

**TAMPA SPORTS AUTHORITY  
BABE ZAHARIAS DINING ROOM AND  
KITCHEN RENOVATION  
Bid #18-12  
TAMPA, FLORIDA**

**CONTRACT DOCUMENTS  
&  
TECHNICAL SPECIFICATIONS**

Prepared for:

**TAMPA SPORTS AUTHORITY  
4201 North Dale Mabry  
Tampa, Florida, 33607  
(813) 350-6500**



**MARCH 2019**

**BABE ZAHARIAS DINING ROOM AND  
KITCHEN RENOVATION  
TAMPA, FLORIDA**

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TAMPA, FLORIDA**

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**PART I**  
**BIDDING REQUIREMENTS**

**APRIL 2019**

**BABE ZAHARIAS DINING ROOM AND KITCHEN RENOVATION**

## **INVITATION TO BID**

The **TAMPA SPORTS AUTHORITY** hereby issues Public Notice of its intention to receive sealed bids at the office of the Authority, located at 4201 North Dale Mabry Highway, Tampa, Florida, at which time bids will be opened and publicly read aloud.

Sealed bids are invited for the following:

**BID # 18-12**

### **Babe Zaharias Dining Room and Kitchen Renovation**

**MANDATORY PRE-BID  
APRIL 16, 2019 10:00 AM  
AT BABE ZAHARIAS GOLF COURSE CLUBHOUSE**

**BID OPENING DATE/TIME/LOCATION:  
MAY 8, 2019 10:00 AM  
AT THE TAMPA SPORTS AUTHORITY OFFICE**

**Bid packages will be available for distribution and pickup at the Tampa Sports Authority office after 10am on March 27, 2019 or online at [www.tampasportsauthority.com](http://www.tampasportsauthority.com). Further details and specifications may be obtained from the office of the Tampa Sports Authority by calling (813) 350-6500 Extension 6519.**

The **TAMPA SPORTS AUTHORITY** reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 19<sup>th</sup> Day of March 2019.



## INFORMATION FOR BIDDERS

### A-1. SUBMISSION OF BIDS AND BID OPENING:

- A. Bids will be received by the Tampa Sports Authority and will be opened and read on **MAY 8, 2019 10:00 AM** at the Tampa Sports Authority Office. Bidders, or their representatives, and other interested persons may be present at the opening of proposals.
  
- B. Envelopes containing the bids must be opaque, sealed, marked on the outside of the envelope " **BABE ZAHARIAS DINING ROOM AND KITCHEN RENOVATION**" with the name of the Bidder and his Florida Contractor's Registration Number and addressed to.  
  
**Tampa Sports Authority, Raymond James, 4201 North Dale Mabry, Tampa, Florida 33607 c/o Purchasing Dept.  
Attn: Deltecla Jones – Procurement Manager**
  
- C. Bids shall be signed in ink by an official of the firm submitting the bid. The bid submitted by a partnership shall list the name of all partners and shall be signed in the partnership name by one of the members of the partnership.
  
- D. Prices must be quoted on the sheet furnished by this department, no other will be accepted. All prices quoted F.O.B. Tampa, Florida
  
- E. Bids which have been submitted may not be modified or withdrawn after submission. Negligence on the part of the bidder in the preparation of his bid shall not be grounds for the modification or withdrawal of a bid after the time set for bid opening.
  
- F. The Bidder shall assume full responsibility for timely delivery at the location designated for receipt of Bids. The responsibility for getting the bid to the Authority on or before the stated time and date will be solely and strictly the responsibility of the bidder. The Authority will in no way be responsible for delays caused by the United States Postal Service or a delay caused by any other occurrence.
  
- G. The bidder shall be responsible for reading and completely understanding the requirements and specifications of the item(s) being bid. Bid time will be and must be scrupulously observed. Under no circumstances will bids delivered after the time specified be considered. Such bids shall be returned to the vendor unopened with the notation, "THIS BID WAS RECEIVED AFTER THE TIME DESIGNATED FOR THE RECEIPT AND OPENING OF BIDS".
  
- H. A Mandatory Pre-Bid Conference has been scheduled for **APRIL 16, 2019 at 10:00 AM at Babe Zaharias Golf Course Clubhouse at 14112 Forest Hills Dr. Tampa FL 33612.** Please call 813-631-4375 for directions to the facility.

**A-2. BIDDING DOCUMENTS:**

- A. Bidding Documents include the Advertisement for Bids, Information for Bidders, Bid Form, the Bid Security and the proposed Contract Documents, including any Addenda issued prior to receipt of bids. All requirements and obligations of the Bidding Documents are hereby incorporated by reference into the Contract Documents and are binding on the Successful Bidder upon award of the contract.**
- B. Bidders may obtain complete sets of the bidding Documents from the issuing office designated in the Advertisement for Bids in the number requested and for the price, if any, stated therein.**
- C. Bidders shall use complete sets of Bidding Documents in preparing Bids; neither the Owner nor the Design Professional shall have any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents.**
- D. The Owner in making copies of the Bidding Documents available on the above terms does so only for the purpose of obtaining Bids on the Work and does not confer a license or grant for any other use.**

**A-3. DEFINITIONS:**

**A. THE BID:**

**A Bid is a complete and properly signed proposal to do the work or designated portion thereof for the sums stipulated therein, submitted in accordance with the Bidding Documents.**

**B. BASE BID:**

**The Base Bid is the sum stated in the Bid for which the Bidder offers to perform the Work described in the Bidding Documents as the base, to which work may be added or from which work may be deleted for sums stated in Alternate Bids, if any.**

**C. ALTERNATES:**

**An Alternate Bid (or Alternate) is an amount stated in the Bid to be added to or deducted from the amount of the Base Bid if the corresponding change in the Work, as described in the Bidding Documents, is accepted. Alternates and associated prices are to be considered as independent of each other and may be selected by the Owner in any combination or not at all.**

**A-4. QUALIFICATION OF BIDDER:**

- A. The Successful Bidder shall perform at least twenty-five percent (25%) of the work with forces that are in the direct employment of the Contractor's organization. Prior to the signing of the contract, the successful Bidder shall submit a statement of work to be performed by his own forces.**
- B. Prior to Contract award, the successful Bidder shall be prepared to demonstrate**



that his present organization, direct labor force and prior work experience is of adequate size and development to maintain responsible control of the project and to schedule, coordinate and perform the work in an expeditious manner and in accordance with the Contract Documents. Contractor shall complete and deliver to the Owner a Bidder's Qualification Statement and audited financial statements for the current and past year, as set forth in the Contract Documents, prior to contract award. This information will be relied upon and investigated by the Owner in determining whether the Bidder is the best, most responsible and most qualified Bidder.

Submit a completed Bidder Qualification Form (BQ-1) with the bid as provided in the Bidding Requirements section of the Contract Documents.

- C. Bidders, whether residents or nonresidents of Florida will be required to show evidence of a State of Florida Contractor's License before their bids will be considered.
- D. The Owner and the Owner's Design Professional will consider, in determining the qualifications of a Bidder, his record in the performance of any contracts for construction work into which he may have entered with the Owner or with similar public or private bodies or corporations. The Owner expressly reserves the right to reject the bid of any Bidder if such record discloses that such Bidder, in the opinion of the Owner, or his Design Professional, is not the best or most responsible and qualified Bidder or that Bidder has not properly performed its contracts or has habitually and without just cause neglected the payment of bills, or has otherwise disregarded his obligations to Subcontractors, material men, suppliers or employees.
- E. The Owner or his Design Professional, may make such investigation as they deem necessary to determine the responsibility, qualifications and ability of the Bidder to perform the work, and the Bidder shall furnish to the Owner or his Design Professional all such information and data for this purpose as they may request. The Owner reserves the right to reject any bid if the evidence submitted by, or investigation of such Bidder, fails to satisfy the Owner or his Design Professional that such Bidder is a responsive and responsible Bidder in accordance with the criteria set forth herein. The ability to secure payment and performance bonds for the Work shall not be conclusive evidence of Bidder's financial responsibility. Conditional bids will not be accepted.

**A-5. BIDDER'S REPRESENTATIONS:**

- A. Each Bidder by submitting his Bid understands Owner is relying upon the bid and the representations contained therein in awarding the Contract and represents that:
  - 1. He has read and understands that Bidding Documents and his Bid is made in accordance therewith; and Bidder agrees to be bound by the terms and requirements set forth in the Bidding and Contract Documents;
  - 2. He has visited the site, has familiarized himself with the local conditions under which the Work is to be performed in accordance with Article A-8 herein, and has correlated his observations with the requirements of the

proposed Contract Documents;

3. His Bid is based upon the materials, systems and equipment required by the Bidding Documents without exception; and
  4. He has the capability, in all respects, and the moral and business integrity, reliability, technical ability, financial resources, management, superintendence, equipment and materials which will assure effective and efficient good faith performance in full compliance with the Contract Documents and with any and all schedules and Milestone and Completion dates required by the Owner. The Bidder acknowledges and represents that he has made allowances for normal inclement weather indigenous to the Project Site, in his estimating, planning and scheduling of the Work. The Bidder hereby certifies that the work shall be completed, in place, in full accordance with the Contract Documents, within the time limits specified.
- B. He agrees that upon receipt of the Notice of Acceptance of his bid, he will execute the formal Contract, and will deliver all bonds and proof of insurance coverage as required by the Specifications.
- C. He agrees to execute the formal Contract within SEVEN (7) days from the date of Notice of Award of the Contract, and in case he fails or neglects to appear within the specified time to execute the Contract, he will be considered as having abandoned the Contract, and the Bid Security accompanying this Proposal will be forfeited to the Owner by reason of such failure on the part of the Bidder.
- D. Contractor shall submit a complete list of all subcontractors to the Owner immediately upon notice of apparent low bidder status and prior to award of the Contract. Owner shall consider such matters as it deems fit as to each subcontractor and how, if at all, it impacts on Contractor's responsibility, fitness or ability to perform this Contract. In addition, Contractor shall submit for approval its as-planned schedule pursuant to the requirements of Article 4 of the General Conditions.

**A-6. BID SECURITY:**

- A. Each bid must be accompanied by (1) cash, (2) a Cashier's or Certified Check of the Bidder, made payable to the Owner, or (3) a bidder's bond on the Bid Bond Form provided herein in an amount not less than 5% of his bid. For purposes of this provision, the amount of the bid shall be the Base Bid. The bidder's bond shall be issued by a surety company licensed to conduct business in Florida, which is on the approved U.S. Treasury List, which obtained an A+ rating by the latest Best Insurance Guide and which is otherwise acceptable to the Owner.
- B. Said bid security is given as a guarantee that the Bidder will enter into a contract if awarded the work and, in the case of refusal or failure to so enter into said contract, the security shall be declared forfeited to the Owner. Such security shall be returned to all but the three lowest Bidders within three days after the opening of bids and the remaining security will be returned within 48 hours after the Owner and the successful Bidder have executed the Contract. If no Contract has been awarded or the bidder has not been notified of the acceptance of his bid,

within forty-five (45) days of the bid opening, the Bidder may withdraw his bid and request the return of his bid security. If, at the Owner's or Design Professional's request, the Bidder agrees to extend and maintain his bid beyond the specified 45 days, his bid security will not be returned. Bidder hereby agrees that all Bid prices are firm, fixed prices which the Owner may accept up to 45 days from Bid opening.

**A-7. LIQUIDATED DAMAGES:**

The Successful Bidder, upon his failure or refusal to execute the Contract within SEVEN (7) days after he has received notice of the acceptance of his bid, shall forfeit to the Owner the security deposited with his bid, as liquidated damages for such failure or refusal.

**A-8. SITE CONDITIONS AND CONDITIONS OF THE WORK:**

- A. Each bidder must acquaint himself thoroughly as to the character and nature of the work to be done. Each bidder furthermore must make a careful examination of the site of the work and inform himself fully as to the difficulties to be encountered in the performance of the work, the facilities for delivering, storing and placing materials and equipment, and other conditions relating to construction and labor.
- B. No plea of ignorance of conditions that exist or may hereafter exist on the site of the work, or difficulties that may be encountered in the execution of the work, as a result of failure to make necessary investigations and examinations, will be accepted as an excuse for any failure or omission on the part of the successful Bidder to fulfill in every detail all the requirements of the Contract Documents and to complete the Work for the consideration set forth therein, or as a basis for any claim whatsoever from the Bidder. Bidder specifically waives any such claim(s).
- C. Insofar as possible, the Successful Bidder, in carrying out his work, must employ such methods or means as will not cause interruption of or interference with the Work of the Owner or any separate contractor. Necessary right-of-way permits, acquired by the Contractor, may be required for this construction.

**A-9. BIDDER'S QUESTIONS, ADDENDA AND INTERPRETATIONS:**

- A. Bidders and Sub-bidders shall promptly notify the Owner, prior to submission of their Bid, of any ambiguity, inconsistency or error which they may discover upon examination of the Bidding and Contract Documents or of the site and local conditions.

No interpretation of the meaning of the drawings, specifications or other contract documents will be made to any Bidder orally, nor may Bidder rely on any such pre-bid statements in completing his Bid.

- B. All questions concerning the project shall be submitted on or before **APRIL 22, 2019 at 3:00 PM** in writing with date, company name and contact via e-mail, fax or mail to:

**Tampa Sports Authority., 4201 North Dale Mabry Highway, Tampa, Florida  
33607, FAX 813-673-4308 OR 813-350-6611  
Attention: Deltecia Jones – Procurement Manager  
E-mail – DJones@Tampasportsauthority.com**

- C. Any and all such interpretations and any supplemental instructions will be in the form of written addenda to the Bidding Documents which, if issued, will be mailed to all prospective Bidders (at the respective addresses furnished for such purposes) prior to the date or time fixed for the opening of bids. Neither the Design Professional nor the Owner will be responsible for any other explanations or interpretations of the proposed documents. Failure of any Bidder to receive any such addendum or interpretation shall not relieve any bidder from any obligation under his bid as submitted. All addenda so issued shall become part of the Contract Documents.
- D. Each Bidder shall ascertain prior to submitting his bid that he has received all Addenda issued, and he shall acknowledge receipt and inclusion in his proposal of all Addenda.

**A-10. SECURITY FOR FAITHFUL PERFORMANCE: (NOT REQUIRED)**

The Successful bidder shall furnish and record in the official records of the county where the project is located a Performance Bond in an amount equal to one hundred percent (100%) of the Contract Sum as security for the faithful performance of this Contract and also a Labor and Material Payment Bond in an amount not less than one hundred percent (100%) of the Contract Sum, as security for the payment of all persons performing labor and furnishing materials under this Contract. Both the Performance Bond and Labor and Material Payment Bond shall be in the forms set forth in the Contract Documents and shall be written by sureties which are licensed to do business in the State of Florida, which are currently on the approved U.S. Treasury List of Sureties, which maintain an A+ rating with Best Insurance Guide, and are otherwise acceptable to the Owner. The Performance Bond and the Labor and Material Payment Bond shall be in separate instruments and shall be delivered to the Owner not later than the date of execution of the Contract. No work or mobilization may proceed until both bonds are executed and delivered to Owner.

**A-11. TIME FOR COMPLETION AND LIQUIDATED DAMAGES FOR NON-COMPLETION:**

The time for completion of this Contract and liquidated damage for non-completion within the stipulated time shall be as fixed in the Owner-Contractor Agreement.

**A-12. LOCATION OF WORK:**

The site of the proposed work is at a public golf course in Tampa, Florida.

**A-13. LIABILITY INSURANCE AND WORKMEN'S COMPENSATION:**

The Successful Bidder will be required to carry public liability and workmen's compensation and other insurance in the amounts and under the terms stipulated under the General Conditions ARTICLE 11.

