DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A



# INTERAGENCY COOPERATION CONTRACT BETWEEN TEXAS FACILITIES COMMISSION AND DEPARTMENT OF INFORMATION RESOURCES

This Interagency Cooperation Contract (Contract) is entered into by and between the Texas Facilities Commission (TFC) and the Department of Information Resources (Receiving Agency), pursuant to the authority granted by and in compliance with the provisions of "The Interagency Cooperation Act," Tex. Gov't Code Ann. §§ 771.001-.010 (West 2012).

## I. STATEMENT OF WORK TO BE PERFORMED.

1.01. **SCOPE OF SERVICES.** TFC shall provide, or cause to be provided, minor construction services required to remodel area 1354 of the William P. Clements Building, located at 300 West 15th Street, Austin, Texas, as further depicted in work order 521123, attached hereto and incorporated herein for all purposes as Exhibit A, and 1354 remodel drawings, attached hereto and incorporated herein for all purposes as Exhibit B.

## II. BASIS FOR COMPUTING REIMBURSABLE COSTS.

2.01. **REIMBURSABLE COSTS.** The basis for computing reimbursable costs under this Contract shall be for actual construction costs incurred by TFC and/or developed from estimates received from third-party contractors.

## III. CONSIDERATION.

3.01. **CONTRACT AMOUNT.** Receiving Agency agrees to pay TFC an amount not to exceed the sum of Seventy Six Thousand Three Hundred Twenty Seven and 49/100 Dollars ($76,327.49) for providing the services required to fulfill the terms of this Contract.

3.02. **ADVANCE PAYMENT.** If actual costs for services provided by private vendors, or TFC staff, for work requested by Receiving Agency will exceed the Contract amount allocated for said service, TFC will provide notice and a revised estimate to Receiving Agency. Prior to exceeding the Contract amount the parties may agree to amend this Contract pursuant to Section 8.08 to reimburse for such increased actual costs on a dollar for dollar basis. If actual costs for services by private vendors, or TFC staff, are less than the maximum contract amount, TFC will return any amount that exceeds actual costs to Receiving Agency.

3.03. **CAPITAL BUDGET AUTHORITY.** Pursuant to Rider 16 entitled *Capital Construction on Behalf of State Agencies* for TFC found in H.B. 1, 84th Leg., R.S., art. I, any capital items related to construction of buildings and facilities including minor construction projects greater than $100,000 performed by TFC on behalf of other state agencies do not apply to TFC for the purpose of the capital budget rider limitations specified in H.B. 1, 84th Leg., R.S., art. IX, sec. 14.03. By signing this Contact, Receiving Agency certifies it has the requisite capital budget authority to fund the services to be provided under this Contract.

DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A



## IV. PAYMENT FOR SERVICES.

4.01. **PAYMENT.** An Interagency Transaction Voucher or Invoice (ITV) for these services will be prepared by TFC. Receiving Agency shall reimburse TFC within thirty (30) days from receipt of ITV or invoice. If payment by Receiving Agency is not received within thirty (30) days, TFC may cancel the Contract without further notice to Receiving Agency, and Receiving Agency shall remain liable for all actual costs incurred by TFC in delivering services under this Contract.

4.02. **UNIFORM STATE ACCOUNTING SYSTEM (USAS).** To the extent possible, interagency payments involving only treasury funds will be processed as paperless document transfers in the USAS system subject to audit by the Fund Accounting Division of the Comptroller's Office. Payments from treasury funds for deposit into local bank accounts will be processed in USAS through the paperless purchase vouchers process. Interagency payments received from local funds for deposit into the State Treasury must be submitted according to policies and procedures for USAS deposits.

4.03. **REIMBURSEMENT.** (a) Reimbursements with funds contained in the State Treasury shall be made via USAS funds transfers, with Receiving Agency initiating the transfers. TFC will provide Receiving Agency with all the necessary USAS coding elements. Reimbursement with funds outside the State Treasury shall be made by Receiving Agency issuing warrants for payment to TFC.

(b) All reimbursements must be made through the use of local funds or drawn on the appropriated item(s) or account(s) of Receiving Agency from which the agency would ordinarily make expenditures for similar services or resources. Reimbursements will be credited to the appropriation year in which the expenses were incurred.

(c) To comply with H.B. 1, 84th Leg., R.S., art. IX, Sec. 6.08, entities making payments from funding sources other than General Revenue Fund appropriations, shall remit an additional amount equal to the percentage of direct labor costs, necessary to cover the cost of the benefits.

## V. TERM OF CONTRACT.

5.01. **TERM.** This Contract shall be effective upon execution by both parties, and shall terminate on December 31, 2016, unless terminated earlier by either party, as provided in Section 5.03.

5.02. **DISPUTE RESOLUTION.** The parties agree to use good-faith efforts to decide all questions, difficulties, or disputes of any nature that may arise under or by this Contract; provided however, nothing in this paragraph shall preclude either party from pursuing any remedies as may be available under Texas law.

5.03. **EARLY TERMINATION.** (a) Either party may terminate this Contract upon thirty (30) days prior written notice to the other. Upon receipt of notice of early termination, TFC shall cancel, withdraw, or otherwise terminate outstanding orders or subcontracts which relate to the performance

DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A



of this Contract and shall otherwise cease to incur costs under this Contract. Early termination will be subject to an equitable settlement of the respective interests of the parties accrued up to the date of termination.

(b) If this Contract is terminated for any reason, TFC will not be liable for any damages, claims, or losses, or any other amounts arising from or related to any such termination.

## VI. FUNDING.

6.01. **NO DEBT.** This Contract shall not be construed as creating any debt on behalf of the State of Texas and/or Receiving Agency and/or TFC in violation of Tex. Const. art. III, § 49. In compliance with Tex. Const. art. VIII, § 6, it is understood that all obligations of TFC hereunder are subject to the availability of state funds. If such funds are not appropriated or become unavailable, this Contract may be terminated. In that event, the parties shall be discharged from further obligations, subject to the equitable settlement of their respective interests accrued up to the date of termination.

## VII. FORCE MAJEURE.

7.01. **FORCE MAJEURE. Except as otherwise provided, neither TFC nor Receiving Agency is liable to the other for any delay in, or failure of performance, of a requirement contained in this Contract caused by force majeure. The existence of such causes of delay or failure shall extend the period of performance until after the causes of delay or failure have been removed, provided the non-performing party exercises all reasonable due diligence to perform. Force majeure is defined as acts of God, war, strike, fires, explosions, or other causes that are beyond the reasonable control of either party and that by exercise or due foresight, such party could not reasonably have been expected to avoid, and which, by the exercise of all reasonable due diligence, such party is unable to overcome. Each party must inform the other in writing with proof of receipt within three (3) business days of the existence of such force majeure.**

## VIII. MISCELLANEOUS PROVISIONS.

8.01. **INDEPENDENT CONTRACTOR.** It is further mutually understood and agreed that Receiving Agency is contracting with TFC as an independent contractor.

8.02. **INCORPORATION BY REFERENCE.** Incorporated by reference the same as if specifically written herein are the rules, regulations, and all other requirements imposed by law, including but not limited to compliance with those applicable rules and regulations of the State of Texas and the federal government, all of which shall apply to the performance of the services under this Contract.

8.03. **GOVERNING LAW AND VENUE.** This Contract shall be governed and construed in accordance with the laws of the State of Texas. **VENUE OF ANY SUIT BROUGHT FOR BREACH OF THIS CONTRACT SHALL BE FIXED IN ANY COURT OF COMPETENT**

DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A



# INTERAGENCY COOPERATION CONTRACT BETWEEN TEXAS FACILITIES COMMISSION AND DEPARTMENT OF INFORMATION RESOURCES

This Interagency Cooperation Contract (Contract) is entered into by and between the Texas Facilities Commission (TFC) and the Department of Information Resources (Receiving Agency), pursuant to the authority granted by and in compliance with the provisions of "The Interagency Cooperation Act," Tex. Gov't Code Ann. §§ 771.001-.010 (West 2012).

## I. STATEMENT OF WORK TO BE PERFORMED.

1.01. **SCOPE OF SERVICES.** TFC shall provide, or cause to be provided, minor construction services required to remodel area 1354 of the William P. Clements Building, located at 300 West 15th Street, Austin, Texas, as further depicted in work order 521123, attached hereto and incorporated herein for all purposes as Exhibit A, and 1354 remodel drawings, attached hereto and incorporated herein for all purposes as Exhibit B.

## II. BASIS FOR COMPUTING REIMBURSABLE COSTS.

2.01. **REIMBURSABLE COSTS.** The basis for computing reimbursable costs under this Contract shall be for actual construction costs incurred by TFC and/or developed from estimates received from third-party contractors.

## III. CONSIDERATION.

3.01. **CONTRACT AMOUNT.** Receiving Agency agrees to pay TFC an amount not to exceed the sum of Seventy Six Thousand Three Hundred Twenty Seven and 49/100 Dollars ($76,327.49) for providing the services required to fulfill the terms of this Contract.

3.02. **ADVANCE PAYMENT.** If actual costs for services provided by private vendors, or TFC staff, for work requested by Receiving Agency will exceed the Contract amount allocated for said service, TFC will provide notice and a revised estimate to Receiving Agency. Prior to exceeding the Contract amount the parties may agree to amend this Contract pursuant to Section 8.08 to reimburse for such increased actual costs on a dollar for dollar basis. If actual costs for services by private vendors, or TFC staff, are less than the maximum contract amount, TFC will return any amount that exceeds actual costs to Receiving Agency.

3.03. **CAPITAL BUDGET AUTHORITY.** Pursuant to Rider 16 entitled *Capital Construction on Behalf of State Agencies* for TFC found in H.B. 1, 84th Leg., R.S., art. I, any capital items related to construction of buildings and facilities including minor construction projects greater than $100,000 performed by TFC on behalf of other state agencies do not apply to TFC for the purpose of the capital budget rider limitations specified in H.B. 1, 84th Leg., R.S., art. IX, sec. 14.03. By signing this Contact, Receiving Agency certifies it has the requisite capital budget authority to fund the services to be provided under this Contract.

DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A



## IV. PAYMENT FOR SERVICES.

4.01. **PAYMENT.** An Interagency Transaction Voucher or Invoice (ITV) for these services will be prepared by TFC. Receiving Agency shall reimburse TFC within thirty (30) days from receipt of ITV or invoice. If payment by Receiving Agency is not received within thirty (30) days, TFC may cancel the Contract without further notice to Receiving Agency, and Receiving Agency shall remain liable for all actual costs incurred by TFC in delivering services under this Contract.

4.02. **UNIFORM STATE ACCOUNTING SYSTEM (USAS).** To the extent possible, interagency payments involving only treasury funds will be processed as paperless document transfers in the USAS system subject to audit by the Fund Accounting Division of the Comptroller's Office. Payments from treasury funds for deposit into local bank accounts will be processed in USAS through the paperless purchase vouchers process. Interagency payments received from local funds for deposit into the State Treasury must be submitted according to policies and procedures for USAS deposits.

4.03. **REIMBURSEMENT.** (a) Reimbursements with funds contained in the State Treasury shall be made via USAS funds transfers, with Receiving Agency initiating the transfers. TFC will provide Receiving Agency with all the necessary USAS coding elements. Reimbursement with funds outside the State Treasury shall be made by Receiving Agency issuing warrants for payment to TFC.

(b) All reimbursements must be made through the use of local funds or drawn on the appropriated item(s) or account(s) of Receiving Agency from which the agency would ordinarily make expenditures for similar services or resources. Reimbursements will be credited to the appropriation year in which the expenses were incurred.

(c) To comply with H.B. 1, 84th Leg., R.S., art. IX, Sec. 6.08, entities making payments from funding sources other than General Revenue Fund appropriations, shall remit an additional amount equal to the percentage of direct labor costs, necessary to cover the cost of the benefits.

## V. TERM OF CONTRACT.

5.01. **TERM.** This Contract shall be effective upon execution by both parties, and shall terminate on December 31, 2016, unless terminated earlier by either party, as provided in Section 5.03.

5.02. **DISPUTE RESOLUTION.** The parties agree to use good-faith efforts to decide all questions, difficulties, or disputes of any nature that may arise under or by this Contract; provided however, nothing in this paragraph shall preclude either party from pursuing any remedies as may be available under Texas law.

5.03. **EARLY TERMINATION.** (a) Either party may terminate this Contract upon thirty (30) days prior written notice to the other. Upon receipt of notice of early termination, TFC shall cancel, withdraw, or otherwise terminate outstanding orders or subcontracts which relate to the performance

DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A



of this Contract and shall otherwise cease to incur costs under this Contract. Early termination will be subject to an equitable settlement of the respective interests of the parties accrued up to the date of termination.

(b) If this Contract is terminated for any reason, TFC will not be liable for any damages, claims, or losses, or any other amounts arising from or related to any such termination.

## VI. FUNDING.

6.01. **NO DEBT.** This Contract shall not be construed as creating any debt on behalf of the State of Texas and/or Receiving Agency and/or TFC in violation of Tex. Const. art. III, § 49. In compliance with Tex. Const. art. VIII, § 6, it is understood that all obligations of TFC hereunder are subject to the availability of state funds. If such funds are not appropriated or become unavailable, this Contract may be terminated. In that event, the parties shall be discharged from further obligations, subject to the equitable settlement of their respective interests accrued up to the date of termination.

## VII. FORCE MAJEURE.

7.01. **FORCE MAJEURE. Except as otherwise provided, neither TFC nor Receiving Agency is liable to the other for any delay in, or failure of performance, of a requirement contained in this Contract caused by force majeure. The existence of such causes of delay or failure shall extend the period of performance until after the causes of delay or failure have been removed, provided the non-performing party exercises all reasonable due diligence to perform. Force majeure is defined as acts of God, war, strike, fires, explosions, or other causes that are beyond the reasonable control of either party and that by exercise or due foresight, such party could not reasonably have been expected to avoid, and which, by the exercise of all reasonable due diligence, such party is unable to overcome. Each party must inform the other in writing with proof of receipt within three (3) business days of the existence of such force majeure.**

## VIII. MISCELLANEOUS PROVISIONS.

8.01. **INDEPENDENT CONTRACTOR.** It is further mutually understood and agreed that Receiving Agency is contracting with TFC as an independent contractor.

8.02. **INCORPORATION BY REFERENCE.** Incorporated by reference the same as if specifically written herein are the rules, regulations, and all other requirements imposed by law, including but not limited to compliance with those applicable rules and regulations of the State of Texas and the federal government, all of which shall apply to the performance of the services under this Contract.

8.03. **GOVERNING LAW AND VENUE.** This Contract shall be governed and construed in accordance with the laws of the State of Texas. **VENUE OF ANY SUIT BROUGHT FOR BREACH OF THIS CONTRACT SHALL BE FIXED IN ANY COURT OF COMPETENT**

DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A



**JURISDICTION IN TRAVIS COUNTY, TEXAS;** provided, however, the foregoing shall not be construed as a waiver of sovereign immunity by either party.

8.04. **SEVERANCE.** Should any one or more provisions of this Contract be held to be void, voidable, or for any reason whatsoever of no force and effect, such provision(s) shall be construed as severable from the remainder of this Contract and shall not affect the validity of all other provisions of this Contract, which shall remain of full force and effect.

8.05. **HEADINGS.** The headings contained in this Contract are for reference purposes only and shall not in any way affect the meaning or interpretation of this Contract.

8.06. **NOTICES.** Any notice required or permitted to be delivered under this Contract shall be deemed delivered when deposited in the United States mail, postage prepaid, certified mail, return receipt requested, addressed to TFC or Receiving Agency, as the case may be, at the addresses set forth below:

TFC: Texas Facilities Commission
Attn: Legal Services Division
1711 San Jacinto Blvd.
Austin, Texas 78701

Receiving Agency: Department of Information Resources
Attn: John Meroney
300 West 15th Street, Suite 1300
Austin, Texas 78711

john.meroney@dir.texas.gov

Notice given in any other manner shall be deemed effective only if and when received by the party to be notified. Either party may change its address for notice by written notice to the other party as herein provided.

8.07. **AUDIT.** Pursuant to Tex. Gov't Code Ann. § 2262.154 (West Supp. 2015), TFC and Receiving Agency agree to the following:

(a) the state auditor may conduct an audit or investigation of any entity receiving funds from the state directly under the contract or indirectly through a subcontract under the contract;

(b) acceptance of funds directly under the contract or indirectly through a subcontract under the contract acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds; and

DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A



(c) under the direction of the legislative audit committee, an entity that is the subject of an audit or investigation by the state auditor must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

8.08. **ENTIRE AGREEMENT.** This Contract constitutes the entire agreement of the parties. No other agreement, statement, or promise that is not contained in this Contract shall be binding except a subsequent written amendment to this Contract signed by both parties.

**THE UNDERSIGNED** do hereby certify that, (1) the services specified above are necessary and essential and are properly within the statutory functions and programs of the affected agencies of State Government, (2) the proposed arrangements serve the interest of efficient and economical administration of those agencies, and (3) the services, supplies or materials contracted for are not required by Tex. Const. art. XVI, § 21 to be supplied under contract to the lowest responsible bidder.

TFC certifies that it has the authority to enter into this Contract by virtue of the authority granted in Tex. Gov't Code Ann. ch. 771 (West 2012).

Receiving Agency further certifies that it has the authority to enter into this Contract by virtue of the authority granted in Tex. Gov't Code Ann. ch. 771 (West 2012).

**TEXAS FACILITIES COMMISSION**

Kay Molina

General Counsel

Date of execution: 4/15/16

KM Dir.

M D.E.D.

**DEPARTMENT OF INFORMATION RESOURCES**

Nick Villalpando

By: Nick Villalpando

Title: Chief Financial Officer

Date of execution: 4/14/2016 | 4:08 PM CT

MH 4/14/2016 | 2:39 PM CT

Texas Facilities Commission
1711 San Jacinto
Austin, Texas 78711-3047
Phone: (512) 463-3446 Fax: (512) 475-0313

# Work Order 521123

☑ Chargeable

| | | | | | |
|---|---|---|---|---|---|
| Service | MC - Carpentry - Chargeable | | | | |
| Property | WPC | Issued | 12/4/2015 10:36:16 AM | Priority | 3 |
| Shop | Minor Construction | Due | 3/3/2016 | Type | Carpentry |
| Supervisor | KUYKENDALL, KIRK | Status | Open | Taken By | NM |
| Agency No. | 313 | Substatus | | | |
| Description | Portal request 17607 | | | | |

Area 1354: Walling off part of the room and taking out 2 closets in that area and adding glass doors to front.

| | | | |
|---|---|---|---|
| Asset | WILLIAM P. CLEMENTS BUILDING | Building Mgr | MORENO, VERONICA |
| Description | WILLIAM P. CLEMENTS BUILDING | Phone | O: 463-9703; C: 653-1272 |
| Location | Area 1354 | | |
| Building | WPC | Requested | 12/4/2015 10:36:13 AM |
| Floor | | Requester | John Meroney |
| Parent | | Phone | 512-475-3278 |
| Manufctr | | ☐ Shutdown | ☐ Lockout/Tagout |
| Model No | | ☐ Warranty | ☐ Safety |

| Labor | Org Code | Date | Hours: Reg. | O.T. | Dbl. | Other |
|---|---|---|---|---|---|---|
| | | | | | | |

| Parts | Description | Location | Aisle/Shelf/Bin | Qty Iss | Qty Used |
|---|---|---|---|---|---|
| | | | | | |

| Other Costs | Description | Est. Cost |
|---|---|---|
| | | |

| Contract Invoices | Date |
|---|---|
| | |

Comments: Portal request 17607

Date Completed: _____ Downtime: _____ Charge to: _____

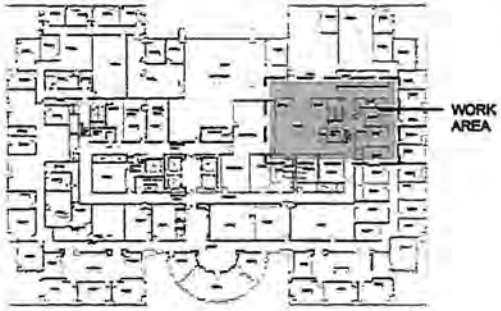
# PORTAL REQUEST 17607 / WORK ORDER 521123

# WILLIAM P. CLEMENTS 1354 REMODEL

## INDEX OF DRAWINGS


| | |
|---|---|
| G0-000 | COVER SHEET |
| G0-001 | SPECIFICATIONS - GENERAL REQUIREMENTS |
| G0-002 | SPECIFICATIONS - GENERAL REQUIREMENTS |
| G0-003 | SPECIFICATIONS - GENERAL REQUIREMENTS |
| G0-004 | SPECIFICATIONS - GENERAL REQUIREMENTS |
| G0-005 | SPECIFICATIONS - GENERAL REQUIREMENTS |
| G0-006 | SPECIFICATIONS - GENERAL REQUIREMENTS |
| G0-007 | SPECIFICATIONS - GENERAL REQUIREMENTS |
| G0-008 | SPECIFICATIONS - GENERAL REQUIREMENTS |
| A0-001 | SPECIFICATIONS - ARCHITECTURAL REQUIREMENTS |
| A0-002 | SPECIFICATIONS - ARCHITECTURAL REQUIREMENTS |
| A0-003 | SPECIFICATIONS - ARCHITECTURAL REQUIREMENTS |
| A0-004 | SPECIFICATIONS - ARCHITECTURAL REQUIREMENTS |
| A0-005 | SPECIFICATIONS - ARCHITECTURAL REQUIREMENTS |
| A0-006 | SPECIFICATIONS - ARCHITECTURAL REQUIREMENTS |
| A0-007 | SPECIFICATIONS - ARCHITECTURAL REQUIREMENTS |
| A1-300 | DEMOLITION FLOOR PLAN |
| A1-500 | DEMOLITION REFLECTED CEILING PLAN |
| A2-300 | FLOOR PLAN |
| A2-500 | REFLECTED CEILING PLAN |
| A12-400 | DOOR AND HARDWARE SCHEDULES |
| A12-600 | PARTITION TYPES |
| A12-601 | PARTITION DETAILS |
| A12-602 | PARTITION DETAILS |
| E0-000 | ELECTRICAL NOTES |
| E0-001 | ELECTRICAL NOTES |
| E1-200 | DEMOLITION POWER PLAN |
| E1-300 | DEMOLITION LIGHTING PLAN |
| E2-200 | POWER PLAN |
| E2-300 | LIGHTING PLAN |
| E3-201 | ELECTRICAL DETAILS |


## 300 W. 15TH ST
## AUSTIN, TX 78701




13TH FLOOR - KEY PLAN

PLAN NORTH

## ACCESSIBILITY COMPLIANCE STATEMENTS

| | |
|---|---|
| BUILDING OWNER: | TEXAS FACILITIES COMMISSION |
| TENANT AGENCY: | DEPARTMENT OF INFORMATION REASOURCES |
| PROJECT FUNDING SOURCE: | BY TENANT AGENCY |
| ACCESSIBLE ROUTE DEFICIENCY CORRECTIONS: | REQUIRED |
| JUSTIFICATION: | TENANT AGENCY HAS SUBMITTED CERTIFICATION OF ALTERNATIVE METHODS FOR COMPLIANCE WITH ACCESSIBILITY REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990 AS HAVING NOT SATISFIED AT LEAST ONE OF THE METHODS OF COMPLIANCE SPECIFIED IN 28 CFR 35.150(b)(1). |

