from shown in the plans.

**– Miscellaneous:**

- A. Examination of the site: Exercise care in examining the site and coordinate all work indicated on the drawings with existing conditions. Notify the Architect of any conditions that may prevent proper provisions of this work. Verify depth and location of all service lines with servicing companies having jurisdiction before excavating, by submission of the bid. The contractor warrants that he has familiarized himself with the existing conditions and will perform all work as required for hookup and as required by the contract documents at no additional cost.
- B. Permits and fees: Arrange and pay for all permits, inspections and fees required by all governing agencies.
- C. Service connections: Make all necessary arrangements with applicable utility company for connection to existing service lines. Pay all fees associated with work including meters, hookup charge and utility assessments fees.
- D. Drawings: Coordinate all space requirements with other trades, drawings indicate desired location and arrangement of piping, equipment, and other items and are to be followed as closely as possible.

**PART 2 – PRODUCTS**

**– General**

A. Pipe sleeves and wrapping:

- 1. Provide polished chromium plated and brass set screw flanges where plumbing piping pass through walls, floors, ceilings, and partitions in finished portions of building including flanges on pipes at fixtures.
- 2. All sleeves in concrete and exterior walls shall be 20 GA. galvanized iron one inch O.D. larger than the pipe, caulked if below grade in a moisture proof manner.
- 3. All pipes penetrating through fire walls and floors shall be properly sealed with Dow Corning 3-5548 silicone RTV foam or equal. Install per manufacturer's directions.

B. Pipe Identification:

- 1. Piping identification per ANSI and OSHA Standards: Each individual pipeline shall be marked for quick and easy identification as to contents and character of material carried in the pipes by set on SNA or STR Marker.
- 2. Markers shall be installed and spaced at not more than 20 foot intervals and so located that markers shall be visible where piping is exposed.
- 3. Color scheme shall be as follows:

Background or Color Band	Identification Marker
Domestic Hot Water –	Yellow
Domestic Hot Water Return –	Yellow
Domestic Cold Water –	Green
Sanitary Sewer –	Green
Sanitary Vent –	Green
Fire Protection (Sprinkler) –	Red
Natural Gas –	Yellow
Storm Water –	Green
Steam –	Orange
Chiller Water Supply & Return –	Blue
Condenser Water Supply & Return –	Blue
Glycol Solution –	Purple
Secondary Heating Water Supply –	Brown
Secondary Heating Water Return –	Brown

C. One marker shall be installed at each side of valves, special fittings and at branch take-offs. In furred spaces install one band 2 feet above floor and 19 inches below ceiling line.

D. Materials: Materials when not otherwise definitely specified shall conform to the applicable ASTM, ASME, AGA and ASA standards.

E. All gas fired equipment shall include a label indicating that the appliance has been adjusted, modified or re-calibrated for the altitude where in the project is to be located (Green Sticker). The appliance shall also include a compliance statement indicating that the appliance has been adjusted, modified or re-calibrated for the proper operation at the altitude of the project and shall be listed capable for use with natural gas or propane gas if propane is listed on the drawings.

**Pipes and Fittings:**

- A. All piping, fittings, flanges, etc. shall be free from defects and shall comply with the appropriate ASTM specifications.
- B. Black steel pipe: ASTM A53 ERW Grade B, standard weight (schedule 40) or extra strong (schedule 80) as specified.
- C. Copper tubing: ASTM B88, Type L or K as specified.
- D. PVC pipe and fittings: ASTM D1785 Class 150 with ASTM D 2564 solvent cement joints unless otherwise specified. Schedule 40. PVC plastic pipe fittings: ASTM F 628, schedule 40.
- E. PEX-AL-PEDE distribution system: ASTM F 1984 tubing and metal-insert type with copper or stainless-steel crimp ring and matching PEX-AL-HDPE tube dimensions. Manifold: Multiple-outlet, plastic or corrosion-resistant-metal assembly complying with ASTM F 877: with plastic or corrosion-resistant-metal valve for each outlet.
- F. PP piping and fittings: ASTM F 2389; CSA B137.11
- G. Acrylonitrile Butadiene Styrene (ABS) plastic pipe: ASTM D 2661, schedule 40, ASTM F 628 schedule 40. ABS plastic pipe fittings: ASTM F 409, accessible and replaceable, solvent cement and threaded types, drain pattern.
- H. Cast iron soil pipe and fittings: ASTM A74
- I. Welded black steel fittings: ASTM A234 grade B, 150-Pound for standard weight piping, 300-Pound for extra strong piping, or weight or schedule of matching piping.
- J. Threaded malleable iron fittings: ANSI B16.3, 150-Pound for standard weight piping, 300-Pound for extra strong piping, or weight or schedule of matching piping either black or galvanized to match piping.

K. Welded flanges: ASTM A181 grade B, 150-Pound for standard weight piping, 300-Pound for extra strong piping or of equal weight of connected equipment.

L. Copper fittings: Wrought copper, ANSI specification B16.22.

M. Ball valves domestic water: Bronze, fullport, class 150, threaded. NIBCO T-585 or equal.

N. Partition stop valves: Loose key type with wall flange. T&S B-0415 or equal.

O. Balancing cocks 2 inches and smaller shall be by Armstrong, NIBCO, Taco or Watts.

P. Solder: Joints in copper piping above grade shall be stay safe 50 solder or 95-5 solder.

Q. Condensate drains shall be Type L hard copper tubing with wrought-copper fittings (can't be used for condensing gas-fired applications) or PVC pipe and fittings where allowed. A P-trap shall be provided at drains.

R. Gas piping in the building and not buried shall be standard weight black steel pipe and shall have welded fittings. Any alternate above ground material must be approved by the stamping engineer. Gas piping buried shall be polyethylene pipe with continuous 18 gauge tracing wire with schedule 40 black steel epoxy coated transition risers and/or transition fittings per ASTM D2513 and installed in accordance with local utility company regulations. Paint all exterior exposed gas piping.

S. Chilled water and heating system lines shall be standard weight black steel pipe. Pipe 2-1/2 inch and smaller shall either have welded fittings, mechanical grooved fittings or malleable iron screwed fittings.

T. Domestic hot water, hot water return, and cold water piping shall be Type L or K hard tempered copper pipe with wrought-copper fittings using 95-5 solder. Any alternate piping for lines over 2 inches must be approved by the stamping engineer. Pex tube piping may be used in lieu of copper on sizes 2-inches and smaller. Where piping is exposed outside portions, use Type L or K hard copper tubing and wrought copper fittings.

U. Domestic hot water and cold water piping buried below grade shall be Type K soft tempered (annealed) copper without fittings or joints and covered with unicellular insulation. Polypropylene Heat fused may be used underground when approved by the stamping engineer. PEX tube piping may be used in lieu of copper on sizes 2" and smaller.

V. Chilled water and heating system lines shall be standard weight black steel pipe. Pipe 2-1/2" and smaller shall either have welded fittings, mechanical grooved fittings or malleable iron screwed fittings.

W. All soil, waste, vent, roof drain and overflow piping below ground shall be ABS or PVC plastic pipe, rated for domestic waste and vent, with ABS or PVC plastic socket type drain, waste vent pattern fittings, solvent cemented joints. Install ABS drainage pipe and fittings according to ASTM D661. Install PVC drainage pipe and fittings according to ASTM F891.

X. All soil, waste, vent, roof drain and overflow piping above ground shall be standard weight cast iron with no hub coupling, ABS, PVC or approved material meeting the standards set forth in IPC acceptable materials tables 702.1, 702.2, and 702.3 & 702.4.

Y. Kitchen waste and vent serving fixtures capable of discharging or receiving waste liquids with temperatures in excess of 120°F shall be piped using No-Hub standard weight cast iron pipe for a minimum of 20 feet before transitioning to PVC/ABS.

**– Roof Flashing:**

A. Sanitary Vent Flashings shall be one-piece lead with counterflashing sleeve.

**– Pipe Sleeves:**

A. Wall sleeves shall be flush with finished surface.

B. Sleeves shall be sized to allow 1/2 inch clearance around pipe insulation.

C. Insulation and covering shall be continuous through wall and floor sleeves.

D. Floor sleeves shall extend to top of concrete curbs for piping rising through floors.

E. Acceptable sleeves: adjust-to-crete, paramount, hole-out, Cretesleeve or equal.

**– Cleanouts:**

A. Full size cleanouts shall be installed at the base of each soil waste stack. All other cleanouts shall be installed where shown on the drawings and where required by State, Local or National Plumbing Codes.

B. All cleanouts shall be installed in locations easily accessible for rodding. Cleanouts shall be JR Smith, Wade, Josam or equal.

**– Pipe Insulation:**

A. All domestic hot water, hot water recirculation and cold water piping shall be covered with fiberglass pipe insulation with vapor seal jacket. For insulation thickness refer to Plumbing Insulation Detail and current adopted code requirements.

B. Insulate all piping under Lavatories accessible to physically disabled/handicapped with hot water supply and "P" trap with prefabricated insulation/safety shield/guard.

**– Pipe Hangers:**

A. Hangers shall be supplied with factory installed isolation and DI-Chromate finish or as noted on the drawings and details.

B. Use adjustable swivel ring hangers sized to match installed piping.

C. Use plastic coated riser clamps for copper piping.

D. Hanger rod diameters shall conform to the following:

- 1. Pipe size 2 inch and smaller: 3/8 inch rods.
- 2. Pipe size 2-1/2 inch and 3 inch:

**Plumbing Fixtures:**

- A. Fixtures shall be the water saving type with maximum usage of 1.6 gallons per flush for water closets, 2.5 gallons per minute for showers, 3.0 gallons per minute for service sinks, 1.0 gallon per flush for urinals, 0.5 gallons per minute for public lavatories, 2.2 gallons per minute for private lavatories and 2.2 gallons per minute for sinks.
- B. All fixtures shall be caulked to the floor or wall with water resistant white butyl rubber caulking compound. Trim for shall match in design. Faucets shall have renewable seats.

PLUMBING EQUIPMENT	MANUFACTURER
Floor Drains & Floor Sinks:	Zurn, JR Smith, Wade, Josam, Ancon, Mifab, Watts, or Equal
Trench Drains:	Zurn, JR Smith, Watts, Josam or approved equal
Roof Drains and Overflow:	Zurn, JR Smith, Wade, Watts, Josam, Ancon, Mifab
Cleanouts:	Zurn, JR Smith, Wade, Josam, Mikro, Mifab, Watts, or Equal
Valves:	Watts, Milwaukee, Crane, Kennedy, Stockham, Mission, Grinnell, Keystone, American Valve, or NIBCO
Shower Valves:	Powers, Symmons, Delta, Leonard, Moen, Bradley, Zurn, Acorn
Pipe Hangers & Supports:	Grinnell, Elcen, Kin-Line, Unistrut, F&S, B-Line, Michigan, Wesanco, or Piping Technology & Products
Insulation:	CertainTeed, Manville, Pittsburgh, Armstrong, LSP Products, or Owens-Corning
Plumbing Faucets:	American Standard, Chicago, Delta, Moen, Kohler, Symmons, T&S, Gerber, Sloan, Zurn
Plumbing Fixtures:	American Standard, Kohler, Toto, Gerber, Watts, Zurn, Sterling, Sloan, Lasco
Plumbing Supply Stops:	Eastman, Crane, Kohler, Wolverine, McGuire, Brasscraft, EBC, Zurn, Chicago
Water Closets:	American Standard, Gerber, Kohler, Toto, Sterling, Sloan
Flush Valves:	Sloan, Delany, Zurn, Moen, American Standard, Gerber
Toilet Seats:	American Standard, Bernis, Kohler, Sperzel, Olsonite, Beneke, Gerber or Church
Pressure Reducing Valves:	Watts, Zurn or Wilkins
Hose Bibs:	Chicago, Acorn, Wolverine, Woodford, McGuire, Watts, Mifab, Josam, Zurn, Sioux Chief, Prier, Smith
Electric Water Coolers:	Elkay, Sunroc, Halsey Taylor, Haws Corporation, Westinghouse, Murdock, Sloan
Stainless Steel Sinks:	Elkay, Just, Moen, Franke Commercial or approved equal
Disposals:	Insinkerator, Evergrind, Kenmore, or approved equal
Gas Pressure Regulator:	Fisher, Equimetre, Pietro Fiorentini
Thermostatic Tempered Water Valves:	Symmons, Powers, Leonard, Bradley, Watts, Caleffi, Lawler, Acorn
P-Traps:	American Standard, Kohler, McGuire, Brasscraft, Dearborn, EBC
Shock Absorbers:	Zurn, Smith, Wade, Josam, PPP, Sioux Chief, Watts, Mifab
Sewer Ejectors:	Peabody-Barnes, Weil, Hydromatic, Gorman-Rupp, Swab, Weinman, Zoeller, Liberty
Gas Water Heaters:	AO Smith, American, Bradford White, Rheem, State, Rinnai, Ruud, National, PVI, or approved equal
Electric Water Heaters:	Lochnivar, AO Smith, American, Rheem, State, Ruud, PVI, National, EEMAX, Chromomite, Vaughn, or approved equal