During the life of this Agreement, the Licensee shall provide, pay for, and maintain with companies satisfactory to the Authority, the types of insurance described herein. All insurance shall be from responsible insurance companies eligible to do business in the State of Florida. All Liability Policies shall provide that the Authority, the City of Tampa, and Hillsborough County are additional insured but solely in accordance with and subject to the indemnification provisions set forth in paragraph 20 above as to the operations of the Licensee under this Agreement and shall also provide the Severability of Interest Provision. The insurance coverage and limits required must be evidenced by properly executed Certificates of Insurance on forms which are to be approved by Licensor and furnished by the Authorized Representative of the insurance company shown in the Certificate with proof that he/she is an authorized representative thereof. In addition, certified, true and exact copies of all insurance policies required shall be provided the Authority if requested on a timely basis.

Thirty (30) days prior written notice by registered or certified mail shall be given the Authority of any cancellation or reduction in the policies' coverage except in the application of the Aggregate Limits Provisions. In the event of a reduction in any Aggregate Limit, the Licensee shall take immediate steps to have it reinstated. If at any time the Authority requests a written statement from the Insurance company as to any impairments to the Aggregate Limit, the Licensee shall promptly authorize and have delivered such statement to the Authority. Licensee shall make up any impairment when known to it. The Licensee authorizes the Authority and its Insurance Consultant to confirm all information furnished the Authority, as to its compliance with its insurance carriers. As to the operations of the Licensee, all insurance coverage of the Licensee shall be primary to any insurance of self-insurance program carried by the Authority.

The acceptance of delivery to the Authority of any Certificate of Insurance evidencing the insurance coverage and limits required in the Agreement does not constitute approval or agreement by the Authority that the insurance requirements in the Agreement have been met or that the insurance policies shown in the Certificate of Insurance are in compliance with the Agreement requirements.

No operations under this Agreement shall commence at the site until the required Certificate of Insurance is received and has been approved by the Authority. Evidence of such insurance approval will be provided to Licensee by the Authority in a Notice to Proceed.

If any General Liability Insurance required herein is to be issued or renewed on a "claims made" form as opposed to the "occurrence" form, the retroactive date for coverage shall be no later than the commencement date of this Agreement and shall provide that in the event of cancellation or non-renewal the discovery period for insurance claims (Tail Coverage) shall be unlimited.

All of the required insurance coverage shall be issued as required by law and shall be endorsed, where necessary, to comply with the minimum requirements contained herein. Thirty (30) days prior written notice by certified or registered mail shall also be given to:

**Mr. David Byrne  
Director of Finance & Administration  
Tampa Sports Authority  
4201 N. Dale Mabry Highway  
Tampa, Florida 33607**

as to cancellation of any policy and any change that will reduce the insurance coverage required in this Agreement except for the application of the Aggregate Limits Provisions.

Should at any time the Licensee not, in the opinion of the Authority, provide or maintain the insurance coverage required in this Agreement, the Authority may terminate or suspend this Agreement.

Use Insurance Service Office (ISO) policies, forms, and endorsements or broader where applicable.

**A-14. BIDDERS REFERRED TO LAWS:**

- A. The successful Bidder shall obey all applicable laws, rules, regulations and ordinances in the performance of work under the contract contemplated herein.
- B. The provisions of this contract shall be interpreted in accordance with the laws of Florida and in accordance with the laws, ordinances, regulations, permits and resolutions of Hillsborough County and the City of Tampa, if applicable.

**A-15. TAXES**

All applicable Federal, State and Local Taxes, unless otherwise instructed by Owner, shall be included in the Bidder's Proposal. Owner reserves the right to direct purchase materials at Contractor's negotiated prices with material providers and thereby generate a tax savings to itself. OWNER may also provide CONTRACTOR with Tax Exempt Certification number so that CONTRACTOR may purchase OWNER designated items tax free.

**A-16. RIGHT TO REJECT BIDS:**

The Owner expressly reserves the right to reject any or all bids, to waive any informalities or minor irregularities in the bids received, and to accept that bid which in its judgment, best serves the interest of the Owner. Owner hereby retains full discretion to determine the responsiveness of the bid and Bidder's responsibility, character, fitness and experience to perform the Work.

Bidders may be disqualified and rejection of proposals may be recommended to the Authority for any of (but not limited to) the following causes:

- (a) Failure to use the proposal form furnished by the Authority.
- (b) Lack of signature by an authorized representative on the proposal form.
- (c) Failure to properly complete proposal.

- (d) Evidence of collusion among proposers. Any evidence of agreement or collusion among bidders and prospective bidders acting to illegally restrain freedom of competition by agreement to bid a fixed price, or otherwise, will render the bids of such bidders void.
- (e) Advance disclosures of any information to any particular bidder which gives that particular bidder any advantage over any other interested bidder, in advance of the opening of bids, whether in response to advertising or an informal request for bids, made or permitted by a member of the governing body of an employee or representative thereof, will operate to void all proposals of that particular bid solicitation or request.
- (f) Omission of proposal guarantee.
- (g) Unauthorized alteration of bid form. Authority reserves the right to waive any minor informality or irregularity.

**A-17. EQUAL PRODUCTS AND SUBSTITUTIONS:**

- A. Unless otherwise provided in the Contract Documents the naming of a certain brand, make or manufacturer or article, device, product, material, fixture, form or type construction by name, make or catalog number, shall convey the general style, type, character and standard of quality of the article desired and shall not be construed as limiting competition. Equal products and substitutions shall not be reviewed or approved by the Owner's Representative during the bidding period.
- B. The bidder may request approval for substitutions after award of the contract in accordance with the provisions of Article 4.15 of the contract General Conditions. The selected Contractor, may, with Owner approval, use any article, device, product, material, fixture, form or type of construction which in the judgment of the Design Professional, and Owner is equal to that specified considering quality, workmanship, economy of operation, suitability for the purpose intended, and acceptability for use on the project.

**A-18. PREPARATION AND SUBMITTAL OF FORM OF BID:**

- A. Bids shall be submitted utilizing the Bid Form as bound herein, or otherwise provided with the Contract Documents, and shall be complete in every respect. The total bid amount shall be entered in words and figures (if required) in the space provided. Where applicable, the unit price or lump sum items, and their extensions, shall be entered in figures in the respective columns provided for each bid item. All entries shall be typewritten or printed in ink. The signatures of all persons shall be in longhand. Any entry of amount that appears on the face of the bid to have involved an erasure, deletion, white-out and/or substitution or other such change or alteration, shall show by them the initials of the person signing the bid and the date of the change or alteration. Failure to comply with this requirement may be cause for disqualification or rejection of the bid.
- B. For Unit Price bids, in the event of any discrepancies between the unit prices and

the extensions thereof or the total bid amount, the unit prices shall govern. For Lump Sum bids, in the event of a discrepancy between the bid amount in writing (if applicable) and that in figures, the written value shall govern.

- C. Bids shall not contain any conditions, restatement or qualifications of work to be done, and alternate bids will not be considered unless called for. No oral bids or modifications will be considered.

**A-19. MODIFICATION OR WITHDRAWAL OF BID:**

- A. Bidders may request withdrawal of a posted sealed proposal prior to the scheduled bid opening time provided the request withdrawal is submitted to the Director of Purchasing in writing.
- B. Withdrawn bids may be resubmitted up to the time designated for the receipt of Bids provided that they are then fully in conformance with this Information for Bidders.
- C. Bid security, if any is required, shall be in an amount sufficient for the bid as modified or resubmitted.

**A-20. DETAILED BID BREAKDOWN:**

If the Owner or the Design Professional directs, the Bidder shall provide a detailed breakdown and internal job cost estimate of his bid acceptable to the Owner or the Design Professional. In addition to verifying accounting requirements, the breakdown may be used by the Owner to determine whether the Bidder has grossly misjudged the requirements of any area. Failure to provide the requested detailed breakdown may result in rejection of the bid proposal or, if after contract award, may be deemed a default or breach of the Contract.

**A-21. AWARD OF CONTRACT:**

The contract will be awarded to the lowest responsive and responsible Bidder, and whose bid is considered to be in the best interest of the Owner. The determination of the lowest responsive and responsible bidder may involve all or some of the following factors: price, conformity to specifications, financial ability to meet the contract, previous performance, facilities and equipment, availability of repair parts, experience, delivery promise, terms of payments, compatibility as required, other costs and other objectives and accountable factors which are reasonable. This determination will be in the sole discretion of the Owner and based upon the character, fitness, experience, history and financial status of the Bidder.

- A. The Lowest Bidder is determined by the aggregate amount of the prices set forth in the form of bid or the aggregate amount of the Base Bid, plus any Alternates selected by the Owner.
- B. A Responsive Bidder shall mean a Bidder who has submitted a bid which conforms, in all material respects, to the Bidding Documents.



- C. A Responsible Bidder shall mean a Bidder who has the capability, in all respects, to perform fully the contract requirements and the moral and business integrity and reliability which will assure good faith performance. In determining responsibility, the following criteria will be considered:**
- 1. The ability, capacity and skill of the Bidder to perform the contract or provide the service required;**
  - 2. Whether the bidder can perform the contract or provide the service promptly, or within the time specified, without delay or interference;**
  - 3. The character, integrity, reputation, judgment, experience and efficiency of the Bidder;**
  - 4. The quality of performance of previous contracts or services. For example the following information will be considered:**
    - a. The administrative and consultant cost overruns incurred by Owners on previous contracts with Bidder,**
    - b. The Bidder's compliance record with contract general conditions on other projects,**
    - c. The submittal by the bidder of excessive and/or unsubstantiated extra cost proposals and claims on other projects,**
    - d. The Bidder's record for completion of the work within the Contract Time or within Contract Milestones and Bidders compliance with scheduling and coordination requirements on other projects,**
    - e. The Bidder's demonstrated cooperation with the Owner, or the Design Professional and other contractors on previous contracts,**
    - f. Whether the work performed, and materials furnished on previous contracts was in accordance with the Contract Documents;**
  - 5. The previous and existing compliance by the bidder with laws and ordinances relating to contracts or services;**
  - 6. The sufficiency of the financial resources and ability of the Bidder to perform the contract or provide the service;**
  - 7. The quality, availability and adaptability of the goods or services to the particular use required;**
  - 8. The ability of the Bidder to provide future maintenance and service for the warranty period of the contract;**
  - 9. Whether the Bidder is in arrears to any Owner on debt or contract, or is a defaulter on surety to any Owner.**
  - 10. Such other information as may be secured by the Owner or the Design**

Professional having a bearing on the decision to award the contract, to include, but not limited to:

- a. The ability, experience and commitment of the Bidder to properly and reasonably plan, schedule, coordinate and execute the Work,
  - b. Whether the Bidder has ever been debarred from bidding by any other public or private owner or found ineligible for bidding on any other projects.
  - c. Bidder's litigation history and reputation with owners for whom Bidder has previously worked.
  - d. Whether Bidder's contract on other projects has ever been terminated.
- D. The purpose of the above is to enable the Owner to select the bid which is in the best interests of the Owner. The ability of the low Bidder to provide the required bonds will not of itself demonstrate responsibility of the Bidder.
- E. The Owner reserves the right to defer award of this contract for a period of forty-five (45) days after the due date of bids. During this period time, the Bidder shall guarantee the prices quoted in his bid.

F. **IDENTICAL TIE BID:**

Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quality and services are received by the Authority for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. In order to have a drug-free workplace program, a business shall abide by the policies outlined in paragraph A – 25 below.

G. **PARTIAL BID:**

Bidders may submit partial bids for one or more items. Tampa Sports Authority reserves the right to award to multiple vendors.

**A-22 OTHER AGENCIES:**

All Bidders awarded contracts from this Proposal may, upon mutual agreement, permit any municipality or other governmental agency to participate in the contract under the same prices, terms and conditions, if agreed to by both parties.

It is understood that at no time will any city, county, municipality or other agency be obligated for placing an order for any other city, county, municipality or agency; nor will any city, county municipality or agency be obligated for any bills incurred by any other city, county, municipality or agency. Further, it is understood that each agency will issue its own purchase order to the awarded Bidder(s).

**A-23. EMPLOYEE CONFLICT:**

The Owner will not contract with persons, firms or corporations where an officer or employee's spouse or child of the Owner is an officer, partner, director or proprietor or in which such officer or employee or the officer's or employee's spouse or child, or any combination of them, has a material interest.

**A-24. CONVICTED VENDOR LIST:**

In accordance with s.287.133(3)(a), Florida Statutes, prospective Bidders are hereby advised as follows:

- A. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.
- B. A public entity may not accept any bid, proposal, or reply from, award any contract to, or transact any business in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO with any person or affiliate on the convicted vendor list for a period of 36 months following the date that person or affiliate was placed on the convicted vendor list unless that person or affiliate has been removed from the list pursuant to paragraph (3)(f). A public entity that was transacting business with a person at the time of the commission of a public entity crime resulting in that person being placed on the convicted vendor list may not accept any bid, proposal, or reply from, award any contract to, or transact any business with any other person who is under the same, or substantially the same, control as the person whose name appears on the convicted vendor list so long as that person's name appears on the convicted vendor list.

**A-25. EEOC / WMBE:**

The Owner is an equal employment opportunity employer and encourages the firms and contractors with whom it does business to likewise follow these principles. The successful Bidder will be expected to have an EEOC/WMBE program in place which encourages the participation of women and minorities in the renovation project as employees or subcontractors of the successful Bidder.

**A-26. DRUG FREE WORK PLACE:**

Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quality and services are received by the Owner for the procurement of contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. In order to have a drug-free workplace program, a business shall:

- A. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
- B. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation and employee assistance programs and the penalties that may be imposed upon employees for drug abuse violations.
- C. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in Subsection 1.
- D. In the statement specified in subsection 1, notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to any violation of Chapter 893 or any controlled substance law of the United States or any state for a violation occurring in the workplace no later than five (5) days after such conviction.
- E. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community by any employee who is so convicted.
- F. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

**A - 27 DISCOUNTS:**

Discounts for prompt payment offered may be taken into consideration during bid evaluation. Terms of payment offered will be reflected in the space provided on the Bid Proposal forms.

**A- 28 ASSIGNMENT OF CONTRACTUAL RIGHTS:**

It is agreed that the successful bidder will not assign, transfer, convey or otherwise dispose of the contract or its right, title or interest in or to the same, or any part thereof, without previous written consent of the Authority and any sureties.

**A- 29 TIMELY DELIVERY:**

Time will be of the essence for any orders placed as a result of this bid. The Authority reserves the right to cancel such orders, or any part thereof, without obligation, if delivery is not made within the time(s) specified on the proposal form.

**A- 30 DEFAULT OF CONTRACT:**

In case of default by the bidder or contractor, the Authority may procure the items or services from other sources and hold the bidder or contractor responsible for any excess costs occasioned or incurred thereby.

**A- 31 ACCEPTANCE OF MATERIAL:**

The material delivered under this proposal shall remain the property of the seller until a physical inspection and actual usage of this material and/or service is made, and thereafter is accepted to the satisfaction of the Authority. It must comply with the terms herein, and be fully in accord with specifications and of the highest quality. In the event the material and/or services supplied to the Authority is found to be defective or does not conform to specifications, the Authority reserves the right to cancel the order upon written notice to the bidder and return product to bidder at the bidder's expense.

**A- 32 DAMAGE:**

In the event any materials, equipment or other property of the Authority shall be damage or destroyed by personnel furnished by Contractor, Contractor shall, at its own expense, promptly repair or replace same to the complete satisfaction of Authority.

**A- 33 LICENSES AND PERMITS:**

In the performance of these services, Contractor will fully comply with all the laws and regulations of all Federal, State, County, City and of other governmental authorities or agencies as required by reason of these services or duties to be performed hereunder. Contractor will hold Authority harmless from any liability which may be imposed upon Authority by reason of any alleged violation of the law by contractor, or for failure to pay taxes or secure necessary licenses or permits.