## 26 JANUARY, 2016

## PROJECT PHASE - ISSUE FOR CONSTRUCTION

STATE OF TEXAS
KRISTOFER A. TATSCH
107785
LICENSED
PROFESSIONAL ENGINEER
1-26-2016

MECHANICAL ENGINEER
KRISTOFER TATSCH, P.E.
LICENSE #107785

STATE OF TEXAS
WENDELL L. COOK
115582
LICENSED
PROFESSIONAL ENGINEER
01.26.16

ELECTRICAL ENGINEER
WENDELL COOK, P.E.
LICENSE # 115582

REGISTERED ARCHITECT
GEORGE R. WELLS
23049
STATE OF TEXAS
01.26.2016

ARCHITECT
GEORGE R. WELLS, AIA
LICENSE #23049

| No. | Description | Date |
|---|---|---|
| Revision Schedule | | |

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

TFC CONTRACT NO. 16-093-000
EXHIBIT B - PAGE 1

G0-000

DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A

## 011000 - SUMMARY

1. This section includes:
   a. Project Information;
   b. Work Covered by Contract Documents;
   c. Access to Site;
   d. Coordination with Occupants;
   e. Work Restrictions;
   f. Specification and Drawing Conventions;
   g. Code Requirements; and
   h. Miscellaneous Provisions.
2. The Project name, location, responsible Design Professionals, and Client Agency are as indicated on the Cover Sheet.
3. Owner: Texas Facilities Commission (TFC).
4. Work covered by the Contract Documents:
   The demolition of (2) storage closets, partition that separates a private office & file room. Constructing storefront and fire rated partition to create a 751 square foot open office & 211 square foot private office. The predominant occupancy for the William P. Clements Building is Business. This Project will be constructed under a single prime contract.
5. All work shall comply with the most restrictive requirements of the following codes and standards:
   a. 2012 NFPA 101 Life Safety Code;
   b. 2015 International Family of Codes;
   c. NFPA 70: National Electrical Code (Latest Published Edition);
   d. NFPA 70E: Standard for Electrical Safety in the Workplace;
   e. 2007 ASHRAE 90.1: Energy Conservation Design Standard for State Funded Buildings;
   f. Americans With Disabilities Act of 1990;
      i. 2010 ADA Standards for Accessible Design;
      ii. 2010 Standards for State and Local Government Facilities Title II.
   g. Texas Government Code Chapter 469, Elimination of Architectural Barriers:
      i. 2012 Texas Accessibility Standards; and
      ii. Technical Memoranda.
6. Limit use of Project site to work in areas indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
7. Keep driveways, parking garage, loading areas, and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
8. Schedule deliveries to minimize use of driveways and entrances by construction operations and to minimize space and time requirements for storage of materials and equipment on-site.
9. Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.
10. Owner will occupy the premises during entire construction period, with the exception of areas under construction.
11. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage.
12. Perform the Work so as not to interfere with Owner's operations.
13. Maintain existing exits unless otherwise indicated.
14. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities.
15. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and authorities having jurisdiction.
16. Provide not less than 72 hours' notice to Owner of activities that will affect Owner's operations.
17. Owner reserves the right to occupy and to place and install equipment in completed portions of the Work, prior to Substantial Completion of the Work, provided such occupancy does not interfere with completion of the Work. Such placement of equipment and limited occupancy shall not constitute acceptance of the total Work.
18. Architect will prepare a Certificate of Substantial Completion for each specific portion of the Work to be occupied prior to Owner acceptance of the completed Work.
19. Before limited Owner occupancy, mechanical and electrical systems shall be fully operational, and required tests and inspections shall be successfully completed. On occupancy, Owner will operate and maintain mechanical and electrical systems serving occupied portions of Work.
20. Upon occupancy, Owner will assume responsibility for maintenance and custodial service for occupied portions of Work.
21. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.
22. Limit work in the existing building to normal business working hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, unless otherwise indicated.
23. Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:
    a. Notify Owner not less than two days in advance of proposed utility interruptions.
    b. Obtain Owner's written permission before proceeding with utility interruptions.
24. Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.
25. Notify Owner not less than two days in advance of proposed disruptive operations.
26. Obtain Owner's written permission before proceeding with disruptive operations.
27. Smoking is not permitted within the building or within 25 feet of entrances, operable windows, or outdoor-air intakes.
28. Use of controlled substances on Project site is not permitted.
29. Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.
30. Requirements for materials and products identified on Drawings are described in detail in the Specifications.
31. Materials and products are identified in the Drawings by the typical generic terms used in the individual Specifications Sections.

## 012500 – SUBSTITUTION PROCEDURES

1. This section includes administrative and procedural requirements for substitutions.
2. Substitution means change(s) proposed by Contractor for product(s), material(s), equipment, and/or methods of construction that differ from those required by the Contract Documents.
3. Contractor must investigate and document comparability of proposed substitution(s) with original requirements and compatibility of proposed substitution(s) with related products and materials.

## 013100 – PROJECT MANAGEMENT AND COORDINATION

1. This Section includes administrative provisions for coordinating construction operations on Project including, but not limited to Requests for Information (RFIs) and Project meetings.
2. Coordinate construction operations included in different Sections of the Specifications to ensure efficient and orderly installation of each part of the Work. Coordinate construction operations, included in different Sections that depend on each other for proper installation, connection, and operation.
3. RFI means request from Owner, Architect, or Contractor seeking information required by or clarifications of the Contract Documents.
   a. Coordinate and submit RFIs in a prompt manner so as to avoid delays in Contractor's work or work of subcontractors.
   b. Immediately on discovery of the need for additional information or interpretation of the Contract Documents, Contractor shall prepare and submit an RFI.
   c. Include a detailed, legible description of item needing information or interpretation and the following:

| No. | Description | Date |
|---|---|---|
| | | |
| | | |
| | | |

Revision

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

REGISTERED ARCHITECT GEORGE R. WEBB 23045 STATE OF TEXAS

FACILITIES COMMISSION TEXAS

01.26.2016

G0-001



DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A

i. Project name and TFC Project Number;
ii. Date;
iii. RFI subject;
iv. Field dimensions and conditions, as appropriate;
v. Contractor's suggested resolution.
vi. Attachments such as sketches, descriptions, measurements, photos, product data, shop drawings, coordination drawings, and other information necessary to fully describe items needing interpretation.

d. Architect will review each RFI, determine action required, and respond.
e. Architect's action may include a request for additional information.

## 013300 – SUBMITTAL PROCEDURES

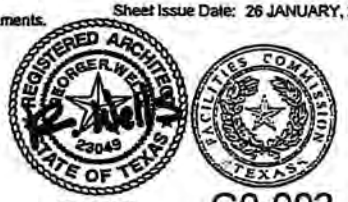
1. This section includes administrative and procedural requirements for submitting Shop Drawings, Product Data, Samples, and other submittals.
2. Coordinate preparation and processing of submittals with performance of construction activities.
3. Allow sufficient time required for Submittal preparation, review, ordering, manufacturing, fabrication, and delivery when establishing dates. Include additional time required for making corrections or revisions to submittals noted by Architect/Engineer and additional time for handling and reviewing submittals required by those corrections.
4. Electronic copies of Digital Data Files of the Contract Drawings will be made available by Architect for Contractor's use in preparing submittals.
   a. If requested, Architect will furnish one set of digital data drawing files of the Contract Drawings for use in preparing Shop Drawings or other Submittals.
   b. Architect/Engineer makes no representations as to the accuracy or completeness of digital data drawing files as they relate to the Contract Drawings.
5. Architect will advise Contractor when a submittal being processed must be delayed for coordination.
6. If intermediate submittal is necessary, process it in same manner as initial submittal.
7. Identify options requiring selection by Architect.
8. Identify deviations from the Contract Documents.
9. Make Resubmittals in same form as initial submittal.
10. Resubmit submittals until they are marked with "No Exceptions Taken" notation from Architect's action stamp.
11. Furnish copies of final submittals to manufacturers, subcontractors, suppliers, fabricators, installers, authorities having jurisdiction, and others as necessary for performance of construction activities.
12. Retain complete copies of submittals on Project site. Use only final action submittals that are marked with approval notation from Architect's action stamp.
13. Certificates and Certifications (if required) must include a statement with signature of entity responsible for preparing certification and signed by an officer or other individual authorized to sign documents on behalf of that entity.
14. Collect Product Data information into a single submittal for each element of construction and type of product or equipment.
    a. Mark each copy of each submittal to show which products and options are applicable.
    b. Include the following information, as applicable:
       i. Manufacturer's catalog cuts;
       ii. Standard color charts;
       iii. Statement of compliance with specified referenced standards;
       iv. Testing by recognized testing agency (if applicable);
       v. Application of testing agency labels and seals (if applicable);
       vi. Notation of coordination requirements; and
       vii. Availability and delivery time information.
15. Submit Product Data concurrent with Samples.
16. Shop Drawings shall be prepared with Project-specific information, drawn accurately to scale. Do not base Shop Drawings on reproductions of the Contract Documents or standard printed data.
    a. Fully illustrate requirements in the Contract Documents. Include the following information, as applicable:
       i. Identification of products;
       ii. Compliance with specified standards;
       iii. Notation of dimensions established by field measurement; and
       iv. Relationship and attachment to adjoining construction clearly indicated.
    b. Except for templates, patterns, and similar full-size drawings, submit Shop Drawings on sheets 11 by 17 inches.
17. Submit Samples for review of kind, color, pattern, and texture for a check of these characteristics with other elements and for a comparison of these characteristics between submittal and actual component as delivered and installed.
    a. Transmit Samples that contain multiple, related components such as accessories together in one submittal package.
18. Installer, Manufacturer, and Material Certificates (if required) must be written statements on manufacturer's letterhead certifying that Installer, Manufacturer, or Product complies with requirements in the Contract Documents.
    a. Installer Certificates, where required, must also indicate that Installer is authorized by manufacturer for this specific Project.
19. Material Test Reports (if required) must be written by a qualified testing agency, and submitted on testing agency's standard form, indicating and interpreting test results of material for compliance with requirements in the Contract Documents.
20. Product Test Reports (if required) must be written reports indicating that current product produced by manufacturer complies with requirements in the Contract Documents. Base reports on evaluation of tests performed by manufacturer and witnessed by a qualified testing agency, or on comprehensive tests performed by a qualified testing agency.
21. Architect/Engineer will not review submittals that are incomplete.
22. Architect will review each submittal, make marks to indicate corrections or revisions required, and return it. Architect will mark Submittal appropriately to indicate action.

## 014000 – QUALITY REQUIREMENTS

1. This section includes administrative and procedural requirements for quality assurance and quality control.
2. Testing and inspecting services are required to verify compliance with requirements specified or indicated. These services do not relieve Contractor of responsibility for compliance with the Contract Document requirements.
3. Quality-Assurance Services are activities, actions, and procedures performed before and during execution of the Work to guard against defects and deficiencies and substantiate that proposed construction will comply with requirements.
4. Product Testing means tests and inspections that are performed by an NRTL, an NVLAP, or a testing agency qualified to conduct product testing and acceptable to authorities having jurisdiction, to establish product performance and compliance with specified requirements.

| No. | Description | Date |
|---|---|---|
| | | |
| | | |
| | | |
| | Revision | |

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016




01.26.2016

G0-002



DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A

5. Source Quality-Control Testing means tests and inspections that are performed at the source, e.g., plant, mill, factory, or shop.
6. Field Quality-Control Testing means tests and inspections that are performed on-site for installation of the Work and for completed Work.
7. Testing Agency is an entity engaged to perform specific tests, inspections, or both. Testing laboratory shall mean the same as testing agency.
8. Installer/Applicator/Erector is a Contractor or another entity engaged by Contractor as an employee, Subcontractor, or Sub-subcontractor, to perform a particular construction operation, including installation, erection, application, and similar operations. Use of trade-specific terminology in referring to a trade or entity does not require that certain construction activities be performed by accredited or unionized individuals, or that requirements specified apply exclusively to specific trade(s).
9. Experienced when used with an entity or individual, means having successfully completed a minimum of five previous projects similar in nature, size, and extent to this Project; being familiar with special requirements indicated; and having complied with requirements of authorities having jurisdiction.
10. If compliance with two or more standards is specified and the standards establish different or conflicting requirements for minimum quantities or quality levels, comply with the most stringent requirement. Refer conflicting requirements that are different, but apparently equal, to Architect for a decision before proceeding.
11. The quantity or quality level shown or specified shall be the minimum provided or performed. The actual installation may comply exactly with the minimum quantity or quality specified, or it may exceed the minimum within reasonable limits. To comply with these requirements, indicated numeric values are minimum or maximum, as appropriate, for the context of requirements. Refer uncertainties to Architect for a decision before proceeding.
12. For Owner's records, submit copies of permits, licenses, certifications, inspection reports, releases, jurisdictional settlements, notices, receipts for fee payments, judgments, correspondence, records, and similar documents, established for compliance with standards and regulations bearing on performance of the Work.
13. Qualifications paragraphs in this article establish the minimum qualification levels required; individual Specification Sections specify additional requirements.
14. Manufacturers must be experienced in manufacturing products or systems similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
15. Fabricators must be experienced in producing products similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
16. Installer must be a firm or individual experienced in installing, erecting, or assembling work similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful in-service performance.
17. Professional Engineer must be a professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for installations of the system, assembly, or product that are similar in material, design, and extent to those indicated for this Project.
18. On completion of testing, inspecting, sample taking, and similar services, repair damaged construction and restore substrates and finishes.
19. Comply with the requirements for cutting and patching in Division 01 Section "024119 – Selective Structure Demolition".
20. Protect construction exposed by or for quality-control service activities. Repair and protection are Contractor's responsibility, regardless of the assignment of responsibility for quality-control services.

## 014200 - REFERENCES

1. Basic Contract definitions are included in the Conditions of the Contract.
2. Approved when used to convey Architect's action on Contractor's submittals, applications, and requests, is limited to Architect's duties and responsibilities as stated in the Conditions of the Contract.
3. Directed is a command or instruction by Architect. Other terms including "requested," "authorized," "selected," "required," and "permitted" have the same meaning as "directed."
4. Indicated means requirements expressed by graphic representations or in written form on Drawings, in Specifications, and in other Contract Documents. Other terms including "shown," "noted," "scheduled," and "specified" have the same meaning as "indicated."
5. Regulations are Laws, ordinances, statutes, and lawful orders issued by authorities having jurisdiction, and rules, conventions, and agreements within the construction industry that control performance of the Work.
6. Furnish means to supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, and similar operations.
7. Install means operations at Project site including unloading, temporarily storing, unpacking, assembling, erecting, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, and similar operations.
8. Provide means to furnish and install, complete and ready for the intended use.
9. Project Site is the space available for performing construction activities. The extent of Project site is shown on Drawings and may or may not be identical with the description of the area in which Project is to be built.
10. Abbreviations:
    - AA Aluminum Association, Inc. (The)
    - AAMA American Architectural Manufacturers Association
    - AEIC Association of Edison Illuminating Companies, Inc. (The)
    - AF&PA American Forest & Paper Association
    - AGA American Gas Association
    - AGC Associated General Contractors of America (The)
    - AIA American Institute of Architects (The)
    - AISC American Institute of Steel Construction
    - AISI American Iron and Steel Institute
    - AITC American Institute of Timber Construction
    - ALSC American Lumber Standard Committee, Incorporated
    - ANSI American National Standards Institute
    - APA APA - The Engineered Wood Association
    - APA EWS APA - The Engineered Wood Association; Engineered Wood Systems (See APA - The Engineered Wood Association)
    - API American Petroleum Institute
    - ASCE/SEI American Society of Civil Engineers/Structural Engineering Institute (See ASCE)
    - ASTM ASTM International (American Society for Testing and Materials International)
    - AWCI Association of the Wall and Ceiling Industry
    - AWI Architectural Woodwork Institute
    - AWPA American Wood Protection Association (Formerly: American Wood Preservers' Association)
    - AWS American Welding Society
    - BIFMA BIFMA International (Business and Institutional Furniture Manufacturer's Association International)
    - CFFA Chemical Fabrics & Film Association, Inc.
    - CISCA Ceilings & Interior Systems Construction Association

| No. | Description | Date |
|---|---|---|
| | | |
| | | |
| | | |
| | Revision | |

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

REGISTERED ARCHITECT BORGER R. WEBB 23049 STATE OF TEXAS
01.26.2016

FACILITIES COMMISSION TEXAS

G0-003



DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A

CSA Canadian Standards Association
CSA CSA International (Formerly: IAS - International Approval Services)
CSI Construction Specifications Institute (The)
EJCDC Engineers Joint Contract Documents Committee
FM Global FM Global (Formerly: FMG - FM Global)
FMRC Factory Mutual Research (Now FM Global)
FSA Fluid Sealing Association
FSC Forest Stewardship Council
GA Gypsum Association
GRI (Part of GSI)
GS Green Seal
GSI Geosynthetic Institute
HPVA Hardwood Plywood & Veneer Association
HPW H. P. White Laboratory, Inc.
IAS International Approval Services (Now CSA International)
ICRI International Concrete Repair Institute, Inc.
IEST Institute of Environmental Sciences and Technology
ISO International Organization for Standardization Available from ANSI
ITS Intertek Testing Service NA (Now ETL SEMCO)
LMA Laminating Materials Association (Now part of CPA)
MFMA Metal Framing Manufacturers Association, Inc.
MH Material Handling (Now MHIA)
MHIA Material Handling Industry of America
MPI Master Painters Institute
NAAMM National Association of Architectural Metal Manufacturers
NACE NACE International (National Association of Corrosion Engineers International)
NADCA National Air Duct Cleaners Association
NEBB National Environmental Balancing Bureau
NECA National Electrical Contractors Association
NeLMA Northeastern Lumber Manufacturers' Association
NFPA NFPA (National Fire Protection Association)
NHLA National Hardwood Lumber Association
NLGA National Lumber Grades Authority
OPL Omega Point Laboratories, Inc. (Now ITS)
PDCA Painting & Decorating Contractors of America
RCSC Research Council on Structural Connections
RFCI Resilient Floor Covering Institute
SAE SAE International
SEI/ASCE Structural Engineering Institute/American Society of Civil Engineers (See ASCE)
SPIB Southern Pine Inspection Bureau (The)
SSINA Specialty Steel Industry of North America
SWRI Sealant, Waterproofing, & Restoration Institute
UL Underwriters Laboratories Inc.
USGBC U.S. Green Building Council
WCLIB West Coast Lumber Inspection Bureau
WI Woodwork Institute (Formerly: WIC - Woodwork Institute of California)
WIC Woodwork Institute of California (Now WI)
WMMPA Wood Moulding & Millwork Producers Association
WWPA Western Wood Products Association
ICC International Code Council
ICC-ES ICC Evaluation Service, Inc.
CPSC Consumer Product Safety Commission
DOC Department of Commerce
EPA Environmental Protection Agency
GSA General Services Administration
HUD Department of Housing and Urban Development
LBL Lawrence Berkeley National Laboratory
NIST National Institute of Standards and Technology
OSHA Occupational Safety & Health Administration
PBS Public Buildings Service (See GSA)
PHS Office of Public Health and Science
SD State Department
ADAAG Americans with Disabilities Act (ADA), Architectural Barriers Act (ABA), Accessibility Guidelines for Buildings and Facilities, Available from U.S. Access Board
CFR Code of Federal Regulations Available from Government Printing Office
FED-STD Federal Standard (See FS)
FS Federal Specification Available from: Department of Defense Single Stock Point; Defense Standardization Program; General Services Administration; National Institute of Building Sciences
FTMS Federal Test Method Standard (See FS)
CCR California Code of Regulations
TFS Texas Forest Service Forest Resource Development

## 016000 – PRODUCT REQUIREMENTS

1. This section includes administrative and procedural requirements for selection of products for use in Project; product delivery, storage, and handling; manufacturers' standard warranties on products; special warranties; and comparable products.
2. Products are items obtained for incorporating into the Work, whether purchased for Project or taken from previously purchased stock. The term "product" includes the terms "material," "equipment," "system," and terms of similar intent.
   a. Named Products are items identified by manufacturer's product name, including make or model number or other designation shown or listed in manufacturer's published product literature that is current as of date of the Contract Documents.
   b. New Products are items that have not previously been incorporated into another project or facility. Products salvaged or recycled from other projects are not considered new products.
   c. Comparable Product is a product that is demonstrated and approved through submittal process to have the indicated qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics that equal or exceed those of specified product.
3. Basis-of-Design Product Specification is a specification in which a specific manufacturer's product is named and accompanied by the words "basis-of-design product," including make or model number or other designation, to establish the significant qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics for purposes of evaluating comparable products of additional manufacturers named in the specification.
4. Submit Comparable Product Request for consideration of each comparable product. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.
5. If necessary, Architect will request additional information or documentation for evaluation within one week of receipt of a comparable product request. Architect will notify Contractor of approval or rejection of proposed comparable product request within seven days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.
6. If Contractor is given option of selecting between two or more products for use on Project, select product compatible with products previously selected, even if previously selected products were also options.
7. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft and vandalism. Comply with manufacturer's written instructions.
   a. Coordinate delivery with installation time to ensure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration, theft, and other losses.

| No. | Description | Date |
|---|---|---|
| | Revision | |

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

REGISTERED ARCHITECT GEORGE R. WEBB 23949 STATE OF TEXAS
FACILITIES COMMISSION TEXAS
01.26.2016

G0-004



DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A

b. Deliver products to Project site in an undamaged condition in manufacturer's original sealed container or other packaging system, complete with labels and instructions for handling, storing, unpacking, protecting, and installing.
c. Inspect products on delivery to determine compliance with the Contract Documents and to determine that products are undamaged and properly protected.
8. Store materials in a manner that will not endanger Project structure.
a. Comply with product manufacturer's written instructions for temperature, humidity, ventilation, and weather-protection requirements for storage.
b. Protect stored products from damage and liquids from freezing.
9. Warranties specified in other Sections shall be in addition to, and run concurrent with, other warranties required by the Contract Documents. Manufacturer's disclaimers and limitations on product warranties do not relieve Contractor of obligations under requirements of the Contract Documents.
a. Manufacturer's Warranty is a written warranty furnished by individual manufacturer for a particular product and specifically endorsed by manufacturer to Owner.
b. Special Warranty is a written warranty required by the Contract Documents to provide specific rights for Owner.
c. Submit in compliance with requirements in Division 01 Section "Closeout Procedures."
10. Provide products that comply with the Contract Documents, are undamaged and, unless otherwise indicated, are new at time of installation.
11. Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation and indicated use and effect.
12. If available, and unless custom products or nonstandard options are specified, provide standard products of types that have been produced and used successfully in similar situations on other projects.
13. Owner reserves the right to limit selection to products with warranties not in conflict with requirements of the Contract Documents.
14. Where products are accompanied by the term "as selected," Architect will make selection.
15. Descriptive, performance, and reference standard requirements in the Specifications establish salient characteristics of products.
16. Where Specifications include a list of names of both manufacturers and products, provide one of the products listed that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.
17. Where Specifications include a list of manufacturers' names, provide a product by one of the manufacturers listed that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.
18. Where Specifications name a product, or refer to a product indicated on Drawings, and include a list of manufacturers, provide the specified or indicated product or a comparable product by one of the other named manufacturers. Drawings and Specifications indicate sizes, profiles, dimensions, and other characteristics that are based on the product named. Comply with requirements in "Comparable Products" Article for consideration of an unnamed product by one of the other named manufacturers.
19. Where Specifications require "match Architect's sample", provide a product that complies with requirements and matches Architect's sample. Architect's decision will be final on whether a proposed product matches. If no product available within specified category matches and complies with other specified requirements, comply with requirements in Division 01 Section "Substitution Procedures" for proposal of product.
20. Where Specifications include the phrase "as selected by Architect from manufacturer's full range" or similar phrase, select a product that complies with requirements. Architect will select color, gloss, pattern, density, or texture from manufacturer's product line that includes both standard and premium items.
21. Architect will consider Contractor's request for comparable product when the following conditions are satisfied. If the following conditions are not satisfied, Architect may return requests without action, except to record noncompliance with these requirements:
a. Evidence that the proposed product does not require revisions to the Contract Documents, it is consistent with the Contract Documents, it will produce the indicated results, and it is compatible with other portions of the Work.
b. Detailed comparison of significant qualities of proposed product with those named in the Specifications. Significant qualities include attributes such as performance, weight, size, durability, visual effect, and specific features and requirements indicated.
c. Evidence that proposed product provides specified warranty.
d. Samples, if requested.