**PART 3 – EXECUTION**

**Surface Conditions:**

- A. Inspection: All plumbing shall be installed in accordance with the requirements of all governing authorities, The original design, and referenced standards.
- B. Discrepancies:
  1. In the event of discrepancy, immediately notify the Architect.
  2. Do not proceed with installation in areas of discrepancy until all such discrepancies have been fully resolved.
  3. Interferences between installed work of various trades due to lack of coordination shall be resolved by the Architect whose decision is final.
  4. Relocate or offset any work as required to accommodate work of other trades at no extra cost to the Owner when so directed by the Architect.

**Verification of Dimensions:**

- A. Scaled and figured dimensions are approximate only. Before proceeding with work, carefully check and verify dimensions at site, and be responsible for properly fitting equipment and materials together and to the structure in spaces provided.
- B. Drawings are essentially diagrammatic and many offsets, bends, special fittings and exact locations are not indicated. Carefully study drawings and premises in order to determine best methods, exact locations, routes, building obstructions, and install apparatus and equipment in available locations. Install apparatus and equipment in manner and in locations to avoid obstructions, preserve headroom, and keep openings and passageways clear.

**Locations and Space Requirements:**

- A. Contractor shall fully inform self regarding peculiarities and limitation of spaces available for installation of work under this division. Drawings indicate desired location and arrangement of piping, equipment and other items and are to be followed as closely as possible. Work specified and not clearly defined by drawings shall be installed and arranged in a satisfactory manner. In any case and at any time a change in location required by obstacles or the installation of other trades not shown on the plumbing plans shall be made by contractor without additional charge provided the change is ordered before work is installed and no extra materials are required.
- B. Verify all spaces, dimensions for all fixtures, equipment, or owner-furnished equipment and equipment furnished under other sections.
- C. Obtain all necessary rough in data and dimensions for all fixtures, equipment, or owner-furnished equipment and equipment furnished under other sections.
- D. Maintain ample headroom clearances and accessibility. Maintain ceiling heights.
- E. Constantly check work of other trades to prevent interference with this installation.

**Cutting and Patching:**

- A. Cut work and patch per Division 1 as necessary to properly install the new work. As the work progresses, coordinate necessary openings, holes, chases, etc., in their correct location. If the required openings, holes and chases are not in their correct locations, make the necessary corrections at no cost to the Owner. Avoid excessive cutting and do not cut structural members without the consent of the Architect. Patching by General Contractor or Mechanical, Plumbing or Fire Protection Contractor's expense. Include as a part of the work under this contract all structural framing required by penetrations through the roof and necessary steel to support ducts and pipes between structural steel unless shown on the structural drawings.

**Closing-in of Unfinished Work:**

- A. Cover no work until inspected, tested and approved. Where work is covered before inspection and test, uncover it, and when inspected, tested and approved, restore all work to original proper condition.

**Excavation and Backfill:**

- A. Perform all necessary excavation, shoring and backfilling required for the proper laying of all pipes and conduits inside the building and premises, and outside as may be necessary. Conform to Division 2 requirements. Remove all excess excavated materials from the site or dispose of on site as directed by General Contractor.
- B. Excavate all trenches open cut, keep trench banks as nearly vertical as practicable, and sheet and brace trenches where required for stability and safety. Excavate trenches true to line and make bottoms not less than 18 inches wide but no wider than necessary to provide enough working room. Grade trench bottom to provide uniform bedding and support for each section of pipe on undisturbed soil along its entire length. Do "ball" holes after trench bottom has been graded. Machine grade only to the top line of the pipe, doing the balance by hand. Do not cut any trench near or under footings without first consulting the Architect. Comply with OSHA requirements.
- C. Provide backfilling and compaction in accordance with requirement of Division 2 and under the direction of the Architect and the Owner's testing firm to the required density. Make the first 2 feet of fill in 6 inch layers, each thoroughly compacted as directed, and free from rocks, large clods of earth, leaves, branches, and debris. Compact the rest of the backfill to prevent settlement as directed, using in the backfill no rocks larger than 4" in diameter, and using no rocks at all in the top 12".

**Accessibility:**

- A. Install valves, dampers, thermometers, gauges, traps, cleanouts, control devices or other specialties requiring reading, adjustment, inspection, repairs, removal or replacement conveniently and accessibly throughout the finished building.

- B. Where any of these devices are shown on the contract drawings to be installed above any inaccessible ceiling, the Plumbing Contractor shall furnish access doors or panels as required. All access doors or panels in walls and ceilings required for access to control devices, traps, valves and similar devices are to be furnished and installed as part of the work under this section.
- C. Provide type as specified under Division 8. Refer to drawings and "Finish Schedule" for type of wall and ceiling in each area and for rated construction.
- D. Coordinate work of various sections to locate valves, traps, and dampers with others to avoid unnecessary duplication of access doors.

**Roof Flashings:**

- A. Flash and counterflash all piping, conduits and ductwork penetrating roofing membrane with flashing per roofing manufacturer's recommendations, architectural drawings and plumbing details.

**Equipment Rough-in:**

- A. Rough in all equipment and fixtures as designated on the drawings and in the specifications. The drawings indicate only the approximate location of rough-ins. The exact rough-in locations must be determined from large-scale certified drawings. The Contractor shall obtain all certified rough-in information before progressing with any work for rough-in final connections.
- B. Minor changes in the contract drawings shall be anticipated and provided for under this division of the specifications.
- C. Rough-in only (unless otherwise designated on the drawings) shall include the following:

1. Plumbing: Provide all services designated and required, including waste and water. Valve and cap all stub-outs for water and gas. Cap all waste and vent outlets.
2. Mechanical: Provide all services as indicated and required, including all ductwork, piping and valves. Valve and cap all piping stub-outs. Cap all ductwork stub-outs in a manner suitable for future extension.

**Owner-Furnished and Other Equipment:**

- A. Rough-in only for all Owner-furnished equipment (see Division 1) and all equipment furnished under other sections of the specifications, except as otherwise specified and/or noted on the drawings.
- B. Provide all services designated, valve and cap all piping, cap all waste piping and ductwork and leave in a clean and orderly manner.
- C. Rough-in requirements shall be as outlined in the preceding paragraph titled "Equipment Rough-in."

**Equipment Final Connections:**

- A. Provide all piping final connections for all equipment under Division 22 as required herein specified and indicated on the drawings.
- B. Plumbing: Provide final plumbing connections complete with shutoff valves, risers, traps, vacuum breakers and indirect wastes for all equipment furnished and installed under other sections of these specifications, except as otherwise designated. Included under the Plumbing section of the specifications are the final connections to the following:
  1. Miscellaneous equipment specified to be furnished and installed under other divisions of the specifications.
  2. Cold water make-up connections to air conditioning equipment.
  3. Kitchen equipment, furnished under other sections of the specifications.

**Sterilization:**

- A. Sterilize each unit of water supply and distribution system with liquid chloride or hydrochloride before acceptance of operation in accordance with AWWA C601, "Standard for Disinfection Water Mains" work shall be done by contractor and unless otherwise required by Public Authorities having Jurisdiction, shall conform to the following:
- B. Material: Liquid Chlorine, Hydrochloride.
- C. Method:
  1. The pipe system shall be flushed with clean, potable water until dirty water does not appear at the points of outlet.
  2. The system or part thereof shall be filled with a water/chlorine solution containing not less than 50 parts per million (50 mg/L) of chlorine, and the system or part thereof shall be valved off and allowed to stand for 24 hours; or the system or part thereof shall be filled with a water/chlorine solution containing not less than 200 parts per million (200 mg/L) of chlorine and allowed to stand for 3 hours.
  3. Following the required standing time, the system shall be flushed with clean potable water until the chlorine is purged from the system.
  4. The procedure shall be repeated where shown by a bacteriological examination that contamination remains present in the system.

- D. Sterilization report shall be turned into the Engineer for review prior to requesting a substantial completion inspection.

**Machinery Accessories:**

- A. Application: Do not install any equipment in an application not recommended by the manufacturer.
- B. Installation: Align, level and adjust all equipment for proper operation. Install all connecting and disconnecting of piping and accessories can readily be done and so all parts are readily accessible for inspection, service and repair. Install equipment in accordance with manufacturer's recommendations.

**Pipe and Equipment Supports:**

- A. Where supports, foundations, stands, suspended platforms for machinery, tanks, or other equipment are indicated or specified, perform the following:
  1. Locate support members to avoid equipment strains and interference with piping connections, tube pulling or other maintenance operations.
  2. Where saddles are required, use cast iron or welded steel saddles with curvature to fit the tank shell.
  3. Mount power-driven equipment on common base with driver.
- B. Concrete Inserts: Furnish and install all concrete inserts required for all materials and equipment specified and/or shown on the drawings for Division 22.
- C. Concrete Foundations: Work under this section includes coordination of construction of all concrete foundations indicated or required for equipment specified herein or in other sections under Division 22. Materials and workmanship shall be described under Division 3.
- D. Grout under all equipment after leveling, filling completely the space between machinery bed plate and foundation surface as shown on the drawings.
- E. Floor Stands: Where equipment is mounted standard or on legs, construct of structural steel or steel pipe and fittings, cross-brace and fasten with flanges or plates bolted to floor.
- F. Ceiling or Wall Supports: Use suspended platform, strap hangers, bracket or shelf, whichever is most suitable for equipment and location. Construct of structural steel members, steel plates, rods or pipe as required. Cross-brace and fasten to building structure or inserts in an approved manner.
- G. Steel Work: Neatly fabricate and erect steel work with burrs and welding spatter ground off. Paint after fabrication with a rust-inhibitive primer.

**Hangers and Supports:**

- A. Hold horizontal pipe runs firmly in place using approved steel and iron hangers, supports, and/or pipe rest unless otherwise indicated. Suspend hanger rods from concrete inserts or from approved brackets, clamps or clips. Hang pipes individually or in groups if supporting structure is adequate to support weight of piping and fluid. Except for buried piping, hang or support pipe runs so that they may expand or contract freely without strain to pipe or equipment.
  1. Horizontal steel piping: Provide hangers or supports every 10 ft, except every 8 ft. for piping 1-1/4" inch and smaller.
  2. Horizontal copper tubing: For 2 inch diameter and over, provide hangers every 10 feet, for 1-1/2" inch diameter and smaller every 6 feet.
  3. Horizontal steel no-hub piping: Provide hangers or supports at each side of no-hub fittings. Provide anti-separation bracing at each 90 degree change in direction.
  4. Horizontal cast-iron hub and spiral piping: Provide hangers or supports at each hub.
  5. Vertical piping: Support at floor with iron pipe clamps.