**End of Section**

**BABE ZAHARIAS DINING ROOM AND  
KITCHEN RENOVATION  
Bid #18-12  
TAMPA, FLORIDA**

**BID FORM**

**DESCRIPTION**

This bid shall be priced according to the specifications. By signing this bid, the bidder agrees that this bid is made without any understanding, agreement or connection with any other person, firm or corporation making a bid for the same purpose and that this bid is in all respect fair and without collusion or fraud. Unsigned bids will be considered incomplete and subject to rejection. In addition, Bidder represents acceptance of the terms and conditions of the foregoing specifications and provisions.

**BASE PROJECT BID**

The Base Bid includes all labor, material and equipment to renovate the dining room and kitchen of Babe Zaharias Golf Course. The bid shall be based upon the items included in the specifications and drawings. The Project Bid Total shall include all work as a completed project as described in the specifications including that which is not specifically listed on this form.

**BID PACKAGE ASSEMBLY**

The Bid Package shall be assembled in the following order:

1. Bid Form
2. Acknowledgement of Receipt of Addenda
3. Acknowledgement of Bidder Form
4. Bid Security (Bid Bond, Cashier's Check, or Cash)
5. Legal Status of Bidder Form
6. Bidder Qualification Form

# BID FORM

Project: BABE ZAHARIAS DINING ROOM AND KITCHEN RENOVATION  
Bid #18-12  
TAMPA SPORTS AUTHORITY

The undersigned has attended the mandatory pre bid meeting, examined all Contract Documents, and the site for the above project and agrees to furnish and pay for all labor, materials, equipment, plant, appurtances, services, taxes unless declared exempt by the Contract Documents and utilities required to complete this project according to all the requirements of the Contract Documents, including all addenda, at and for the price(s) stated below regardless of any increase in wages or material prices.

The Contractor in submitting this bid guarantees the following price for forty-five (45) days:

**NAME OF BIDDER** \_\_\_\_\_

## PROJECT BID

\_\_\_\_\_ Dollars \$ \_\_\_\_\_  
Total Price in words Price in Figures

### ALTERNATE 1

- A. **BASE BID:** Repair and paint damaged wood siding and wood base at Lobby, Sports Store and as required throughout building.
- B. **ALTERNATE:** Paint interior wood siding, ceilings and doors at Lobby and Sports Store.

ALTERNATE 1 PRICE \$ \_\_\_\_\_

### ALTERNATE 2

- A. **BASE BID:** Repair and paint damaged wood siding and wood base at Lobby, Sports Store and as required throughout building.
- B. **ALTERNATE:** Remove existing gypsum wallboard, wood siding and wood base. Install new gypsum wall board

ALTERNATE 2 PRICE \$ \_\_\_\_\_

### ALTERNATE 3

- A. **BASE BID:** Carpet to remain at Lobby. Ceramic tile to remain at Sports Store.
- B. **ALTERNATE:** Remove existing carpeting at Sports Store and existing ceramic tile at Lobby. Replace with porcelain tile and wood base to match new flooring at Dining.

ALTERNATE 3 PRICE \$ \_\_\_\_\_





**ALTERNATE 4**

- A. **BASE BID:** Provide quartz countertops at casework as indicated on Documents on sheets A13.1 and A13.2.
- B. **ALTERNATE:** Delete the requirement for quartz countertops and in lieu thereof provide Corian Solid Surface countertops.

**ALTERNATE 4 PRICE \$** \_\_\_\_\_

**ALTERNATE 5**

- A. **BASE BID:** Provide quartz countertops at casework as indicated on Documents on sheets A13.1 and A13.2.
- B. **ALTERNATE:** Delete the requirement for quartz countertops and in lieu thereof provide laminate countertops.

**ALTERNATE 5 PRICE \$** \_\_\_\_\_

IN WITNESS WHEREOF, this Bid Proposal is hereby signed and sealed as of the date indicated.

ATTEST:

BIDDER:

\_\_\_\_\_  
Witness

BY: \_\_\_\_\_ (SEAL)  
(Authorized signature in ink)

\_\_\_\_\_  
Witness

\_\_\_\_\_  
(Printed name of signer)

\_\_\_\_\_  
(Printed Title of signer)

CORPORATE SEAL  
(Where appropriate)

\_\_\_\_\_  
(Date signed)

Acknowledge receipt of Addenda Nos \_\_\_\_\_

Name of Bidder: \_\_\_\_\_  
(typed or printed: firm, corporation, business or individual)

Our local (to Tampa, Florida) business and mailing address is:  
\_\_\_\_\_

Our primary business and mailing address is: \_\_\_\_\_

Contractor's License No. \_\_\_\_\_

Federal Employer Identification Number (FEIN): \_\_\_\_\_

Our present phone number is:( \_\_\_\_\_ ) \_\_\_\_\_ FAX:( \_\_\_\_\_ ) \_\_\_\_\_

Our e-mail address (if any) is \_\_\_\_\_

Our business has been in operation under its present name since: \_\_\_\_\_



**(ACKNOWLEDGEMENT OF BIDDER, IF A CORPORATION)**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, the undersigned authority, personally appeared \_\_\_\_\_, to me known to be the individual described in and who executed the foregoing instrument as \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_ corporation, and who severally and duly acknowledged the execution of such instrument as such an officer aforesaid, for and on behalf of and as the act and deed of said corporation, pursuant to the powers conferred upon said officer by the corporation's Board of Directors or other appropriate authority of said corporation, and who, having knowledge of the several matters stated in said foregoing instrument, certified the same to be true in all respects.

WITNESS my hand and official seal the date aforesaid.

\_\_\_\_\_ (Signature of Notary Public)

\_\_\_\_\_ (Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known \_\_\_\_\_ or produced identification \_\_\_\_\_

Type of Identification produced \_\_\_\_\_ **(NOTARY'S SEAL)**

**(ACKNOWLEDGEMENT OF BIDDER, IF A PARTNERSHIP OR INDIVIDUAL)**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018 before me, the undersigned authority, personally appeared \_\_\_\_\_ to me known to be the individual described in and who executed the foregoing instrument as a member of the firm of \_\_\_\_\_ (if applicable) and acknowledged the execution of same, for and on behalf of and as the act and deed of said firm, for the uses and purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

\_\_\_\_\_ (Signature of Notary Public)

\_\_\_\_\_ (Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known \_\_\_\_\_ or produced identification \_\_\_\_\_

Type of Identification produced \_\_\_\_\_ **(NOTARY'S SEAL)**

# Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, \_\_\_\_\_,  
as Principal, hereinafter called the Principal, and

\_\_\_\_\_, a  
corporation duly organized under the laws of the State of \_\_\_\_\_ as (Surety),  
hereinafter called the Surety, are held and firmly bound unto

\_\_\_\_\_ as  
OWNER, hereinafter, called the OWNER, in the sum of  
\_\_\_\_\_ Dollars (\$) \_\_\_\_\_ ) for they payment of which sum  
well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors,  
administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for

NOW, THEREFORE, if the OWNER shall accept the bid of the Principal and the Principal shall enter into a Contract with the OWNER in accordance with the terms of such bid, and give such bond or bonds as may be specified in the Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the OWNER the differences not-to-exceed the penalty hereof between the amount specified in said bid and such larger amount for which the OWNER may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_.

(Principal)

(Seal)

\_\_\_\_\_  
(Witness)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Witness)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Surety)

\_\_\_\_\_  
(Title)

## Legal Status of Bidder

This Proposal is submitted in the name of:

(Print) \_\_\_\_\_

The undersigned hereby designates below his business address to which all notices, directions or other communications may be served or mailed:

Street \_\_\_\_\_

City \_\_\_\_\_

State: \_\_\_\_\_ Zip Code \_\_\_\_\_

The undersigned hereby declares that he has legal status checked below:

- INDIVIDUAL
- INDIVIDUAL DOING BUSINESS UNDER AN ASSUMED NAME
- CO-PARTNERSHIP

The Assumed Name of the Co-Partnership is registered in the County of \_\_\_\_\_, Florida

- CORPORATION INCORPORATED UNDER THE LAW OF THE STATE OF \_\_\_\_\_. The Corporation is
- LICENSED TO DO BUSINESS IN FLORIDA
- NOT NOW LICENSED TO DO BUSINESS IN FLORIDA

The name, titles, and home address of all persons who are officers or Partners in the organization are as follows:

**NAME AND TITLE**

**HOME ADDRESS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed and Sealed this \_\_\_\_\_ day of

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_





**BIDDER QUALIFICATION FORM**

The bidder shall submit the following minimum information as reference for three (3) similar construction projects that have been completed successfully by the bidder in the Southeastern United States within the last five (5) years. Three projects are required to qualify the firm to bid.

References will be contacted, projects will be reviewed for quality of workmanship. Information supplied will be considered in the award of this contract.

**REFERENCES**

**BIDDER NAME :** \_\_\_\_\_

**1. PROJECT :** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**LOCATION :** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**OWNER REPRESENTATIVE : Name:** \_\_\_\_\_  
**Title:** \_\_\_\_\_  
**Phone:** \_\_\_\_\_

**2. PROJECT :** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**LOCATION :** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**OWNER REPRESENTATIVE : Name:** \_\_\_\_\_  
**Title:** \_\_\_\_\_  
**Phone:** \_\_\_\_\_

**3. PROJECT :** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**LOCATION:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**OWNER REPRESENTATIVE: Name:** \_\_\_\_\_  
**Title:** \_\_\_\_\_  
**Phone:** \_\_\_\_\_

**STATEMENT OF NO BID**

**NOTE: IF YOU DO NOT INTEND TO BID ON THIS REQUIREMENT, PLEASE RETURN THIS FORM IMMEDIATELY TO:**

**Tampa Sports Authority  
Purchasing Department  
4201 North Dale Mabry  
Tampa, FL 33607**

**We, the undersigned, have declined to bid on your Bid #18-12, BABE ZAHARIAS DINING ROOM AND KITCHEN RENOVATION, for the following reasons:**

- Specifications too "tight", geared toward one brand or manufacturer only (explain below).
- Insufficient time to respond to the Invitation to Bid.
- Specifications unclear (explain below).
- We do not offer this product or an equivalent.
- Our product schedule would not permit us to perform.
- Unable to meet specifications.
- Unable to meet Bond requirements.
- Other (explain below).

**REMARKS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**We understand that if the "No Bid" letter is not executed and returned, our name may be deleted from the list of qualified bidders for the Tampa Sports Authority.**

**COMPANY NAME:** \_\_\_\_\_  
**SIGNATURE:** \_\_\_\_\_  
**PHONE NUMBER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_



**PART II**  
**CONTRACT FORMS**

## OWNER-CONTRACTOR AGREEMENT

THIS AGREEMENT made this \_\_\_\_ day of \_\_\_\_\_, 2017 by and between the **Tampa Sports Authority** (herein referred to as the "OWNER"), whose mailing address is **4201 North Dale Mabry, Tampa, Florida, 33607**, and

\_\_\_\_\_, whose mailing address is \_\_\_\_\_

All correspondence, submittals, and notices relating to or required under this Contract shall be sent in writing to the above addresses; unless either party is notified in writing by the other, of a change in address.

### WITNESSETH:

WHEREAS, it is the intent of the Owner to obtain the services of the Contractor in connection with the construction of **Babe Zaharias Dining Room & Kitchen Renovations**, hereinafter referred to as the "Project" or the "Work"; and

WHEREAS, the Contractor desires to perform such construction on the project in accordance with the terms and conditions of this Agreement,

NOW, THEREFORE, in consideration of the promises made herein and other good and valuable consideration, the following terms and conditions are hereby mutually agreed to, by and between the Owner and Contractor:

### **Article 1** DEFINITIONS

- 1.1 All terms in this Agreement which are defined in the Information for Bidders and the General Conditions shall have the meanings designated therein.
- 1.2 The Contract Documents are as defined in the General Conditions. Such documents form the Contract, and all are as fully a part hereof as if attached to this Agreement or repeated herein.

### **Article 2** STATEMENT OF THE WORK

- 2.1 The Contractor shall provide and pay for all materials, tools, equipment, labor and professional and non-professional services, and shall perform all other acts and supply all other things necessary, to fully and properly perform and complete the Work, as required by the Contract Documents.
- 2.2 The Contractor shall further provide and pay for all related facilities described in any of the Contract Documents, including all work expressly specified therein and such additional work as may be reasonably inferred therefrom, saving and excepting only such items of work as are specifically stated in the Contract Documents not to be the obligation of the Contractor. The totality of the obligations imposed upon the contractor by this Article and by all other provisions of the Contract Documents, as well as the structures to be built and

the labor to be performed, is herein referred to as the "Work".

### **Article 3**

#### **OWNERS REPRESENTATIVE**

- 3.1 The Owners Representative (as defined in the General Conditions) shall be (Project Manager Name) an employee of the **Tampa Sports Authority**, whose address is Raymond James Stadium, 4201 N. Dale Mabry , Tampa, Florida 33607 provided, however, that the Owner may, without liability to the Contractor, unilaterally amend this Article from time to time by designating a different person or organization to act as its Representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the Owners Representative for purposes of this Contract.

### **Article 4**

#### **TIME OF COMMENCEMENT AND COMPLETION**

- 4.1 The Contractor shall commence the Work promptly upon the date established in the Notice to Proceed. If there is no Notice to Proceed, the date of commencement of the Work shall be the date of this Agreement or such other date as may be established herein.
- 4.2 Time is of the essence. The Contractor shall achieve Final Completion of the work, as defined in the General Conditions, within \_\_\_\_\_ **days** from the date of Notice to Proceed or no later than \_\_\_\_\_, 2016. This time period, from the Notice to Proceed until the date upon which Final Completion is to occur, shall be designated the Contract Time.

### **Article 5**

#### **CONTRACT SUM**

- 5.1 Provided that the Contractor shall strictly and completely perform all of its obligations under the Contract Documents, and subject only to additions and deductions by Modification or as otherwise provided in the Contract Documents, the Owner shall pay to the Contractor, in current funds and at the time and at the unit prices specified in the proposal, the sum of \_\_\_\_\_ (\$ \_\_\_\_\_) herein referred to as the "Contract Sum".

### **Article 6**

#### **PROGRESS PAYMENTS**

- 6.1 The Contractor hereby agrees that on or about the First day of the month for every month during the performance of the Work he will deliver to the OWNER an Application for Payment in accordance with the provisions of Article 9 of the General Conditions. This date may be changed upon mutual agreement, stated in writing, between the Owner and Contractor. Payment under this Contract shall be made as provided in the General Conditions.

## **Article 7**

### **OTHER REQUIREMENTS**

- 7.1 The Contractor shall submit the Performance Bond, Labor and Material Payment Bond and Certification of Insurance as required by the Contract Documents.**
- 7.2 The Owner shall furnish to the Contractor five (5) sets of drawings and five (5) sets of specifications, at no extra cost, for use in the Construction of the Work. Additional sets of drawings or specifications may be obtained by the Contractor by paying the Owner for the costs of reproduction, handling and mailing.**
- 7.3 The Contractor shall perform at least twenty-five percent (25%) of the total Work with forces that are in the direct employment of the Contractor's organization.**

IN WITNESS WHEREOF, **Tampa Sports Authority** (hereinafter called the "Owner") by resolution of its authorized body and directing the same and adopted at a regular meeting thereof, duly called and held in the County of Hillsborough, Florida on \_\_\_\_\_ day, the \_\_\_\_\_ day of \_\_\_\_\_, has caused these presents to be signed and its corporate seal to be hereunto affixed, attested by its ( \_\_\_\_\_ ),and

(herein before called "Contractor") has caused these presents to be signed by its President and its Corporate seal to be hereunto affixed, as hereinafter attested, all as of the day and year first above written.

**Tampa Sports Authority**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Attest:

\_\_\_\_\_  
(Seal)

**(CONTRACTOR)**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

Attest:

\_\_\_\_\_  
(Seal)

**END OF OWNER-CONTRACTOR AGREEMENT**

Rev: 8/23/17



# Public Construction Bond

BY THIS BOND, We \_\_\_\_\_, as  
Principal and \_\_\_\_\_, a corporation as Surety, are  
bound to \_\_\_\_\_, herein called Owner, in the sum of  
(\$ \_\_\_\_\_), for payment of which we bind ourselves, our heirs, personal representatives,  
successors, and assigns, jointly and severally.