## 017300 - EXECUTION

1. This section includes general administrative and procedural requirements governing execution of the Work including, but not limited to, the following:
   a. Installation of the Work;
   b. Cutting and patching;
   c. Progress cleaning;
   d. Protection of installed construction; and
   e. Correction of the Work.
2. Submit copy of receipts issued by a landfill facility.
3. Comply with requirements for and limitations on cutting and patching of construction elements.
   a. When cutting and patching structural elements, notify Architect of locations and details of cutting and await directions from Architect before proceeding. Shore, brace, and support structural element during cutting and patching. Do not cut and patch structural elements in a manner that could change their load-carrying capacity or increase deflection.
   b. Do not cut and patch operational or other construction elements or components in a manner that could change their load-carrying capacity, results in reducing their capacity to perform as intended, or results in increased maintenance or decreased operational life or safety.
   c. Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch exposed construction in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities. Remove construction that has been cut and patched in a visually unsatisfactory manner and replace it in a manner satisfactory to the Architect.
4. Use materials for patching identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible. If identical materials are unavailable or cannot be used, use materials that, when installed, will provide a match acceptable to Architect for the visual and functional performance of in-place materials.
5. The existence and location of elements indicated as existing are not guaranteed. Before beginning work, investigate and verify the existence and location of existing elements, and other construction affecting the Work.
6. Before proceeding with each component of the Work, examine substrates, areas, and conditions, with Installer or Applicator present where indicated, for compliance with requirements for installation tolerances and other conditions affecting performance. Record observations. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers.
7. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance of surfaces and conditions.
8. Take field measurements as required to fit the Work properly. Recheck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
9. Verify space requirements and dimensions of items shown diagrammatically on Drawings.
10. Immediately on discovery of the need for clarification of the Contract Documents caused by differing field conditions

| No. | Description | Date |
|---|---|---|
| | | |
| | | |
| | | |
| | Revision | |

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

REGISTERED ARCHITECT GEORGE R. WELLS 23049 STATE OF TEXAS

FACILITIES COMMISSION TEXAS

01.26.2016

G0-005



DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A

outside the control of Contractor, submit a request for information to Architect according to requirements in Division 01 Section "Project Management and Coordination."

11. Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated. Make vertical work plumb and make horizontal work level. Where space is limited, install components to maximize space available for maintenance and ease of removal for replacement. Conceal pipes, ducts, and wiring in finished areas unless otherwise indicated.
12. Comply with manufacturer's written instructions and recommendations for installing products in applications indicated.
13. Install products at the time and under conditions that will ensure the best possible results. Maintain conditions required for product performance until Substantial Completion.
14. Conduct construction operations so no part of the Work is subjected to damaging operations or loading in excess of that expected during normal conditions of occupancy.
15. Sequence the Work and allow adequate clearances to accommodate movement of construction items on site and placement in permanent locations.
16. Do not use tools or equipment that produce harmful noise levels.
17. Obtain and distribute to the parties involved templates for work specified to be factory prepared and field installed. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing products to comply with indicated requirements.
18. Provide blocking and attachment plates and anchors and fasteners of adequate size and number to securely anchor each component in place, accurately located and aligned with other portions of the Work. Where size and type of attachments are not indicated, verify size and type required for load conditions.
    a. Where mounting heights are not indicated, mount components at heights directed by Architect.
    b. Allow for building movement, including thermal expansion and contraction.
19. Make joints of uniform width. Where joint locations in exposed work are not indicated, arrange joints for the best visual effect. Fit exposed connections together to form hairline joints.
20. Use products, cleaners, and installation materials that are not considered hazardous.
21. Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay. Comply with requirements of Division 2 Section "Selective Structure Demolition".
22. Clean Project site and work areas daily, including common areas. Enforce requirements strictly. Dispose of materials lawfully.
    a. Comply with requirements in NFPA 241 for removal of combustible waste materials and debris.
    b. Do not hold waste materials more than seven days during normal weather or three days if the temperature is expected to rise above 80 deg F.
    c. Containerize hazardous and unsanitary waste materials separately from other waste. Mark containers appropriately and dispose of legally, according to regulations.
23. Maintain Project site free of waste materials and debris.
24. Clean areas where work is in progress to the level of cleanliness necessary for proper execution of the Work.
    a. Remove liquid spills promptly.
    b. Where dust would impair proper execution of the Work, broom-clean or vacuum the entire work area, as appropriate.
25. Keep installed work clean. Clean installed surfaces according to written instructions of manufacturer or fabricator of product installed, using only cleaning materials specifically recommended. If specific cleaning materials are not recommended, use cleaning materials that are not hazardous to health or property and that will not damage exposed surfaces.
26. Remove debris from concealed spaces before enclosing the space.
27. Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.
28. Do not bury or burn waste materials on-site. Do not wash waste materials down sewers or into waterways.
29. During handling and installation, clean and protect construction in progress and adjoining materials already in place. Apply protective covering where required to ensure protection from damage or deterioration at Substantial Completion.
30. Clean and provide maintenance on completed construction as frequently as necessary through the remainder of the construction period. Adjust and lubricate operable components to ensure operability without damaging effects.
31. Supervise construction operations to assure that no part of the construction (completed or in progress) is subject to harmful, dangerous, damaging, or otherwise deleterious exposure during the construction period.
32. Provide final protection and maintain conditions that ensure installed Work is without damage or deterioration at time of Substantial Completion.
33. Comply with manufacturer's written instructions for temperature and relative humidity.

## 017419 – CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

1. This section includes definitions for recycling and disposal of nonhazardous demolition and construction waste.
2. Construction Waste means building and site improvement materials and other solid waste resulting from construction, remodeling, renovation, or repair operations. Construction waste includes packaging.
3. Demolition Waste means building and site improvement materials resulting from demolition or selective demolition operations.
4. Disposal means removal off-site of demolition and construction waste and subsequent sale, recycling, reuse, or deposit in landfill or incinerator acceptable to authorities having jurisdiction.
5. Recycle means recovery of demolition or construction waste for subsequent processing in preparation for reuse.

## 017700 – PROJECT CLOSEOUT

1. The General Conditions for Contracts Under $100,000, the Special Conditions to the General Conditions for Contracts Under $100,000, and applicable requirements of all Divisions of the Specifications govern this section. In the event of conflict between specific requirements of the various documents, the more restrictive, the more extensive (i.e.: more expensive) requirement shall govern.
2. Project Closeout is hereby defined to include requirements near the end of the Contract Time, in preparation for occupancy by Tenant Agency, and similar actions evidencing completion of the work. Specific additional requirements for individual units of work are specified in other sections of the specifications.
3. In addition to continuous project cleaning, the following requirements are related for project closeout:
    a. Special cleaning for site specific units of work may also be specified in other sections of Project Specifications.
    b. Provide an initial cleaning of the work consisting of cleaning each surface or unit of work to normal "clean" condition expected for a first-class building cleaning and maintenance program.
    c. Comply with manufacturer's instructions for cleaning of all system components, equipment, and materials incorporated into the Project.
    d. Remove labels that are not required as permanent labels.
    e. Clean exposed hard-surfaced furnishes, including glass, metals, stone, concrete, painted surfaces, plastics, tile, wood, special coatings, and similar surfaces, to a dirt-free condition, free of dust stains, films, and similar noticeable distracting substances. Restore reflective surfaces to original condition.

| No. | Description | Date |
|---|---|---|
| | Revision | |

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

REGISTERED ARCHITECT GEORGE R. WELLS 23049 STATE OF TEXAS
FACILITIES COMMISSION TEXAS
01.26.2016

G0-006



DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A

f. Remove debris and surface dust from limited-access spaces including plenums, shafts, and similar spaces.
g. Clean concrete floors in non-occupied spaces, broom clean and wet-mop.
h. Clean fixtures and lamps of all dust and debris.
i. Remove crates, cartons, and other flammable waste materials or trash from work areas.
j. Restore property to its original condition where no improvements are shown.
k. Elevator shafts, electrical closets, pipe and duct shafts, chases, furred spaces, and similar spaces which are generally unfurnished, shall be cleaned and left free from rubbish, loose plaster, mortar drippings, extraneous construction materials, dirt, and dust.
l. Rubbish shall be lowered by way of chutes, taken down on hoists, or lowered in receptacles. Under no circumstances shall any rubbish or waste be dropped or thrown from one level to another within or outside the building(s).
m. Care shall be taken by workmen not to mark, soil, or otherwise deface finished surfaces. In the event that finished surfaces become defaced, all costs for cleaning and restoring such surfaces to their originally intended condition shall be the responsibility of the Contractor.
n. Clean transparent materials, including mirrors and window/door glass, to a polished condition, removing substances that are noticeable as vision-obscuring materials.
o. Turn the work over in immaculate condition inside and outside including the premises.
p. Clean all work on the premises including walks, drives, curbs, paving, fences, ground, and walls. Slick surfaces shall be left with a clear shine. Cleanup shall include removal of smudges, marks, stains, fingerprints, soil, dirt, paint, dust, lint, labels, discolorations, and other foreign materials.
q. Clean all finished surfaces on interior and exterior of project (again) including floors, walls, ceilings, windows, glass, doors, fixtures, hardware, and equipment. Final wax and polish all natural finish metal on interior and exterior surfaces. Clean and apply finish (including wax) to all floors as recommended by the manufacturer.
r. In addition to the cleaning specified above and the more specific cleaning required in various Sections of the Specifications, the building(s) shall be prepared for occupancy by a thorough cleaning throughout, including washing (or cleaning by approved methods) surfaces on which dirt or dust has collected, and by washing glass on both sides. Wash exterior glass using a window-cleaning contractor specializing in such work.
s. Remove temporary buildings and structures, fences, scaffolding, surplus materials, and rubbish of every kind from the site of the work. Repair these areas to be compatible with the surrounding construction finished condition.

## 017839 – AS CONSTRUCTED DOCUMENTS

1. This section includes administrative and procedural requirements for as constructed documents including Drawings, Specifications, and Product Data.
2. As Constructed documents are to include marked-up copies of contract drawings and specifications, including newly-prepared drawings if any such are applicable or necessary to achieve the intended result, and shop drawings to include all changed conditions issued through addenda and/or change orders.
3. As constructed documentation shall include all forms of contract modifications.
4. Provide a copy of each page or sheet of each type of document whether or not changes and additional information were recorded.
5. Submit annotated Drawings, Specifications, and Product Data, including addenda and contract modifications.
6. Do not use as constructed documents for construction purposes; protect from deterioration and loss in a secure location; provide access to record documents for Architect's / Engineer's reference or review during normal working hours.
7. As Constructed documents are required to show all changes in the work relative to the original contract documents; and show additional information of value to Owner's records, but not indicated in original contract documents.
8. Include marked up product data submittals, field records for variable and concealed conditions such as excavations and foundations, and further; miscellaneous information on work, which is otherwise recorded only schematically or not at all.
9. During progress of the work, maintain a set of contract drawings along with specifications and shop drawings at the construction site. Update these drawings weekly, at a minimum, with "red-line" markup of actual installations which vary from the work as originally shown.
10. Mark whatever drawing is most capable of showing actual physical condition fully and accurately and reference all other appearances of this work to the sheet which was updated. Include cross-reference to the official change number on the updated sheet and all additional sheets where the work is shown.
11. Mark up important additional information, which was either shown schematically or omitted from original drawings. Give particular attention to information on work concealed, which would be difficult to identify or measure and record at a later date including the following:
    a. Measured depths of foundations in relation to finished main floor datum;
    b. Measured horizontal and vertical locations of underground utilities;
    c. Measured locations of internal utilities and appurtenances concealed in construction, reference to visible and accessible features of the work;
    d. Field changes or dimensions and detail.
12. Note alternative numbers, change order numbers and similar identification for any change.
13. Where marked-up shop drawings are intended for inclusion in the record set, mark cross-reference on contract drawings at corresponding location. Use of shop drawings as supplements to the record as-constructed documents is encouraged for all items which require the larger scale employed on the shop drawings in order to show the work in sufficient detail to be of future use to the Owner.
14. All drawings shall be the same size as original contract documents.
15. As Constructed Specifications shall include the proprietary name and model number of products, materials, and equipment furnished, including substitutions and product options selected.
16. All documents issued as addenda, clarifications and/or change orders shall be incorporated into the record as-constructed drawing set. Such shall be fully shown or referenced on the applicable contract document. If supplemental sheets are used, follow the requirements outlined above for supplemental shop drawing sheets.
17. Submit a copy of the marked-up as-constructed documents to the Architect/Engineer for review.
18. Provide additional and/or corrected information as required by the Architect's / Engineer's review until the Architect/Engineer is satisfied that the marked-up information is accurate and complete.

## 024119 – SELECTIVE STRUCTURE DEMOLITION

1. This section includes: Demolition and removal of selected portions of building or structure; and salvage of existing items to be reused or recycled.
2. Remove means to detach items from existing construction and legally dispose of them off-site unless indicated to be removed and salvaged or removed and reinstalled.
3. Remove, Salvage, and Deliver to Owner means to carefully detach from existing construction, in a manner to prevent damage, and deliver to Owner ready for reuse.
4. Remove and Salvage for Later Use means to detach items from existing construction, in a manner to prevent damage, prepare for reuse, store safely on or off site at Contractor's option, and reinstall where indicated.
5. Install Relocated Item means to retrieve item from storage location and reinstall where indicated.

| No. | Description | Date |
|---|---|---|
| | | |
| | | |
| | | |

Revision

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

REGISTERED ARCHITECT GEORGE R. WELLS 23049 STATE OF TEXAS
01.26.2016

FACILITIES COMMISSION TEXAS

G0-007



DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A

6. Existing to Remain means existing items of construction that are not to be permanently removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.
7. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.
8. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
9. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
10. It is not expected that hazardous materials will be encountered in the Work. If suspected hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.
11. Storage or sale of removed items or materials on-site is not permitted.
12. Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
13. Maintain fire-protection facilities in service during selective demolition operations.
14. Remove, replace, patch, and repair materials and surfaces cut or damaged during selective demolition, by methods and with materials so as not to void existing warranties.
    a. Provide materials and comply with installation requirements specified in other Specification Sections or matching existing substrates and finishes.
    b. Restore patched areas and extend restoration into adjoining areas with durable seams that are as invisible as possible.
15. Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
16. Verify that utilities have been disconnected and capped before starting selective demolition operations.
17. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
18. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to Architect.
19. Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
20. Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
21. Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.
22. Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations.
23. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain.
24. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
25. Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after cutting.
26. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.
27. Proceed with patching after construction operations requiring cutting are complete.
28. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
29. Dispose of demolished items and materials promptly.
30. Clean salvaged items.
31. Pack or crate salvaged items after cleaning. Identify contents of containers.
32. Store salvaged items in a secure area until delivery to Owner.
33. Transport salvaged items to Owner's storage area designated by Owner.
34. Protect salvaged items from damage during transport and storage.
35. Clean and repair salvaged items to functional condition adequate for intended reuse.
36. Reinstall salvaged items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.
37. Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and reinstalled in their original locations after selective demolition operations are complete.
38. Except for items or materials indicated to be recycled, reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them in an EPA-approved landfill.
39. Do not allow demolished materials to accumulate on-site.
40. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
41. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.
42. Do not burn demolished materials.
43. Transport off Owner's property and legally dispose of demolished materials.
44. Remove paint, mortar, oils, putty, and similar materials from adjacent finished surfaces. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

| No. | Description | Date |
|---|---|---|
| | Revision | |

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

REGISTERED ARCHITECT BORGER-WEBB 23049 STATE OF TEXAS

FACILITIES COMMISSION TEXAS

01.26.2016

G0-008

PORTAL REQUEST 17607

WORK ORDER 521123

SPECIFICATIONS – GENERAL REQUIREMENTS

WPC 1354 REMODEL

PROJECT PHASE – ISSUE FOR CONSTRUCTION

TFC CONTRACT NO. 16-093-000
EXHIBIT B - PAGE 9

DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A

## 061000 – ROUGH CARPENTRY

1. This section includes wood blocking and nailers.
2. Submit product data for each type of process and factory-fabricated product. Include data for fire-retardant treatment from chemical treatment manufacturer and certification by treating plant that treated materials comply with requirements.
3. Provide lumber graded by an agency certified by the ALSC Board of Review to inspect and grade lumber.
4. Factory mark each piece of lumber with grade stamp of grading agency.
5. Provide dressed lumber, S4S, unless otherwise indicated.
6. Where fire-retardant-treated materials are indicated, use materials complying with requirements in this article with fire-test-response characteristics specified as determined by testing identical products per test method indicated by a qualified testing agency.
7. Fire-Retardant-Treated Lumber and Plywood by Pressure Process: Products with a flame spread index of 25 or less when tested according to ASTM E 84, and with no evidence of significant progressive combustion when the test is extended an additional 20 minutes, and with the flame front not extending more than 10.5 feet beyond the centerline of the burners at any time during the test. Treated materials shall have a moisture content of 28 percent or less when tested according to ASTM D 3201 at 92 percent relative humidity. Use where exterior type is not indicated.
8. Kiln-dry lumber after treatment to a maximum moisture content of 19 percent. Kiln-dry plywood after treatment to a maximum moisture content of 15 percent.
9. Identify fire-retardant-treated wood with appropriate classification marking of qualified testing agency.
10. All rough carpentry shall be fire-retardant-treated unless otherwise indicated.
11. Provide miscellaneous lumber indicated and lumber for support or attachment of other construction, including the following: blocking; nailers; furring; and grounds.
12. Set rough carpentry to required levels and lines, with members plumb, true to line, cut, and fitted. Fit rough carpentry to other construction; scribe and cope as needed for accurate fit. Locate furring, nailers, blocking, grounds, and similar supports to comply with requirements for attaching other construction.
13. Install fire-retardant treated plywood backing panels with classification marking of testing agency exposed to view.
14. Where wood-preservative-treated lumber is installed adjacent to metal decking, install continuous flexible flashing separator between wood and metal decking.
15. Protect rough carpentry from weather. If, despite protection, rough carpentry becomes sufficiently wet that moisture content exceeds that specified, apply EPA-registered borate treatment. Apply borate solution by spraying to comply with EPA-registered label.

## 079200 – JOINT SEALANTS

1. Submit Product data and product test reports for each joint-sealant product indicated.
2. Provide manufacturer's standard warranty form in which joint-sealant manufacturer agrees to furnish joint sealants to repair or replace those that do not comply with performance and other requirements specified in this Section within specified warranty period.
3. VOC limits for sealants and sealant primers used inside the weatherproofing system shall be calculated according to 40 CFR 59, Subpart D (EPA Method 24).
4. The VOC content limit for architectural sealants and sealant primers for nonporous substrates is 250 g/L.
5. The VOC content limit for sealant primers for porous substrates is 775 g/L.
6. The VOC content limit for liquid-applied joint sealants shall Comply with ASTM C 920 and other requirements indicated for each liquid-applied joint sealant specified, including those referencing ASTM C 920 classifications for type, grade, class, and uses related to exposure and joint substrates.
7. Sealants shall be nonstaining to porous substrates. Provide products that have undergone testing according to ASTM C 1248 and have not stained porous joint substrates indicated for Project.
8. Use primer recommended by joint-sealant manufacturer where required for adhesion of sealant to joint substrates indicated, as determined from preconstruction joint-sealant-substrate tests and field tests.
9. Cleaners for nonporous surfaces shall be chemical cleaners acceptable to manufacturers of sealants and sealant backing materials.
10. Use nonstaining, nonabsorbent masking tape compatible with joint sealants and surfaces adjacent to joints.
11. Clean out joints immediately before installing joint sealants to comply with joint-sealant manufacturer's written instructions.
12. Clean nonporous joint substrate surfaces with chemical cleaners or other means that do not stain, harm substrates, or leave residues capable of interfering with adhesion of joint sealants.
13. Prime joint substrates where recommended by joint-sealant manufacturer or as indicated by preconstruction joint-sealant-substrate tests or prior experience. Apply primer to comply with joint-sealant manufacturer's written instructions. Confine primers to areas of joint-sealant bond; do not allow spillage or migration onto adjoining surfaces.
14. Use masking tape where required to prevent contact of sealant or primer with adjoining surfaces that otherwise would be permanently stained or damaged by such contact or by cleaning methods required to remove sealant smears. Remove tape immediately after tooling without disturbing joint seal.
15. Comply with recommendations in ASTM C 1193 for use of joint sealants as applicable to materials, applications, and conditions indicated.
16. Install sealant backings of kind indicated to support sealants during application and at position required to produce cross-sectional shapes and depths of installed sealants relative to joint widths that allow optimum sealant movement capability. Do not leave gaps between ends of sealant backings. Do not stretch, twist, puncture, or tear sealant backings. Remove absorbent sealant backings that have become wet before sealant application and replace them with dry materials.
17. Install sealants using proven techniques at the same time backings are installed. Place sealants so they directly contact and fully wet joint substrates. Completely fill recesses in each joint configuration. Produce uniform, cross-sectional shapes and depths relative to joint widths that allow optimum sealant movement capability.
18. Immediately after sealant application and before skinning or curing begins, tool sealants to form smooth, uniform beads of configuration indicated; to eliminate air pockets; and to ensure contact and adhesion of sealant with sides of joint.
19. Remove excess sealant from surfaces adjacent to joints. Use tooling agents that are approved in writing by sealant manufacturer and that do not discolor sealants or adjacent surfaces. Provide concave joint profile per Figure 8A in ASTM C 1193, unless otherwise indicated.
20. When installing acoustical sealant, comply with ASTM C 919 and with manufacturer's written recommendations.
21. Clean off excess sealant or sealant smears adjacent to joints as the Work progresses by methods and with cleaning materials approved in writing by manufacturers of joint sealants and of products in which joints occur.