**Test:**

- A. Perform test to Architect's satisfaction. Make test in presence of Owner's Representative and at the time suitable to him if requested. Furnish necessary labor and equipment and bear cost for testing. Cost of replacing and/or repairing damage resulting therefor shall be borne by this contractor, should the contractor refuse or neglect to make test necessary to satisfy the Architect that requirement of specifications and drawings are met, such tests may be made by an independent testing company and the contractor charged for all expenses.
- B. Hydrostatic test: Make by completely filling piping system with water and eliminating accumulations of air so that leakage, no matter how small, will be apparent on testing gauge immediately. Maintain pressure until pipe under test has been examined, but in no case less than 24 hours. Test system at the following pressure:

SYSTEM	TEST PRESSURE
Domestic Cold Water	150 PSIG
Domestic Hot Water	150 PSIG

- C. Sanitary soil, waste, bent systems test: Before installation of fixtures, cap end of system and fill lines with water to 10 feet above the section being tested (including bends) and allow to stand for at least fifteen (15) minutes before inspection starts.

Make test in sections if necessary or convenient. However, include interconnections between new sections and previously tested section in the new test.

- D. Roof drainage system: Test as specified for sanitary system.
- E. Gas systems: Test with compressed air at 10 PSI for six hours or longer as directed to provide a tight seal without leaks. Use pressure recorder to record pressure of all lines for duration of test.
- F. Repair all leaks and retest as required.

**Cleanouts:**

- A. Provide cleanouts where indicated and required. Unless otherwise indicated, cleanouts shall be accessible with extensions to grade to outside of buildings, or to floors above as indicated or required. Do not locate cleanouts in public lobbies and public corridors unless approved by Architect.
- B. Membranes: Where waterproofing membrane occurs under floor, bring membrane to cleanout without puncturing and permanently anchor to integral anchoring flange with heavy cast-iron clamping collar and rustproof bolts.
- C. Covers: Set cleanout covers with all finished wall, floor or grade. In all cases securely anchor by means of integral lugs and bolts. Where surfacing material such as resilient coverings is specified, ascertain thickness being used and set cleanout top so finished floor is smooth.
- D. Use thread compound on all threaded inspection/cleanout caps.

**Pipe Installation:**

- A. Make pipe runs straight and true. Springing or forcing piping into place is not permitted. Install in manner to prevent any undue strain on equipment. Make joints smooth, unobstructed inside and out, and seam pipe ends thoroughly to remove burrs. Conceal piping in finished portions of the building except as otherwise directed or indicated. Cap or plug ends and openings in pipes and fittings immediately to exclude dirt until equipment is installed or final connections are made.
- B. Install piping to clear beams unless slewing is indicated. Constantly check work of other trades to prevent interference with this installation. Obtain approval from Architect if coring or cutting of concrete work is necessary due to failure to install required sleeves prior to the time of concrete pour. Cost of coring and cutting work shall be borne by the plumbing or mechanical subcontractor.
- C. Exposed plated or enameled pipe: Make connections to equipment with special care. Show no tool marks or threads.
- D. Dielectric Unions: Make connections between two dissimilar metal pipes with dielectric unions.
- E. Unions: Provide a unions on one side of each shutoff valve, at both sides of automatic valves, equipment connections and elsewhere indicated or required, unless flanges are indicated.
- F. Floor, wall ceiling plates: Provide where pipes pierce finished surfaces.
- G. Noise: Install soil, waste, and water piping in a manner that prevents any unusual noise from flow of water under normal conditions.
- H. Shutoff Valves: Provide where indicated and required for adequate control of system and for isolation of fixture groups and equipment.
- I. Buried Pipe: Install with minimum 36 inches coverage unless otherwise indicated. Lay piping accurately to grade where invert elevations are indicated. When required provide thrust blocks per manufacturer's recommendations.
- J. Equipment and Materials: Install per manufacturer's recommendations.
- K. Accessibility: Install work readily accessible for normal operation, reading of instruments, adjustments, service, inspections and repair. Provide access panels where indicated and required.
- L. Pipe Joints: Make screwed joints with a minimum amount of compound applied to the male thread only. All joints shall be made per code requirements and manufacturer's recommendations.
- M. Provide pipe isolation at all hangers for non-insulated materials.
- N. Piping Rough-in Fixtures: Support or secure to building construction of firmly anchored waste piping so that pipes cannot be displaced. Do not secure to walls. Use of makeshift devices, such as rope, wire, tape, etc. is prohibited.
- O. Horizontal drainage piping shall be installed in uniform alignment at uniform slopes.
- P. The minimum slopes for horizontal pipes:
  1. 4 inches or larger in diameter, not less than 1% (1/8 inch per foot).
  2. Less than 4 inches in diameter, not less than 2% (1/4 inch per foot).

**Cleanup:**

- A. In addition to cleanup specified under Division 1, thoroughly clean all parts of the equipment. Where exposed parts are to be painted, thoroughly clean off any splattered construction materials and remove all oil and grease spots. Wipe the surface carefully and scrape out all cracks and corners.
- B. Thoroughly flush and clean out all water circulating systems. Remove, clean and replace all strainer elements.
- C. During the progress of the work, keep the premises clean and free of debris.

**Painting:**

- A. Except as otherwise specified or indicated in the architectural drawings and/or specifications, paint all exposed unfinished metal with one coat of rust-inhibiting primer.
- B. Finished painting is specified under Division 9.