THE CONDITIONS OF THIS BOND are that if Principal:

1. Performs the contract dated \_\_\_\_\_, 2018, between  
Principal and Owner for construction of \_\_\_\_\_, the contract  
being made a part of this bond by reference, at the times and in the manner prescribed in the  
Contract; and
2. Promptly makes payments to all claimants, as defined in Section 255.05(1), Florida  
Statutes, supplying Principal with labor, materials, or supplies, used directly or indirectly by  
Principal in the prosecution of the work provided for in the contract; and
3. Pays Owner all losses, damages, expenses, costs, and attorney's fees, including  
appellate proceedings, that Owner sustains because of a default by Principal under the contract;  
and
4. Performs the guarantee of all work and materials furnished under the contract for the  
time specified in the contract then this bond is void; otherwise it remains in full force.

Any changes in or under the contract documents and compliance or noncompliance with  
any formalities connected with the contract or the changes does not affect Surety's obligation  
under this bond.

DATED on \_\_\_\_\_, 2018

\_\_\_\_\_  
PRINCIPAL

\_\_\_\_\_  
SURETY'S NAME

\_\_\_\_\_  
Address

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

\_\_\_\_\_  
Telephone

By: \_\_\_\_\_

As Attorney-in-Fact



## Owner's Certificate of Insurance

This certifies to the Addressee shown below that the following described policies, subject to their terms, conditions and exclusions, have been issued to:

For: \_\_\_\_\_ (Show name and address of insured)

Addressee: \_\_\_\_\_ (Show project name and/or number location)

Date \_\_\_\_\_

	KIND OF INSURANCE	POLICY NUMBER	EXPIRATION DATE	LIMITS OF LIABILITY
1(a)	Worker's Compensation		Statutory	
(b)	Employer's Liability	\$ _____		Each Accident
		\$ _____		Disease - Policy Limit
		\$ _____		Disease - Each Employee
2	Comprehensive General Liability	\$ _____		General Aggregate
		\$ _____		Products - Comp/Ops Aggregate
	<input type="checkbox"/> Claims Made	\$ _____		Personal & Advertising Injury
	<input type="checkbox"/> Occurrence	\$ _____		Each Occurrence
	<input type="checkbox"/> X, C, U Coverage	\$ _____		Fire Damage (Any One Fire)
		\$ _____		Medical Expense (Any One Person)
3	Comprehensive Motor Vehicle Liability (Including Non-Owned & Hired) <input type="checkbox"/>	\$ _____		Bodily Injury - Per Person
		\$ _____		Bodily Injury - Per Accident
		\$ _____		Property Damage
		\$ _____		Combined Single Limit
4	Umbrella or Excess Liability	\$ _____		Ea. Occurrence
		\$ _____		Aggregate

MONTH YEAR

---

**Name of Insurance Company**

---

**Address**

---

**Signature of Authorized Representative**

---

**Name of Agency**

---

**Address**

---

**City and Telephone**

---

**Agency Representative**

**In the event of change of coverage, or cancellation,  
or notice of intent not to renew any of the foregoing,  
30 days prior written notice shall be given to the party  
to whom this certificate is addressed.**

**CERTIFICATE HOLDERS**

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**INSERT SWORN STATEMENT**

**PART III**  
**CONDITIONS OF THE CONTRACT**

## **Index to Articles for the General Conditions**

<b>Article 1</b>	<b>Contract Documents</b>
<b>Article 2</b>	<b>The Design Professional</b>
<b>Article 3</b>	<b>Owner</b>
<b>Article 4</b>	<b>Contractor</b>
<b>Article 5</b>	<b>Work by Owner or By Separate Contractor's</b>
<b>Article 6</b>	<b>Miscellaneous Provisions</b>
<b>Article 7</b>	<b>Time</b>
<b>Article 8</b>	<b>Payments and Completion</b>
<b>Article 9</b>	<b>Protection of Persons and Property</b>
<b>Article 10</b>	<b>Insurance</b>
<b>Article 11</b>	<b>Changes in the Work</b>
<b>Article 12</b>	<b>Uncovering and Correction of Work</b>

## **Notice of Disclaimer**

**TAKE NOTICE**, that these General Conditions may contain language and Article or Paragraph headings or names which appear similar to or the same as the provisions of the "General Conditions of the Contract for Construction", published by the American Institute of Architects, AIA Document A-201, 1976 Edition.

**TAKE NOTICE**, however, that these General Conditions are substantially and materially different in many respects from the AIA Document A-201 and that certain additions, deletions or other modifications have been made to provisions similar to those contained in the AIA Document. This document, further, contains provisions which do not appear in the AIA document.

The use of any language or article or paragraph format similar to or the same as AIA Document A-201 does not constitute an endorsement by the American Institute of Architects of this document.

# **General Conditions of the Contract for Construction**

## **Article 1**

### **Contract Documents**

#### **1.1 DEFINITIONS**

##### **1.1.1 THE CONTRACT DOCUMENTS**

The Contract Documents consist of the Purchase Order, the Conditions of the Contract (General, Supplementary and other Conditions), the Performance and Labor and Material Payment Bonds (if required), Bid Bond, the Drawings (if any), the Specifications, (if any) and all Addenda issued prior to and all Modifications issued after execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order issued pursuant to the provisions of the General Conditions, (3) a written order for a minor change in the Work issued by the OWNER'S REPRESENTATIVE (4) a Change Order to the Purchase Order. The Contract documents include Bidding Documents such as the Advertisement or Invitation to Bid, the Instructions to Bidders, sample forms, the CONTRACTOR'S Bid or portions of Addenda relating to any of these.

##### **1.1.2 THE CONTRACT**

The Contract is the sum of all the Contract Documents. This Contract represents the entire and integrated agreement between the OWNER and the CONTRACTOR and supersedes all prior negotiations, representations, or agreements, either written or oral. The Contract may be amended or modified only by a Modification as defined in Subparagraph 1.1.1 and notwithstanding anything contained in the Contract Documents to the contrary; there can be no increase in the Contract Sum or Time without an executed change order.

##### **1.1.3 THE WORK**

The Work comprises the completed construction required by the Contract Documents and includes all labor, supplies and other facilities or things necessary to produce such construction, and all materials, equipment, and supplies incorporated or to be incorporated in such construction.

##### **1.1.4 THE PROJECT**

The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part.

##### **1.1.5 FURNISH, INSTALL, PROVIDE:**

The terms "Furnish" or "Install" or "Provide", unless specifically limited in context, mean: Furnishing and incorporating a specified item, product or material in the work, including all necessary labor, materials, equipment to perform the work required, ready for use.



## 1.1.6 NOTICE

The term "Notice" as used herein shall mean and include written notice. Written notice shall be deemed to have been duly served when delivered to or at the last known business address of the person, firm or corporation for whom intended, or to his, their or its duly authorized agent, representative or officer; or when enclosed in a postage prepaid wrapper or envelope addressed to such person, firm or corporation at his, their or its last known business address and deposited in a United States mailbox.

## 1.1.7 MISCELLANEOUS WORDS OR TERMS

Whenever they refer to the work or its performance, "Directed", "Required", "Permitted", "Ordered", "Designated", "Prescribed", and words of like import shall imply the direction, requirements, permission, order, designation or prescription of the OWNER, or OWNER'S REPRESENTATIVE, and "Approved", "Acceptable", "Satisfactory", "in the judgment of" and words of like import shall mean approved by or acceptable to or satisfactory to, in the judgment of the OWNER.

1.1.8 **BIDDER:** Any individual, company, corporation, partnership, or joint venture who submits a bid for work required as distinct from a sub-bidder who submits a bid to a prime bidder.

1.1.9 **BIDDING DOCUMENTS:** The Invitation to Bid, CONTRACTOR'S Qualification Statement, Instructions to Bidders, Sample Forms, Proposal, Specifications, Drawings and Addenda issued prior to receipt of bids.

1.1.10 **DIRECTED, REQUIRED, ACCEPTABLE:** When these words refer to work or its performance, "directed," "required," "permitted," "ordered," "designated," "prescribed," and words of like implication, mean "by direction of," "requirements of," "permission of," "order of," "designation of," or "prescription of" the OWNER'S REPRESENTATIVE. Likewise, "acceptable," "satisfactory," "in the judgment of," and words of like import, mean "recommended by," "acceptable to," "satisfactory to," or "in the judgment of" the OWNER'S REPRESENTATIVE.

1.1.11 **AS SHOWN, AS INDICATED, AS DETAILED:** These words, and words of like implication, refer to information contained by drawings describing the work, unless explicitly stated otherwise in other Contract Documents.

1.1.12 **MANUFACTURER:** An individual, company, or corporation who manufactures, fabricates, or assembles a standard product. A standard product is one that is not made to special design, and if furnished by either direct sale or by contract to the CONTRACTOR, Subcontractor or Vendor.

1.1.13 **MATERIAL SUPPLIER OR VENDOR:** A person or organization who supplies, but who is not responsible for the installation of, materials, products and equipment of a standard nature that are not specifically fabricated for this particular contract.

1.1.14 **PLANS OR DRAWINGS:** All drawings or reproduction of drawings pertaining to required work.

1.1.15 **PRODUCT:** The term 'product' includes materials, systems and equipment.

1.1.16 **PROJECT MANUAL:** The Project Manual includes the bidding requirements, Conditions of Contract and the specifications. Not all documents bound in the Manual are necessarily Contract Documents as described in Paragraph 1.1.1.

1.1.17 **PROPOSAL:** A complete and properly signed document whereby a bidder proposes to do the work or designated portion thereof for the sums stipulated therein, supported by data called for by the bidding requirements.

- 1.1.18 **PROVIDE:** As a directive to the CONTRACTOR, "provide" means "furnish and install completely".
- 1.1.19 **SPECIFICATIONS:** Descriptions, provisions and requirements, pertaining to method and manner of performing work, or to quantities and qualities of materials to be furnished under terms of the Contract.
- 1.2 **EXECUTION, CORRELATION AND INTENT**
- 1.2.1 The Contract Documents shall be signed in not less than four (4) copies by the OWNER and CONTRACTOR and each of which shall be deemed an original, but all of which shall constitute one and the same instrument. If either the OWNER or the CONTRACTOR or both do not sign the Contract Documents, then they shall be as described in Paragraph 1.1.1 and shall be identified by the OWNER'S REPRESENTATIVE.
- 1.2.2 By executing the Contract, the CONTRACTOR represents that he has visited the site, familiarized himself with the local conditions under which the Work is to be performed, and correlated his observations with the requirements of the Contract Documents. CONTRACTOR further represents that all Design Drawings and specifications contain some minor errors and discrepancies. Such errors and discrepancies shall not form the basis of any claim by CONTRACTOR for defective design or breach of any Implied warranties as to fitness of plans or specifications against OWNER.
- 1.2.3 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work. The Contract Documents are complementary, and what is required by any one shall be as binding as if required by all. Performance by the CONTRACTOR shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results. Words and abbreviations which have well-known technical or trade meanings are used in the Contract Documents in accordance with such recognized meanings unless otherwise specifically defined herein. The table of contents, index, titles, headings, running headlines and marginal notes contained herein and in said documents are solely to facilitate reference to various provisions of the Contract Documents and in no way affect, limit or cast light upon the interpretation of the provisions to which they refer.
- 1.2.4 The organization of the Specifications into divisions, sections and articles, and the arrangement of Drawings is for clarity only, and shall not control the CONTRACTOR in dividing the work among SubCONTRACTORS or in establishing the extent of Work to be performed by any trade. The CONTRACTOR may subcontract the Work in such divisions as he sees fit and he is ultimately responsible for furnishing all work shown on the drawings and/or in the specifications.
- 1.2.5 Anything shown on the drawings and not mentioned in the specifications or mentioned in the specifications and not shown on the drawings shall have the same effect as if shown or mentioned respectively in both. Technical specifications take priority over general specifications and detail drawings take precedence over general drawings. Any work shown on one drawing shall be construed to be shown in all drawings and the CONTRACTOR will coordinate the work and the drawings. If any portion of the Contract Documents shall be in conflict with any other portion, the various documents comprising the Contract Documents shall govern in the following order of precedence: The OWNER-CONTRACTOR Agreement; Modifications; Addenda; any Supplementary Conditions; the General Conditions; the Specifications; the Drawings; as between schedules and information given on Drawings, the schedules shall govern; as between figures given on Drawings and the scaled measurements, the figures shall govern; as between large-scale Drawings and small scale Drawings, the larger scale shall govern. Any such conflict or inconsistency between or in the drawings shall be submitted to the OWNER'S REPRESENTATIVE whose decision thereon shall be final and conclusive.

- 1.2.6 The CONTRACTOR agrees that nothing contained in the Contract Documents or any contract between the OWNER or the OWNER'S REPRESENTATIVE shall create any contractual relationship between the OWNER'S REPRESENTATIVE or between the OWNER, OWNER'S REPRESENTATIVE, and any Subcontractor or Sub-SubCONTRACTORS. The CONTRACTOR acknowledges and agrees that this Contract is not intended to create, nor shall any provision be interpreted as creating, any contractual relationship between the OWNER or CONTRACTOR and any third parties.
- 1.2.7 The provisions of this Contract cannot be amended, modified, varied or waived by the OWNER or its agents or REPRESENTATIVE'S in any respect except by a Modification approved and executed by the Tampa Sports Authority. The CONTRACTOR is hereby given notice that no person has authority to orally waive, or to release the CONTRACTOR from any of the CONTRACTOR'S duties or to alter obligations under or arising out of this Contract. Any waiver, approval or consent granted by Modification to the CONTRACTOR shall be limited to those matters specifically and expressly stated thereby to be waived, approved or consented to and shall not relieve the CONTRACTOR of the obligation to obtain any future waiver, approval or consent.
- 1.2.8 Any material or operation specified by reference to published specifications of a manufacturer, a society, an association, a code, or other published standard, shall comply with requirements of the listed document which is current on date of receipt of bids. In case of a conflict between referenced document and project specifications, project specifications shall govern. In case of a conflict between referenced documents, the one having more stringent requirements shall govern.
- 1.2.9 The CONTRACTOR, if requested, shall furnish an affidavit from manufacturer certifying that materials or product delivered to job meets requirements specified.
- 1.3 OWNERSHIP AND USE OF DOCUMENTS
- 1.3.1 All Drawings, Specifications and copies thereof furnished by the OWNER'S REPRESENTATIVE are and shall remain his property. They are to be used only with respect to this Project and are not to be used on any other project. With the exception of one contract set for each party to the Contract, such documents are to be returned or suitably accounted for to the OWNER'S REPRESENTATIVE on request at the completion of the Work. Submission or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the OWNER'S REPRESENTATIVE'S common law copyright or other reserved rights.
- 1.3.1.1 The CONTRACTOR will be furnished with five (5) copies of drawings and specifications free. Additional copies will be provided at cost.

### **End of Article 1**

## **Article 2**

### **The Design Professional**

#### **2.1 DEFINITIONS**

- 2.1.1 The terms "DESIGN PROFESSIONAL" or "A/E" or "Architect" or "Engineer" as used or set forth in the Contract Documents, shall mean the entity and its consulting firm or agencies, or their duly authorized REPRESENTATIVES, that is responsible for designing or engineering the work, and

performing the activities specified herein, as Identified In the OWNER-CONTRACTOR Agreement, including any consulting-engineers or SubCONTRACTORS to said entity or firm. Such firm or agency and its REPRESENTATIVE'S shall act severally within the scope of particular duties entrusted to them, unless otherwise provided for in the Contract.