## 08146 – FLUSH WOOD DOORS

1. This section includes solid-core doors with wood-veneer faces and factory finishing of flush wood doors.
2. Submit product data for each type of door indicated.
3. Fabricate doors with adhesives and composite wood products that do not contain urea formaldehyde.
4. Match grade, species, cut, veneer matching, and transparent finish of the existing interior solid-core doors.
5. Stiles and rails are to be bonded to the core, then the entire unit abrasive planed before veneering.

| No. | Description | Date |
|---|---|---|
| | Revision | |

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

REGISTERED ARCHITECT JORGE R. WELLS 23049 STATE OF TEXAS

01.26.2016

A0-001



DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A

6. Cut and trim openings through doors in factory.
7. Factory install glazing in doors indicated to be factory finished. Comply with applicable requirements in "Glazing" Section.
8. Comply with referenced quality standard for factory finishing. Complete fabrication, including fitting doors for openings and machining for hardware that is not surface applied, before finishing.
9. Finish doors on both faces, all four edges, edges of cutouts, and mortises. Stains and fillers may be omitted on top and bottom edges, edges of cutouts, and mortises.
10. Finish doors at factory that are indicated to receive transparent finish.
11. See "Door Hardware" Section for door hardware installation requirements.
12. Install doors to comply with manufacturer's written instructions and the referenced quality standard, and as indicated.
13. For factory-finished doors, restore finish before installation if fitting or machining is required at Project site.

## 084113 – ALUMINUM FRAMED ENTRANCES AND STOREFRONTS

1. This section includes interior storefront framing.
2. Aluminum-framed systems shall withstand the effects of the following performance requirements without exceeding performance criteria or failure due to defective manufacture, fabrication, installation, or other defects in construction: movements of supporting structure indicated on Drawings including, but not limited to, story drift and deflection from uniformly distributed and concentrated live loads; dimensional tolerances of building frame and other adjacent construction.
3. Failure includes the following: deflection exceeding specified limits; thermal stresses transferring to building structure; framing members transferring stresses, including those caused by thermal and structural movements to glazing; noise or vibration created by wind and by thermal and structural movements; loosening or weakening of fasteners, attachments, and other components; failure of operating units.
4. Deflection of framing members normal to the wall plane shall be limited to edge of glass in a direction perpendicular to glass plane and shall not exceed L/175 of the glass edge length for each individual glazing lite or an amount that restricts edge deflection of individual glazing lites to 3/4 inch, whichever is less.
5. Deflection of framing members parallel to the glazing plane shall be limited to L/360 of clear span or 1/8 inch, whichever is smaller.
6. Provide aluminum-framed systems tested according to ASTM E 330.
7. When tested at 150 percent of positive and negative wind-load design pressures, systems, including anchorage, shall not evidence material failures, structural distress, and permanent deformation of main framing members exceeding 0.2 percent of span. Test duration shall be 10 seconds.
8. Provide aluminum-framed systems with maximum air leakage through fixed glazing and framing areas of 0.06 cfm/sq. ft. of fixed wall area when tested according to ASTM E 283 at a minimum static-air-pressure difference of 6.24 lbf/sq. ft..
9. Provide aluminum-framed systems that do not evidence water penetration through fixed glazing and framing areas when tested according to ASTM E 331 at a minimum static-air-pressure difference of 20 percent of positive wind-load design pressure, but not less than 6.24 lbf/sq. ft..
10. Submit product data for each type of product indicated.
11. Submit samples for each type of exposed finish required.
12. Submit an Entrance Door Hardware Schedule prepared by or under the supervision of the supplier, detailing fabrication and assembly of entrance door hardware, as well as procedures and diagrams.
13. Installer shall be a Manufacturer's authorized representative who is trained and approved for installation of units required for this Project.
14. Information on Drawings and in Specifications establishes requirements for systems' aesthetic effects and performance characteristics. Aesthetic effects are indicated by dimensions, arrangements, alignment, and profiles of components and assemblies as they relate to sightlines, to one another, and to adjoining construction. Performance characteristics are indicated by criteria subject to verification by one or more methods including preconstruction testing, field testing, and in-service performance.
15. Accessible entrances shall comply with applicable provisions in the U.S. Architectural & Transportation Barriers Compliance Board's ADA-ABA Accessibility Guidelines and ICC/ANSI A117.1.
16. Obtain Aluminum-Framed Systems from a single source from a single manufacturer.
17. Provide the manufacturer's standard warranty form in which manufacturer agrees to repair or replace components of aluminum-framed systems that do not comply with requirements or that fail in materials or workmanship within 10 years from date of Substantial Completion.
18. Provide the manufacturer's standard warranty form in which manufacturer agrees to repair or replace components on which finishes do not comply with requirements or that fail in materials or workmanship within 20 years from date of Substantial Completion. Warranty does not include normal weathering.
19. Match all aspects of the existing aluminum-framed entrances and storefronts.
20. Use the manufacturer's standard extruded-aluminum framing members of thickness required and reinforced as required to support imposed loads.
21. Brackets and reinforcements shall be the manufacturer's standard high-strength aluminum with nonstaining, nonferrous shims for aligning system components.
22. Use manufacturer's standard corrosion-resistant, nonstaining, nonbleeding fasteners and accessories compatible with adjacent materials.
23. Use self-locking devices where fasteners are subject to loosening or turning out from thermal and structural movements, wind loads, or vibration.
24. Reinforce members as required to receive fastener threads.
25. Use concealed fasteners whenever possible. Where exposed fasteners are used provide countersunk Phillips screw heads, finished to match framing system.
26. Provide manufacturer's standard framing system gaskets and sealants as recommended by manufacturer for joint type.
27. Sealants used inside the weatherproofing system shall have a VOC content of 250 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
28. Glazing shall be as specified in the "Glazing" Section.
29. Provide manufacturer's standard compression type glazing gaskets (replaceable, molded or extruded) of profile and hardness required to maintain watertight seal.
30. Provide manufacturer's standard elastomeric type spacers and setting blocks.
31. Form or extrude aluminum shapes before finishing.
32. Fabricate framing components that, when assembled, have profiles that are sharp, straight, and free of defects or deformations and have accurately fitted joints with ends coped or mitered.
33. Glazing shall be physically isolated from framing members.
34. Accommodate thermal and mechanical movements of glazing and framing to maintain required glazing edge clearances.
35. Fasteners, anchors, and connection devices shall be concealed from view to the greatest extent possible.
36. After fabrication, clearly mark components to identify their locations in Project according to Shop Drawings.
37. Install systems and components in compliance with manufacturer's written instructions.
38. Do not install damaged components.

| No. | Description | Date |
|---|---|---|
| | | |
| | | |
| | | |

Revision

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

REGISTERED ARCHITECT GEORGE R. WHITE 23049 STATE OF TEXAS
01.26.2016

A0-002

PORTAL REQUEST 17607

WORK ORDER 521123



DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A

39. Fit joints to produce hairline joints free of burrs and distortion.
40. Rigidly secure non-movement joints.
41. Install anchors with separators and isolators to prevent metal corrosion and electrolytic deterioration.
42. Seal joints watertight unless otherwise indicated.
43. Where aluminum will contact dissimilar metals, protect against galvanic action by painting contact surfaces with primer or applying sealant or tape, or by installing nonconductive spacers as recommended by manufacturer for this purpose.
44. Where aluminum will contact concrete or masonry, protect against corrosion by painting contact surfaces with bituminous paint.
45. Install components plumb and true in alignment with established lines and grades, and without warp or rack.
46. Install glazing as specified in the "Glazing" Section.
47. Repair or remove work if inspections indicate that it does not comply with specified requirements.

## 087100 – DOOR HARDWARE

1. This section includes mechanical door hardware for swinging doors, cylinders for door hardware specified in other Sections, and electrified door hardware.
2. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
3. Installer Qualifications: Supplier of products and an employer of workers trained and approved by product manufacturers and an Architectural Hardware Consultant who is available during the course of the Work to consult with Contractor, Architect, and Owner about door hardware and keying.
4. Architectural Hardware Consultant Qualifications: A person who is experienced in providing consulting services for door hardware installations that are comparable in material, design, and extent to that indicated for this Project.
5. Provide electrified door hardware from same manufacturer as mechanical door hardware, unless otherwise indicated. Manufacturers that perform electrical modifications and that are listed by a testing and inspecting agency acceptable to authorities having jurisdiction are acceptable.
6. Provide electrified door hardware that is listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to Owner.
7. For "means of egress doors", provide latches that do not require more than 15 lbf to release the latch, and locks that do not require use of a key, tool, or special knowledge for operation.
8. For door hardware on doors on an accessible route, comply with: Titles II and III of the Americans with Disabilities Act of 1990 (ADA); 2010 ADA Standards for Accessible Design; 2010 Standards for State and local government facilities, Title II Texas Government Code Chapter 469, Elimination of Architectural Barriers; and the 2012 Texas Accessibility Standards (and technical memoranda).
9. Provide operating devices that do not require tight grasping, pinching, or twisting of the wrist and that operate with a force of not more than 5 lbf. Basis of Design for Office locksets: Schlage AL50 Series.
10. Maximum opening-force for interior non-fire-rated hinged doors shall be 5 lbf applied perpendicular to door.
11. Bevel raised thresholds with a slope of not more than 1:2. Provide thresholds not more than 1/2 inch high.
12. Deliver keys and permanent cores to Owner by registered mail or overnight package service.
13. Provide manufacturer's standard warranty form in which manufacturer agrees to repair or replace components of door hardware that fail in materials or workmanship within 3 years from date of Substantial Completion except as follows: 5 years for locks; 2 years for exit devices; and 10 years for manual closers.
14. Provide door hardware for each door as scheduled on Drawings to comply with requirements in this Section.
15. Provide products complying with BHMA designations.
16. Provide quantity, item, size, finish and color indicated for each door hardware set.
17. Provide electrified door hardware function, sequence of operation, and interface with other building control systems indicated.
18. Hinges: BHMA A156.1A
19. Strikes: Provide manufacturer's standard strike for each lock bolt or latchbolt complying with requirements indicated for applicable lock or latch and with strike box and curved lip extended to protect frame; finished to match lock or latch.
20. Electromechanical Locks: BHMA A156.25; Grade [1] [2]; motor or solenoid driven; ; with strike that suits frame.
21. Exit Locks and Alarms: BHMA A156.29, Grade 1.
22. Manual Flush Bolts: BHMA A156.16; minimum 3/4-inch throw; designed for mortising into door edge.
23. Exit Devices and Auxiliary Items: BHMA A156.3.
24. Lock Cylinders: Tumbler type, constructed from brass or bronze, stainless steel, or nickel silver.
25. Keying System: Factory registered, complying with guidelines in BHMA A156.28, Appendix A. Incorporate decisions made in keying conference.
26. Keys: Brass.
27. Operating Trim: BHMA A156.6; , match existing unless otherwise indicated.
28. Wall- and Floor-Mounted Stops: BHMA A156.16; match existing base metal.
29. Overhead Stops and Holders: BHMA A156.8.
30. Door Gasketing: BHMA A156.22; air leakage not to exceed 0.50 cfm per foot of crack length for gasketing other than for smoke control, as tested according to ASTM E 283; with resilient or flexible seal strips that are easily replaceable and readily available from stocks maintained by manufacturer.
31. Thresholds: BHMA A156.21; fabricated to full width of opening indicated.
32. Fasteners: Provide door hardware manufactured to comply with published templates prepared for machine, wood, and sheet metal screws. Provide screws that comply with commercially recognized industry standards for application intended, except aluminum fasteners are not permitted. Provide Phillips flat-head screws with finished heads to match surface of door hardware, unless otherwise indicated.
33. Use concealed fasteners for door hardware units that are exposed when door is closed, except for units already specified with concealed fasteners. Do not use through bolts for installation where bolt head or nut on opposite face is exposed unless it is the only means of securely attaching the door hardware. Where through bolts are used on hollow door and frame construction, provide sleeves for each through bolt.
34. Fasteners for Wood Doors: Comply with requirements in DHI WDHS.2, "Recommended Fasteners for Wood Doors."
35. Gasketing Fasteners: Provide noncorrosive fasteners for exterior applications and elsewhere as indicated.
36. Provide finishes complying with BHMA A156.18 to match existing.
37. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
38. When installing wood doors, comply with DHI WDHS.5 "Recommended Hardware Reinforcement Locations for Mineral Core Wood Flush Doors".
39. Mount door hardware units at heights to comply with DHI WDHS.3, "Recommended Locations for Architectural Hardware for Wood Flush Doors" unless otherwise indicated or required to comply with governing regulations.
40. Install each door hardware item to comply with manufacturer's written instructions. Where cutting and fitting are required to install door hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation of surface protective trim units with finishing work specified in "Finishes" Sections. Do not install surface-mounted items until finishes have been completed on substrates involved.
41. Set units level, plumb, and true to line and location. Adjust and reinforce attachment substrates as necessary for proper installation and operation.

| No. | Description | Date |
|---|---|---|
| | Revision | |

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

REGISTERED ARCHITECT GEORGE R. WELLS 23049 STATE OF TEXAS
FACILITIES COMMISSION TEXAS
01.26.2016

A0-003



DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A

42. Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors according to industry standards.
43. Locate boxed power supplies as indicated or, if not indicated, above accessible ceilings. Verify location with Architect.
44. Provide the least number of power supplies required to adequately serve doors with electrified door hardware.
45. Apply door bottoms to bottom of door, forming seal with threshold when door is closed.
46. Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final operation of heating and ventilating equipment and to comply with referenced accessibility requirements.

## 08800 – GLAZING

1. This section includes glazing for the following products and applications, including those specified in other Sections where glazing requirements are specified by reference to this Section: doors; storefront framing; and interior borrowed lites.
2. Comply with published recommendations of GANA's "Glazing Manual" unless more stringent requirements are indicated. Refer to this publication for glazing terms not otherwise defined in this Section or in referenced standards.
3. Where safety glazing labeling is indicated, permanently mark glazing with certification label of the SGCC. Label shall indicate manufacturer's name, type of glass, thickness, and safety glazing standard with which glass complies.
4. Manufacturer's Special Warranty for Coated-Glass Products: Manufacturer's standard form in which coated-glass manufacturer agrees to replace coated-glass units that deteriorate within 10 years from date of Substantial Completion. Deterioration of coated glass is defined as defects developed from normal use that are not attributed to glass breakage or to maintaining and cleaning coated glass contrary to manufacturer's written instructions. Defects include peeling, cracking, and other indications of deterioration in coating.
5. Where glass thickness is indicated, it is a minimum. Provide glass lites in thicknesses as needed to comply with requirements indicated.
6. Where float glass is indicated, provide annealed float glass, Kind HS heat-treated float glass, or Kind FT heat-treated float glass as needed to comply with "Performance Requirements" Article. Where fully tempered glass is indicated, provide Kind FT heat-treated float glass.
7. Heat-Treated Float Glass: ASTM C 1048; Type I; Quality-Q3; Class I (clear) unless otherwise indicated; of kind and condition indicated.
8. Provide molded or extruded glazing gaskets of profile and hardness required to maintain watertight seal, made from one of the following: neoprene complying with ASTM C 864; EPDM complying with ASTM C 864; silicone complying with ASTM C 1115; or thermoplastic polyolefin rubber complying with ASTM C 1115.
9. Provide glazing sealants that are compatible with one another and with other materials they will contact, including glass products, seals of insulating-glass units, and glazing channel substrates, under conditions of service and application, as demonstrated by sealant manufacturer based on testing and field experience.
10. Comply with sealant and glass manufacturers' written instructions for selecting glazing sealants suitable for applications.
11. Sealants used inside the weatherproofing system, shall have a VOC content of not more than 250 g/L when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
12. Match colors of existing exposed glazing sealants.
13. Comply with combined written installation instructions of manufacturers of glass, sealants, gaskets, and other glazing materials, unless more stringent requirements are indicated, including those in referenced glazing publications.
14. Adjust glazing channel dimensions as required by Project conditions during installation to provide necessary bite on glass, minimum edge and face clearances, and adequate sealant thicknesses, with reasonable tolerances.
15. Protect glass edges from damage during handling and installation. Remove damaged glass from Project site and legally dispose of off Project site. Damaged glass is glass with edge damage or other imperfections that, when installed, could weaken glass and impair performance and appearance.
16. Apply primers to joint surfaces where required for adhesion of sealants, as determined by preconstruction testing.
17. Install setting blocks in sill rabbets, sized and located to comply with referenced glazing publications, unless otherwise required by glass manufacturer. Set blocks in thin course of compatible sealant suitable for heel bead.
18. Do not exceed edge pressures stipulated by glass manufacturers for installing glass lites.
19. Provide spacers for glass lites where length plus width is larger than 50 inches.
20. Provide edge blocking where indicated or needed to prevent glass lites from moving sideways in glazing channel, as recommended in writing by glass manufacturer and according to requirements in referenced glazing publications.
21. Protect exterior glass from damage immediately after installation by attaching crossed streamers to framing held away from glass. Do not apply markers to glass surface. Remove nonpermanent labels and clean surfaces.
22. Protect glass from contact with contaminating substances resulting from construction operations. If, despite such protection, contaminating substances do come into contact with glass, remove substances immediately as recommended in writing by glass manufacturer.
23. Examine glass surfaces adjacent to or below exterior concrete and other masonry surfaces at frequent intervals during construction, but not less than once a month, for buildup of dirt, scum, alkaline deposits, or stains; remove as recommended in writing by glass manufacturer.
24. Remove and replace glass that is broken, chipped, cracked, or abraded or that is damaged from natural causes, accidents, and vandalism, during construction period.

## 092216 – NON-STRUCTURAL METAL FRAMING

1. This section includes non-load-bearing steel framing systems for interior gypsum board assemblies and suspension systems for interior gypsum ceilings and soffits.
2. Use either steel studs and runners or dimpled steel studs and runners of equivalent minimum base-metal thickness complying with ASTM C 645. Provide steel studs and runners with a minimum base-metal thickness of 0.027 inch. Required stud depths are as indicated on the Drawings.
3. Where indicated, provide slip-type head joints of thickness not less than indicated for studs and in width to accommodate depth of studs.
4. Single Long-Leg Runner System: ASTM C 645 top runner with 2-inch- deep flanges, installed with studs friction fit into top runner and with continuous bridging located within 12 inches of the top of studs to provide lateral bracing.
5. Flat Strap and Backing Plate: Steel sheet for blocking and bracing in length and width indicated.
6. Cold-Rolled Channel Bridging: Steel, 0.053-inch minimum base-metal thickness, with minimum 1/2-inch- wide flanges.
7. Hat-Shaped, Rigid Furring Channels: ASTM C 645.
8. Cold-Rolled Furring Channels: 0.053-inch uncoated-steel thickness, with minimum 1/2-inch- wide flanges.
9. Tie Wire for Suspension Systems: ASTM A 641/A 641M, Class 1 zinc coating, soft temper, 0.062-inch- diameter wire, or double strand of 0.048-inch- diameter wire.

| No. | Description | Date |
|---|---|---|
| | | |
| | | |
| | | |

Revision

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

REGISTERED ARCHITECT GEORGE R. WEEKS 23049 STATE OF TEXAS
FACILITIES COMMISSION TEXAS

01.26.2016

A0-004



DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A

10. Wire Hangers for Suspension Systems: ASTM A 641/A 641M, Class 1 zinc coating, soft temper, 0.16 inch in diameter.
11. Flat Hangers for Suspension Systems: Steel sheet, 1 by 3/16 inch by length indicated.
12. Carrying Channels for Suspension Systems: Cold-rolled, commercial-steel sheet with a base-metal thickness of 0.053 inch and minimum 1/2-inch- wide flanges.
13. Cold-Rolled Furring Channels Suspension Systems: 0.053-inch uncoated-steel thickness, with minimum 1/2-inch- wide flanges, 3/4 inch deep.
14. Steel Studs and Runners for Furring of Suspension Systems: ASTM C 645. Use either steel studs and runners with a minimum base metal thickness of 0.027 inch or dimpled steel studs and runners of equivalent minimum base-metal thickness. Required stud depths are indicated on the Drawings.
15. Hat-Shaped, Rigid Furring Channels: ASTM C 645, 7/8 inch deep.
16. Fasteners for Metal Framing: Of type, material, size, corrosion resistance, holding power, and other properties required to fasten steel members to substrates.
17. Comply with ASTM C 754 installation standard and with requirements in ASTM C 840 that apply to framing installation for gypsum board assemblies.
18. Install supplementary framing, and blocking to support fixtures, equipment services, heavy trim, grab bars, toilet accessories, furnishings, or similar construction.
19. Install bracing at terminations in assemblies.
20. Do not bridge building control and expansion joints with framing members. Frame both sides of joints independently.
21. Install framing system components according to spacings indicated, but not greater than spacings required by referenced installation standards for assembly types.
22. Install studs so flanges within framing system point in same direction.
23. Install tracks (runners) at floors and overhead supports. Extend framing full height to structural supports or substrates above suspended ceilings, except where partitions are indicated to terminate at or above suspended ceilings. Continue framing around ducts penetrating partitions above ceiling.
24. Where framing extends to overhead structural supports, install slip-type head joints to produce joints at tops of framing systems that prevent axial loading of finished assemblies.
25. At door openings, screw vertical studs at jambs to jamb anchor clips on door frames; install runner track section (for cripple studs) at head and secure to jamb studs.
26. Install two studs at each jamb unless otherwise indicated.
27. Install cripple studs at head adjacent to each jamb stud, with a minimum 1/2-inch clearance from jamb stud to allow for installation of control joint in finished assembly.
28. Extend jamb studs through suspended ceilings and attach to underside of overhead structure.
29. Frame openings other than door openings the same as required for door openings unless otherwise indicated. Install framing below sills of openings to match framing required above door heads.
30. Install framing to comply with sound-rated assembly indicated.
31. Install each framing member so fastening surfaces vary not more than 1/8 inch from the plane formed by faces of adjacent framing.
32. Install suspension system components according to spacings indicated, but not greater than spacings required by referenced installation standards for assembly types.
33. Isolate suspension systems from building structure where they abut or are penetrated by building structure to prevent transfer of loading imposed by structural movement.
34. Install hangers plumb and free from contact with insulation or other objects within ceiling plenum that are not part of supporting structural or suspension system.
35. Splay hangers only where required to miss obstructions and offset resulting horizontal forces by bracing, countersplaying, or other equally effective means.
36. Where width of ducts and other construction within ceiling plenum produces hanger spacings that interfere with locations of hangers, install supplemental suspension members and hangers in the form of trapezes or equivalent devices.
37. Do not attach hangers to steel roof deck.
38. Do not attach hangers to permanent metal forms. Furnish cast-in-place hanger inserts that extend through forms.
39. Do not attach hangers to rolled-in hanger tabs of composite steel floor deck.
40. Do not connect or suspend steel framing from ducts, pipes, or conduit.
41. Install suspension systems that are level to within 1/8 inch in 12 feet measured lengthwise on each member that will receive finishes and transversely between parallel members that will receive finishes.