## ELECTRICAL GENERAL NOTES:

- ALL SALVAGEABLE MATERIALS AS DETERMINED BY THE ARCHITECT RESULTING FROM THE DEMOLITION OF THE EXISTING STRUCTURE AS INDICATED ON THE DEMOLITION PLAN AND WHICH ARE NOT TO BE RE-USED SHALL BECOME THE PROPERTY OF THE OWNER AND SHALL BE DISPOSED OF BY THEM. ALL MATERIALS NOT SO DESIGNATED AS SALVAGEABLE BY THE ARCHITECT SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF BY THEM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD ROUTING WITH EXISTING EQUIPMENT. PROVIDE ALL NECESSARY OFFSETS TO AVOID CONFLICTS WITH EXISTING EQUIPMENT OR OTHER OBSTRUCTIONS.
- ELECTRICAL CONTRACTOR IS TO REFER TO THE ARCHITECTURAL AND MECHANICAL DEMOLITION DRAWINGS. THE ARCHITECTURAL AND MECHANICAL DEMOLITION DRAWINGS ARE PART OF THIS CONTRACT.
- ELECTRICAL CONTRACTOR TO REFER TO THE CIVIL ENGINEER'S DRAWING AND COORDINATE ELECTRICAL INSTALLATION WITH ALL UTILITIES.
- ELECTRICAL CONTRACTOR TO VERIFY ALL THE UTILITY COMPANY SERVICE (POWER, TELEPHONE, ETC.) TERMINATION POINTS PRIOR TO ROUGH-IN. PROVIDE CONDUIT AS REQUIRED TO ACCOMMODATE ALL UTILITY COMPANY SERVICES. REPORT ANY CONFLICTING CONDITIONS TO THE ARCHITECT.
- EVERY CIRCUIT AND CIRCUIT MODIFICATION SHALL BE LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT, AND SPECIFIC PURPOSE OR USE PER NEC 408.4(A).
- MULTI-WIRE BRANCH CIRCUITS: ELECTRICAL CONTRACTOR TO COMPLY WITH THE NATIONAL ELECTRICAL CODE, ARTICLE 210.4. MULTI-WIRE BRANCH CIRCUITS. ELECTRICAL CONTRACTOR TO ALLOW FOR MULTI-WIRE BRANCH CIRCUITS WIRE AMPACITY ADJUSTMENT AS PER ARTICLE 310, TABLE 310.15(B)(2)(A) OF THE NATIONAL ELECTRICAL CODE.
- REFER TO ARCHITECTURAL CABINET CASEWORK ELEVATION DRAWINGS FOR CLARIFICATION ON MOUNTING AND PLACEMENT OF ALL RACEWAY, RECEPTACLES, AND SWITCHES.
- MANY DEVICE MOUNTING LOCATIONS ARE DEPENDENT ON MILLWORK LOCATIONS. COORDINATE ALL APPLICABLE LOCATIONS WITH MILLWORK INSTALLER PRIOR TO BEGINNING WORK.
- REMOVE OR RELOCATE ANY EXISTING ELECTRICAL DEVICES, AND CIRCUIT CONDUIT IN CONFLICT WITH THIS ELECTRICAL PLAN. COORDINATE ALL REQUIREMENTS WITH OWNER. REMOVE CIRCUIT CONDUIT BACK TO NEAREST JUNCTION BOX. MAINTAIN POWER TO DOWNLINE DEVICES. EXTEND CIRCUIT CONDUIT AS REQUIRED. RETURN ANY REMOVED DEVICES TO OWNER OR DISPOSE OF THEM AS DIRECTED BY OWNER.
- NEW INSTALLATION SHALL CONFORM TO THE NEC REVISION OBSERVED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL PROVIDE AS-BUILT PANEL SCHEDULES, SWITCH LAYOUT & SWITCHING DIAGRAM TO THE OWNER.
- ALL WORK SHALL BE CAREFULLY LAID OUT IN ADVANCE TO AVOID UNNECESSARY CUTTING, CHANNELING, CHASING OR DRILLING OF WALLS, PARTITIONS, FLOORS, CEILINGS OR OTHER SURFACES, WHERE SUCH WORK IS NECESSARY FOR THE PROPER INSTALLATION, SUPPORT OR ANCHORAGE OF RACEWAYS, OUTLETS OR OTHER ELECTRICAL WORK, IT SHALL BE CAREFULLY DONE IN SUCH A MANNER AS TO AVOID ANY DAMAGE TO THE EXISTING INSTALLATION. ALL DAMAGE SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL INCLUDE PROVISIONS IN THE BASE BID FOR ALL MATERIAL & LABOR REQUIRED FOR THE EXTENSIONS, REROUTING & RELOCATION OF EXISTING SYSTEM COMPONENTS, EQUIPMENT, WIRING, CONDUITS & CABLING. COORDINATION SHALL BE DONE TO MAINTAIN OPERATION OF ALL SYSTEMS THROUGHOUT THE BUILDING DURING DEMOLITION & CONSTRUCTION PHASES.
- EXISTING RACEWAYS MAY BE REUSED IF LOCATION IS IN COMPLIANCE WITH THE CONTRACT DOCUMENTS, UPGRADE AND/OR PROVIDE NEW CONDUIT SUPPORTS FOR ALL RACEWAYS BEING REUSED AS REQUIRED. INSURE INTEGRITY OF EXISTING RACEWAYS BEFORE RE-USE.
- MAINTAIN CIRCUIT INTEGRITY & CONTINUITY OF ALL EXISTING CIRCUITS, FEEDERS & SYSTEMS THAT INTERFERE WITH OR ARE INTERRUPTED BY REMODEL WORK, UNLESS THOSE CIRCUITS, FEEDERS & SYSTEMS ARE IN OPERATION DURING CONSTRUCTION. PROVIDE TEMPORARY PANELS, TEMPORARY WIRING & CONDUITS, ETC. AS REQUIRED.
- DO NOT PENETRATE STRUCTURAL ELEMENTS OF FLOORS, WALLS, CEILINGS, ROOF, ETC.
- ALL EXISTING FIXTURES, DEVICES, EQUIPMENT, ETC. IN PORTIONS OF THE BUILDING NOT BEING REMODELED SHALL REMAIN IN WORKING CONDITION. RESTORE ALL INTERRUPTED BRANCH CIRCUITS, FEEDERS, ETC.
- EXISTING ELECTRICAL DEVICES TO REMAIN UNLESS NOTED OTHERWISE.
- MAINTAIN UNSWITCHED POWER TO EXIT LIGHTING.
- FIELD VERIFY FINAL PLACEMENT AND QUANTITIES OF USB RECEPTACLES IN WAITING ROOMS WITH OWNER PRIOR TO BIDDING.
- CONCEAL ALL RACEWAY & WIRING IN EXISTING WALLS, CEILINGS, FLOORS, ETC.
23. ELECTRICAL CONTRACTOR SHALL REVIEW ALL ARCHITECT ELEVATIONS, SECTIONS AND FLOOR PLANS PRIOR TO ROUGH-IN OF ELECTRICAL DEVICE JUNCTION BOXES.
- CONSULT ARCHITECT'S REFLECTED CEILING PLANS FOR EXACT LOCATION OF LIGHTING FIXTURES, ETC.
- ELECTRICAL CONTRACTOR SHALL REVIEW AND COORDINATE WITH ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING AND OTHER DRAWINGS PRIOR TO BID.
- ELECTRICAL CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE MECHANICAL CONTRACTOR SUCH THAT NO DUCTS, PIPING, OR EQUIPMENT FOREIGN TO THE OPERATION OF THE ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE INSTALLED IN, ENTER OR PASS THROUGH ELECTRICAL ROOMS OR SPACES, OR ABOVE OR BELOW ELECTRICAL EQUIPMENT IN OTHER AREAS.
- ELECTRICAL CONTRACTOR SHALL MEET WITH THE CEILING AND MECHANICAL CONTRACTORS TO COORDINATE LOCATIONS, CLEARANCES, CEILING TYPES AND ROUGH-IN REQUIREMENTS OF ALL LIGHTING FIXTURES PRIOR TO DUCT, PIPING, AND CEILING INSTALLATIONS.
- VERIFY EXACT LOCATION(S) OF ALL EQUIPMENT TO BE FURNISHED BY OTHERS PRIOR TO ROUGH-IN. REFER TO THE MECHANICAL SHEETS FOR THE EXACT LOCATION OF THE MECHANICAL EQUIPMENT.
- ELECTRICAL CONTRACTOR SHALL VERIFY ALL EQUIPMENT DIMENSIONS AND LOCATIONS BEFORE BEGINNING ROUGH-IN. CONSULT CONTRACT DOCUMENT DRAWINGS AND SHOP DRAWINGS TO VERIFY AND MAINTAIN REQUIRED CLEARANCES.
- CONTRACTOR SHALL VERIFY ACTUAL ELECTRICAL LOADS FROM NAMEPLATE RATINGS OF EACH PIECE OF EQUIPMENT REQUIRING POWER. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE PROJECT ENGINEER. ALL CONNECTIONS TO EQUIPMENT SHALL BE MADE AS PER MANUFACTURER'S INSTRUCTIONS AND APPROVED WIRING DIAGRAMS AND DETAILS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT ACTUALLY SUPPLIED. THE ELECTRICAL CONTRACTOR SHALL VERIFY ALL ELECTRICAL LOADS (VOLTAGE, PHASE, CONNECTION REQUIREMENTS, ETC.) OF EQUIPMENT FURNISHED UNDER OTHER CONDITIONS WITH APPROVED SHOP DRAWINGS PRIOR TO BEGINNING ROUGH-IN.
- WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER, PER INDUSTRY STANDARD AND TO THE SATISFACTION OF THE ARCHITECT AND ENGINEER.
- WORK, MATERIALS AND EQUIPMENT SHALL CONFORM TO THE LATEST EDITIONS OF LOCAL, STATE AND NATIONAL CODES, STANDARDS AND ORDINANCES.
- THE MINIMUM SIZE OF THE CONDUCTORS ARE TO BE #12 AWG THHN COPPER, UNLESS INDICATED OTHERWISE ON THE DRAWINGS. STRANDED CONDUCTORS ARE NOT ALLOWED IN THE CONDUCTORS SMALLER THAN #10 AWG.
- DETAILS ARE SHOWN ON DIFFERENT SHEETS. THE CONTRACTOR SHALL REFER TO THOSE DETAILS WHETHER OR NOT CALLED IN REFERENCE NOTES.
- USE EPOXY ANCHORS TO SUPPORT THE ELECTRICAL EQUIPMENT. EXPANSION ANCHOR BOLTS ARE NOT ACCEPTED.
- ALL MATERIALS USED IN THIS INSTALLATION SHALL BE U.L. APPROVED AND NEW.
- NO WIRING SHALL RUN IN DUCT WORK.
- ELECTRICAL CONTRACTOR SHALL TERMINATE THE ELECTRICAL CONNECTIONS TO ALL THE EQUIPMENT BY PROVIDING THE NECESSARY MALE/FEMALE CONNECTOR, RECEPTACLE, PLUG, ETC.
- ALL CEILING MOUNTED MOTION SENSORS SHALL BE A DUAL TECHNOLOGY MOTION SENSOR WITH POWER PASS AS REQUIRED TO CONTROL LIGHTING. MOTION SENSORS SHALL HAVE A FIFTEEN MINUTE DELAY SET AT TEN MINUTES TO SENSOR SET. MANUAL ON CONTRACTOR TO SUBMIT FLOOR PLAN TO MOTION SENSOR SUPPLIER FOR FACTORY TO LOCATE MOTION SENSOR FOR OPTIMAL PERFORMANCE TO AVOID NUISANCE SHUT OFF OF LIGHTING. MANUFACTURERS LAYOUT PLAN TO BE PART OF SUBMITTALS. PROVIDE SUFFICIENT BOX DEPTH AND CORRECT PLASTER RING TO ACCOMMODATE ACTUAL RELAY UNIT AND OCCUPANCY SENSOR INSTALLED. PROVIDE PROPER SEPARATION OF 120 VOLT AND CLASS 2 WIRING AS NECESSARY IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE. USE HUBBELL, SENSOR SWITCH, LEVITON OR APPROVED EQUAL.
- CONTRACTOR SHALL MEASURE STEADY STATE LOAD CURRENTS AT EACH PANEL BOARD FEEDER FOR ALL ALTERED PANEL BOARDS. SHOULD THE DIFFERENCE BETWEEN PHASES EXCEED 20 PERCENT AT ANY PANEL BOARD, REARRANGE CIRCUITS IN PANEL BOARD TO BALANCE THE PHASE LOAD WITHIN 20 PERCENT. TAKE CARE TO MAINTAIN PROPER PHASING FOR MULTI-WIRE BRANCH CIRCUITS. UPDATE DIRECTORIES ACCORDINGLY.
- CONTRACTOR SHALL PROVIDE MINIMUM OF ONE WEEK NOTICE IN WRITING TO THE OWNER PRIOR TO ANY POWER OUTAGE. OUTAGES SHOULD BE PLANNED AROUND HOLIDAYS OR WEEKENDS. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL POWER OUTAGES PRIOR TO COMMENCING WORK.
- CONTRACTOR TO ENSURE THAT ALL AREAS OUTSIDE OF CONSTRUCTION AREA ARE KEPT CLEAN AND CLEAR OF DEBRIS AND OBSTRUCTIONS AT ALL TIMES.