## 2.2 SERVICES OF THE DESIGN PROFESSIONAL

- 2.2.1 The DESIGN PROFESSIONAL will visit the site at intervals appropriate to the stage of construction to familiarize itself generally with the progress and quality of the Work and to determine in general if the Work is proceeding in accordance with the Contract Documents. The DESIGN PROFESSIONAL will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work, but it shall make as many inspections as may reasonably be required to fulfill its obligations to the OWNER. On the basis of such on-site observations, the DESIGN PROFESSIONAL shall endeavor to guard the OWNER against defects and deficiencies in the Work of the CONTRACTOR.
- 2.2.2 The DESIGN PROFESSIONAL will not be responsible for and will not have control or charge of construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, and he will not be responsible for the CONTRACTOR'S failure to carry out the Work in accordance with the Contract Documents. The OWNER'S REPRESENTATIVE will not be responsible for or have control or charge over the acts or omissions of the CONTRACTOR, SubCONTRACTORS, or any of their agents or employees, or any other persons performing any of the Work.
- 2.2.3 The DESIGN PROFESSIONAL shall at all times have access to the work wherever it is in preparation or progress. The CONTRACTOR shall provide safe facilities for such access so the DESIGN PROFESSIONAL may perform his functions under the Contract Documents.
- 2.2.4 The DESIGN PROFESSIONAL has the authority to condemn or reject work on behalf of the OWNER when, in its opinion, the work does not conform to the Contract Documents.
- 2.2.5 The DESIGN PROFESSIONAL or OWNER'S REPRESENTATIVE will review CONTRACTOR'S submittals such as Shop Drawings, Product Data and Samples, but only for conformance with the design concept of the Work and for general compliance with the Contract Documents.
- 2.2.6 The DESIGN PROFESSIONAL, OWNER'S REPRESENTATIVE and the OWNER will conduct inspections to determine the dates of Substantial Completion and Final Completion.

## End of Article 2

## Article 3

### **Owner**

#### 3.1 DEFINITION

3.1.1 The OWNER is the person or entity identified as such in the OWNER-CONTRACTOR Agreement and is referred to throughout the Contract.

3.1.2 OWNER: **Tampa Sports Authority  
4201 North Dale Mabry  
Tampa, Florida 33607**

#### 3.2 OWNER'S REPRESENTATIVE

3.2.1 DESIGN PROFESSIONAL (if applicable) may assist and advise the OWNER during Project construction and until the issuance of the final Certificate for Payment. The OWNER must approve all Change Orders and payments to the CONTRACTOR. In absence of a DESIGN PROFESSIONAL, the OWNER'S REPRESENTATIVE duties shall be carried out by a project manager assigned by the OWNER, (Tampa Sports Authority).

### 3.3 INFORMATION, SERVICES AND RIGHTS OF THE OWNER

3.3.1 The OWNER'S REPRESENTATIVE, will provide administration of the Contract as hereinafter described.

3.3.2 The OWNER and the OWNER'S REPRESENTATIVE shall at all times have access to the Work whenever it is in preparation or progress. The CONTRACTOR shall provide safe facilities for such access.

3.3.3 The OWNER and the OWNER'S REPRESENTATIVE shall not be responsible for or have control or charge of the construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the Work, and will not be responsible for the CONTRACTOR'S failure to carry out the Work in accordance with the Contract Documents.

### 3.4 OWNER'S RIGHT TO STOP OR TO SUSPEND THE WORK

3.4.1 If the CONTRACTOR fails to correct defective Work or fails to carry out the Work or supply labor and materials in accordance with the Contract Documents, the OWNER'S REPRESENTATIVE by a written order may order the CONTRACTOR to stop the Work, or any portion thereof, until the cause for such order has been eliminated.

3.4.2 The OWNER'S REPRESENTATIVE may order the CONTRACTOR in writing to suspend, delay, or interrupt all or any part of the Work for such period of time as he may determine to be appropriate for the convenience of the OWNER.

3.4.3 In the event of a suspension of work or delay or interruption of work, the CONTRACTOR will and will cause his SubCONTRACTORS to protect carefully his, and their, materials and work against damage or injury from the weather and maintain completed and uncompleted portions of the work as required by the Contract Documents. If, in the opinion of the OWNER'S REPRESENTATIVE, any work or material shall have been damaged or injured by reason of failure on the part of the CONTRACTOR or any of his SubCONTRACTORS to so protect same, such work and materials shall be removed and replaced at the expense of the CONTRACTOR.

### 3.5 OWNER'S RIGHT TO CARRY OUT THE WORK

3.5.1 If the CONTRACTOR defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within seven days after receipt of written notice from the OWNER'S REPRESENTATIVE, to commence and continue correction of such default or neglect with diligence and promptness, the OWNER may, after seven days following receipt by the CONTRACTOR of an additional written notice and without prejudice to any other remedy he may have, make good such deficiencies and may further elect to complete all Work thereafter through such means as the OWNER may select, including the use of a new CONTRACTOR. In such case the OWNER shall provide notice to the CONTRACTOR'S surety (if applicable) and an appropriate Change Order shall be issued deducting from the payments then or thereafter due the CONTRACTOR. If the payments then or thereafter due the CONTRACTOR are not sufficient to cover such amount, the CONTRACTOR shall pay the difference to the OWNER. Notwithstanding the OWNER'S right to carry out a portion of the work, maintenance and protection of the work remains the CONTRACTOR'S and Surety's responsibility as provided for in the Performance Bond and Guarantee of CONTRACTOR.

3.5.2 Whenever CONTRACTOR shall be, and is declared by OWNER to be, in default under the Contract the OWNER having performed OWNER'S obligations thereunder, the Surety (if Project

covered by a Performance Bond) shall promptly remedy the default, or shall promptly.

1. Complete the Contract in accordance with its terms and conditions, or,
2. Obtain a bid or bids for completing the Contract in accordance with its terms and conditions upon determination by the OWNER and the Surety jointly of the lowest responsible bidder, arrange for a contract between such bidder and Surety to complete the Work and provide any required warranty work on service.

### **End of Article 3**

## **Article 4**

### **Contractor**

#### **4.1 DEFINITION**

- 4.1.1 The CONTRACTOR is the person or organization identified as such in the OWNER-CONTRACTOR Agreement. The term CONTRACTOR means the CONTRACTOR or its authorized representative, who shall have authority to bind the CONTRACTOR in all matters pertinent to this Contract.

#### **4.2 REVIEW OF CONTRACT DOCUMENTS**

- 4.2.1 Before placing the proposal to the OWNER, and continuously after execution of the Contract, the CONTRACTOR shall carefully study and compare the Contract Documents and shall at once report to the OWNER through the OWNER'S REPRESENTATIVE any error, inconsistency or omission that may be discovered, including any requirement which may be contrary to any law, ordinance, rule, regulation or order of any public authority bearing on the performance of the Work.

#### **4.3 SUPERVISION AND CONSTRUCTION PROCEDURES**

- 4.3.1 The CONTRACTOR shall supervise and direct the Work, using its best skill and attention and shall have a Superintendent present on the job fulltime if OWNER requests. The CONTRACTOR shall be solely responsible for and have control over all construction means, methods, techniques, sequences and procedures of construction and for coordinating all portions of the Work under the Contract.
- 4.3.2 The CONTRACTOR shall be responsible to the OWNER for the acts and omissions of its employees, SubCONTRACTORS and Sub- SubCONTRACTORS, suppliers, their agents and employees, and other persons performing any of the Work and for their compliance with each and every requirement of the Contract Documents, in the same manner as if they were directly employed by the CONTRACTOR.

- 4.3.3 The CONTRACTOR shall employ no plant, equipment, materials, methods or persons to which the OWNER'S REPRESENTATIVE have a reasonable objection.

#### **4.4 CONTRACTOR'S REPRESENTATIONS**

- 4.4.1 By entering into this Contract with the OWNER, the CONTRACTOR represents and warrants the following, together with all other representations and warranties in the Contract Documents:
1. that he is experienced in and competent to perform the type of work required and to furnish the plant, materials, supplies or equipment to be so performed or furnished by

him;

2. that he is financially solvent, able to pay his debts as they mature, and possessed of sufficient working capital to initiate and complete the Work required under the Contract;
3. that he is familiar with all Federal, State, County, municipal and department laws, ordinances, permits, regulations and resolutions which may in any way affect the Work or those employed therein, including but not limited to any special laws or regulations relating to the Work or any part thereof;
4. that such temporary and permanent work required by the Contract Documents which is to be done by him will be satisfactorily constructed and fit for use for its intended purpose and that such construction will not injure any person, or damage any property;
5. that he has carefully examined the Contract Documents and the site of the Work and that from his own investigations, he has satisfied himself and made himself familiar with: (1) the nature and location of the Work; (2) the character, legal limits, quality and quantity of surface and subsurface materials likely to be encountered, including, but not limited to, all structures and obstructions on or at the project site, both natural and man-made; (3) the character of equipment and other facilities needed for the performance of the Work; (4) the general and local conditions including without limitation its climatic conditions, the availability and cost of labor and the availability and cost of materials, tools and equipment; (5) the quality and quantity of all materials, supplies, tools, equipment, labor and professional services necessary to complete the work in the manner required by the Contract Documents; and (6) all other matters or things which could in any manner affect the performance of the Work;
6. that he will fully comply with all requirements of the Contract Documents;
7. that he will perform the Work consistent with good workmanship, sound business practice, and in the most expeditious and economical manner consistent with the best interests of the OWNER;
8. that he will furnish efficient business administration and experienced superintendence and an adequate supply of workmen, equipment, tools and materials at all times;
9. that he has carefully reviewed the Work required and that the Work can be planned and executed in a normal and orderly sequence of Work and reasonably scheduled so as to ensure completion of the work in accordance with the Contract Documents, allowing for normal and reasonably foreseeable weather, labor and other delays, interruptions and disruptions of the Work;
10. that he will complete the Work within the Contract Time and all portions thereof within any required Contract milestones; and
11. that his Contract price is based upon the labor, materials, systems and equipment required by or reasonably inferable from the Contract Documents, without exception.

#### **4.5 LABOR AND MATERIALS**

- 4.5.1 Unless otherwise provided in the Contract Documents, the CONTRACTOR shall provide and pay for all labor, materials, equipment, supplies, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary or proper for or incidental to the execution and completion of the Work required by and in accordance with the Contract Documents and any applicable code or statute, whether specifically required by the Contract Documents or whether their provision may reasonably be inferred as necessary to produce the intended results, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work. Final payment will not be made until the Work is so completed.

- 4.5.2 The CONTRACTOR shall at all times enforce strict discipline and good order among his employees and shall not employ on the Work any unfit Subcontractor or person or anyone not skilled in the task assigned to him. The OWNER may, by notice in writing, require the CONTRACTOR to remove from the work any Subcontractor or employee the OWNER deems incompetent, careless or otherwise objectionable and CONTRACTOR shall provide for this contingency in his Subcontracts.
- 4.5.3 The CONTRACTOR shall be responsible for ensuring that the work is completed in a skillful and workmanlike manner.
- 4.6 WARRANTY
- 4.6.1 The CONTRACTOR warrants to the OWNER, and the OWNER'S REPRESENTATIVE that all materials and equipment furnished under this Contract will be new unless otherwise specified, and that all workmanship will be of first class quality, free from faults and defects and in conformance with the Contract Documents and all other warranties and guaranties specified therein. Materials and workmanship shall be guaranteed for a period of one year from the date of Substantial Completion, unless otherwise specified herein and/or superseded by manufacturers' warranties of a greater duration. All labor, including premium time, required to honor such warranty will be provided without charge to the OWNER. Where no standard is specified for such workmanship or materials, they shall be the best of their respective kinds. All Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective. If required by the OWNER'S REPRESENTATIVE, the CONTRACTOR shall furnish satisfactory evidence as to the kind and quality of materials and equipment. This warranty is not limited by the provisions of Article 13.
- 4.6.2 If, within one year after the Date of Final Completion of the Work or within such longer period of time as may be prescribed by law or by the terms of any applicable special warranty required by the Contract Documents, any of the Work is found to be defective, not in accordance with the Contract Documents, or not in accordance with the guarantees and warranties specified in the Contract documents, the CONTRACTOR shall correct it within five (5) working days or such other period as mutually agreed, after receipt of a written notice from the OWNER to do so at no cost to the OWNER, including any premium labor time. The OWNER shall give such notice with reasonable promptness after discovery of the condition. As long as notification of defective work is reported within the warranty period, such work shall be corrected, even if actual correction occurs outside the warranty period.
- 4.6.3 If at any time latent deficiencies in the Work are discovered, the CONTRACTOR will be liable for replacement or correction of such Work and any damages which OWNER has incurred related thereto, regardless of the time limit of any guarantee or warranty.
- 4.7 TAXES
- 4.7.1 The CONTRACTOR shall pay all sales, consumer, use and other similar taxes for the Work or portions thereof provided by the CONTRACTOR which are legally enacted at the time bids are received, whether or not yet effective. OWNER reserves the right to delete portions of the Work and to direct purchase materials to realize a tax savings.
- 4.8 PERMITS, FEES AND NOTICES
- 4.8.1 CONTRACTOR shall secure and pay for all permits and governmental fees, licenses and inspections necessary for the proper execution and completion of the Work which are legally required at the time the bids are received. The total cost of the permits will be paid by the CONTRACTOR.
- 4.8.2 The CONTRACTOR shall give all notices and comply with all laws, ordinances, rules, regulations and lawful orders of any public authority bearing on the performance of the Work.



#### **4.9 SUPERINTENDENT**

**4.9.1 The CONTRACTOR shall employ a competent Superintendent and necessary assistants who shall be in attendance at the Project site FULL TIME during the progress of the Work if requested by OWNER.**

**4.10 The OWNER may, at its sole discretion and for any reason, other than when it becomes apparent to the OWNER'S REPRESENTATIVE or OWNER that the Work will not be completed within the required Milestone or Completion dates, require the CONTRACTOR to accelerate the Schedule of Performance by providing overtime, Saturday, Sunday and/or holiday work and/or by having all or any SubCONTRACTORS designated by the OWNER provide overtime, Saturday, Sunday, and/or holiday work. In the event that the OWNER requires such acceleration a Change Order shall be issued.**

#### **4.11 USE OF SITE**

**4.11.1 The CONTRACTOR shall confine operations at the site to areas provided by the OWNER. The CONTRACTOR shall not unreasonably encumber the site, with any materials, equipment or trailers nor shall he block the entrances or otherwise prevent reasonable access to the site, other working and parking areas, completed portions of the Work and/or properties, storage areas, areas of other facilities that are adjacent to the work site. If the CONTRACTOR fails or refuses to move said material, equipment or trailers within 24 hours of notification by the OWNER, through the OWNER'S REPRESENTATIVE, to so do, the OWNER shall have the right, without further notice, to remove, at the expense, any material, equipment and/or trailers which the OWNER deems are in violation of CONTRACTOR'S this paragraph.**

#### **4.12 CUTTING AND PATCHING OF WORK**

**4.12.1 Existing structures and facilities including but not limited to building, utilities, topography, streets, curbs, walks, etc., that are damaged or removed due to required excavations or other construction work, shall be patched, repaired or replaced by the CONTRACTOR to satisfaction of the OWNER'S REPRESENTATIVE and the OWNER of such structures and facilities and authorities having jurisdiction . to its previous condition in event the local jurisdictional authorities require that such repairing and patching be done with their own labor and materials, the CONTRACTOR shall abide by such regulations and pay for such work.**

#### **4.13 CLEANING UP**

**4.13.1 The CONTRACTOR at all times shall keep the premises free from accumulation of waste materials or rubbish caused by his operations. At the completion of the Work each day and before Final Payment is made, he shall remove all his waste materials and rubbish from and about the Project as well as all his tools, construction equipment, machinery and surplus materials.**

**4.13.2 If the CONTRACTOR fails to clean up during or at the completion of the Work at the request of the OWNER or otherwise, the OWNER may do so as provided in Paragraph 6.3 and the cost thereof shall be charged to the CONTRACTOR.**

#### **4.14 INDEMNIFICATION**

**4.14.1 To the fullest extent permitted by law, the CONTRACTOR shall, at his sole cost and expense, indemnify, defend, and hold harmless the OWNER, the OWNER'S REPRESENTATIVE and their agents, REPRESENTATIVE'S, and employees from and against all claims, actions, judgments, costs, liabilities, penalties, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from the performance of the Work, provided that any such claim, action, judgment, cost, liability, penalty, damage, loss or expense (1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the**

Work itself) including the loss of use resulting therefrom, and (2) is caused in whole or in part by any negligent act or omission of the CONTRACTOR, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this Paragraph 4.21. CONTRACTOR specifically agrees that it has included Fifty Dollars (\$50.00) in its bid price, over and above what it otherwise would have bid, to compensate CONTRACTOR for all indemnity obligations contained in the Contract Documents.