## 092900 – GYPSUM BOARD

1. This section includes interior gypsum board.
2. Provide gypsum wallboard in thicknesses indicated on Drawings and complying with ASTM C 1396/C 1396M.2. Long edges shall be tapered.
3. Where required on Drawings, provide type "X" gypsum board in thicknesses indicated on Drawings and complying with ASTM C 1396/C 1396M. Long edges shall be tapered.
4. Provide gypsum ceiling board in thicknesses indicated on Drawings and complying with ASTM C 1396/C 1396M. Long edges shall be tapered.
5. Where required on Drawings, use one of the following types of tile backing board to match existing conditions: glass-mat, water-resistant backing board complying with ASTM C 1178/C 1178M with manufacturer's standard edges - OR - cementitious backer units complying with ANSI A118.9 and ASTM C 1288 or 1325, with manufacturer's standard edges.
6. Interior trim shall be paper-faced galvanized steel sheet complying with ASTM C 1047.
7. Joint treatment materials shall comply with ASTM C 475/C 475M.
8. Joint tape for interior gypsum board shall be paper.
9. Joint tape for tile backing panels shall be as recommended by panel manufacturer.
10. For interior gypsum board, use a joint compound formulation that is compatible with other compounds applied on previous or for successive coats.
11. Steel drill screws shall comply with ASTM C 1002 unless otherwise indicated.
12. Sound attenuation blankets shall be Type I (blankets without membrane facing) and comply with ASTM C 665.
13. Acoustical joint sealant shall effectively reduce airborne sound transmission through perimeter joints and openings as demonstrated by testing according to ASTM E 90,comply with ASTM C 834, and have a VOC content of 250 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
14. Install gypsum board in accordance with ASTM C 840.
15. Examine panels before installation. Reject panels that are wet, moisture damaged, and mold damaged.
16. Isolate perimeter of gypsum board at structural abutments, except floors. Provide 1/4- to 1/2-inch- 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.
17. 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.
18. Prefill open joints and damaged surface areas.
19. Apply joint tape over gypsum board joints, except for trim products specifically indicated as not intended to receive tape.
20. Match finish levels of existing gypsum board in accordance with ASTM C 840.
21. Protect adjacent surfaces from drywall compound and promptly remove from floors and other non-drywall surfaces. Repair surfaces stained, marred, or otherwise damaged during drywall application.
22. Remove and replace panels that are wet, moisture damaged, and/or mold damaged.

| No. | Description | Date |
|---|---|---|
| | | |
| | | |
| | | |

Revision

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

REGISTERED ARCHITECT GEORGE R. WELLS 23049 STATE OF TEXAS

FACILITIES COMMISSION TEXAS

01.26.2016

A0-005



DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A

## 095113 – ACOUSTICAL PANEL CEILINGS

1. This Section includes acoustical panels and exposed suspension systems for ceilings.
2. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents. Provide suspension system components and full-size acoustical ceiling panels equal to 2.0 percent of the quantity installed.
3. Match all characteristics of the existing acoustical ceiling panels and suspension system.
4. Size attachment devices for five times the design load indicated in ASTM C 635, Table 1, "Direct Hung," unless otherwise indicated. Comply with seismic design requirements.
5. Wire hangers, braces, and ties shall be zinc-coated carbon-steel wire; ASTM A 641/A 641M, Class 1 zinc coating, soft temper.
6. Select wire diameter so its stress at 3 times hanger design load (ASTM C 635, Table 1, "Direct Hung") will be less than yield stress of wire, but provide not less than 0.106-inch- diameter wire.
7. Comply with ASTM C 636 and seismic design requirements indicated, per manufacturer's written instructions and CISCA's "Ceiling Systems Handbook."
8. Measure each ceiling area and establish layout of acoustical panels to balance border widths at opposite edges of each ceiling. Avoid using less-than-half-width panels at borders.
9. Suspend ceiling hangers from building's structural members, plumb and free from contact with insulation or other objects within ceiling plenum. Splay hangers only where required to miss obstructions; offset resulting horizontal forces by bracing, countersplaying, or other equally effective means. Where width of ducts and other construction within ceiling plenum produces hanger spacings that interfere with location of hangers, use trapezes or equivalent devices. When steel framing does not permit installation of hanger wires at spacing required, install carrying channels or other supplemental support for attachment of hanger wires.
10. Do not support ceilings directly from permanent metal forms or floor deck; anchor into concrete slabs.
11. Do not attach hangers to steel deck tabs or to steel roof deck.
12. Install suspension system runners so they are square and securely interlocked with one another. Remove and replace dented, bent, or kinked members.
13. Install acoustical panels with undamaged edges and fit accurately into suspension system runners and edge moldings. Scribe and cut panels at borders and penetrations to provide a neat, precise fit.

## 096513 – RESILIENT BASE AND ACCESSORIES

1. This section includes resilient base.
2. Submit samples for each type of product indicated, in manufacturer's standard-size samples but not less than 12 inches long, of each resilient product color, texture, and pattern required.
3. Maintain ambient temperatures within range recommended by manufacturer in spaces to receive resilient products.
4. Until Substantial Completion, maintain ambient temperatures within range recommended by manufacturer.
5. Install resilient products after other finishing operations, including painting, have been completed.
6. Match all characteristics of existing adjacent resilient base materials.
7. Adhesives shall be water-resistant type recommended by manufacturer to suit resilient products and substrate conditions indicated and shall have a VOC content of 50 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
8. Prepare substrates according to manufacturer's written instructions to ensure adhesion of resilient products.
9. Fill cracks, holes, and depressions in substrates with trowelable leveling and patching compound and remove bumps and ridges to produce a uniform and smooth substrate.
10. Do not install resilient products until they are same temperature as the space where they are to be installed.
11. Move resilient products and installation materials into spaces where they will be installed at least 48 hours in advance of installation.
12. Sweep and vacuum clean substrates to be covered by resilient products immediately before installation.
13. Comply with manufacturer's written instructions for installing resilient base.
14. Apply resilient base to walls, columns, pilasters, casework and cabinets in toe spaces, and other permanent fixtures in rooms and areas where base is required.
15. Install resilient base in lengths as long as practicable without gaps at seams and with tops of adjacent pieces aligned.
16. Tightly adhere resilient base to substrate throughout length of each piece, with base in continuous contact with horizontal and vertical substrates.
17. Do not stretch resilient base during installation.
18. Comply with manufacturer's written instructions for cleaning and protection of resilient products.
19. Cover resilient products until Substantial Completion.

## 096813 – TILE CARPETING

1. This section includes modular, carpet tile.
2. Submit samples for each exposed product and for each color and texture specified.
3. Use only experienced installers who are certified by the International Certified Floorcovering Installers Association at the Commercial II certification level.
4. Comply with commercial carpet installation standard CRI 104.
5. Special Warranty for Carpet Tiles: Manufacturer agrees to repair or replace components of carpet tile installation that fail in materials or workmanship within 10 years from date of Substantial Completion. Warranty does not include deterioration or failure of carpet tile due to unusual traffic, failure of substrate, vandalism, or abuse. Failures include, but are not limited to, more than 10 percent edge raveling, snags, runs, dimensional stability, loss of face fiber, and delamination.
6. Match all characteristics of existing carpet tile.
7. Trowelable leveling and patching compounds shall be latex-modified, hydraulic-cement-based formulation provided or recommended by carpet tile manufacturer.
8. Adhesives shall be water-resistant, mildew-resistant, nonstaining, pressure-sensitive type to suit products and subfloor conditions indicated, that complies with flammability requirements for installed carpet tile and is recommended by carpet tile manufacturer for releasable installation and shall have a VOC content of 50 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
9. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for maximum moisture content, alkalinity range, installation tolerances, and other conditions affecting carpet tile performance. Examine carpet tile for type, color, pattern, and potential defects.
10. Verify that concrete substrates comply with ASTM F 710.
11. Proceed with installation only after unsatisfactory conditions have been corrected.
12. Comply with CRI 104 and with carpet tile manufacturer's written instructions for carpet tile installation and preparation of substrates indicated to receive carpet tile installation.
13. Maintain dye lot integrity. Do not mix dye lots in same area.
14. Cut and fit carpet tile to butt tightly to vertical surfaces, permanent fixtures, and built-in furniture including cabinets, pipes, outlets, edgings, thresholds, and nosings. Bind or seal cut edges as recommended by carpet tile manufacturer.

| No. | Description | Date |
|---|---|---|
| | | |
| | | |
| | | |

Revision

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

REGISTERED ARCHITECT GEORGE R. WELLS 23049 STATE OF TEXAS
FACILITIES COMMISSION TEXAS
01.26.2016

A0-006

PORTAL REQUEST 17607

WORK ORDER 521123



DocuSign Envelope ID: 809E06BD-98AD-4958-988B-63BE928C264A

15. Extend carpet tile into toe spaces, door reveals, closets, open-bottomed obstructions, removable flanges, alcoves, and similar openings.
16. Maintain reference markers, holes, and openings that are in place or marked for future cutting by repeating on finish flooring as marked on subfloor. Use nonpermanent, nonstaining marking device.
17. Install pattern parallel to walls and borders.
18. Perform the following operations immediately after installing carpet tile: remove excess adhesive, seam sealer, and other surface blemishes using cleaner recommended by carpet tile manufacturer; remove yarns that protrude from carpet tile surface.
19. Vacuum carpet tile using commercial machine with face-beater element.
20. Protect installed carpet tile to comply with CRI 104.

## 099123 – INTERIOR PAINTING

1. This section includes surface preparation and the application of paint systems on gypsum board and wood.
2. Submit samples for each type of paint system and in each color and gloss of topcoat.
3. Subject to compliance with requirements, provide product as directed by Owner.
4. Provide materials for use within each paint system that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
5. For each coat in a paint system, provide products recommended in writing by manufacturers of topcoat for use in paint system and on substrate indicated.
6. Products shall comply with VOC limits of authorities having jurisdiction and, for interior paints and coatings applied at Project site, the following VOC limits, exclusive of colorants added to a tint base, when calculated according to 40 CFR 59, Subpart D (EPA Method 24): flat paints and coatings 50 g/L; non-flat paints and coatings 150 g/L; primers, sealers, and undercoaters 200 g/L; clear shellacs 730 g/L.
7. Colors as selected by Architect from manufacturer's standard line.
8. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.
9. Maximum moisture content of substrates when measured with an electronic moisture meter shall be as follows: wood 15 percent; gypsum board 12 percent.
10. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.
11. Proceed with coating application only after unsatisfactory conditions have been corrected.
12. Application of coating indicates acceptance of surfaces and conditions.
13. Comply with manufacturer's written instructions and recommendations in "MPI Manual" applicable to substrates indicated.
14. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.
15. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection if any.
16. Clean substrates of substances that could impair bond of paints, including dust, dirt, oil, grease, and incompatible paints and encapsulants.
17. Remove incompatible primers and reprime substrate with compatible primers or apply tie coat as required to produce paint systems indicated.
18. Apply paints according to manufacturer's written instructions and to recommendations in "MPI Manual."
19. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.
20. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.
21. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

| No. | Description | Date |
|---|---|---|
| | Revision | |

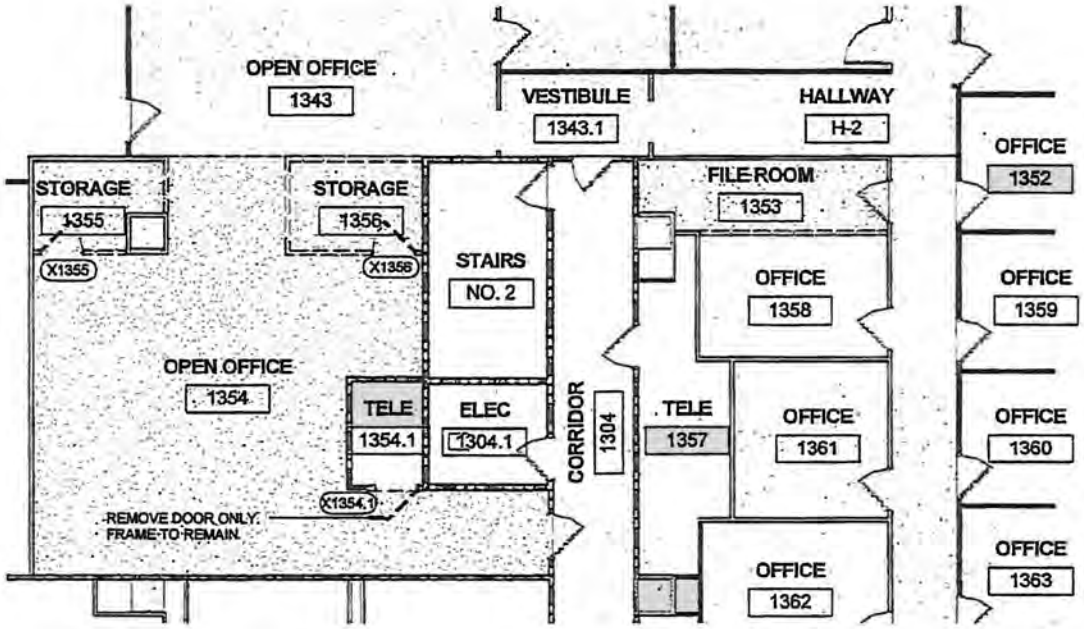
Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

REGISTERED ARCHITECT GEORGE R. WELL 23049 STATE OF TEXAS
ARCHITECTS COMMISSION TEXAS
01.26.2016

A0-007



DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A




1 DEMOLITION FLOOR PLAN
1/8" = 1'-0"

PLAN NORTH

**DEMOLITION FLOOR PLAN LEGEND**

**PARTITIONS**

- EXISTING NON-FIRE RATED PARTITION TO REMAIN
- EXISTING 1 HOUR FIRE RATED PARTITION TO REMAIN
- EXISTING 2 HOUR FIRE RATED PARTITION TO REMAIN
- EXISTING PARTITION TO BE REMOVED

**DOORS**

- EXISTING DOOR, FRAME, AND HARDWARE TO REMAIN
- EXISTING DOOR, FRAME, AND/OR HARDWARE TO BE REMOVED
- 101X — DOOR NUMBER
- * SEE DEMOLITION DOOR SCHEDULE FOR MORE INFORMATION

**FLOOR FINISHES**

- EXISTING CARPET TO REMAIN
- EXISTING CARPET TO BE REMOVED

| No. | Description | Date |
|---|---|---|
| Revision Schedule | | |

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

REGISTERED ARCHITECT GEORGE R. WEBB 23049 STATE OF TEXAS
01.26.2016

FACILITIES COMMISSION TEXAS

A1-300

PORTAL REQUEST 17607
WORK ORDER 521123

**DEMOLITION FLOOR PLAN**
WPC 1354 REMODEL
PROJECT PHASE - CONSTRUCTION DOCUMENTS
SCALE: 1/8" = 1'-0"

TFC CONTRACT NO. 16-093-000
EXHIBIT B - PAGE 17

DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A

DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A

MECHANICAL GENERAL NOTES:

1. VERIFY LOCATION OF EXISTING MECHANICAL EQUIPMENT, DEVICES, DUCTWORK, PIPING AND CONTROL WIRING IN FIELD.
2. COORDINATE LOCATION AND ROUTING OF NEW EQUIPMENT, DEVICES, DUCTWORK, PIPING AND CONTROL WIRING WITH EXISTING CONDITIONS ABOVE CEILING, AS WELL AS WITH ARCHITECTURAL AND ELECTRICAL PLANS.
3. DRAWING IS DIAGRAMMATIC ONLY. DO NOT SCALE DRAWING. REFER TO ARCHITECTURAL PLANS FOR RELEVANT DIMENSIONS.

MECHANICAL DEMOLITION NOTES:
(DENOTED BY SYMBOL "M-")

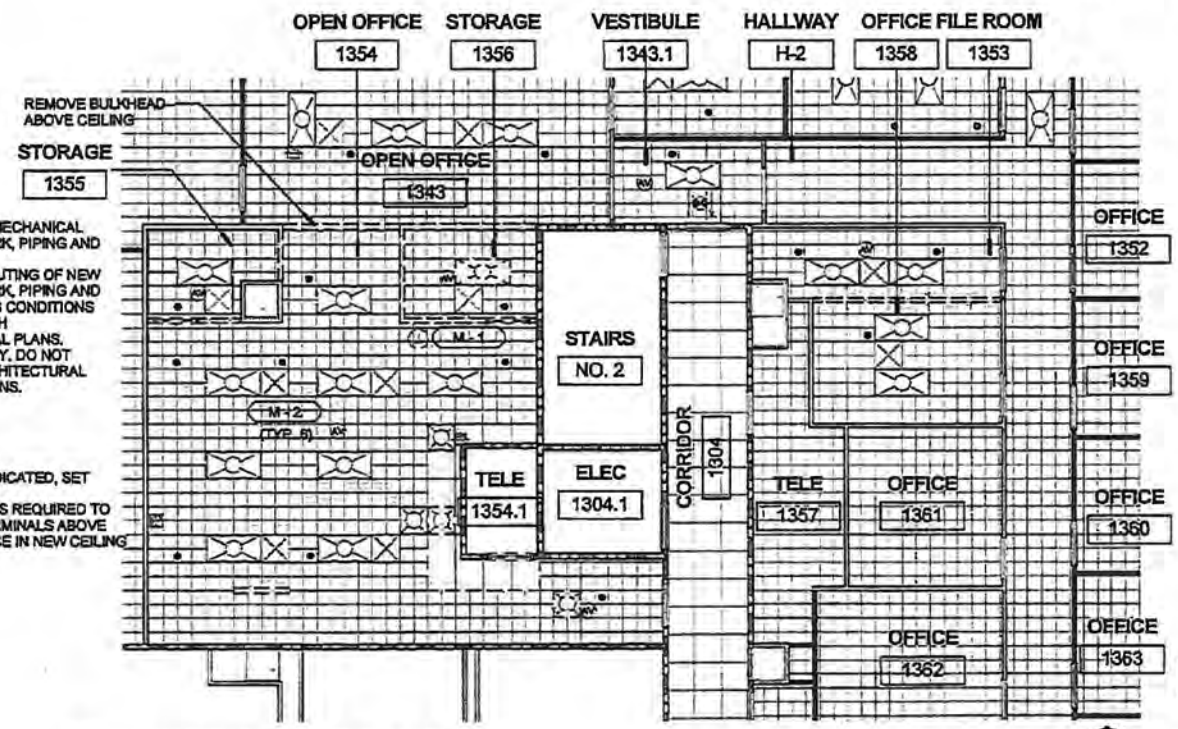
1. REMOVE EXISTING T-STAT AS INDICATED, SET ASIDE FOR REUSE.
2. PROVIDE TIES AND/OR STRAPS AS REQUIRED TO SECURE FLEX DUXT AND AIR TERMINALS ABOVE CEILING REPLACEMENT. REPLACE IN NEW CEILING IN SAME LOCATIONS.

STATE OF TEXAS
KRISTOFER A. TATSCH
107785
LICENSED
PROFESSIONAL ENGINEER
1-26-2016

MECHANICAL NOTES ONLY

PORTAL REQUEST 17607

WORK ORDER 521123




1 DEMOLITION REFLECTED CEILING PLAN
1/8" = 1'-0"

DEMOLITION RCP LEGEND

FIRE PROTECTION DETECTION & ALARM SEE NOTE 1.

- EXISTING SPRINKLER HEAD TO REMAIN
- EXISTING SPRINKLER HEAD TO BE REMOVED - PLUG OFF AT BRANCH LINE ABOVE
- EXISTING FIRE ALARM AUDIO VISUAL DEVICE TO REMAIN
- EXISTING FIRE ALARM AUDIO VISUAL DEVICE TO BE REMOVED

CEILINGS

- EXISTING 1'x1' CONCELED SPLINE CEILING SYSTEM TO REMAIN
- EXISTING 2'x4' LAY-IN ACOUSTICAL CEILING SYSTEM TO BE REMOVED
- EXISTING 2'x2' LAY-IN ACOUSTICAL CEILING SYSTEM TO REMAIN
- EXISTING 2'x4' LAY-IN ACOUSTICAL CEILING SYSTEM TO BE REMOVED

LIGHTING SEE NOTE 1.

- EXISTING 2'x4' LAY-IN LIGHT FIXTURE TO REMAIN
- EXISTING 2'x4' LAY-IN LIGHT FIXTURE TO BE REMOVED
- EXISTING 2'x2' LAY-IN LIGHT FIXTURE TO REMAIN
- EXISTING SURFACED MOUNTED LIGHT FIXTURE TO BE REMOVED
- EXISTING TWO-SIDED EXIT SIGN TO REMAIN

ELECTRICAL DEVICES SEE NOTE 1.

- EXISTING POWER / DATA POLE TO REMAIN, COORDINATE WITH MANUFACTURER'S REPRESENTATIVE

MECHANICAL CEILING DEVICES SEE NOTE 2.

- EXISTING 2'x2' SUPPLY AIR DIFFUSER TO REMAIN
- EXISTING T-STAT TO BE RELOCATED

| No. | Description | Date |
|---|---|---|
| Revision Schedule | | |

Project Issue Date: 25 JANUARY, 2016
Sheet Issue Date: 25 JANUARY, 2016

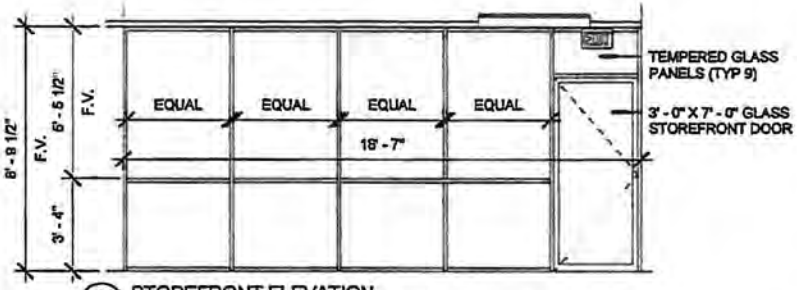
PLAN NORTH

REGISTERED ARCHITECT
GEORGE L. WEBB
23049
STATE OF TEXAS
01.26.2016

TEXAS ARCHITECTURAL EXAMINERS COMMISSION

A1-500

DEMOLITION REFLECTED CEILING PLAN
WPC 1354 REMODEL
PROJECT PHASE - CONSTRUCTION DOCUMENTS
SCALE: 1/8" = 1'-0"




2 STOREFRONT ELEVATION
1/4" = 1'-0"

## FLOOR PLAN NOTES

1. All dimensions are to finish face of gypsum board, centerline of structure, or face of structure unless noted otherwise.
2. Unless noted otherwise, finishes for new construction are to be building standard and/or match existing adjacent similar finishes.
3. When existing painted walls are patched or repaired, new paint shall extend for the full length and height of the existing wall to the nearest corner.
4. See Mechanical Notes and Drawings for Mechanical Requirements.
5. See Electrical Notes and Drawings for Electrical Requirements.
6. See Plumbing Notes and Drawings for Plumbing Requirements.
7. Coordinate with TFC's Fire Controls Supervisor for specific requirements relating to the modification and/or installation of new and/or salvaged Fire Alarm and/or Fire Suppression materials, systems, or devices.