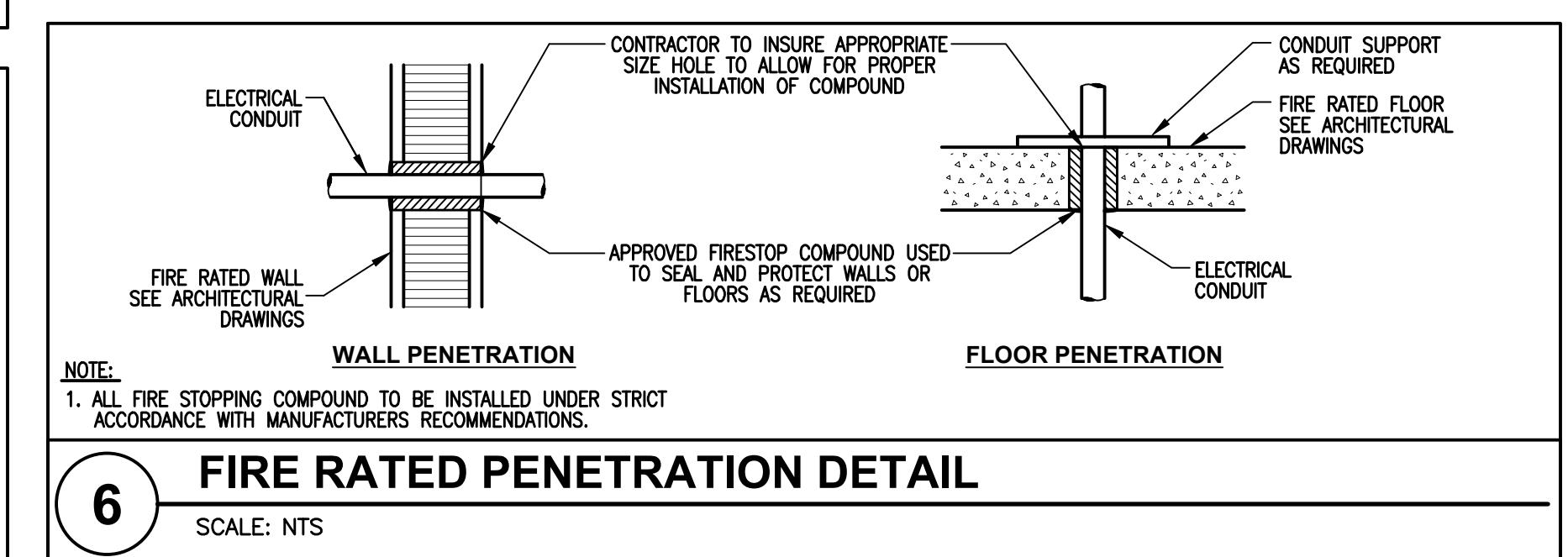
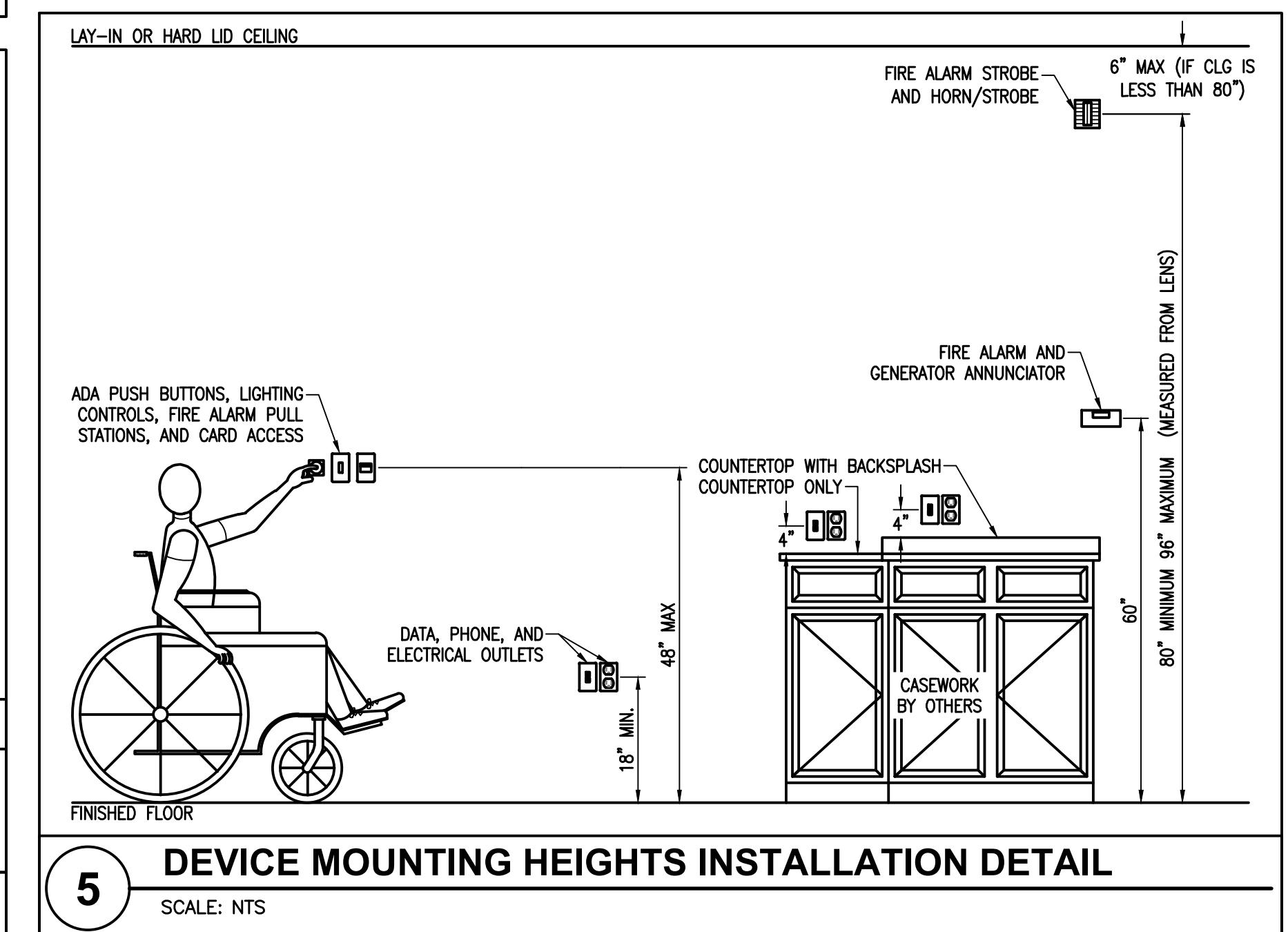
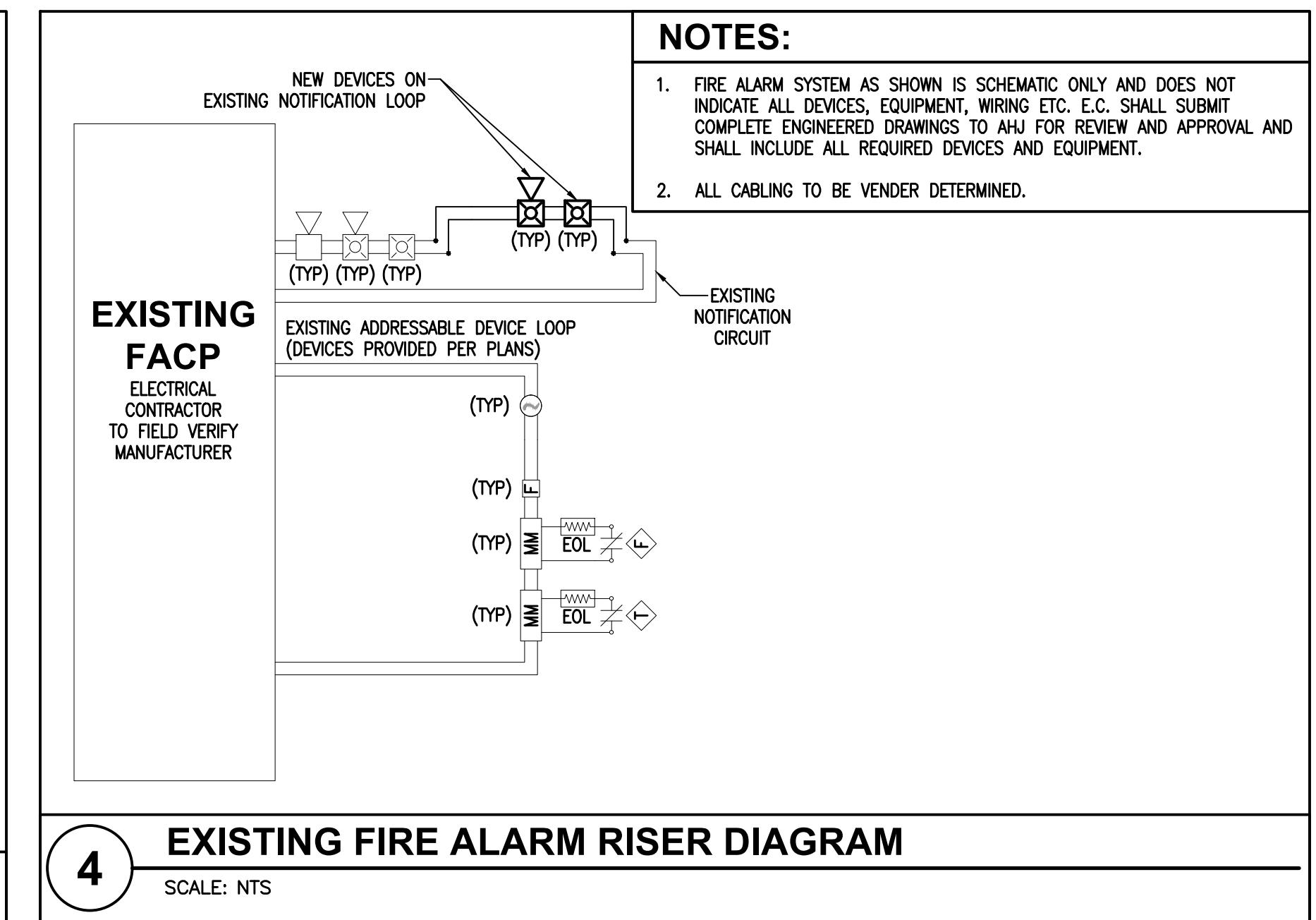
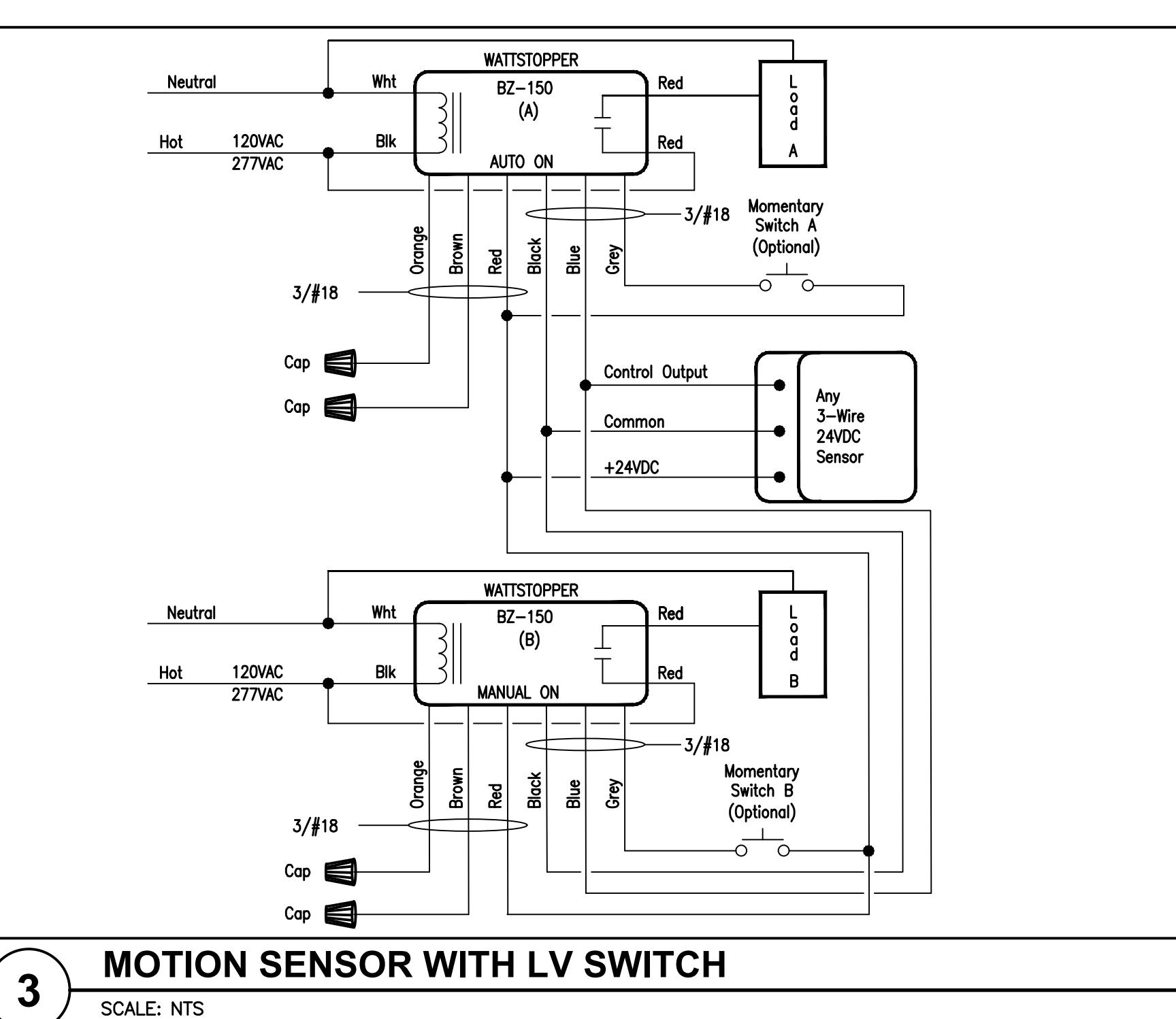
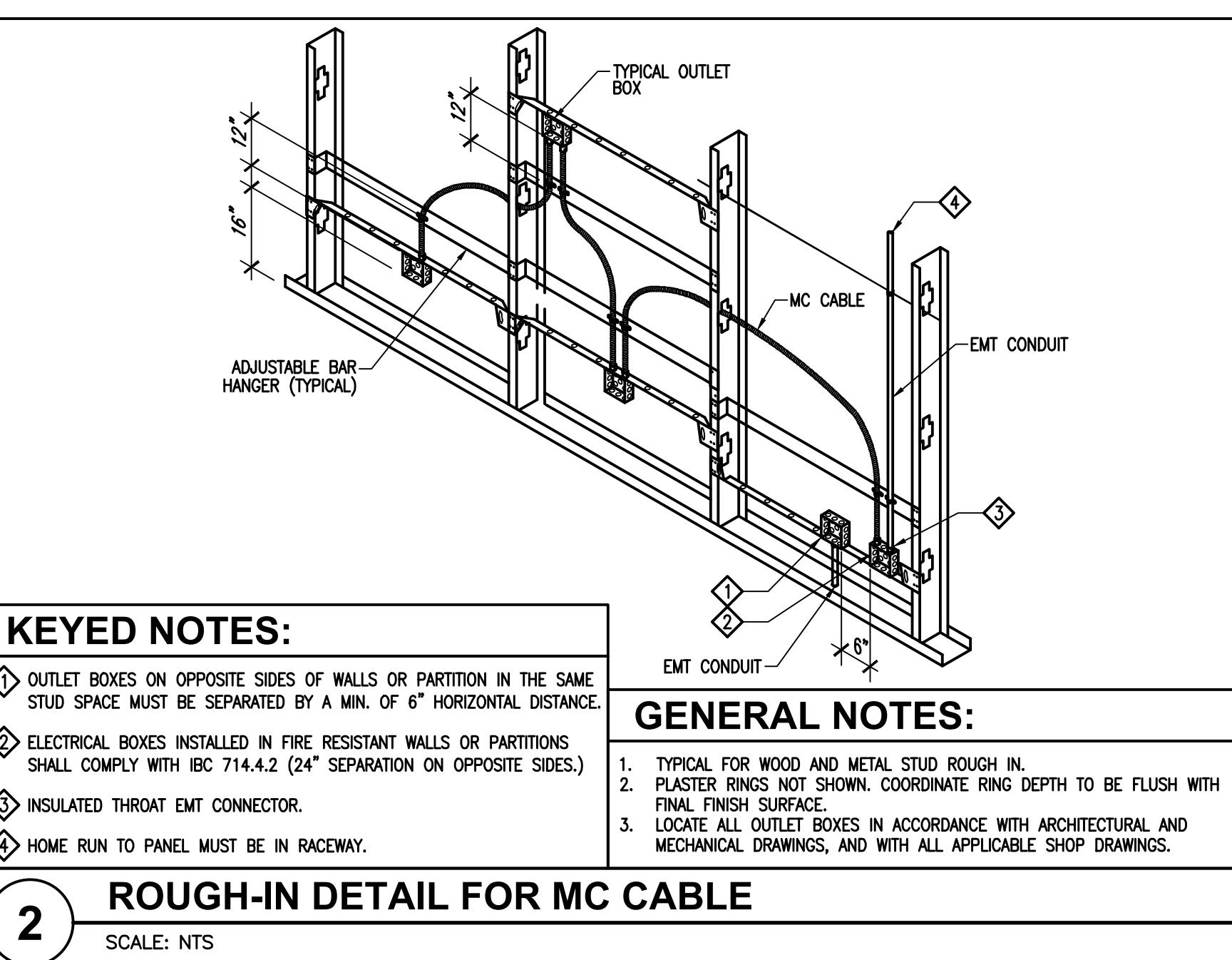
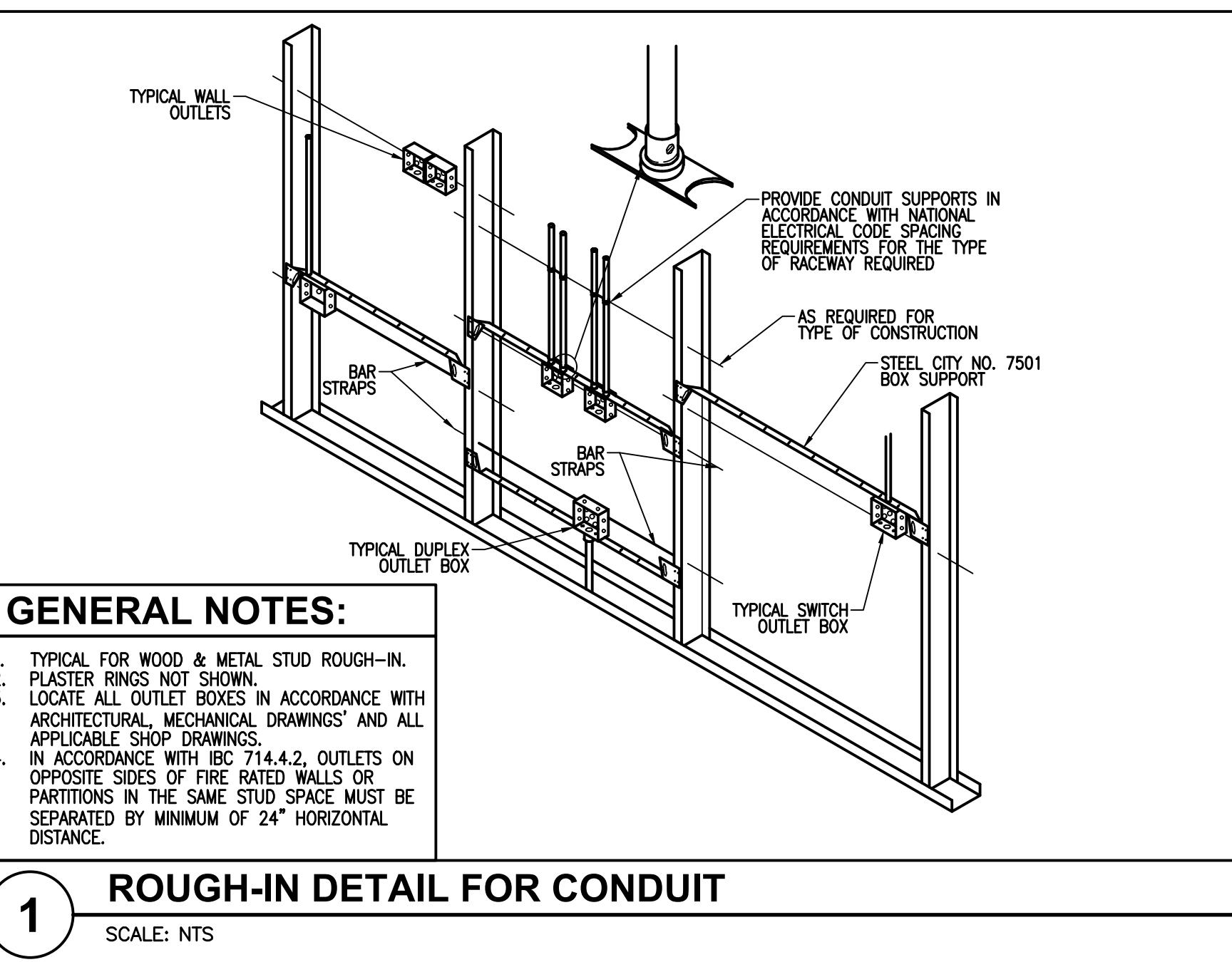
## ELECTRICAL SYMBOLS