#### **End of Article 4**

### **Article 5**

## **Work By Owner Or By Separate CONTRACTORS**

#### **5.1 OWNER'S RIGHT TO PERFORM WORK AND TO AWARD SEPARATE CONTRACTS**

5.1.1 The OWNER reserves the right to perform work related to the Project with his own forces, and to award separate contracts in connection with other portions of the Project or other work on the site under these or similar Conditions of the Contract.

#### **5.2 MUTUAL RESPONSIBILITY**

5.2.1 The CONTRACTOR shall afford other CONTRACTOR'S, the OWNER'S REPRESENTATIVE and the OWNER reasonable opportunity for the introduction and storage of their materials and equipment and the execution of their work and shall properly connect and coordinate the Work with that of the OWNER'S, the OWNER'S REPRESENTATIVE and other CONTRACTOR'S to store his apparatus, materials, supplies and equipment in such orderly fashion at the site of the Work as will not unduly or unreasonably interfere with the progress of the Work or the work of any other CONTRACTOR'S

5.2.2 Should the CONTRACTOR cause damage to the work or property of the OWNER or of any separate CONTRACTOR on the Project, or to other work on the Site, or delay or interfere with the OWNER'S work on ongoing operations or facilities or adjacent facilities or said separate work, the CONTRACTOR shall be liable for the same.

#### **5.3 COORDINATION OF THE WORK**

5.3.1 By entering into this contract, CONTRACTOR acknowledges that there may be other CONTRACTOR'S on the site whose work will be coordinated with that of his own. CONTRACTOR expressly warrants and guarantees that he will cooperate with other CONTRACTOR'S and will do nothing to delay, hinder or interfere with the work of other separate CONTRACTOR'S, the OWNER or OWNER'S REPRESENTATIVE. CONTRACTOR also expressly agrees that, in the event his work is hindered, delayed, interfered with or otherwise affected by a separate Contractor, his sole remedy will be a direct action against the separate CONTRACTOR. CONTRACTOR will have no remedy, and hereby expressly waives and releases any remedy, against the OWNER and/or the OWNER'S REPRESENTATIVE on account of delay, hindrance, interference or other event caused by a separate CONTRACTOR.

#### **End of Article 5**

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## **Article 6**

### **Miscellaneous Provisions**

#### **6.1 GOVERNING LAW**

6.1.1 Unless otherwise provided in the Contract Documents, the Contract shall be governed by the law of the State of Florida. The sole and exclusive venue for any litigation arising from or related to this Contract, shall be in Hillsborough County, Florida.

6.1.2 Each and every provision of law and clause required by law to be inserted in this Contract shall be deemed to be inserted herein and the Contract shall be read and enforced as though it were included herein. If through mistake or otherwise, any such provision is not inserted or is not correctly or fully inserted, then upon the application of either party, the Contract shall forthwith be physically amended to make such insertion.

#### **6.2 SUCCESSORS AND ASSIGNS**

6.2.1 The OWNER and the CONTRACTOR each binds himself, his partners, successors, assigns and legal REPRESENTATIVE'S to the other party hereto and to the partners, successors, assigns and legal REPRESENTATIVE'S of such other party in respect to all covenants, agreements and obligations contained in the Contract Documents. The CONTRACTOR shall not assign the Contract or sublet it as a whole without the written consent of the OWNER, nor shall the CONTRACTOR assign any moneys due or to become due to him hereunder, without the previous written consent of the OWNER and the CONTRACTOR'S Surety.

#### **6.3 CLAIMS AND DAMAGES**

6.3.1 Should the CONTRACTOR suffer injury or damage to person or property because of any act or omission of the OWNER or OWNER'S REPRESENTATIVE, or of any of their employees, agents or others for whose acts either is legally liable, notice of same shall be given in writing to the OWNER within 25 days after the first observance of such injury or damage; otherwise, the CONTRACTOR shall have waived and released any and all rights he may have against the OWNER, the OWNER'S REPRESENTATIVE, or their employees, REPRESENTATIVE'S and agents which are not otherwise covered by CONTRACTOR'S indemnity obligations set forth in the Contract Documents.

#### **6.4 PERFORMANCE BOND AND LABOR AND MATERIAL PAYMENT BOND (If Required)**

6.4.1 The CONTRACTOR shall furnish bonds covering the faithful performance of the Contract and the payment of all obligations and damages arising thereunder whether same be direct or indirect, real or consequential in a form and with a surety satisfactory to the OWNER. It is expressly agreed that the Surety shall be responsible for any delay or liquidated damages assessed against CONTRACTOR.

6.4.2 The CONTRACTOR is required to furnish in duplicate a Performance Bond and a Labor and Material Payment Bond, each in the amount of one-hundred and ten percent (100%) of the Contract sum.

### **End of Article 6**

## **Article 7**

### **Time**

#### **7.1 DEFINITIONS**

- 7.1.1** Unless otherwise provided, the Contract Time is the period of time allotted in the Contract Documents for Final Completion of the Work, including authorized adjustments thereto. The CONTRACTOR shall complete his Work within Contract Time.
- 7.1.2** The date of commencement of the Work is the date established in a notice to proceed. If there is no notice to proceed, it shall be the date of the OWNER-CONTRACTOR Agreement, Purchase Order or such other date as may be established therein. The CONTRACTOR shall not mobilize, commence Work or store materials or equipment on site until: (1) written Notice to Proceed is issued; (2) all bonds and Certificates of Insurance have been executed, delivered to and accepted by the OWNER; (3) or until the CONTRACTOR otherwise receives the OWNER'S or OWNER'S REPRESENTATIVE'S written consent.
- 7.1.3** The Date of Substantial Completion of the Work is the Date certified by the OWNER'S REPRESENTATIVE when the Work is sufficiently complete, in accordance with the Contract Documents, so the OWNER can fully occupy and utilize the Work for the use for which it is intended. Only incidental corrective work and any final cleaning beyond that needed for the OWNER'S full use may remain for final completion.
- 7.1.4** The date of Final Completion of the Work is the date certified by the OWNER'S REPRESENTATIVE and the OWNER when the Work is totally complete, to include all items listed on the inspection report following substantial completion inspection, in accordance with the Contract Documents and the OWNER may fully occupy and utilize all of the Work for the use for which it is intended.

#### **7.2 DELAYS AND EXTENSIONS OF TIME**

- 7.2.1** The time during which the CONTRACTOR is delayed in the performance of the Work, by the acts or omissions of the OWNER, the OWNER'S REPRESENTATIVE or their employees or agents, acts of god, unusually severe and abnormal climatic conditions, fires, floods, epidemics, quarantine restrictions, strikes, riots, civil commotions or freight embargoes, or other conditions beyond the CONTRACTOR'S control and which the CONTRACTOR could not reasonably have foreseen and provided against, shall be added to the time for completion of the Work.
- 7.2.2** For the purpose of this contract, the CONTRACTOR agrees he may expect inclement weather during the execution of this Contract. Time extensions may be granted but no change in Contract Sum will be authorized because of adjustment in Contract Time due to weather.

- 7.3** Time is of the essence in the performance of this contract.

### **End Of Article 7**

## **Article 8**

### **Payments and Completion**

#### **8.1 CONTRACT SUM**

**8.1.1** The Contract Sum is stated in the OWNER-CONTRACTOR Agreement and, including authorized adjustments thereto, is the total amount payable by the OWNER to the CONTRACTOR for the performance of the Work under the Contract Documents.

#### **8.2 APPLICATIONS FOR PAYMENT**

**8.2.1** All progress payments may be subject to a ten percent (10%) retainage at discretion of OWNER. Retainage may be withheld for deficiencies including, but not limited to, schedule slippage, delinquent submittals, subcontractor nonpayment (regardless of fault) or defective work. Retainage shall be released after completion of Punch List work and in the Final Payment after final acceptance of the Work by the OWNER.

**8.2.3** Payments may be made by the OWNER at his discretion, on account of materials or equipment not incorporated in the Work but delivered and suitably stored at the site by the CONTRACTOR. Payments for materials or equipment stored on the site shall only be considered upon submission of the CONTRACTOR of satisfactory evidence (for example, releases or paid invoices from the Seller) that he has acquired title to such material, that it will be utilized on the Work under this Contract and that it is satisfactorily stored, protected, and insured or that other procedures satisfactory to the OWNER that will protect the OWNER'S interests have been taken. Materials once paid for by the OWNER become the property of the OWNER and may not be removed from the work site without the OWNER'S written permission.

**8.2.3.3** Unless otherwise provided for elsewhere in the Contract Documents, no payments will be made for any materials or equipment stored off or away from the Work Site.

#### **8.3 PROGRESS PAYMENTS**

**8.3.1** After an invoice or payment request has been issued, the OWNER shall make payment in the manner and within the time provided by Florida Statutes.

**8.3.2** No progress payment, nor any partial or entire use or occupancy of the Project by the OWNER, shall constitute an acceptance of any Work not in accordance with the Contract Documents.

**8.3.3** CONTRACTOR acknowledges that he may not lien OWNER'S interest in the Project site, pursuant to Florida law whereas the OWNER as a public entity is exempt from such law. CONTRACTOR agrees to advise all SubCONTRACTORS and materialmen of the non-lienable nature of the project and to further furnish each such person or entity a copy of the Labor and Material Payment Bond for the project. As such, filing of Notice To Owner shall not be required or binding.

#### **8.4 PAYMENTS WITHHELD**

**8.4.1** The OWNER may decline to certify payment and may withhold payment in whole or in part, to the extent necessary reasonably to protect the OWNER from loss, because of:

- 1.** defective work not remedied,
- 2.** damage to the OWNER or another CONTRACTOR,
- 6.** reasonable evidence that the Work will not be completed within the Contract Time,

7. failure or refusal of the CONTRACTOR to carry out the Work in accordance with or to otherwise substantially or materially comply with the Contract Documents,
8. failure or refusal of the CONTRACTOR to properly schedule and coordinate the Work,

8.4.2 When the above grounds in Subparagraph 9.4.1 are removed, payment shall be made for amounts withheld because of them.

## **8.5 SUBSTANTIAL COMPLETION AND DEVELOPMENT OF PUNCHLIST**

- 8.5.1 When the CONTRACTOR considers that the Work is substantially complete, it shall notify the OWNER that the Project is Substantially Complete and request the OWNER inspect the Work and issue a Certificate of Substantial Completion.
- 8.5.2 The acceptance of any Substantial Completion payment shall constitute a waiver and full release of all claims by the CONTRACTOR except those previously made in writing and identified by the CONTRACTOR as unsettled at the time of the Application for Payment for Substantial Completion, and except for the retainage sums due at final completion and acceptance.
- 8.5.3 The CONTRACTOR shall have **thirty (30) days** unless otherwise agreed upon, from the Date of Substantial Completion to complete all items on the inspection report to the satisfaction of the OWNER.
- 8.5.4 The issuance of the Certificate of Substantial Completion does not indicate final acceptance of the project by the OWNER, and the CONTRACTOR is not relieved of any responsibility for the project except as specifically stated in the Certificate of Substantial Completion.
- 8.5.5 Upon completion of all items on Punch List, the CONTRACTOR may submit a payment request for all remaining retainage. If a good-faith dispute exists as to whether one or more items identified on the list have been completed, OWNER may continue to withhold an amount not to exceed one hundred and fifty percent (150%) of the total costs to complete such items. This remaining balance of retainage may be requested by the CONTRACTOR in its Application for Final Payment after Final Acceptance of the Work by OWNER.

## **8.6 FINAL COMPLETION AND FINAL PAYMENT**

- 8.6.1 Upon receipt of the documentation required by Paragraph 9.5, and of written notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the OWNER will promptly make such inspection and issue a final Certificate of Payment stating the Work has been completed in accordance with the terms and conditions of the Contract Documents and that the entire balance found to be due the CONTRACTOR is due and payable.
- 8.6.2 The acceptance of final payment shall constitute a waiver and release of all claims by the CONTRACTOR.

**End of Article 8**

## **Article 9**

### **Protection of Persons and Property**

#### **9.1 SAFETY PRECAUTIONS AND PROGRAMS**

**9.1.1** Neither the OWNER, the OWNER'S REPRESENTATIVE, nor their agents, employees or REPRESENTATIVE'S are responsible for the means, methods, techniques, sequences or procedures utilized by the CONTRACTOR, or for safety precautions and programs in connection with the Work. The CONTRACTOR shall be solely responsible for initiating, maintaining and supervising the means, methods, techniques, sequences, procedures and all safety precautions and programs in connection with the Work. This requirement applies continuously throughout the Contract performance, until Final Payment is made, and is not limited to regular working hours.

#### **9.2 SAFETY OF PERSONS AND PROPERTY**

**9.2.1** The CONTRACTOR shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury or loss

**9.2.2.1** The CONTRACTOR shall at all times safely guard the OWNER'S property from injury or losses in connection with the Contract. He shall at all times safely guard and protect his own work and adjacent property as provided by law and the Contract Documents, from damage. All passageways, guard fences, lights and other facilities required for protection by applicable safety regulations must be provided and maintained by the CONTRACTOR.

**9.2.3** The CONTRACTOR shall erect and maintain, as required by existing conditions and progress of the Work, all reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying OWNER'S and users of adjacent utilities.

**9.2.4** The CONTRACTOR shall return all improvements on or about the site and adjacent property which are not shown to be altered, removed or otherwise changed to conditions which existed prior to starting work.

**9.2.4** The CONTRACTOR shall not load or permit any part of the Work to be loaded so as to endanger its safety.

**9.2.6** Notification to the CONTRACTOR by the OWNER or the OWNER'S REPRESENTATIVE of a safety violation will in no way relieve the CONTRACTOR of sole and complete responsibility for the correctness of said violation or of sole liability for the consequences of said violation.

#### **9.3 EMERGENCIES**

**9.3.1** In any emergency affecting the safety of persons or property, the CONTRACTOR shall act, at his discretion, to prevent threatened damage, injury or loss. The CONTRACTOR shall notify the OWNER and the OWNER'S REPRESENTATIVE of the situation and all actions taken immediately thereafter. If, in the opinion of the CONTRACTOR, immediate action is not required, the CONTRACTOR shall notify the OWNER and OWNER'S REPRESENTATIVE of the emergency situation and proceed in accordance with the OWNER'S or OWNER'S REPRESENTATIVE'S instructions. Provided, however, if any loss, damage, injury or death occurs that could have been prevented by the CONTRACTOR'S prompt and immediate action, the CONTRACTOR shall be fully liable for all costs, damages, claims, actions, suits, attorney's fees and all other expenses arising therefrom or relating thereto. Any additional compensation or extension of time claimed by the CONTRACTOR on account of emergency work shall be determined as provided in Article 11 for Changes in the Work.