## FLOOR PLAN LEGEND

PARTITIONS

- EXISTING PARTITION TO REMAIN
- EXISTING 1 HOUR FIRE RATED PARTITION TO REMAIN
- EXISTING 2 HOUR FIRE RATED PARTITION TO REMAIN
- NEW NON-FIRE RATED DRYWALL PARTITION
- NEW 1 HOUR FIRE RATED DRYWALL PARTITION
- A3D — PARTITION TYPE
- S51 F01 — PARTITION FIRE RATING / PARTITION SOUND RATING
- *SEE PARTITION TYPES SHEET FOR MORE INFORMATION

DOORS

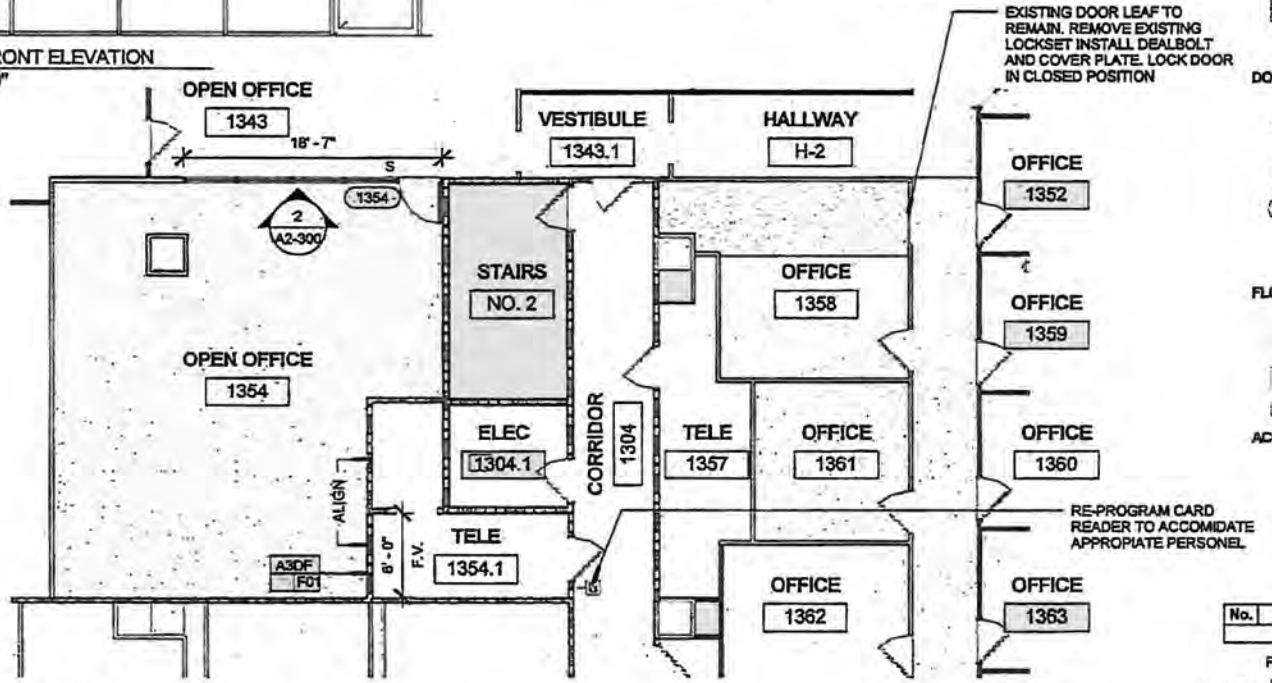
- EXISTING DOOR, FRAME, AND HARDWARE TO REMAIN
- NEW OR RELOCATED DOOR, FRAME, AND/OR HARDWARE
- 101X — DOOR NUMBER
- * SEE DOOR AND HARDWARE SCHEDULES FOR MORE INFORMATION

FLOOR FINISHES

- EXISTING CARPET FLOORING TO REMAIN
- NEW CARPET FLOORING

ACCESSORIES

- S — NEW SIGNAGE, REFERENCE DETAIL ON A5-500




1 FLOOR PLAN
1/8" = 1'-0"

PLAN NORTH

| No. | Description | Date |
|---|---|---|
| Revision Schedule | | |

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

REGISTERED ARCHITECT GEORGE R. WEBB 23049 STATE OF TEXAS
01.26.2016

FACILITIES COMMISSION TEXAS

A2-300

PORTAL REQUEST 17607
WORK ORDER 521123

FLOOR PLAN
WPC 1354 REMODEL
PROJECT PHASE - CONSTRUCTION DOCUMENTS
SCALE:As indicated

TFC CONTRACT NO. 16-093-000
EXHIBIT B - PAGE 19

DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A

## REFLECTED CEILING NOTES

1. Repair ceiling grid and install new or relocated ceiling tiles where partitions, lighting fixtures, or other devices have been removed.
2. Lighting Fixtures and Electrical Devices are shown for reference only - See Electrical Notes and Drawings for Electrical Requirements.
3. Mechanical devices are shown for reference only - See Mechanical Notes and Drawings for Mechanical Requirements.
4. Coordinate with TFC's Fire Controls Supervisor for specific requirements relating to the modification and/or installation of new and/or salvaged Fire Alarm and/or Fire Suppression materials, systems, or devices. SUBMIT FIRE SPRINKLER SHOP DRAWINGS DEVELOPED IN COMPLIANCE WITH TEXAS BOARD OF PROFESSIONAL ENGINEERS REQUIREMENTS.

## MECHANICAL GENERAL NOTES:

1. VERIFY LOCATION OF EXISTING MECHANICAL EQUIPMENT, DEVICES, DUCTWORK, PIPING AND CONTROL WIRING IN FIELD.
2. COORDINATE LOCATION AND ROUTING OF NEW EQUIPMENT, DEVICES, DUCTWORK, PIPING AND CONTROL WIRING WITH EXISTING CONDITIONS ABOVE CEILING, AS WELL AS WITH ARCHITECTURAL AND ELECTRICAL PLANS.
3. DRAWING IS DIAGRAMMATIC ONLY, DO NOT SCALE DRAWING. REFER TO ARCHITECTURAL PLANS FOR RELEVANT DIMENSIONS.

## MECHANICAL PLAN NOTES:
(DENOTED BY SYMBOL "M-")

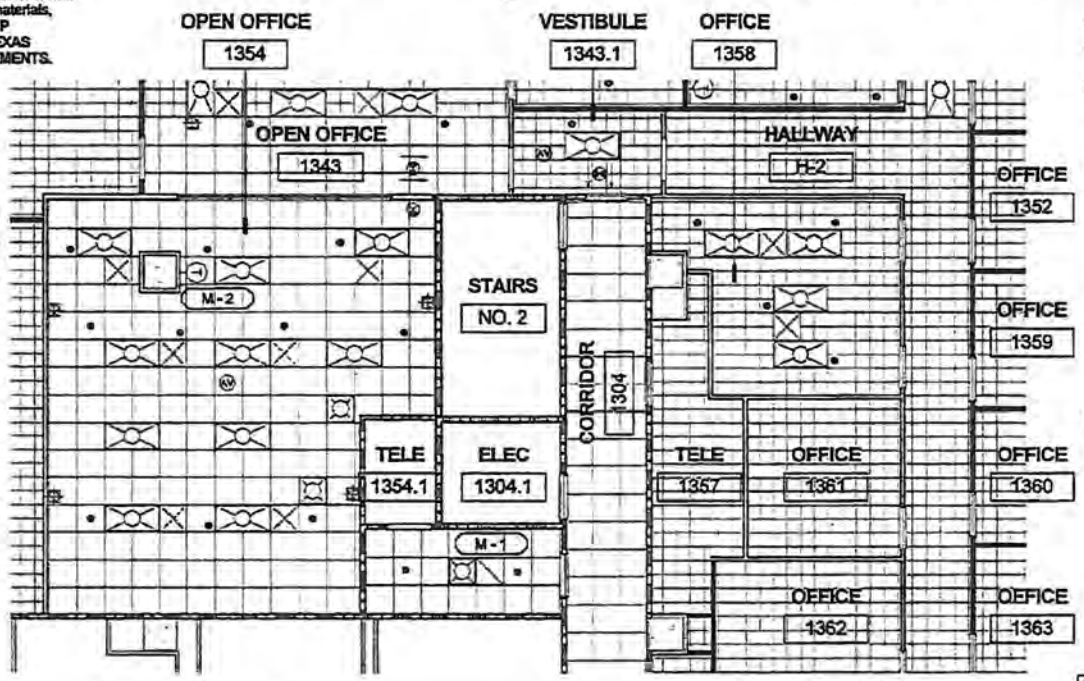
1. PROVIDE NEW RETURN AIR DEVICES AS INDICATED AND REQUIRED.
2. PROVIDE NEW T-STAT IN LOCATION INDICATED. VERIFY PROPER CONTROL AND OPERATION OF TERMINAL UNIT.

STATE OF TEXAS
KRISTOFER A. TATSCH
107785
LICENSED PROFESSIONAL ENGINEER
1-26-2016

MECHANICAL NOTES ONLY

PORTAL REQUEST 17607

WORK ORDER 521123




1 REFLECTED CEILING PLAN
1/8" = 1'-0"

## REFLECTED CEILING PLAN LEGEND

**MECHANICAL DEVICES** SEE NOTE 3.
- EXISTING 2x2 SUPPLY AIR DIFFUSER TO REMAIN
- NEW 2x2 RETURN REGISTER
- RELOCATED T-STAT

**FIRE PROTECTION DETECTION & ALARM** SEE NOTE 4.
- EXISTING SPRINKLER HEAD TO REMAIN
- NEW SPRINKLER HEAD
- EXISTING FIRE ALARM AUDIO VISUAL DEVICE TO REMAIN
- NEW FIRE ALARM AUDIO VISUAL DEVICE

**CEILINGS** SEE NOTE 1.
- EXISTING 1'x1' CONCEALED SPLINE CEILING SYSTEM TO REMAIN
- EXISTING 2x2' LAY-IN ACOUSTICAL CEILING SYSTEM TO REMAIN
- NEW 2x2 LAY-IN ACOUSTICAL CEILING SYSTEM

**LIGHTING FIXTURES** SEE NOTE 2.
- EXISTING 2x4' LAY-IN LIGHT FIXTURE TO REMAIN
- NEW OR RELOCATED 2x4' LAY-IN LIGHT FIXTURE
- EXISTING 2x2' LAY-IN LIGHT FIXTURE TO REMAIN
- RELOCATED 2x2' LAY-IN LIGHT FIXTURE
- NEW CEILING MOUNTED OCCUPANCY SENSOR
- NEW CEILING MOUNTED SINGLE SIDED EXIT LIGHT
- EXISTING CEILING MOUNTED DOUBLE SIDED EXIT LIGHT TO REMAIN
- NEW CEILING MOUNTED DOUBLE SIDED EXIT LIGHT

**ELECTRICAL DEVICES** SEE NOTE 2.
- EXISTING POWER / DATA POLE TO REMAIN. COORDINATE WITH MANUFACTURER'S REPRESENTATIVE
- NEW LOCATION FOR EXISTING POWER / DATA POLE BY FURNITURE PROVIDER - COORDINATE WITH MANUFACTURER'S REPRESENTATIVE

PLAN NORTH

| No. | Description | Date |
|---|---|---|
| | Revision Schedule | |

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

REGISTERED ARCHITECT
GEORGE R. WEBB
23049
STATE OF TEXAS
01.26.2016

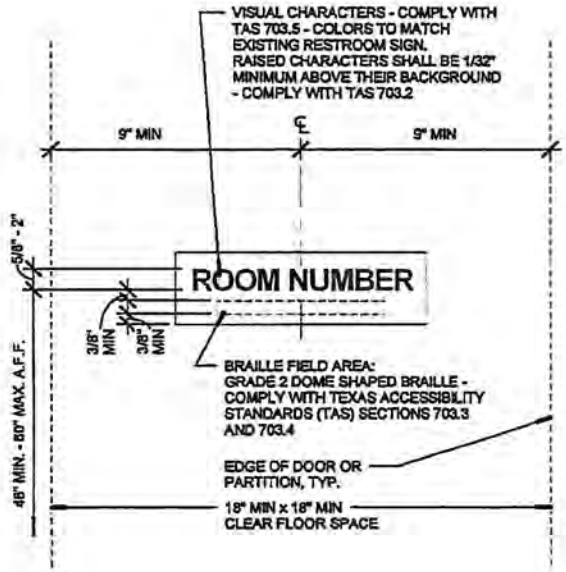
FACILITIES COMMISSION
TEXAS

A2-500

REFLECTED CEILING PLAN
WPC 1354 REMODEL
PROJECT PHASE - CONSTRUCTION DOCUMENTS
SCALE As Indicated

TFC CONTRACT NO. 16-093-000
EXHIBIT B - PAGE 20

DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A




| No. | Description | Date |
|---|---|---|
| | Revision Schedule | |

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

REGISTERED ARCHITECT KORGER L. WEST 23049 STATE OF TEXAS
ARCHITECTURAL BARRIERS COMMISSION TEXAS
01.26.2016

A5-800

PORTAL REQUEST 17607
WORK ORDER 521123

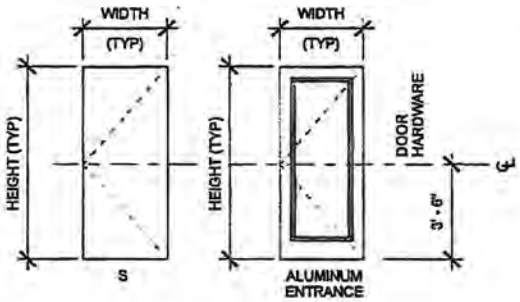
SIGNAGE
WPC 1354 REMODEL
PROJECT PHASE - CONSTRUCTION DOCUMENTS
SCALE: 3" = 1'-0"

TFC CONTRACT NO. 16-093-000
EXHIBIT B - PAGE 21

DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A

| DOOR SCHEDULE (DEMOLITION) | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | DOOR | | | | | | FRAME | | | | Fire | |
| Door Mark | Height | Width | Thickness | Door Type | Door Material | Finish | Type | Material | Finish | Hardware | Rating | Comments |
| X1355 | 8' - 7" | 3' - 0" | 1 3/4" | S | Solid Core Wood | Transparent | Single | Aluminum | Paint | Office | N/A | |
| X1356 | 8' - 7" | 3' - 0" | 1 3/4" | S | Solid Core Wood | Transparent | Single | Aluminum | Paint | Office | N/A | |

| DOOR SCHEDULE (NEW) | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | DOOR | | | | | | FRAME | | | | Fire | |
| Door Mark | Height | Width | Thickness | Door Type | Door Material | Finish | Type | Material | Finish | Hardware | Rating | Comments |
| 1354 | 7' - 0" | 3' - 0" | 1 3/4" | Aluminum Entrance | Aluminum / Glass | Anodized | Single | Aluminum | Anodized | Office | N/A | |

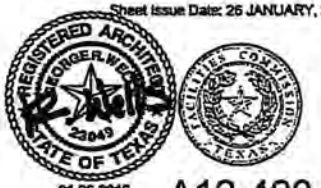



## DOOR / HARDWARE NOTES

1. INSTALL 1/4" CLEAR TEMPERED GLASS IN ALL SIDELITES.
2. DOORS & HARDWARE TO BE BUILDING STANDARD TO MATCH STYLE AND FINISH OF EXISTING WITHIN THE SAME SUITE.
3. EXISTING DOORS, FRAMES, AND HARDWARE MAY BE SALVAGED AND RE-USED IF THEY: ARE IN GOOD SERVICEABLE CONDITION WITHOUT NOTICEABLE WEAR OR VISUAL DEFECT; BEAR THE APPROPRIATE FIRE RESISTANCE RATING LABEL FOR THEIR NEW LOCATION; AND MEET ALL FEDERAL AND STATE ACCESSIBILITY REQUIREMENTS. (OFFICE LOCKSETS WITH PUSH BUTTONS THAT REQUIRE PINCHING AND TURNING DO NOT MEET ACCESSIBILITY REQUIREMENTS AND MAY NOT BE RE-USED).

| No. | Description | Date |
|---|---|---|
| Revision Schedule | | |

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016




01.26.2016

A12-400

PORTAL REQUEST 17607

WORK ORDER 521123

DOOR AND HARDWARE SCHEDULES

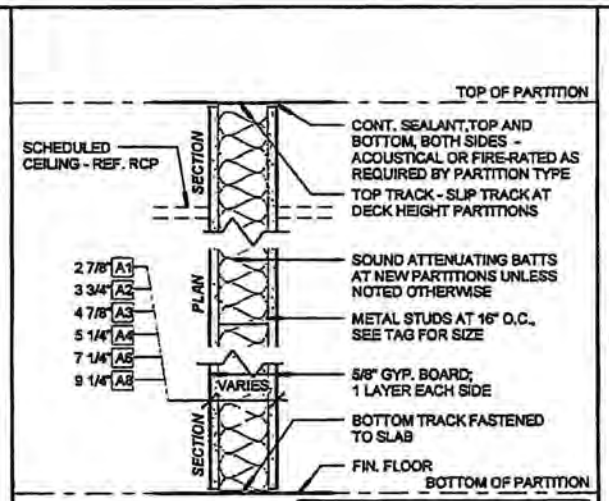
WPC 1354 REMODEL

PROJECT PHASE - CONSTRUCTION DOCUMENTS

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

TFC CONTRACT NO. 16-093-000
EXHIBIT B - PAGE 22

DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A




| PARTITION RATING (WHERE REQUIRED; SEE PLAN FOR LOCATIONS) | |
|---|---|
| FIRE RATING | STC |
| 1 HOUR - UL# U419 | 51 |

METAL STUD PARTITION WITH ONE LAYER GYPSUM BOARD EACH SIDE

A

PARTITION ASSEMBLY TYPE (LETTER)
CORE WIDTH CODE (NUMBER)
PARTITION HEIGHT CODE (LETTER)

X#X
S51 F01

FIRE RATING CODE (LETTER "F" + TWO DIGITS)
SOUND RATING CODE (LETTER "S" + TWO DIGITS)

**PARTITION WIDTH CODES**

1 = 1 5/8" METAL STUDS @ 16" O.C.
2 = 2 1/2" METAL STUDS @ 16" O.C.
3 = 3 5/8" METAL STUDS @ 16" O.C.
4 = 4" METAL STUDS @ 16" O.C. (4" MASONRY NOMINAL)
6 = 6" METAL STUDS @ 16" O.C. (6" MASONRY NOMINAL)
8 = 8" METAL STUDS @ 16" O.C. (8" MASONRY NOMINAL)
9 = 9" CLEAR INSIDE DIMENSION AT PLUMBING CHASE
12 = 12" MASONRY NOMINAL

**PARTITION HEIGHT CODES**

A = ABOVE CEILING (TO 6" ABOVE CEILING)
C = CEILING (TO BOTTOM OF CEILING)
D = DECK (TO BOTTOM OF STRUCTURAL DECK ABOVE)
## = FIXED HEIGHT (IN INCHES TO TOP OF FINISH)

**SOUND RATING CODES**

S## (## = 2 DIGIT STC RATING NUMBER)

**FIRE RATING CODES**

F01 = 1 HOUR
F02 = 2 HOURS
F03 = 3 HOURS
F04 = 4 HOURS
F20 = 20 MINUTES
F30 = 30 MINUTES
F45 = 45 MINUTES
F90 = 90 MINUTES

**GENERAL NOTES**

REFERENCE PARTITION DETAILS SHEETS FOR ADDITIONAL PARTITION CONSTRUCTION REQUIREMENTS.

| No. | Description | Date |
|---|---|---|
| Revision Schedule | | |

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

REGISTERED ARCHITECT JORGER WEBB 22049 STATE OF TEXAS
01.26.2016

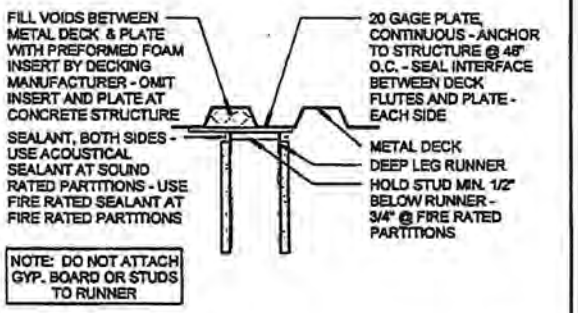
A12-600

PORTAL REQUEST 17607
WORK ORDER 521123

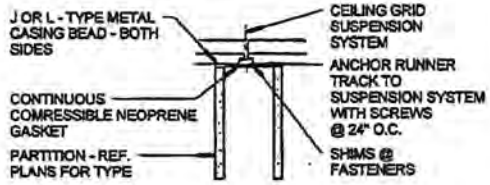
PARTITION TYPES
WPC 1354 REMODEL
PROJECT PHASE - CONSTRUCTION DOCUMENTS
SCALE: 1 1/2" = 1'-0"



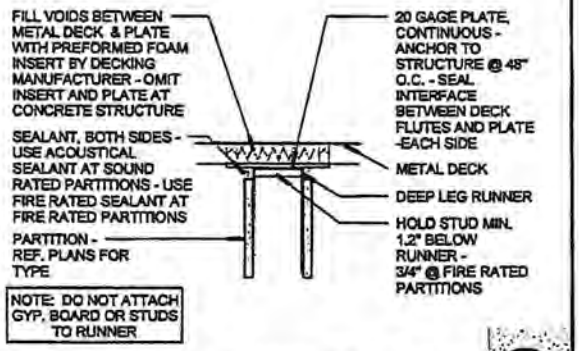
DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A