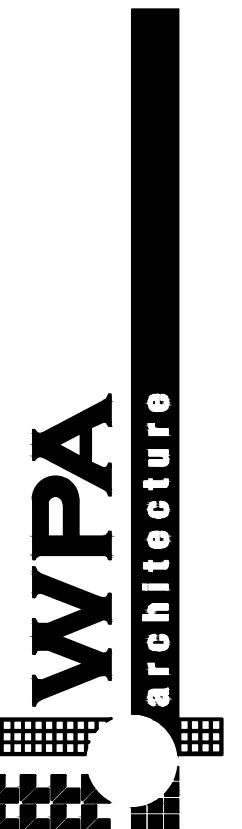
SYMBOL	EXPLANATION	SYMBOL	EXPLANATION	SYMBOL	EXPLANATION
	BRANCH CIRCUIT CONCEALED IN CEILING OR WALL	F1	Fixture Type Symbol		TAMPER AND FLOW
---	BRANCH CIRCUIT CONCEALED IN GROUND OR FLOOR		Linear Fixture ( Typical )	[FACP]	FIRE ALARM CONTROL PANEL
--- A-1,3	BRANCH CIRCUIT HOMERUNS TO PANEL		Emergency Lighting Unit	[RFAA]	REMOTE FIRE ALARM ANNUNCIATOR PANEL
[135]	ROOM NUMBER	◇	Surface or Pendant Mounted Fixture	[NAC]	FIRE ALARM NAC PANEL
[CH-1]	MECHANICAL EQUIPMENT SYMBOL	□	Recessed Fixture	[VOICE]	FIRE ALARM VOICE PANEL
◇	KEYED NOTE REFERENCE	-○	WALL MOUNTED FIXTURE	[D/H]	DOOR HOLDER
[42X]	FEEDER TAG ( SEE FEEDER SCHEDULE )		WALL PACK	[E/S]	FIRE/SMOKE DAMPER
[FLUSH SURFACE]	LIGHTING AND POWER PANELBOARD		STRIP FIXTURE	[F]	FIRE ALARM PULL STATION
[NON-FUSED FUSED]	DISCONNECT SWITCH	▽▽	TRACK LIGHTING	[F]	FIRE ALARM STROBE
[NON-FUSED FUSED]	DISCONNECT SWITCH WITH MOTOR STARTER	[EGRESS]	EMERGENCY LIGHTING UNIT	[F]	FIRE ALARM HORN/STROBE
☒	MOTOR STARTER	H○	WALL MOUNTED EXIT LIGHT ( SINGLE FACE )	[F/LF]	FIRE ALARM HORN/STROBE ( LF = LOW FREQUENCY )
[VFD]	VARIABLE FREQUENCY DRIVE	H○	WALL MOUNTED EXIT LIGHT ( DOUBLE FACE )	[F/LD]	FIRE ALARM HORN/STROBE WITH PROTECTIVE COVER
○	CONDUIT STUB	○○	CEILING MOUNTED EXIT LIGHT ( SINGLE FACE )	[F/LD]	FIRE ALARM SPEAKER/STROBE
○	JUNCTION BOX	○○	CEILING MOUNTED EXIT LIGHT ( DOUBLE FACE )	[F/LF]	FIRE ALARM SPEAKER/STROBE ( LF = LOW FREQUENCY )
[EVSE]	ELECTRIC VEHICLE CHARGING STATION ( EVSE )	○○	EXIT LIGHT WITH PROTECTIVE COVER	[F/L]	FIRE ALARM SPEAKER
[MF-A-3]	PANEL SPACE ASSIGNMENT	\$	SINGLE POLE SWITCH ( SUBSCRIPT AS INDICATED BELOW )	[F/LF]	FIRE ALARM SPEAKER ( LF = LOW FREQUENCY )
	REF. EQUIPMENT DESIGNATION				
144	MOUNTED HEIGHT ABOVE FLOOR OR GRADE GIVEN IN INCHES.				
GFCI	PROTECTED BY FAULT CIRCUIT INTERRUPTER	2	TWO POLE SWITCH		
TR	TAMPER RESISTANT	3	3-WAY SWITCH		
WP	WEATHERPROOF COVER & LISTED WEATHER RESISTANT DEVICE	4	4-WAY SWITCH		
DSP	DISPENSER	D	DIMMER SWITCH		
DW	DISHWASHER	K	KEYED SWITCH		
EWC	ELECTRIC WATER COOLER	T	TIMER SWITCH		
REF	REFRIGERATOR	M	MANUAL SWITCH WITH THERMAL OVERLOAD		
USB	HUBBELL USBS15ACSW OR EQUAL DUPLEX PLUS USB CHARGER	F	PADDLE FAN SPEED CONTROL ( CANAM "F" SERIES )		
WASH	WASHING MACHINE	OC	OCCUPANCY SENSOR SWITCH		
		LV	LOW VOLTAGE CONTROL SWITCH		
		LV/D	LOW VOLTAGE CONTROL SWITCH WITH DIMMER ( LF = LOW FREQUENCY )		
		OC/D	OCCUPANCY SENSOR CONTROL SWITCH WITH DIMMER		
		OC/2	DUAL RELAY OCCUPANCY SENSOR CONTROL SWITCH		
○	SIMPLEX RECEPTACLE OUTLET	SS	DOUBLE GANG SWITCH		
○	DUPLEX RECEPTACLE OUTLET				
○	QUAD RECEPTACLE OUTLET	\$S	LOW VOLTAGE MULTI BUTTON CONTROL SWITCH ( LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES )		
○	SPLIT WIRED DUPLEX RECEPTACLE OUTLET	\$S-\$S	CONTROLLING SWITCH ( LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES )		
○	220V RECEPTACLE OUTLET	S	OCCUPANCY SENSOR ( CEILING MOUNTED )		
○	ISOLATED GROUND RECEPTACLE OUTLET	DT	DUAL TECHNOLOGY OCCUPANCY SENSOR ( CEILING MOUNTED )		
○	SPECIAL RECEPTACLE OUTLET	PR	PASSIVE INFRARED OCCUPANCY SENSOR ( CEILING MOUNTED )		
○	TERMOSTAT OUTLET	LS	DAYLIGHT SENSOR		
○	REMOTE SENSOR OUTLET	P	PHOTOCELL		
▽(F)	COMPUTER DATA OUTLET ( # ) INDICATES JACK QUANTITIES	V	VOLUME CONTROL		
▽	NETWORK AND VOICE OUTLET	WALL SPEAKER			
○	WIRELESS ACCESS POINT CEILING MOUNTED	CEILING SPEAKER			
TV	TELEVISION OUTLET	Surveillance Camera			
○	MOTOR OUTLET	DVR	SURVEILLANCE DIGITAL VIDEO RECORDER		
○	EXHAUST FAN	NURSE	NURSE CALL ANNUNCIATOR PANEL		
○	FLOOR MOUNTED DEVICE	NURSE	NURSE CALL EMERGENCY CALL DEVICE		
○	CEILING MOUNTED DEVICE	NURSE	NURSE CALL EMERGENCY CALL LIGHT		
	NOTE: ALL SYMBOLS MAY NOT BE USED.				