**End of Article 9**  
**Article 10**

**Insurance**

**10.1 CONTRACTOR'S LIABILITY INSURANCE**

**10.1.1** The CONTRACTOR shall purchase and maintain in companies acceptable to the OWNER, as will protect him, the OWNER or the OWNER'S REPRESENTATIVE and their agents, REPRESENTATIVE'S, and employees from claims set forth below which may arise out of or result from the CONTRACTOR'S operations under the Contract, whether such operations be by himself or by any Subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:

- 1.** claims under worker's or workmen's compensation, disability benefit and other similar employee benefit acts (with Workmen's Compensation and Employer's Liability Insurance in amounts not less than those necessary to meet the statutory requirements of the state having jurisdiction over the Work);
- 2.** claims for damages because of bodily injury, sickness or disease, or death of his employees; the CONTRACTOR will require his SubCONTRACTORS to similarly provide Workmen's Compensation Insurance for all of the latter's employees;
- 3.** claims for damages because of bodily injury, sickness or disease, or death of any person other than his employees;
- 4.** claims for damages insured by usual personal injury liability coverage which are sustained (1) by any person as a result of an offense directly or indirectly related to the employment of such person by the CONTRACTOR, or (2) by any other person;
- 5.** claims for damages, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use resulting there from; and
- 6.** claims for damages because of bodily injury or death of any person or property damage arising out of the ownership, maintenance or use of any motor vehicle.

**10.2 GENERAL INSURANCE REQUIREMENTS**

During the term of the Contract, the Contractor shall provide, pay for, and maintain, or cause to be maintained, with insurance companies satisfactory to the Authority, the types of insurance described herein.

- 1.** All insurance shall be from responsible insurance companies acceptable to the Authority and eligible to do business in the State of Florida. The required Policies of insurance shall be performable in Hillsborough County, Florida, and shall be constructed in accordance with the laws of the State of Florida.
- 2.** All required liability policies shall provide that the Tampa Sports Authority, the City of Tampa and Babe Zaharias Golf Course as additional insureds as to the operations of the Contractor under this Contract and shall also provide the "Severability of Interest" provision in favor of the Authority (a/k/a "Separation of Insureds" provision).
- 3.** The Contractor shall deliver to the Authority, within seven (7) days from the receipt of a notice of award of the Contract, properly executed "Certificate(s) of Insurance," on forms furnished by the Authority, setting forth the insurance coverages and limits required herein. The Certificates must be personally, manually signed by the authorized



representative of the insurance company/companies shown on the Certificate of Insurance with proof that the person signing the certificate is an authorized representative thereof. In addition, certified, true and exact copies of the insurance policies required herein shall be provided to the Authority, on a timely basis, if requested by the Authority.

4. If within seven (7) days after Contractor's receipt of a notice of award, the Contractor refuses or otherwise neglects to deliver the required Certificate of Insurance, personally, or fails to furnish the required original Performance and Payment Bonds (or acceptable alternative forms of security, if authorized herein), then the amount of the Contractor's bid security (Bid Bond, cash or other security acceptable to the Authority) may be forfeited and the award rescinded, at the sole discretion of the Authority. In such event, no plea of mistake in the bid or misunderstanding of the conditions of forfeiture shall be available to the Contractor for the recovery of its bid security or as a defense to any action based upon the neglect or refusal to furnish the required Payment and Performance Bonds and Certificate of Insurance.
5. The Contractor shall take immediate steps to make up any impairment to any Aggregate Policy Limit upon knowledge of the impairment. If at any time the Authority requests a written statement for the insurance company (ies) as to any impairments to the Aggregate Limit, the Contractor shall promptly authorize and have delivered such statement to the Authority.
6. The Contractor authorizes the Authority and its Insurance Consultant to confirm all information furnished to the Authority, as to its compliance with its Bonds and Insurance Requirements with the Contractor's insurance agents, brokers, surety, and insurance carriers.
7. All required insurance coverages of the Contractor or its contractors shall be primary to any insurance or self-insurance program carried by the Authority. The Authority's insurance or self-insurance programs or coverages shall not be contributory with any insurance required of the Contractor or its contractors in this Contract.
8. The acceptance of delivery to the Authority of any Certificate of Insurance evidencing the insurance coverages and limits required in the Contract does not constitute approval or agreement by the Authority that the insurance requirements in the Contract have been met or that the insurance policies shown in the Certificate of Insurance are in compliance with the Contract requirements.
9. No work or occupancy of the premises shall commence at the site unless and until the required Certificate(s) of Insurance are in effect and the written Notice to Proceed is issued to the Contractor by the Authority.
10. The insurance coverages and limits required of the Contractor under this Contract are designed to meet the minimum requirements of the Authority. They are not designed as a recommended insurance program for the Contractor.
11. Should the Contractor's Commercial General Liability, Business Automobile Liability or Employers' Liability Insurance Policies provide for a deductible, self-insured retention, self-insured amount, or any scheme other than a fully insured program, and the insurance company providing the coverage will not agree in writing to pay the deductible or retention including the costs of defense as provided for in its policy without consideration of the deductible or retention in the settlement of insured claims, then the Contractor agrees, if required by the Authority, to provide, pay for, and maintain a surety bond acceptable to the Authority from an insurance company acceptable to the Authority (or a standby irrevocable Letter of Credit acceptable to the Authority) in the amount of the deductible or retention, guaranteeing payment of the deductible or retention. Said guarantee is to continue for four (4) years following completion of the Work.

12. All of the required insurance coverages shall be issued as required by law and shall be endorsed, where necessary, to comply with the minimum requirements contained herein.
13. All policies of insurance required herein shall require that the insurer give the Authority thirty (30) days advanced written notice of any cancellation, intent not to renew any policy and/or any change that will reduce the insurance coverages required in this Contract, except for the application of the Aggregate Limits Provisions. Such notice shall be delivered by certified or registered mail, return receipt required. Proof of mailing is not acceptable.
14. Renewal Certificate(s) of Insurance on the Authority's form shall be provided to the Authority at least ten (10) days prior to expiration of current coverages so that there shall be no interruption in the work due to lack of proof of the insurance coverages required of the Contractor in the Contract.
15. If the Contractor fails to provide or maintain the insurance coverages required in this Contract at any time during the term of the Contract, the Authority may terminate or suspend this Contract, or, at the Authority's sole discretion, be authorized to purchase such coverages and charge the Contractor for such coverages purchased plus 15% for administrative cost. The Authority shall be under no obligation to purchase such insurance or be responsible for the coverages purchased or the financial stability or responsibility of the insurance company used. The decision of the Authority to purchase such insurance coverages shall in no way be construed as a waiver of its rights under this Contract.
16. All requirements in this Insurance Section shall be complied with in full by the Contractor unless excused from compliance in writing by the Authority.
17. The amounts and types of insurance shall conform to the following minimum requirements. Current Insurance Service Office (ISO) policies, forms, and endorsements or broader shall be used where applicable. Notwithstanding the foregoing, the wording of all policies, forms, and endorsements must be acceptable to the Authority.

### 10.3 SPECIFIC INSURANCE REQUIREMENTS

**A Workers' Compensation and Employers' Liability Insurance** shall be maintained in force during the term of this Contract by the Contractor for all the Contractor's employees engaged in this work under this Contract, in accordance with the laws of the State of Florida, and, if applicable to the Work involved, shall include Federal Longshoremen's and Harbor Workers' Compensation Act Coverage. The amount of the Employers' Liability Insurance shall not be less than:

<b>Workers' Compensation</b>	<b>Florida Statutory Requirements</b>
<b>Employers' Liability:</b>	<b>\$100,000 Limit Each Accident \$500,000 Limit Disease Aggregate \$100,000 Limit Disease Each Employee</b>

**B. Commercial General Liability Insurance** shall be maintained by the Licensee. Coverage shall include, but not be limited to, Premises and Operations, Personal Injury, Contractual for the Agreement, Independent Contractors, Broad Form Property Damage including Completed Operations, and Products & Completed Operations Coverage and shall not exclude coverage for the "X" (explosion), "C" (collapse) and "U" (underground) Property Damage Liability exposures. Limits of Coverage shall not be less than:

**Bodily Injury, Personal Injury, & Property Damage Liability:**  
**\$1,000,000 Combined Single Limit Each Occurrence and**

**Aggregate**

**\$1,000,000 Each occurrence and Aggregate for Liability under this Specific Agreement. The Aggregate limits shall be separately applicable to this specific event.**

Should the Licensee's General Liability Insurance be written or renewed on the Comprehensive General Liability Form, then the limits of coverage required shall not be less than:

**Bodily Injury, Personal Injury & Property Damage Liability:**

**\$1,000,000 Combined Single Limit Each Occurrence**

- C. **Automobile Liability Insurance** shall be maintained by the Licensee as to the Ownership, maintenance, and use of all owned, non-owned, leased or hired vehicles to be used for the event with limits of not less than:

**Bodily Injury & Property Damage Liability:**

**\$1,000,000 Combined Single Limit Each Occurrence**

- D. **Umbrella Liability Insurance or Excess Liability Insurance** shall be maintained in force during the term of this Contract by the Contractor providing the same coverages and limits as required for the underlying Commercial General, Business Automobile and Employers' Liability Coverages, and shall not be less than \$2,000,000.00 each occurrence and aggregate if the aggregate limit is separately applicable to this specific project, or \$5,000,000.00 each occurrence and aggregate if the aggregate limit is not separately applicable to this specific project.

- E. **Owner's protective Liability Insurance**, specific to this project, shall be maintained during the term of this Contract by the Contractor with the Authority as the named Insured in a separate original policy, acceptable to the Authority, which shall be furnished to the Authority prior to the Notice to Proceed and shall be on the Occurrence Form. The coverage shall also include liability for acts of the Contractor's contractors, subcontractors and subordinate subcontractors. The limit of coverage shall not be less than:

**Bodily Injury & Property Damage Liability** **\$1,000,000.00 Combined Single Limit Each Accident**

- F. **Builders Risk Insurance** acceptable to the Authority shall be purchased and maintained by the Contractor for the replacement cost value of the project with any sub-limits or deductibles subject to the written approval of the Authority, and shall include all Authority Direct Materials Purchases. Coverage shall be on an "All Risk" type form, including Flood & Earthquake perils, acceptable to the Authority providing for permission from the insurance company for occupancy prior to completion and acceptance of the project. The policy shall be noncancelable unless 90 days advanced notice is received by the Authority by certified or registered mail with the policy endorsed accordingly. Transportation Coverage acceptable to the Authority shall be included as to coverages, deductibles and amount. The policy shall be written for the estimated time for construction and shall contain an endorsement providing for extension of the policy up to one year if construction is not completed on time for any reason for the same coverage and pro-rata additional premium cost. The additional premium cost for extension of the policy which is caused by the Contractor, its subcontractors or their subcontractors shall be paid by the Contractor. The policy must be endorsed to provide that any loss payment by the Insurance company will be made to the Authority only for the benefit of all concerned insureds, whose interests are involved at the time of the loss. The original Builders Risk Policy and five certified, true and exact copies shall be furnished to the Authority prior to any work being started under this Contract. The Builders Risk Insurance company/companies shall endorse the policy waiving its rights of subrogation against the Authority, Contractor, Contractor's subcontractors and their subcontractors and subordinate subcontractors.

#### **10.4 EFFECT OF SUBMISSION OF CERTIFICATES**

**10.4.1** The OWNER and OWNER'S REPRESENTATIVE shall be under no obligation to review any Certificates of Insurance provided by the CONTRACTOR or to check or verify the CONTRACTOR'S compliance with any and all requirements regarding insurance imposed by the Contract Documents. The CONTRACTOR is fully liable for the amounts and types of insurance required herein and is not excused should any policy or certificate of insurance provided by the CONTRACTOR not comply with any and all requirements regarding insurance imposed by the Contract Documents.

#### **10.5 FAILURE OF COMPLIANCE**

**10.5.1** Should the CONTRACTOR fail to provide and maintain in force any and all insurance, or insurance coverage required by the Contract Documents or by law, or should a dispute arise between OWNER and any insurance company of CONTRACTOR over policy coverage or limits of liability as required herein, the OWNER shall be entitled to recover from the CONTRACTOR all amounts payable, as a matter of law, to OWNER or any other parties, including but not limited to the OWNER'S REPRESENTATIVE, had the required insurance or insurance coverage been in force. Said recovery shall include, but is not limited to interest for the loss of use of such amounts of money, plus all attorney's fees, costs and expenses incurred in securing such determination and any other consequential damages arising out of the failure of the CONTRACTOR or insurance company to comply with the provisions of the Contract Documents, or any policy required hereby, or any other requirements regarding insurance imposed by law. Nothing herein shall limit any damages for which CONTRACTOR is responsible as a matter of law.

### **End of Article 10**

## **Article 11**

### **Changes In the Work**

#### **11.1 CHANGE ORDERS**

**11.1.1** The OWNER may, at any time, by written order designated or indicated to be a Change Order, make any change or modification in the Work or add to the Work within the general scope of the Contract.

**11.2** OWNER DIRECTED CHANGES REQUIRING AN INCREASE IN CONTRACT SUM. No change in the Contract Sum or Time may be made except by a duly authorized and executed written Change Order.

#### **11.3 CONTRACTOR NOTICE OF CHANGE**

**11.3.1** If the CONTRACTOR asserts that any event or occurrence has caused a change in or addition to the Work which change causes an increase or decrease in the CONTRACTOR'S cost or the time required for the performance of any part of the Work under the Contract, including Work not affected directly by the change, the CONTRACTOR shall give the OWNER written notice. Said notice shall include the instructions or circumstances that are the basis of the claim and the CONTRACTOR'S best estimate of the cost and time involved.

#### **11.4 DIFFERING SITE CONDITIONS**

- 11.4.1 Should the CONTRACTOR encounter subsurface and/or latent conditions at the site materially differing from those shown on the drawings or indicated in the specifications or differing materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this contract, he shall immediately give notice to the OWNER'S REPRESENTATIVE of such conditions before they are disturbed. The OWNER'S REPRESENTATIVE and the OWNER'S REPRESENTATIVE shall thereupon promptly investigate the conditions and if they find that the conditions materially differ from those shown in the Contract Documents, the OWNER'S REPRESENTATIVE shall prepare and process a Change Order. Any increase or decrease of cost resulting from such changes shall be adjusted in the manner provided herein for adjustments as to extra and/or additional work and changes. However, neither the OWNER, nor the OWNER'S REPRESENTATIVE shall be liable or responsible for additional work, costs or changes to the work due to material differences between actual conditions and any geotechnical, soils and other reports, surveys and analyses made available for the CONTRACTOR'S review, or as a result of known conditions at unknown quantities or locations at the site, except as required by any applicable unit prices.2

### **End of Article 11**

## **Article 12**

### **Uncovering and Correction of Work**

#### **12.1 UNCOVERING OF WORK**

- 12.1.1 If any portion of the Work should be covered contrary to the request of the OWNER or the OWNER'S REPRESENTATIVE it must, if required in writing by the OWNER, be uncovered for his observation and shall be replaced at the CONTRACTOR'S expense.
- 12.1.2 If any other portion of the Work has been covered which the OWNER'S REPRESENTATIVE or the OWNER has not specifically requested to observe prior to being covered, either may request to see such Work and it shall be uncovered by the CONTRACTOR. If such work be found in accordance with the Contract Documents, the cost of uncovering and replacement shall, by appropriate Change Order, be charged to the OWNER. If such Work be found not in accordance with the Contract Documents, the CONTRACTOR shall pay such costs unless it be found that this condition was caused by the OWNER, in which event the OWNER shall be responsible for the payment of such costs.

#### **12.2 CORRECTION OF WORK**

- 12.2.1 The CONTRACTOR shall promptly reconstruct, replace or correct all Work rejected by the OWNER'S REPRESENTATIVE as defective or as failing to conform to the Contract Documents or as not in accordance with the guarantees and warranties specified in the Contract Documents whether observed before or after Substantial or Final Completion and whether or not fabricated, installed or completed. The CONTRACTOR shall bear all costs of correcting such rejected Work, including compensation for the OWNER'S REPRESENTATIVE'S additional services made necessary thereby.
- 12.2.2 The CONTRACTOR, unless removal is waived by the OWNER, shall remove from the site all portions of the Work which are defective or non-conforming, or if permitted or required, he shall correct such work in place at his own expense promptly after receipt of notice, and such rejected Work shall not thereafter be tendered for acceptance unless the former rejection or requirement for correction is disclosed.