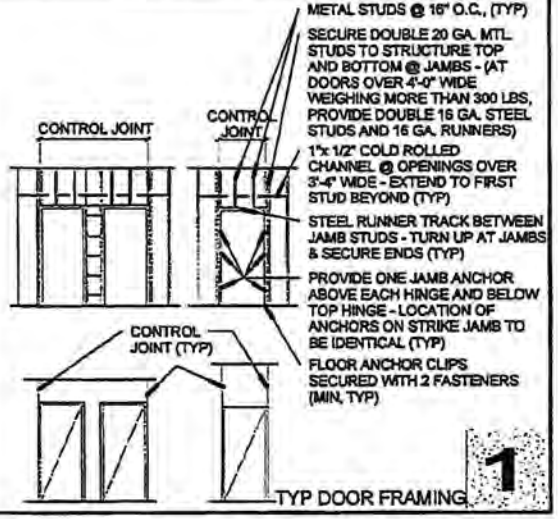

MTL DECK PARTITION TOP: PARALLEL TO FLUTES **4**




PARTITION TOP AT CEILING HEIGHT **2**




MTL DECK PARTITION TOP: PERPENDICULAR TO FLUTES **3**




TYP DOOR FRAMING **1**

| No. | Description | Date |
|---|---|---|
| | Revision Schedule | |

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

REGISTERED ARCHITECT GEORGE R. WEBB 23049 STATE OF TEXAS
FACILITIES COMMISSION TEXAS
01.26.2016

A12-601

PORTAL REQUEST 17607

WORK ORDER 521123

PARTITION DETAILS

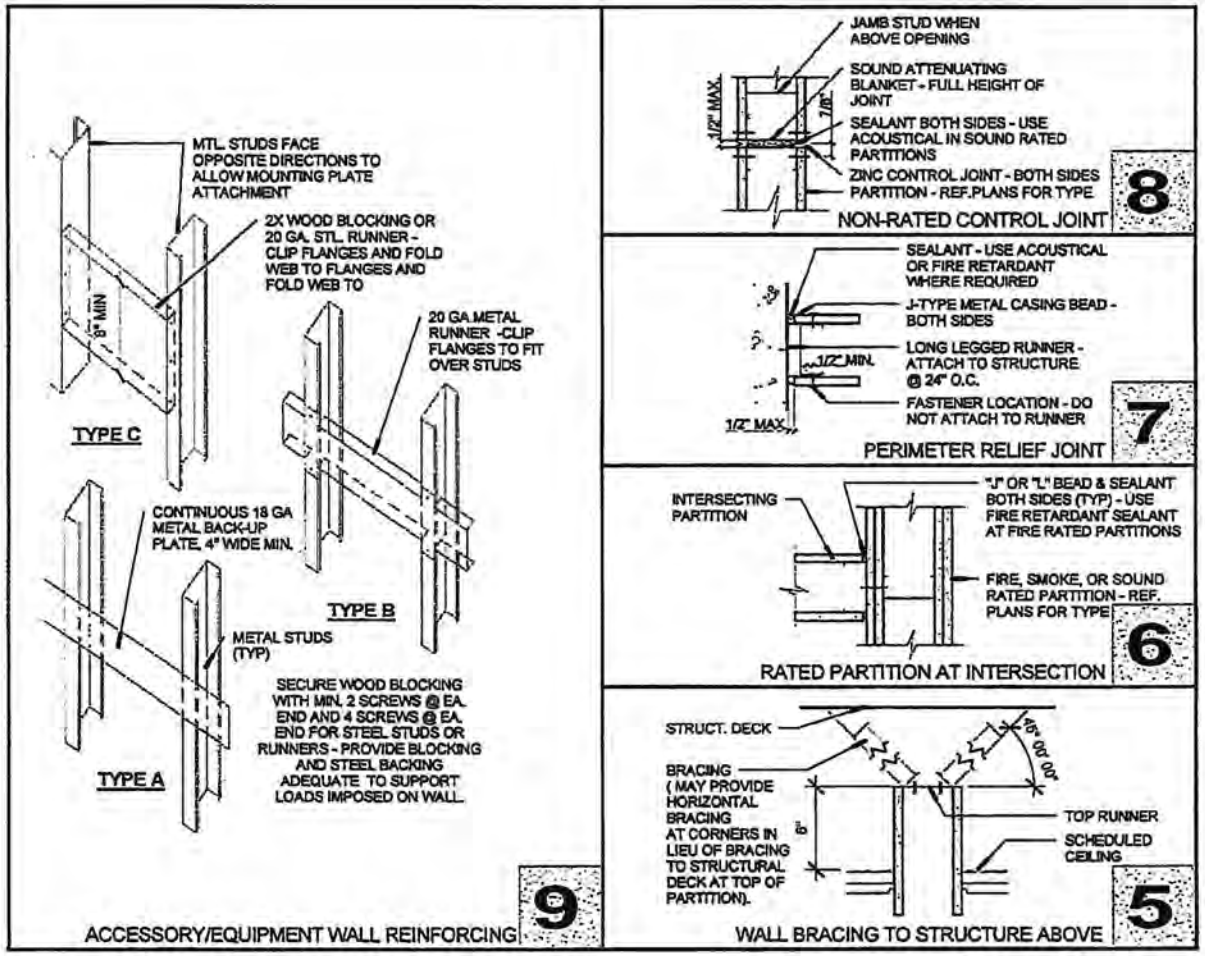
WPC 1354 REMODEL

PROJECT PHASE - CONSTRUCTION DOCUMENTS

SCALE: 1 1/2" = 1'-0"

TFC CONTRACT NO. 16-093-000
EXHIBIT B - PAGE 24

DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A




| No. | Description | Date |
|---|---|---|
| Revision Schedule | | |

Project Issue Date: 25 JANUARY, 2016
Sheet Issue Date: 25 JANUARY, 2016

REGISTERED ARCHITECT GEORGE R. WEBB 23049 STATE OF TEXAS

01.26.2016

A12-602

PORTAL REQUEST 17607

WORK ORDER 521123

PARTITION DETAILS

WPC 1354 REMODEL

PROJECT PHASE - CONSTRUCTION DOCUMENTS

SCALE: 1 1/2" = 1'-0"

TFC CONTRACT NO. 16-093-000

EXHIBIT B - PAGE 25

DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A

## GENERAL NOTES:

GENERAL ELECTRICAL:

1. PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL CITY COES, AND WITH THE 2011 VERSION OF THE NATIONAL ELECTRIC CODE (NEC).
2. FIELD VERIFY ALL CONDITIONS AND MEASURE DIMENSIONS AT SITE PRIOR TO PROCEEDING WITH ANY INSTALLATION.
3. TO THE GREATEST EXTENT REASONABLE, KEEP WORK AREAS CLEAN AND FREE OF WASTE MATERIALS AND RUBBISH AT THE END OF EACH WORK DAY.
4. PROVIDE IDENTIFICATION FOR RACEWAYS AND CABLE ACCORDING TO ANSI A13.2 AND NFPA 70. PROVIDE NUMBERED TAPE MARKERS FOR ALL WIRES INSTALLED IN PREPRINTED NUMBERS. CLEAN ALL SURFACES BEFORE APPLYING SELF ADHESIVE IDENTIFICATION PRODUCTS.
5. COLOR CODE ALL 208/120-V SYSTEM SECONDARY SERVICE, FEEDER AND BRANCH - CIRCUIT CONDUCTORS THROUGHOUT THE SECONDARY ELECTRICAL SYSTEM AS FOLLOWS:
   a. PHASE A: BLACK
   b. PHASE B: RED.
   c. PHASE C: BLUE.
6. COLOR CODE ALL 480/277-V SYSTEM SECONDARY SERVICE, FEEDER, AND BRANCH-CIRCUIT CONDUCTORS THROUGHOUT THE SECONDARY ELECTRICAL STSTEM AS FOLLOWS:
   a. PHASE A: YELLOW
   b. PHASE B: BROWN
   c. PHASE C: ORANGE
7. PROVIDE IDENTIFICATION FOR NEW RECEPTACLES. PROVIDE SELF ADHESIVE, PRE-PRINTED LABELS INDICATING PANEL AND CIRCUIT NUMBER SERVING THE RECEPTACLE. APPLY TO FACE PLATE OF EACH NEW RECEPTACLE.
8. PROVIDE IDENTIFICATION FOR ELECTRICAL PANELS. PROVIDE NEW, TYPED PANEL DIRECTORY FOR EACH PANEL WHERE WORK TAKES PLACE. INCLUDE ALL EXISTING AND NEW CIRCUITY INFORMATION INCLUDING LOAD SERVED AND LOCATION (E.G. RECEPTACLES ROOM 109 OR LIGHTS ROOM 402). PROVIDE EXCEL FILE WITH SCHEDULE TO OWNER.
9. PROVIDE CIRCUITRY INFORMATION ON ALL NEWLY INSTALLED J-BOXES.
10. APPLY FIRESTOPPING TO ELECTRICAL PENETRATIONS OF ALL FIRE-RATED FLOOR AND WALL ASSEMBLIES TO RESTORE ORIGINAL FIRE-RESISTANCE RATING OF ASSEMBLY.
11. MOUNT ALL RECEPTACLES AND DATA PORTS AT 16" ABOVE FINISHED FLOOR (MEASURED FROM BASE OF COVER PLATE) UNLESS OTHERWISE NOTED IN DRAWINGS. PROVIDE COVER PLATES WITH COLOR AND FINISH TO MATCH EXISTING.
12. PROVIDE A MAXIMUM OF 4 QUAD RECEPTACLES OR 8 DUPLEX RECEPTACLES POWER CIRCUIT UNLESS OTHERWISE SHOWN ON DRAWINGS.

CONDUCTORS AND CABLES:

1. ALL WIRING SHALL BE COPPER WITH TYPE THHN/THWN INSULATION. INSTALL IN RACEWAY. ALL CONDUCTORS SHALL BE SOLID FOR NO. 10 AWG AND SMALLER AND STRANDED FOR LARGER THAN 10 AWG.
2. COORDINATE LAYOUT AND INSTALLATION OF CABLES WITH OTHER INSTALLATIONS.
3. DO NOT SERVE MORE THAN THREE CIRCUITS WITH A SINGLE NEUTAL WIRE.
4. INSTALL WIRES AND CABLES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND NECA'S "STANDARD OF INSTALLATION."
5. REMOVE EXISTING WIRES FROM RACEWAY BEFORE PULLING IN NEW WIRES AND CABLES.
6. USE MANUFACTURER APPROVED PULLING COMPOUND OR LUBRICANT WHERE NECESSARY. USE ONLY PULLING DEVICES THAT WILL NOT DAMAGE WIRING, CABLES, OR INSULATION. DO NOT EXCEED MANUFACTURER'S LISTED PULLING TENSION.

GROUNDING AND BONDING

1. ALL GROUNDING CONDUCTORS SHALL BE INSULATED COPPER. USE EITHER GREEN INSULATED WIRE OR BLACK INSULATED WIRE IDENTIFIED BY GREEN PHASING TAPE.
2. UNLESS OTHERWISE NOTED, MINIMUM GROUND WIRE SIZE SHALL BE NO 12 AWG WITH THE EXCEPTION THAT ANY FEEDER EXCEEDING 100 FEET SHALL BE MINIMUM NO 10 AWG
3. DO NOT SERVE MORE THAN THREE CIRCUITS WITH A SINGLE GROUND WIRE.
4. GROUNDING CONDUCTORS SHALL BE ROUTED ALONTHE SHORTEST AND STRAIGHTEST PATHS POSSIBLE, UNLESS OTHERWISE INDICATED. AVOID OBSTRUCTINGACCESS OR PLACING CONDUCTORS WHERE THEY MAY BE SUBJECT TO STRAIN, IMPACT, OR OTHER DAMAGE.
5. MAKE CONNECTIONS SO GALVANIC ACTION OR ELECTROLYSIS POSSIBILITY IS MINIMIZED. SELECT CONNECTORS, CONNECTION HARDWARE, CONDUCTORS, AND CONNECTION METHODS SO METALS IN DIRECT CONTACT WILL BE GALVANICALLY COMPATIBLE.
6. IF METAL RACEWAYS TERMINATE AT METAL HOUSINGS WITHOUT MECHANICAL AND ELECTRICAL CONNECTION TO HOUSING, TERMINATE EACH CONDUIT WITH A GROUNDING BUSHING. CONNECT GROUNDING BUSHING WITH A BARE GROUNDING CONDUCTOR TO TERMINAL IN HOUSING.

RACEWAYS:

1. ALL INTERIOR CONDUIT INSTALLED SHALL BE GALVANIZED ELECTRCAL METALLIC TUBING (EMT). PROVIDE EMT AND COMPRESSION TYPE FITTINGS THAT COMPLY WITH ANSI 80.3 TYPES AND SIZES SHALL BE PROVIDED AS INDICATED BY THE DRAWINGS OR AS REQUIRED BY CODE FOR EACH APPLICATION, WITH FITTINGS THAT MATCH AND MATE WITH RACEWAYS.
2. COORDINATE LAYOUT AND INSTALLATION OFRACEWAYS AND BOXES WITH OTHER CONSTRUCTION ELEMENTS TO ENSURE ADEQUATE HEADROOM, WORKING CLEARANCE, AND ACCESS. INSTALL ALL RACEWAYS AND BOXES SO THAT THEY ARE LEVEL, SQUARE, PLUMB, AND AT PROPER ELEVATIONS. RUN CONCEALED RACEWAYS WITH A MINIMUM OF BENDS, IN THE SHORTEST PRACTICAL DISTANCE.
3. ALL OUTLET, DEVICE, PULL, AND JUNCTION BOXES SHALL BE MANUFACTURED FROM GALVANIZED SHEETMETAL AND SHALL COMPLY WITH NEMA OS 1.
4. MINIMUM ALLOWED RACEWAY SIZE IS 3/4"
5. UNLESS OTTHERWISE NOTED, CONCEAL ALL CONDUIT/EMT WITHIN FINISHED WALLS, CEILINGS, OR FLOORS.
6. SUPPORT RACEWAYS TO PREVENT BOTH HORIZONTAL AND VERTICAL MOVEMENT. WIRE SUPPORTS FOR CEILING GRID MAY NOT BE USED TO SUPPORT CONDUIT. RUN PARALLEL OR BANKED RACEWAYS TOGETHER, ON COMMON SUPPORTS WHERE PRACTICAL.

| No. | Description | Date |
|---|---|---|
| Revision Schedule | | |

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

PORTAL REQUEST 17607

WORK ORDER 521123

ELECTRICAL NOTES

WPC 1354 REMODEL

PROJECT PHASE - ISSUE FOR CONSTRUCTION

SCALE: 1/8" = 1'-0"

STATE OF TEXAS
WENDELL L. COOK
115362
LICENSED
PROFESSIONAL ENGINEER
01.26.15

FACILITIES COMMISSION
TEXAS

E0-000

TFC CONTRACT NO. 16-093-000
EXHIBIT B - PAGE 26

DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A

## GENERAL NOTES:

7. DURING CONSTRUCTION USE TEMPORARY CLOSURES TO PREVENT FOREIGN MATTER FROM ENTERING RACEWAYS.

8. MAKE BENDS AND OFFSETS SO THAT ID OF RACEWAYS IS NOT REDUCED. KEEP LEGS OF BENDS IN THE SAME PLANE AND STRAIGHT LEGS OF OFFSETS PARALLEL UNLESS OTHERWISE INDICATED.

9. MAKE RACEWAY TERMINATIONS TIGHT. USE INSULATING BUSHINGS AT ALL TERMINATIONS TO PROTECT CONDUCTORS.

10. FLEXIBLE CONNECTIONS/CONDUIT ARE ONLY ALLOWED FOR CONNECTION OF RECESSED LIGHTING FIXTURES OR VIBRATING MACHINERY. THE MAXIMUM ALLOWABLE LENGTH IS 6FT. UNLESS OTHERWISE NOTED. INSTALL SEPERATE GROUND CONDUCTOR ACROSS FLEXIBLE CONNECTIONS.

LIGHTING CONTROLS:

1. CEILING MOUNTED SENSORS SHALL BE EQUAL TO WATT STOPPER DT-355 AND WALL MOUNTED SENSORS EQUAL TO WATT STOPPER DW-100 (UNLESS NOTED OTHERWISE IN DRAWINGS). PROVIDE ALL WIRING TO CONTROL LIGHTING CIRCUITS AS SHOWN IN STANDARD DETAILS.

2. MOUNT ALL LIGHT SWITCHES (OCCUPANCY SENSOR AND OTHER) AT 48" ABOVE FINISHED FLOOR (MEASURED FROM THE CENTER OF SWITCH COVER PLATE) UNLESS OTHERWISE NOTED IN DRAWINGS. PROVIDE COVER PLATES WITH COLOR AND FINISH TO MATCH EXISTING.

3. ADJUST ALL OCCUPANCY SENSOR TIME DELAYS TO 30MINS VIA DIP SWITCH SETTING. OCCUPANCY SENSOR LIGHT SWITCH SHALL BE SET TO MANUAL ON, AUTO SHUT OFF.

WIRING DEVICES:

1. UNLESS OTHERWISE NOTED, WALL PLATES SHALL BE SMOOTH HIGH-IMPACT THEMOPLASTIC WITH METAL SCREWS WITH HEAD COLOR TO MATCH PLATE FINISH. MATCH THE COLOR/FINISH OF THE EXISTING PLATES.

2. INSTALL DEVICES AND ASSEMBLIES LEVEL, PLUMB, AND SQUARE WITH BUILDING LINES.

3. INSTALL CONDUCTORS AT EACH OUTLET WITH A MINIMUM OF 8 INCHES OF SLACK.

4. USE APPROPRIATELY SIZED WIRE NUTS TO SECURE WIRING. PUSH-ON, "WAGO" STYLE CONNECTORS ARE NOT ACCEPTABLE.

INTERIOR LIGHTS:

1. REUSE OR PROVIDE NEW LIGHTING FIXTURES AS CALLED FOR IN THE DRAWINGS.

2. FLUORESCENT LAMP BALLASTS SHALL COMPLY WITH NEMA C82.11. THEY SHALL BE PROGRAMMED START WITH THD RATING OF LESS THAN 10% A MINIMUM POWER FACTOR OF 90%, AND AN OPERATING FREQUENCY OF 20KHZ OR GREATER.

3. PROVIDE LOW MERCURY FLUORESCENT BULBS; YIELD LESS THAN 0.2MG OF MERCURY WHEN TESTED ACCORDING TO NEMA LL.1.

4. USE GRID FOR SUPPORT IN SUSPENDED CEILINGS. INSTALL A MINIMUM OF TWO CEILING SUPPORT WIRES FOR EACH FIXTURE, LOCATED NOT MORE THAN 6" FROM THE FIXTURE CORNERS. FASTEN UL LISTED SUPPORT CLIPS TO FIXTURES AND CEILING GRID MEMBERS AT OR NEAR FIXTURE CORNERS.

5. IF FIXTURES ARE LESS THAN SIZE OF CEILING GRID, OR ARE INSTALLED SO THAT THEY SPAN A GRID MEMBER, INSTALL AS INDICATED ON THE REFLECTED CEILING PLANS AND SUPPORT FIXTURES INDEPENDENTLY WITH AT LEAST TWO 3/4" METAL CHANNELS SPANNING AND SECURED TO CEILING TEES.

| No. | Description | Date |
|---|---|---|
| | Revision Schedule | |

Project Issue Date: 25 JANUARY, 2016
Sheet Issue Date: 25 JANUARY, 2016

PORTAL REQUEST 17607

WORK ORDER 521123

ELECTRICAL NOTES

WPC 1354 REMODEL

PROJECT PHASE - ISSUE FOR CONSTRUCTION

SCALE: 1/8" = 1'-0"

STATE OF TEXAS
WENDELL L. COOK
115582
LICENSED
PROFESSIONAL ENGINEER
01.25.16

FACILITIES COMMISSION
TEXAS

E0-001



DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A

## GENERAL NOTES

1. NUMBER AND LOCATION OF EXISTING RECEPTACLES AND TELEPHONE/DATA DROPS IS APPROXIMATE. IT IS THE RESPONSIBILITY OF THE INSTALLER TO VERIFY LOCATIONS PRIOR TO PROCEEDING WITH INSTALLATION.
2. PANELS SERVING LIGHTING/RECEPTACLES ARE LOCATED IN THE ELECTRICAL ROOM SHOWN ON THIS SHEET, ADJACENT TO CORRIDOR 1304.
3. DRAWINGS ARE DIAGRAMMATIC IN NATURE. ROUTING OF CIRCUITS FEEDING EXISTING RECEPTACLES/LIGHTING ARE BASED UPON EXISTING DRAWINGS. IT IS THE INSTALLER'S RESPONSIBILITY TO VERIFY ALL CIRCUITS PRIOR TO PROCEEDING WITH DEMOLITION/INSTALLATION.

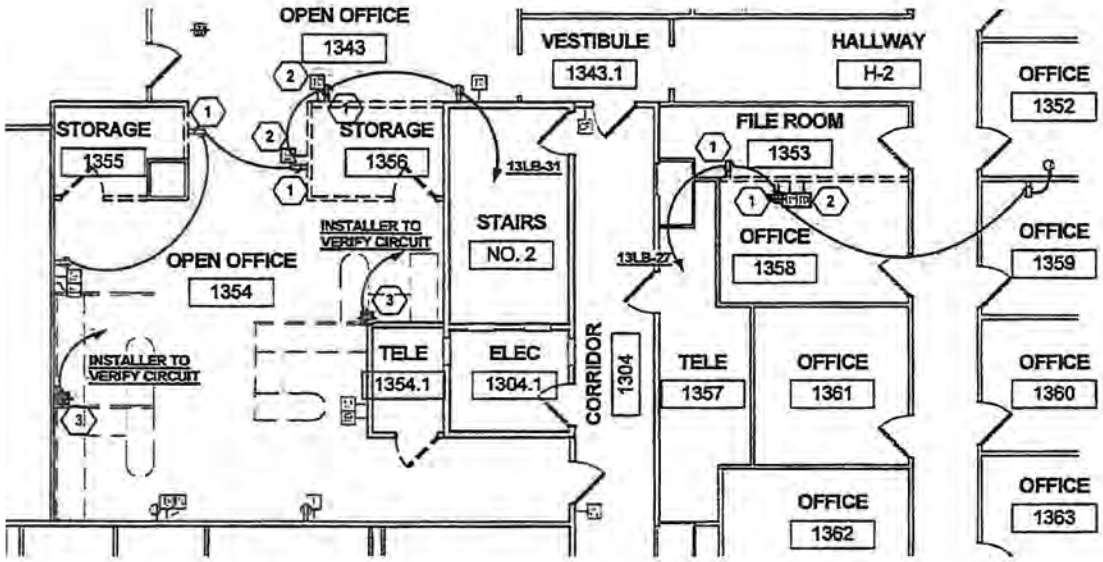
## DEMOLITION POWER PLAN LEGEND

**ELECTRICAL DEVICES - POWER**

- EXISTING DUPLEX POWER OUTLET TO REMAIN
- EXISTING DUPLEX POWER OUTLET TO BE REMOVED
- EXISTING 4-PLEX POWER OUTLET TO BE REMOVED
- EXISTING FURNITURE POWER / DATA POLE TO REMAIN
- EXISTING FURNITURE POWER / DATA POLE TO BE RELOCATED

**DATA / COMMUNICATIONS**

- EXISTING TELEPHONE OUTLET TO REMAIN
- EXISTING TELEDATA OUTLET TO REMAIN
- TELEDATA OUTLET TO BE REMOVED
- EXISTING CARD READER TO REMAIN
- EXISTING BLANK COVER TO REMAIN




1 DEMOLITION POWER PLAN
1/8" = 1'-0"

PLAN NORTH

## KEYED NOTES:

1. REMOVE EXISTING RECEPTACLE. REMOVE WIRING AND CONDUIT BACK TO NEAREST JUNCTION BOX, CAP AND ABANDON IN PLACE. COVER ANY UNUSED OPENINGS IN JUNCTION BOX. CIRCUIT SERVING EXISTING OUTLET WILL BE REUSED. WIRING AND CONDUIT MAY BE REUSED TO THE EXTENT POSSIBLE AS PART OF NEW CONSTRUCTION. . RE: SHEET E2-200 FOR FURTHER INFORMATION.
2. REMOVE EXISTING TELEPHONE/DATA OUTLET, DROP IN WALL, AND ASSOCIATED CABLING BACK TO NEAREST POINT OF CONNECTION. CAP AND ABANDON IN PLACE.
3. REMOVE AND DISPOSE OF EXISTING POWER POLE. CIRCUIT WILL BE REUSED TO PROVIDE POWER TO NEW POWER POLES AS SHOWN ON SHEET E2-200. WIRING AND CONDUIT MAY BE REUSED TO THE EXTENT POSSIBLE.

| No. | Description | Date |
|---|---|---|
| | Revision Schedule | |

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

PORTAL REQUEST 17607
WORK ORDER 521123

DEMOLITION POWER PLAN
WPC 1354 REMODEL
PROJECT PHASE - ISSUE FOR CONSTRUCTION
SCALE: 1/8" = 1'-0"

TFC CONTRACT NO. 16-093-000
EXHIBIT B - PAGE 28

STATE OF TEXAS
WENDELL L. COOK
115582
PROFESSIONAL ENGINEER
01.26.16

FACILITIES COMMISSION STATE OF TEXAS

E1-200

DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A

## GENERAL NOTES

1. NUMBER AND LOCATION OF EXISTING LIGHT FIXTURES IS APPROXIMATE. IT IS THE RESPONSIBILITY OF THE INSTALLER TO VERIFY LOCATIONS PRIOR TO PROCEEDING WITH INSTALLATION.
2. PANELS SERVING LIGHTING/RECEPTACLES ARE LOCATED IN THE ELECTRICAL ROOM SHOWN ON THIS SHEET, ADJACENT TO CORRIDOR 1304.
3. INSTALLER IS RESPONSIBLE FOR VERIFYING EXISTING LIGHTING CIRCUITRY PRIOR TO PROCEEDING WITH DEMOLITION / NEW INSTALLATION.
4. INSTALLER IS RESPONSIBLE FOR REPLACEMENT OF ANY AND ALL DAMAGED LIGHT FIXTURES.