## ABBREVIATIONS INDEX

#	NUMBER	DC	DIRECT CURRENT	KW	KILOWATT	PT	POTENTIAL TRANSFORMER
○	PHASE	DISP	DISPOSAL	LRA	LOCKED ROTOR AMPS	PV	PHOTOVOLTAIC
1○	SINGLE PHASE	DRY	LIGHTING	LTC	POLYVINYL CHLORIDE	PVC	
2○	TWO-POLE	DW	DISHWASHER	MAX-TV	MASTER ANTENNA TELEVISION	(R)	RELOCATE
3○	THREE-PHASE	DWG	DRAWING	MAX	MAXIMUM	RECP	RECEPTACLE
4○	FOUR-POLE	EC	EMPTY CONDUIT	MB	MAIN BUS	REQ	REQUIRED
AC	ALTERNATING CURRENT	EM	EMERGENCY	MCB	MAIN CIRCUIT BREAKER	RLA	RATED LOAD AMPS
AFF	ABOVE FINISHED FLOOR	EMG	EMERGENCY GENERATOR	MCC	MOTOR CONTROL CENTER	RMS	ROOT MEAN SQUARE
AGC	ABOVE FINISHED GRADE	EMT	ELECTRICAL METALLIC TUBING	MCM	1000 CIRCULAR MILS	SE	SERVICE ENTRANCE
APF	ARC FAULT PROTECTOR	EPO	EMERGENCY POWER OFF	MH	MANHOLE	SPD	SURGE PROTECTION DEVICE
APP	ARC FAULT PROTECTOR	EWC	ELECTRIC WATER COOLER	MIC	MICROPHONE	SPEC	SPECIFICATION
AHU	AUTHORITY HAVING JURISDICTION	EWH	ELECTRIC WALL HEATER	MIN	MINIMUM	SPK	SPEAKER
ACI	AM INTERRUPTING CURRENT (SYMMETRICAL)	FVH	FIRE VENTILATION	MLO	MAIN LUGS ONLY	SS	SELECTOR SWITCH
AL	ALUMINUM	(E)	EXISTING	MNF	MANUFACTURER	SW	SWITCH
AM	AMPS METER	(F)	FUTURE	MTG	MOUNTING	SWBD	SWITCHBOARD
AMP	AMPERE	FA	FIRE ALARM	MTR	MOTOR	SWGR	SWITCHGEAR
ANN	ANNUNCIATOR	FACP	FIRE ALARM CONTROL PANEL	MW	MICROWAVE	TB	TELEPHONE TERMINAL BOARD
ATS	AUTOMATIC TRANSFER SWITCH	FC	FOOT CANDLE	(N)	NEW	TBC	TELEPHONE TERMINAL CABINET
AUX	AUXILIARY	FLA	FULL LOAD AMPS	N/A	NOT APPLICABLE	TV	TELEVISION
AWG	AMERICAN WIRE GAUGE	FT	FOOT	NC	NORMALLY CLOSED	UNL	UNDERGROUND
BC	BARE COPPER	FRZ	FREEZER	NEC	NATIONAL ELECTRICAL CODE	UPN	UNLESS NOTED OTHERWISE
BFG	BLOW FINISH GRADE	FS	FUSED SWITCH	NEMA	NATIONAL MANUFACTURING ASSOCIATION	UPS	UNIVERSITABLE POWER SUPPLY
C	CONDUIT	GFAF	DUAL FUNCTION GFCI/AFCI CIRCUIT BREAKER	NFC	NATIONAL FIRE CODE	V	VOLT (KV-AMPS)
CAB	CABINET	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	VA/R	VOLT-AMPS/REACTIVE
CATV	CABLE ANTENNA TELEVISION	GFP	GROUND FAULT EQUIPMENT PROTECTION	NFS	NON FUSED SWITCH	VM	VOLT METER
CATV	CABLE TELEVISION	GFP	GROUND FAULT PROTECTOR	NTS	NOT TO SCALE	W	WATTS
CFI	CONTRACTOR-FURNISHED CONTRACTOR INSTALLED	GRC	GRANULIZED RIGID CONDUIT	OFCI	OWNER-FURNISHED CONTRACTOR INSTALLED	W/	WITH
CKT	CIRCUIT	GRD	GROUND	OFOI	OWNER-FURNISHED OWNER INSTALLED	WASH	WASHER
CLO	CEILING	HP	HORSE POWER	IM			







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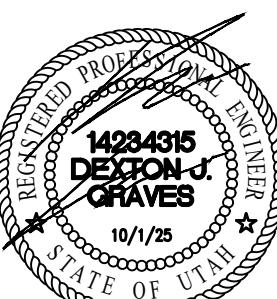


## OREM CITY PUBLIC SAFETY BUILDING

RESTROOM  
REMODEL

95 E. Center Street  
Orem, Utah 84057

client info



design professional stamp

revision information

no. date description

milestone issue date  
OCTOBER 3, 2025

milestone issue description

PERMIT SET

latest revision date

latest revision description

drawing title

ELECTRICAL SCHEDULES

**E6.1**  
sheet number

### LIGHT FIXTURE SCHEDULE

Fixture Number	Fixture Manufacturer	Fixture Catalog #	Fixture				Description	Remarks
			Type	Volts	Watts	Mounting		
F1	HALO JUNO LIGHTOLIER WESTINGHOUSE PRESCOLITE SATCO	SMD6R129SWH 6RLS 10LM 30K 90CRI 120 FRPC WH S-5-R-8-35K-10 63221 LBSSLEDA10L-35K-8-WH S9331	LED 3500 KELVIN 1000 LUMENS 80 CRI	120	16.4	surface ceiling	LED SURFACE LIGHT	
F2	HALO JUNO WESTINGHOUSE PRESCOLITE RAYON	SMD6R6935WH 6RLS 10LM 30K 90CRI 120 FRPC WH 63221 LBSSLEDA10L-35K-8-WH RJL6-12-12-30-W	LED 3500 KELVIN 1000 LUMENS 90 CRI	120	9.6	surface ceiling	LED SURFACE LIGHT WET LOCATION LISTED	
EM1	SURELITE LITHONIA LIGHTOLIER LSI DUAL-LITE MAXILUME	SEL17 ELM2 E611W LITEM-WH EZ-2 ELM-LED-861	INCLUDED	120	5.4	surface wall	2-HEAD EM WALL PACK (SURFACE)	





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
1/5/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Dale Barton Agency 1100 East 6600 South Suite 400 Salt Lake City UT 84121-7418	CONTACT NAME: Eleni Broadwater PHONE (A/C, No, Ext): 801-288-1600 FAX (A/C, No): 801-288-1944 E-MAIL ADDRESS: ebroadwater@dalebarton.com
	INSURER(S) AFFORDING COVERAGE INSURER A: Continental Western Insurance Company INSURER B: Selective INSURER C: INSURER D: INSURER E: INSURER F:
INSURED Rod Lewis Construction LLC 151 West 255 South Orem UT 84058	RODLEWI-01
	NAIC # 10804

## COVERAGES

CERTIFICATE NUMBER: 2126674528

## REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	Y		CPA6059081-21	1/28/2025	1/28/2026	EACH OCCURRENCE	\$ 1,000,000	
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000	
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			CPA6059081-21	1/28/2025	1/28/2026	MED EXP (Any one person)	\$ 10,000	
							PERSONAL & ADV INJURY	\$ 1,000,000	
							GENERAL AGGREGATE	\$ 2,000,000	
							PRODUCTS - COMP/OP AGG	\$ 2,000,000	
							OTHER:	\$	
							EXCESS LIAB	X	OCCUR
A	UMBRELLA LIAB EXCESS LIAB			CPA6059081-21	1/28/2025	1/28/2026	BODILY INJURY (Per person)	\$	
							BODILY INJURY (Per accident)	\$	
							PROPERTY DAMAGE (Per accident)	\$	
							AGGREGATE	\$ 4,000,000	
							OTHER:	\$	
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input checked="" type="checkbox"/>	N / A	WC9075428	1/28/2025	1/28/2026	X PER STATUTE	OTHER	
							E.L. EACH ACCIDENT	\$ 1,000,000	
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000	
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000	
							OTHER:	\$	

## DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Re: 2026 Public Safety Restroom Remodel Project

City of Orem, its officers, officials, employees and volunteers are Additional Insured per written contract.

## CERTIFICATE HOLDER

## CANCELLATION

City of Orem 56 North State Street Orem UT 84057	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## **ADDITIONAL INSURED - OWNERS, LESSEES, CONTRACTORS OR OTHERS - ONGOING AND COMPLETED OPERATIONS - AUTOMATIC STATUS, INCLUDING PRIMARY NONCONTRIBUTORY**

This endorsement modifies insurance provided under the following:

### **COMMERCIAL GENERAL LIABILITY COVERAGE PART**

**A. SECTION II - WHO IS AN INSURED** is amended to include as an additional insured any person(s) or organization(s) when you are obligated by virtue of a written contract or agreement that such person(s) or organization(s) be added as an additional insured to your policy.

Such person(s) or organization(s) is an additional insured only with respect to liability for "bodily injury" or "property damage" or "personal and advertising injury" caused, in whole or in part by:

1. Acts or omissions of the Named Insured; or
2. The acts or omissions of those acting on behalf of the Named Insured;

in the performance of the Named Insured's ongoing work and/or included in the "products completed operations hazard".

This insurance applies only when you are required to add the additional insured by virtue of a written contract or agreement, provided the contract or agreement is:

1. Currently in effect or becomes effective during the term of this policy; and
2. Was executed prior to the "bodily injury" or "property damage" or "personal and advertising injury".

However:

- a. The insurance afforded to such additional insured only applies to the extent permitted by law; and
- b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to

such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

For purposes of this endorsement, throughout the policy, the terms "you" and "your" refer to the Named Insured shown in the Declarations.

**B. Exclusions**

With respect to the insurance afforded to these additional insureds, the following additional exclusions apply to "bodily injury" and "property damage" arising out of:

1. The rendering of or failure to render any professional services by you or on your behalf, but only with respect to either or both of the following operations:
  - a. Providing engineering, architectural or surveying services to others in your capacity as an engineer, architect or surveyor; and
  - b. Providing, or hiring independent professionals to provide, engineering, architectural or surveying services in connection with construction work you perform.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of, or

the failure to render, any professional architectural, engineering or surveying services.

2. Subject to Paragraph 3. below, professional services include:
  - a. Preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders, or drawings and specifications; and
  - b. Supervisory or inspection activities performed as part of any related architectural or engineering activities.
3. Professional services do not include services within construction means, methods, techniques, sequences and procedures employed by you or performed by or for the construction manager, its employees or its subcontractors in connection with your ongoing operations.

#### **C. Limits of Insurance**

With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations; whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

#### **D. Other Insurance**

For purposes of this endorsement, the following is added to the **Section IV - Commercial General Liability Conditions, 4. Other Insurance** condition and supersedes any provision to the contrary:

This insurance is excess of all other insurance available to an additional insured whether on a primary, excess, contingent or any other basis. But, if required by a written contract or written agreement to be primary and noncontributory, this insurance will be primary to and will not seek contribution from any insurance on which the additional insured is a Named Insured.