## DEMOLITION LIGHTING PLAN LEGEND

### LIGHTING FIXTURES

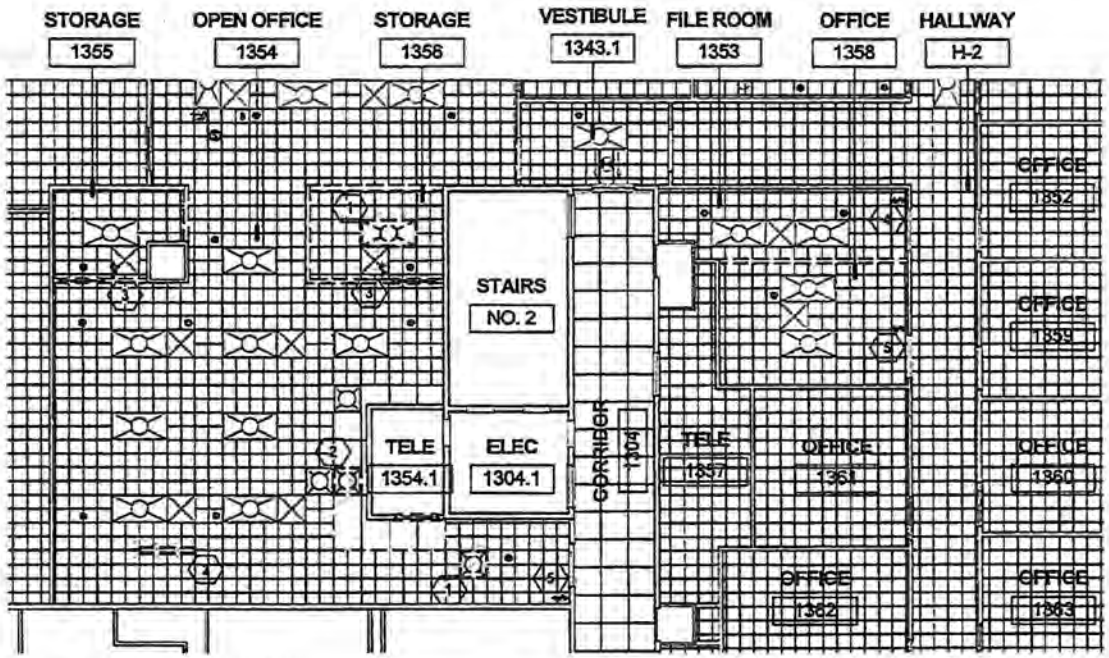
- EXISTING 2x4' LAY-IN LIGHT FIXTURE TO REMAIN
- EXISTING 2x4' LAY-IN LIGHT FIXTURE TO BE REMOVED
- EXISTING SURFACED MOUNTED LIGHT FIXTURE TO BE REMOVED
- EXISTING TWO-SIDED EXIT SIGN TO REMAIN

### ELECTRICAL DEVICES

- EXISTING 2-WAY LIGHT SWITCH TO BE REMOVED

## KEYED NOTES

1. REMOVE EXISTING LAY-IN LIGHT FIXTURE AND SAVE FOR RELOCATION AS SHOWN ON SHEET E2-300.
2. REMOVE EXISTING LIGHT FIXTURE, CONDUIT, AND ALL ASSOCIATED WIRING BACK TO NEAREST JUNCTION BOX. CAP WIRING AND ABANDON IN PLACE. COVER ANY UNUSED OPENINGS IN JUNCTION BOX.
3. REMOVE EXISTING LIGHT SWITCH FROM WALL. REMOVE WALL BOX, CONDUIT, AND WIRING BACK TO NEAREST JUNCTION BOX LOCATED ABOVE CEILING. CAP WIRING AND ABANDON IN PLACE. COVER ANY UNUSED OPENINGS IN JUNCTION BOX.
4. REMOVE EXISTING LIGHT SWITCH FROM WALL. PROVIDE NEW COVER PLATE FOR WALL BOX TO MATCH EXISTING. CAP WIRING AND ABANDON IN PLACE.
5. REMOVE EXISTING TWO WAY SWITCH. SWITCH WILL BE REPLACED WITH NEW WALL MOUNTED OCCUPANCY SENSOR AS SHOWN ON SHEET E2-300.




1 DEMOLITION LIGHTING PLAN
1/8" = 1'-0"

PLAN NORTH

| No. | Description | Date |
|---|---|---|
| Revision Schedule | | |

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

STATE OF TEXAS
WENDELL L. COOK
115583
LICENSED PROFESSIONAL ENGINEER
01.26.16

E1-300

PORTAL REQUEST 17607
WORK ORDER 521123

DEMOLITION LIGHTING PLAN
WPC 1354 REMODEL
PROJECT PHASE - ISSUE FOR CONSTRUCTION
SCALE: 1/8" = 1'-0"

TFC CONTRACT NO. 16-093-000
EXHIBIT B - PAGE 29

DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A

GENERAL NOTES:

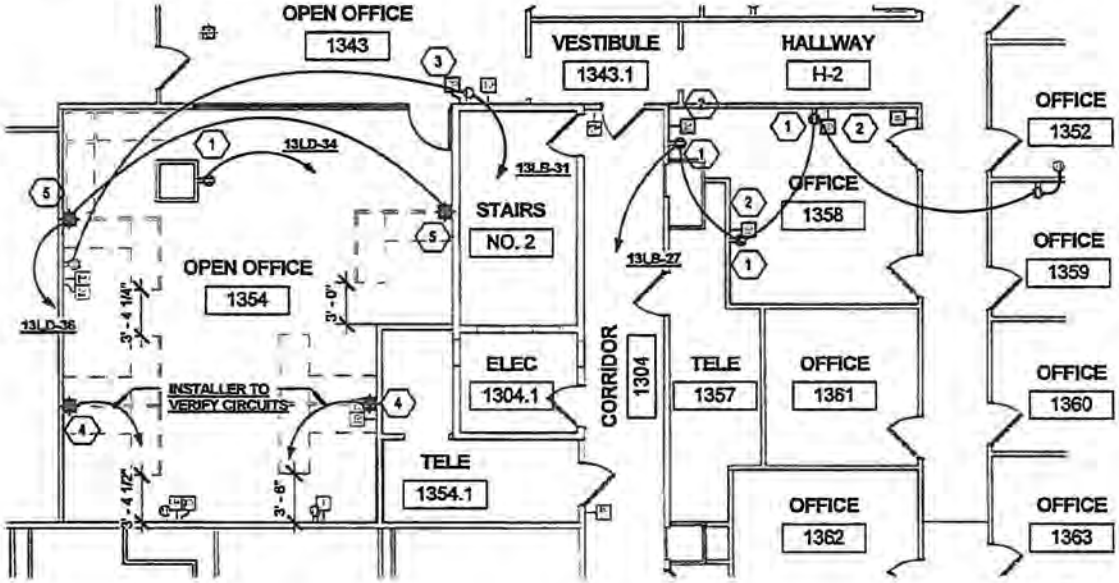
1. DRAWINGS ARE DIAGRAMMATIC IN NATURE. ROUTING OF CIRCUITS FEEDING EXISTING RECEPTACLES/LIGHTING ARE BASED UPON EXISTING DRAWINGS. IT IS THE INSTALLER'S RESPONSIBILITY TO VERIFY ALL CIRCUITS PRIOR TO PROCEEDING WITH DEMOLITION/INSTALLATION.
2. WHERE NEW RECEPTACLES OR ELECTRICAL CONNECTIONS ARE SHOWN ON DRAWINGS, CONTRACTOR IS RESPONSIBLE FOR PROVIDING WIRE, CONDUIT, AND ALL OTHER MATERIALS NECESSARY FOR A COMPLETE AND FUNCTIONAL INSTALLATION.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF ALL LIGHT SWITCHES, LIGHT FIXTURES, RECEPTACLES, DATA OUTLETS, AND OTHER DEVICES.
4. ROUTE ALL NEW POWER CIRCUITS SHOWN ABOVE CEILING. PROVIDE DROPS IN WALL AS NEEDED FOR NEW RECEPTACLES, SWITCHES, AND POWER POLES.

POWER PLAN LEGEND

ELECTRICAL DEVICES
- EXISTING DUPLEX POWER OUTLET TO REMAIN
- NEW DUPLEX POWER OUTLET
- EXISTING POWER / DATA POLE
- NEW POWER / DATA POLE BY FURNITURE PROVIDER - COORDINATE WITH MANUFACTURER'S REPRESENTATIVE

DATA / COMMUNICATIONS
- EXISTING TELEPHONE OUTLET TO REMAIN
- EXISTING TELE/DATA OUTLET TO REMAIN
- NEW CONDUIT DROP IN WALL FOR TELE/DATA OUTLET - CABLING BY OTHERS

ACCESS MONITORING / CONTROL
- EXISTING CARD READER TO REMAIN
- NEW CONDUIT DROP IN WALL FOR NEW CARD READER - CABLING BY OTHERS
- EXISTING BLANK COVER TO REMAIN
- NEW BLANK COVER PLATE




1 POWER PLAN
1/8" = 1'-0"

PLAN NORTH

KEYED NOTES:

1. PROVIDE NEW WIRE RUN, CONDUIT, DROP IN WALL, BOX AND DUPLEX RECEPTACLE AS INDICATED ON DRAWING. PROVIDE POWER TO NEW RECEPTACLE FROM CIRCUIT INDICATED ON DRAWING. PROVIDE NEW FACEPLATE TO MATCH EXISTING.
2. PROVIDE NEW TELEPHONE/DATA OUTLET, BOX, DROP IN WALL, AND FACEPLATE TO MATCH EXISTING. CABLING PROVIDED BY OTHERS.
3. PROVIDE NEW BOX, CONDUIT, AND DROP IN WALL FOR NEW CARD READER. MOUNT AT SAME HEIGHT AS NEW DOOR HARDWARE. CABLING PROVIDED BY OTHERS. COORDINATE WITH CARD READER SUPPLIER FOR CORRECT SIZE/TYPE OF BOX.
4. INSTALL NEW POWER POLE (SUPPLIED WITH MODULAR FURNITURE) AT INDICATED LOCATION TO SERVE NEW FURNITURE INSTALLATION. CONNECT TO EXISTING CIRCUIT AS INDICATED. PROVIDE ALL WIRING, CONDUIT, HARDWARE, ETC. NECESSARY FOR A COMPLETE AND FUNCTIONAL INSTALLATION. COORDINATE POWER INSTALLATION WITH DATA INSTALLATION FOR MODULAR FURNITURE. TEMPORARILY CAP WIRING IN PLACE IN ANTICIPATION OF FUTURE. CONNECTION TO MODULAR FURNITURE. LEAVE A MINIMUM OF 10' OF EXTRA WIRING TO FACILITATE FUTURE CONNECTION. FINAL CONNECTION TO BE MADE BY OTHERS.
5. INSTALL NEW POWER POLE (SUPPLIED WITH MODULAR FURNITURE) AT INDICATED LOCATION TO SERVE NEW FURNITURE INSTALLATION. CONNECT TO INDICATED CIRCUIT. PROVIDE ALL WIRING, CONDUIT, HARDWARE, ETC. NECESSARY FOR A COMPLETE AND FUNCTIONAL INSTALLATION. COORDINATE POWER INSTALLATION WITH DATA INSTALLATION FOR MODULAR FURNITURE. TEMPORARILY CAP WIRING IN PLACE IN ANTICIPATION OF FUTURE CONNECTION TO MODULAR FURNITURE. LEAVE A MINIMUM OF 10' OF EXTRA WIRING TO FACILITATE FUTURE CONNECTION. FINAL CONNECTION TO BE MADE BY OTHERS.

| No. | Description | Date |
|---|---|---|
| Revision Schedule | | |

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

STATE OF TEXAS
WENDELL L. COOK
115562
PROFESSIONAL ENGINEER
01.26.16

FACILITIES COMMISSION TEXAS

E2-200

PORTAL REQUEST 17607
WORK ORDER 521123

POWER PLAN
WPC 1354 REMODEL
PROJECT PHASE - ISSUE FOR CONSTRUCTION
SCALE: 1/8" = 1'-0"

TFC CONTRACT NO. 16-093-000
EXHIBIT B - PAGE 30

DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A

GENERAL NOTES:

1. DRAWINGS ARE DIAGRAMMATIC IN NATURE. ROUTING OF CIRCUITS FEEDING EXISTING RECEPTACLES/LIGHTING ARE BASED UPON EXISTING DRAWINGS. IT IS THE INSTALLER'S RESPONSIBILITY TO VERIFY ALL CIRCUITS PRIOR TO PROCEEDING WITH DEMOLITION/INSTALLATION.
2. WHERE NEW LIGHT FIXTURES OR ELECTRICAL CONNECTIONS ARE SHOWN ON DRAWINGS, CONTRACTOR IS RESPONSIBLE FOR PROVIDING WIRE, CONDUIT, AND ALL OTHER MATERIALS NECESSARY FOR A COMPLETE AND FUNCTIONAL INSTALLATION.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF ALL LIGHT SWITCHES, LIGHT FIXTURES, RECEPTACLES, DATA OUTLETS, AND OTHER DEVICES.
4. ROUTE ALL NEW POWER CIRCUITS SHOWN ABOVE CEILING. PROVIDE DROPS IN WALL AS NEEDED FOR NEW RECEPTACLES, SWITCHES, AND POWER POLES.

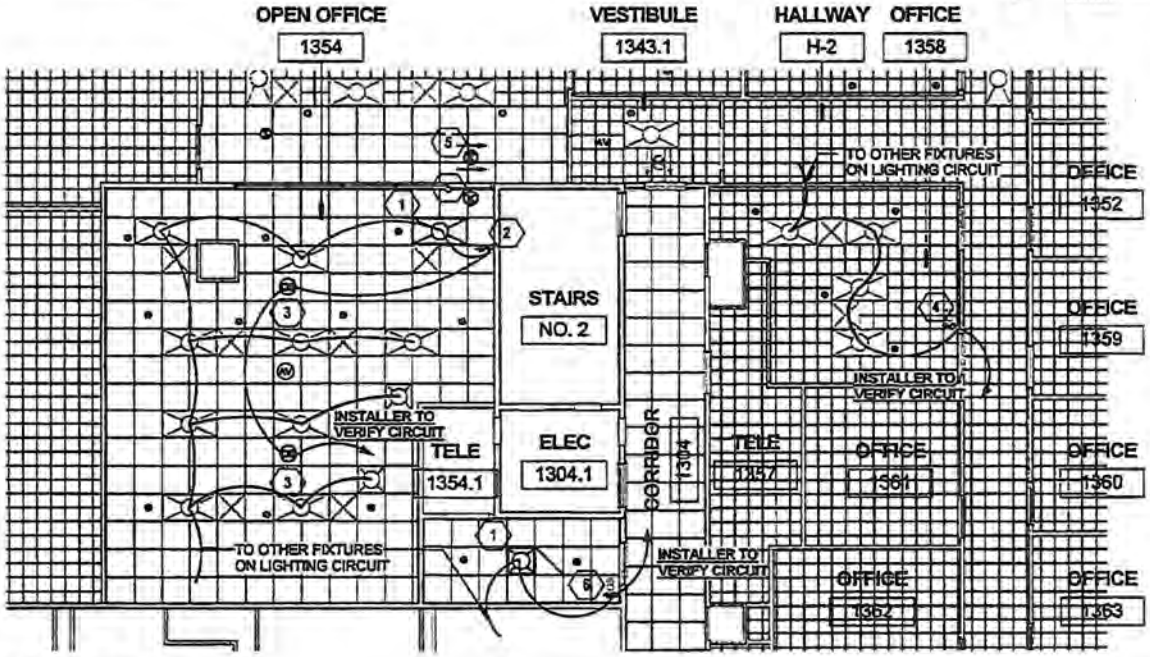
LIGHTING PLAN LEGEND

LIGHTING FIXTURES

- EXISTING 2x4' LAY-IN LIGHT FIXTURE TO REMAIN
- NEW OR RELOCATED 2x4' LAY-IN LIGHT FIXTURE
- NEW CEILING MOUNTED SINGLE SIDED EXIT LIGHT
- EXISTING CEILING MOUNTED DOUBLE SIDED EXIT LIGHT TO REMAIN
- NEW CEILING MOUNTED DOUBLE SIDED EXIT LIGHT

ELECTRICAL DEVICES

- NEW CEILING MOUNTED OCCUPANCY SENSOR
- NEW 3-WAY LIGHT SWITCH WITH OCCUPANCY SENSOR
- NEW 3-WAY LIGHT SWITCH




1 LIGHTING PLAN
1/8" = 1'-0"

PLAN NORTH

KEYED NOTES:

1. RELOCATE EXISTING LIGHT FIXTURE TO NEW LOCATION SHOWN ON DRAWING AND RECONNECT TO EXISTING CIRCUIT.
2. PROVIDE NEW LIGHT SWITCH. REWIRE LIGHTING SO THAT SWITCH LEG CONTROLS ALL LIGHTING IN NEW OPEN OFFICE AREA. EXISTING WIRING MAY BE REUSED TO THE EXTENT POSSIBLE.
3. PROVIDE NEW CEILING MOUNTED OCCUPANCY SENSOR AS INDICATED TO CONTROL LIGHTING IN OPEN OFFICE AREA. WIRE SENSORS IN PARALLEL SO THAT THEY EACH CONTROL ALL LIGHTING ON SWITCH LEG. RE: 2/E3-201 FOR FURTHER INFORMATION.
4. PROVIDE NEW WALL MOUNTED OCCUPANCY SENSOR/LIGHT SWITCH TO CONTROL LIGHTING IN OFFICE AS INDICATED. REWIRE LIGHTING SUCH THAT ALL LIGHTING IN NEWLY EXPANDED OFFICE IS CONTROLLED BY SINGLE SWITCH LEG. EXISTING WIRING MAY BE REUSED TO THE EXTENT POSSIBLE.
5. PROVIDE NEW RED EXIT LIGHT TO MATCH EXISTING IN SPACE (LITHONIA MODEL EXR-LED-M6 OR ENGINEER APPROVED EQUIVALENT). PROVIDE POWER FROM EMERGENCY CIRCUIT SERVING EXISTING EXIT LIGHTS IN SPACE.
6. INSTALL NEW WALL MOUNTED OCCUPANCY SENSOR AT INDICATED LOCATION. REWIRE LIGHTING SUCH THAT THE NEW CORRIDOR AREA IS ON A SEPARATE SWITCH LEG FROM THE ADJACENT OPEN OFFICE AREA. EXISTING WIRING MAY BE REUSED TO THE EXTENT POSSIBLE.

| No. | Description | Date |
|---|---|---|
| Revision Schedule | | |

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

STATE OF TEXAS
WENDELL L. COOK
115582
LICENSED PROFESSIONAL ENGINEER
01.26.16

FACILITIES COMMISSION TEXAS

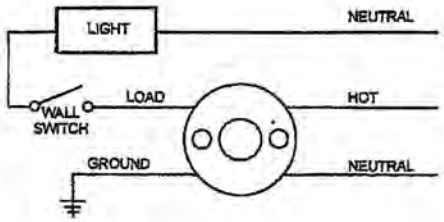
E2-300

PORTAL REQUEST 17607
WORK ORDER 521123

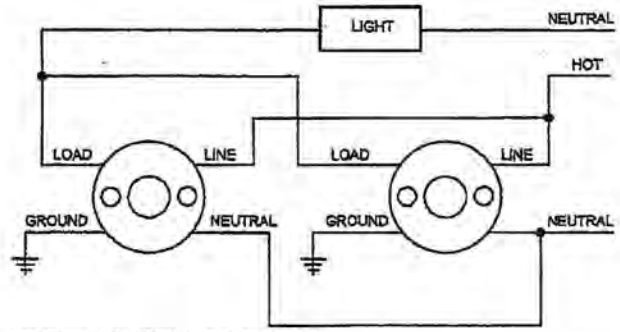
LIGHTING PLAN
WPC 1354 REMODEL
PROJECT PHASE - ISSUE FOR CONSTRUCTION
SCALE: 1/8" = 1'-0"

TFC CONTRACT NO. 16-093-000
EXHIBIT B - PAGE 31

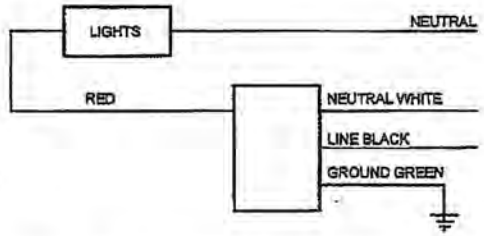
DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A




3 SINGLE CEILING MOUNTED OCCUPANCY SENSOR
1/4" = 1'-0"




2 THREE-WAY CEILING MOUNTED OCCUPANCY SENSOR
1/4" = 1'-0"




1 WALL MOUNTED OCCUPANCY SENSOR SWITCH RING
1/4" = 1'-0"

| No. | Description | Date |
|---|---|---|
| | Revision Schedule | |

Project Issue Date: 26 JANUARY, 2016
Sheet Issue Date: 26 JANUARY, 2016

PORTAL REQUEST 17607
WORK ORDER 521123

ELECTRICAL LIGHTING DETAILS
WPC 1354 REMODEL
PROJECT PHASE - ISSUE FOR CONSTRUCTION
SCALE: 1/4" = 1'-0"

TFC CONTRACT NO. 16-093-000
EXHIBIT B - PAGE 32

01.26.16

E3-201

DocuSign Envelope ID: 809E06BD-98AD-4958-986B-63BE928C264A