No other coverage or limit in the policy applies to loss or damage insured by this coverage.

## Request for Taxpayer

## Identification Number and Certification

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.Give form to the  
requester. Do not  
send to the IRS.**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See <b>Specific Instructions</b> on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)						
	<b>Rod Lewis Construction, LLC</b>						
	2 Business name/disregarded entity name, if different from above.						
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.						
	<input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) <b>S</b> <b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions)						
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>						
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):						
	Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ <i>(Applies to accounts maintained outside the United States.)</i>						
5 Address (number, street, and apt. or suite no.). See instructions. <b>151 W 255 S</b>				Requester's name and address (optional)			
6 City, state, and ZIP code <b>Orem, UT 84058</b>							
7 List account number(s) here (optional)							

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
<input type="text"/>	<input type="text"/>	<input type="text"/>							
-									
<input type="text"/>	<input type="text"/>	<input type="text"/>							
-									
or									
Employer identification number									
<b>2</b>	<b>7</b>	<b>-</b>	<b>4</b>	<b>2</b>	<b>8</b>	<b>4</b>	<b>1</b>	<b>4</b>	<b>4</b>

**Part II Certification**

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person <i>Analisa Lewis</i>
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Date **01/07/2026****General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**What's New**

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

must obtain your correct taxpayer identification number (TIN), which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid).
- Form 1099-DIV (dividends, including those from stocks or mutual funds).
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds).
- Form 1099-NEC (nonemployee compensation).
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers).
- Form 1099-S (proceeds from real estate transactions).
- Form 1099-K (merchant card and third-party network transactions).
- Form 1098 (home mortgage interest), 1098-E (student loan interest), and 1098-T (tuition).
- Form 1099-C (canceled debt).
- Form 1099-A (acquisition or abandonment of secured property).

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

**Caution:** If you don't return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

**By signing the filled-out form**, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued);
2. Certify that you are not subject to backup withholding; or
3. Claim exemption from backup withholding if you are a U.S. exempt payee; and
4. Certify to your non-foreign status for purposes of withholding under chapter 3 or 4 of the Code (if applicable); and
5. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting is correct. See *What Is FATCA Reporting*, later, for further information.

**Note:** If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding.** Payments made to foreign persons, including certain distributions, allocations of income, or transfers of sales proceeds, may be subject to withholding under chapter 3 or chapter 4 of the Code (sections 1441–1474). Under those rules, if a Form W-9 or other certification of non-foreign status has not been received, a withholding agent, transferee, or partnership (payor) generally applies presumption rules that may require the payor to withhold applicable tax from the recipient, owner, transferor, or partner (payee). See Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*.

The following persons must provide Form W-9 to the payor for purposes of establishing its non-foreign status.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the disregarded entity.
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the grantor trust.
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust and not the beneficiaries of the trust.

See Pub. 515 for more information on providing a Form W-9 or a certification of non-foreign status to avoid withholding.

**Foreign person.** If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person (under Regulations section 1.1441-1(b)(2)(iv) or other applicable section for chapter 3 or 4 purposes), do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515). If you are a qualified foreign pension fund under Regulations section 1.897(l)-1(d), or a partnership that is wholly owned by qualified foreign pension funds, that is treated as a non-foreign person for purposes of section 1445 withholding, do not use Form W-9. Instead, use Form W-8EXP (or other certification of non-foreign status).

**Nonresident alien who becomes a resident alien.** Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a saving clause. Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

**Example.** Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if their stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first Protocol) and is relying on this exception to claim an exemption from tax on their scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

## Backup Withholding

**What is backup withholding?** Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include, but are not limited to, interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third-party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

**Payments you receive will be subject to backup withholding if:**

1. You do not furnish your TIN to the requester;
2. You do not certify your TIN when required (see the instructions for Part II for details);
3. The IRS tells the requester that you furnished an incorrect TIN;
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only); or
5. You do not certify to the requester that you are not subject to backup withholding, as described in item 4 under "By signing the filled-out form" above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier.

## What Is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all U.S. account holders that are specified U.S. persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

## Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you are no longer tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account, for example, if the grantor of a grantor trust dies.

## Penalties

**Failure to furnish TIN.** If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

**Civil penalty for false information with respect to withholding.** If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

**Criminal penalty for falsifying information.** Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

**Misuse of TINs.** If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

## Specific Instructions

### Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

• **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

**Note for ITIN applicant:** Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040 you filed with your application.

• **Sole proprietor.** Enter your individual name as shown on your Form 1040 on line 1. Enter your business, trade, or “doing business as” (DBA) name on line 2.

• **Partnership, C corporation, S corporation, or LLC, other than a disregarded entity.** Enter the entity’s name as shown on the entity’s tax return on line 1 and any business, trade, or DBA name on line 2.

• **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. Enter any business, trade, or DBA name on line 2.

• **Disregarded entity.** In general, a business entity that has a single owner, including an LLC, and is not a corporation, is disregarded as an entity separate from its owner (a disregarded entity). See Regulations section 301.7701-2(c)(2). A disregarded entity should check the appropriate box for the tax classification of its owner. Enter the owner’s name on line 1. The name of the owner entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For

example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner’s name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity’s name on line 2. If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

### Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, enter it on line 2.

### Line 3a

Check the appropriate box on line 3a for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3a.

IF the entity/individual on line 1 is a(n) ...	THEN check the box for ...
• Corporation	Corporation.
• Individual or	Individual/sole proprietor.
• Sole proprietorship	
• LLC classified as a partnership for U.S. federal tax purposes or	Limited liability company and enter the appropriate tax classification:
• LLC that has filed Form 8832 or 2553 electing to be taxed as a corporation	P = Partnership, C = C corporation, or S = S corporation.
• Partnership	Partnership.
• Trust/estate	Trust/estate.

### Line 3b

Check this box if you are a partnership (including an LLC classified as a partnership for U.S. federal tax purposes), trust, or estate that has any foreign partners, owners, or beneficiaries, and you are providing this form to a partnership, trust, or estate, in which you have an ownership interest. You must check the box on line 3b if you receive a Form W-8 (or documentary evidence) from any partner, owner, or beneficiary establishing foreign status or if you receive a Form W-9 from any partner, owner, or beneficiary that has checked the box on line 3b.

**Note:** A partnership that provides a Form W-9 and checks box 3b may be required to complete Schedules K-2 and K-3 (Form 1065). For more information, see the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

If you are required to complete line 3b but fail to do so, you may not receive the information necessary to file a correct information return with the IRS or furnish a correct payee statement to your partners or beneficiaries. See, for example, sections 6698, 6722, and 6724 for penalties that may apply.

### Line 4 Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

#### Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third-party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys’ fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space on line 4.

1 — An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2).

2—The United States or any of its agencies or instrumentalities.

3—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.

4—A foreign government or any of its political subdivisions, agencies, or instrumentalities.

5—A corporation.

6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or territory.

7—A futures commission merchant registered with the Commodity Futures Trading Commission.

8—A real estate investment trust.

9—An entity registered at all times during the tax year under the Investment Company Act of 1940.

10—A common trust fund operated by a bank under section 584(a).

11—A financial institution as defined under section 581.

12—A middleman known in the investment community as a nominee or custodian.

13—A trust exempt from tax under section 664 or described in section 4947.

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
• Interest and dividend payments	All exempt payees except for 7.
• Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
• Barter exchange transactions and patronage dividends	Exempt payees 1 through 4.
• Payments over \$600 required to be reported and direct sales over \$5,000 <sup>1</sup>	Generally, exempt payees 1 through 5. <sup>2</sup>
• Payments made in settlement of payment card or third-party network transactions	Exempt payees 1 through 4.

<sup>1</sup> See Form 1099-MISC, Miscellaneous Information, and its instructions.

<sup>2</sup> However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

**Exemption from FATCA reporting code.** The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) entered on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37).

B—The United States or any of its agencies or instrumentalities.

C—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i).

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i).

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state.

G—A real estate investment trust.

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940.

I—A common trust fund as defined in section 584(a).

J—A bank as defined in section 581.

K—A broker.

L—A trust exempt from tax under section 664 or described in section 4947(a)(1).

M—A tax-exempt trust under a section 403(b) plan or section 457(g) plan.

**Note:** You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

### Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, enter "NEW" at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

### Line 6

Enter your city, state, and ZIP code.

## Part I. Taxpayer Identification Number (TIN)

**Enter your TIN in the appropriate box.** If you are a resident alien and you do not have, and are not eligible to get, an SSN, your TIN is your IRS ITIN. Enter it in the entry space for the Social security number. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). If the LLC is classified as a corporation or partnership, enter the entity's EIN.

**Note:** See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

**How to get a TIN.** If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at [www.SSA.gov](http://www.SSA.gov). You may also get this form by calling 800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at [www.irs.gov/EIN](http://www.irs.gov/EIN). Go to [www.irs.gov/Forms](http://www.irs.gov/Forms) to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to [www.irs.gov/OrderForms](http://www.irs.gov/OrderForms) to place an order and have Form W-7 and/or Form SS-4 mailed to you within 15 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and enter "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, you will generally have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

**Note:** Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon. See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier, for when you may instead be subject to withholding under chapter 3 or 4 of the Code.

**Caution:** A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

## Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

**Signature requirements.** Complete the certification as indicated in items 1 through 5 below.

**1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983.**

You must give your correct TIN, but you do not have to sign the certification.

**2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983.** You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

**3. Real estate transactions.** You must sign the certification. You may cross out item 2 of the certification.

**4. Other payments.** You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third-party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

**5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions.** You must give your correct TIN, but you do not have to sign the certification.

## What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account <sup>1</sup>
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor <sup>2</sup>
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee <sup>1</sup>
b. So-called trust account that is not a legal or valid trust under state law	The actual owner <sup>1</sup>
6. Sole proprietorship or disregarded entity owned by an individual	The owner <sup>3</sup>
7. Grantor trust filing under Optional Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))**	The grantor*

For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity <sup>4</sup>
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing Form 1041 or under the Optional Filing Method 2, requiring Form 1099 (see Regulations section 1.671-4(b)(2)(i)(B))**	The trust

<sup>1</sup> List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

<sup>2</sup> Circle the minor's name and furnish the minor's SSN.

<sup>3</sup> You must show your individual name on line 1, and enter your business or DBA name, if any, on line 2. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

<sup>4</sup> List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.)

**\* Note:** The grantor must also provide a Form W-9 to the trustee of the trust.

**\*\*** For more information on optional filing methods for grantor trusts, see the Instructions for Form 1041.

**Note:** If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

## Secure Your Tax Records From Identity Theft

Identity theft occurs when someone uses your personal information, such as your name, SSN, or other identifying information, without your permission to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax return preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity, or a questionable credit report, contact the IRS Identity Theft Hotline at 800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 877-777-4778 or TTY/TDD 800-829-4059.

**Protect yourself from suspicious emails or phishing schemes.**

Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to [phishing@irs.gov](mailto:phishing@irs.gov). You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 800-366-4484. You can forward suspicious emails to the Federal Trade Commission at [spam@uce.gov](mailto:spam@uce.gov) or report them at [www.ftc.gov/complaint](http://www.ftc.gov/complaint). You can contact the FTC at [www.ftc.gov/idtheft](http://www.ftc.gov/idtheft) or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see [www.IdentityTheft.gov](http://www.IdentityTheft.gov) and Pub. 5027.

Go to [www.irs.gov/IdentityTheft](http://www.irs.gov/IdentityTheft) to learn more about identity theft and how to reduce your risk.

## Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information.

Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and territories for use in administering their laws. The information may also be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payors must generally withhold a percentage of taxable interest, dividends, and certain other payments to a payee who does not give a TIN to the payor. Certain penalties may also apply for providing false or fraudulent information.