#### **12.3 ACCEPTANCE OF DEFECTIVE OR NON-CONFORMING WORK**

- 12.3.1 If the OWNER prefers to knowingly accept defective or non-conforming Work, he may do so instead of requiring its removal and correction, in which case a Change Order must be issued to reflect a reduction in the Contract sum where appropriate and equitable, or the OWNER may elect to accept payment in materials or services, in lieu of a reduction in the Contract sum. If the amount of a reduction is determined after final payment, it shall be paid to the OWNER by the CONTRACTOR. The only method for the OWNER to accept defective or non-conforming Work shall be by a written change order signed by the Tampa Sports Authorities, Director of Finance. Absent such a change order, no acceptance of defective or non-conforming Work is permitted.

**END OF ARTICLE 12**

**End of General Conditions**

**PART IV**  
**SPECIFICATIONS**

**DIVISION 1**  
**GENERAL REQUIREMENTS**



# **Section 01010 Summary of Work**

## **Part 1 General**

### **1.01 Requirements Included**

The work to be performed under this Contract shall consist of furnishing all tools, equipment, materials, supplies, and furnishing all transportation and services, including fuel, power, water, and essential communications, and performance of all labor, work or other operations required for the fulfillment of the Contract in strict accordance with the specifications, schedules, drawings, and other Contract Documents as herein defined, all which are made a part hereof, and including such detail sketches as may be furnished by the OWNER'S REPRESENTATIVE from time to time during construction in clarification of said Contract Documents. The work shall be completed and all work, materials, and services not expressly shown or called for in Contract Documents which may be necessary for the complete and proper construction of the work in good faith shall be performed, furnished, and installed by the CONTRACTOR as though originally so specified or shown, at no increase in cost to the OWNER.

### **1.02 Work Covered by Contract Documents**

The work under the Contract Documents consists of **BABE ZAHARIAS DINING ROOM AND KITCHEN RENOVATION** as described in the project specifications. Construction includes but is not limited to demolition and proper disposal of all existing materials. The reinstallation of any equipment mounting devices that require penetration of renovated areas by fasteners for brackets or stands, etc. will be included in the scope of work and warranted in this contract.

### **1.03 Contract Method**

The work hereunder will be constructed under a lump sum price contract as set forth in the Bid Form. The CONTRACTOR shall include the General Conditions and Supplemental Conditions of the Contract as part of all Subcontract Agreements.

### **1.04 Jurisdiction**

Agencies having jurisdiction over construction of this project include but are not limited to; City of Tampa, Hillsborough County, SWFWMD, and U.S. Department of Environmental Protection.

The CONTRACTOR shall secure any additional permits not obtained by the owner as required by the agency(s) having jurisdiction as they relate to the construction activities, shall comply with all rules and regulations of each and shall pay all costs in connection with the permits. The CONTRACTOR shall pay for such permits and inspection fees to ensure compliance with their requirements.

### **1.05 Notices to Owners, Authorities, and OWNER'S Representative**

- A. CONTRACTOR shall, as provided in General Conditions, notify OWNERS of adjacent property and utilities when performance of the WORK may affect them.
- B. When it is necessary to temporarily deny access by OWNERS or tenants to their property, or when any utility service connection must be interrupted, CONTRACTOR shall give notices sufficiently in advance to enable the affected persons to provide for their needs. Notices shall conform to any applicable local ordinance and will be delivered orally or in writing, shall include appropriate information concerning the interruption and instructions on how to limit their inconvenience.
- C. CONTRACTOR shall contact the OWNERS, Fire Department, Police Department, Emergency Medical Services, U.S. Postal Department, and OWNER'S REPRESENTATIVE, at least 48 hours prior to closing any street.

- D. Utilities and other concerned agencies shall be contacted at least 48 hours prior to cutting or closing streets or other traffic areas or excavating near underground utilities or pole lines.
- E. CONTRACTOR shall review with the various utility companies the construction methods and work to be done in the vicinity of utilities. When temporary relocation is necessary, sufficient advance notice shall be given by the CONTRACTOR to the utility involved.

#### **1.06 Coordination**

It shall be responsibility of the CONTRACTOR to coordinate his operations and those of his subcontractors in such a manner so as to avoid interference or delays and ensure the orderly progress of Work in the areas of common or interdependent construction activities. The limits of the Contract are indicated on the Plans and specified herein. However, these limits may be altered by mutual agreement of the CONTRACTOR with the OWNER, with the written Agreement of the OWNER'S REPRESENTATIVE, in order to facilitate the work operations.

If the work of this Contract will involve coordination with other utility companies or agencies, either performing reconstruction, connection, repair, or maintenance service on their own facilities the following will apply. The CONTRACTOR shall coordinate and cooperate with all utility companies and CONTRACTORS working in the same area that this Contract entails. This shall include, but not be limited to the City, the telephone company; the electric power company; the cable TV company; all subcontractors; and any other CONTRACTORS who are performing work within the area of this Contract.

This effort to coordinate and cooperate with all utility companies and other CONTRACTORS shall be toward, but not be limited to, maintaining public access to the various cross streets, residences, commercial establishments, and other institutions within the limits of construction and adjoining streets, and maintaining the area's electric, telephone, cable TV, water, and sewer services.

The work shall be coordinated with the OWNER'S schedule and CONTRACTOR may be required from time to time vacate certain work areas to make them accessible to the OWNER for scheduled functions. In such cases, CONTRACTOR shall temporarily vacate the specified area leaving it in a condition acceptable to the OWNER and shall promptly resume work in such area upon notification of OWNER. Such request by the OWNER shall not be basis for request of schedule extension or additional compensation.

#### **1.07 Reference Standards**

Reference to the standards of any technical society, organization, or association or to codes of local or state authorities shall mean the latest effective standard, code, specification, or standard adopted and published at the date of receipt of bids, unless specifically stated otherwise.

#### **1.08 Availability of Land**

Nothing in this Contract shall imply that the CONTRACTOR has exclusive use of roadways or public and/or private land employed to perform the work.

All other land deemed necessary by the CONTRACTOR for the storage of materials and equipment and other facilities as required for the performance of the work shall be arranged for with the CONTRACTOR at no additional cost to the OWNER.

#### **1.09 Contractor's Use of Premises**

The CONTRACTOR shall maintain his construction operations within the areas designated on the plans. In the event that the CONTRACTOR deems it necessary or advisable to operate beyond the limits as shown on the plans, he shall be responsible for coordinating such efforts with the OWNER.

#### **1.10 Salvage of Material and Equipment**

No items shall be salvaged and reused without permission from the OWNER or the OWNER'S REPRESENTATIVE. All removed material remains the property of the OWNER unless otherwise agreed upon.

#### **1.11 Storage of Materials**

Storage conditions shall be acceptable to OWNER for all materials and equipment not incorporated into the Work but included in applications for payment. Such storage arrangements and conditions shall be presented in writing and shall afford adequate and satisfactory security and protection. Off-site storage facilities shall be accessible to OWNER'S REPRESENTATIVE. The stored materials shall be insured for full value. Certificates of Insurance coverage must be submitted to the OWNER'S REPRESENTATIVE with the request for payment by the CONTRACTOR. All arrangements and costs for storage facilities shall be paid by the CONTRACTOR, unless specifically designated in the Contract Documents to be furnished by the OWNER.

#### **1.12 Owner Furnished Items**

OWNER reserves the right at any time to furnish certain items as may be deemed appropriate. CONTRACTOR shall be notified of any such occurrence by OWNER as soon as practical.

#### **1.13 Verification of Quantities**

It will be the CONTRACTOR'S responsibility to calculate and verify quantities of material required to complete the specified work as shown on the drawings and in the field. No Change Orders will be considered due to the failure of the CONTRACTOR to accurately and responsibly calculate and estimate the areas under consideration as it applies to the correct quantity of material and labor required. Field conditions take precedence over drawings when determining basis for measurement. OWNER will not be responsible for CONTRACTOR generated quantities obtained strictly by scaling from drawings. CONTRACTOR may use the drawings as a beginning basis for quantities however CONTRACTOR must then determine for himself a margin of error if field measurements as a means of verification are not practical.

#### **1.14 Disposal of Excess Material and Debris**

CONTRACTOR shall properly and legally dispose of all excess material and debris to an off-site location at CONTRACTOR'S expense. Care shall be taken to avoid the spillage of excess paints, sealers and chemical materials into public or private retention systems and/or storm water systems. Catch basin and other drainage structures shall be protected as required to prevent spillage or leakage. CONTRACTOR shall be responsible for any public agency fines due to contamination or violation of statutes generated as a result of his negligence to properly dispose of material or safeguard against environmental migration.

#### **1.15 Inspections**

CONTRACTOR shall notify OWNER when he has completed certain predetermined designated portions of the work. Areas shall be inspected and approved prior to proceeding with the next phase of WORK.

#### **1.16 Protection of OWNER'S Property**

CONTRACTOR shall protect the OWNER'S property from any damage as a direct result of the WORK, and repair and restore any damage to its previous condition to the satisfaction of the OWNER. This includes, but is not necessarily limited to walls, glass, sidewalks, drives and landscaping.

#### **1.17 Clean Up**

CONTRACTOR shall leave the jobsite in a neat and clean condition, free of all construction debris or other CONTRACTOR generated wastes. Prior to leaving the jobsite, CONTRACTOR shall notify OWNER for the purposes of a visual walk through inspection so that any corrective measures can be identified and immediately corrected. Any post WORK damaged detected as a result of the WORK will be promptly

repaired at no additional cost to OWNER.

**Part 2 Products (Not Used)**

**Part 3 Execution (Not Used)**

**End of Section**

# **Section 01200 Project Meetings**

## **Part 1 General**

### **1.01 Preconstruction Meeting**

Prior to the purchase and delivery of materials or the start of any construction, the CONTRACTOR shall request a Preconstruction Meeting from the OWNER'S REPRESENTATIVE. A minimum two (2) working days notice shall be required.

#### **A. Schedule**

The OWNER'S REPRESENTATIVE will establish the meeting place, time and date, distribute agenda, notify participants, and administer the meeting. CONTRACTOR shall notify major Subcontractors.

#### **B. Attendance As Applicable:**

1. OWNER
2. OWNER'S REPRESENTATIVE
3. CONTRACTOR
4. Major Subcontractors
5. Utility Companies
6. Safety Representatives
7. Governmental Agencies

#### **C. Agenda**

1. Distribution by CONTRACTOR and discussion of:
  - List of names and telephone numbers for superintendent, foreman and other key personnel.
  - List of major subcontractors and suppliers.
  - Projected Construction Schedule.
  - Staking and Layout Schedule
  - Shop Drawing Submittal Schedule
  - Schedule of Values
  - Sample Application for Payment
2. Critical Work sequencing.
3. Major equipment deliveries and priorities.
4. Project coordination and progress meeting schedule.
5. Responsibilities of OWNER, OWNER'S REPRESENTATIVE, CONTRACTOR and other agencies.
6. Procedures and processing of:
  - Field decisions

- Proposal requests.
- Submittals.
- Change Orders.
- Applications for Payment.

7. Adequacy of distribution of Contract Documents.
8. Procedures for maintaining Record Documents.
9. Use of premises.
10. Construction Facilities, Controls and Construction bids.
11. Temporary utilities.
12. Safety and first aid procedures.
13. Security procedures.
14. Housekeeping procedures.
15. Testing
16. Construction of sample Suite.

**D. Minutes**

OWNER'S REPRESENTATIVE will prepare and distribute copies to participants within seven (7) days of meeting. Participants shall report corrections and comments within seven (7) days of receipt of minutes.

**1.02 Progress Meetings**

Periodic Progress Meetings will be held as required by the progress of the Work.

**A. Schedule**

The OWNER'S REPRESENTATIVE will establish the meeting place, time and date, distribute agenda, notify participants and administer the meeting. CONTRACTOR shall notify major Subcontractors.

**B. Attendance**

1. OWNER'S REPRESENTATIVE
2. CONTRACTOR
3. Subcontractor as appropriate to the agenda.
4. Suppliers as appropriate to the agenda.
5. Others

**C. Agenda**

1. Review minutes of previous meeting.
2. Review of work progress since previous meeting.

3. Review field observations, problems, conflicts.
4. Review problems which Impede Construction Schedules.
5. Review of offsite fabrication, delivery schedules.
6. Review corrective measures and procedures to regain projected schedule.
7. Review revisions to Construction Schedules.
8. Review plan progress, schedule, during succeeding Work period.
9. Review coordination of schedules.
10. Review submittal schedules; expedite as required.
11. Review maintenance of quality standards.
12. Review proposed changes for:
  - Effect on Construction Schedule and on completion date.
  - Effect on other Contracts of the Project.
13. Other business.

**D. Minutes**

OWNER'S REPRESENTATIVE will prepare and distribute copies to participants and OWNER within seven (7) days of meeting for review at the next meeting.

**Part 2 Products (Not Used)**

**Part 3 Execution (Not Used)**

**End of Section**

## **Section 01300 Submittals**

### **Part 1 General**

#### **1.01 Construction Schedules**

##### **A. Progress Schedules**

The CONTRACTOR shall submit four (4) copies of Progress Schedules indicating the starting and completion dates of the various stages of the Work to the OWNER'S REPRESENTATIVE. The proposed Progress Schedules shall be submitted to the OWNER'S REPRESENTATIVE prior to the preconstruction meeting. The CONTRACTOR shall distribute copies of the Progress Schedules during the preconstruction meeting for discussion. The Progress Schedules shall be updated by the CONTRACTOR and submitted to the OWNER'S REPRESENTATIVE, as a part of applications for progress payments, through completion of the Work. Failure to update progress schedule may be the basis for rejection of applications for progress payments.

##### **B. Shop Drawing Schedule**

The CONTRACTOR, if applicable, shall submit four (4) copies of Shop Drawing Schedules indicating the individual items and submission dates to the OWNER'S REPRESENTATIVE. A preliminary Schedule shall be submitted by the CONTRACTOR at the preconstruction meeting. Copies of this preliminary Schedule shall be made available by the CONTRACTOR during the preconstruction meeting. A final Schedule shall be submitted by the CONTRACTOR at least ten (10) days prior to submitting the first Application for a Payment.

##### **C. Schedule of Values**

The CONTRACTOR, if applicable, shall submit four (4) copies of Schedules of Value of the Work to the OWNER'S REPRESENTATIVE. A preliminary Schedule of Values shall be submitted by the CONTRACTOR prior to the preconstruction meeting. A final Schedule of Values, prepared in accordance with the General Conditions and presented in sufficient detail to serve as the basis for payments during construction, shall be submitted to the OWNER'S REPRESENTATIVE for approval at least ten (10) days prior to submitting the first Application for payment.

#### **1.02 Applications for Payment**

The CONTRACTOR shall submit monthly Applications for Payment to the OWNER'S REPRESENTATIVE in accordance with the provisions of the General Conditions. Applications for Payment shall be made on forms provided by or approved by the OWNER'S REPRESENTATIVE. Sample CONTRACTORS Application/Declaration, Payment Schedule and OWNER'S Certificate forms for this purpose are included in the Contract Documents. Copies of these forms, with Project specific information completed by the OWNER'S REPRESENTATIVE, will be given to the CONTRACTOR at the preconstruction meeting or, if applicable, after approval of the final Schedule of Values. The CONTRACTOR shall submit a completed Payment Schedule with an executed CONTRACTORS Application for Payment and CONTRACTORS Declaration to the OWNER'S REPRESENTATIVE not more often than once per month. The OWNER'S REPRESENTATIVE will certify payments with the use of OWNER'S Certificate for Payment.

#### **1.03 Shop Drawings, Product Data and Samples**

##### **A. General**

The CONTRACTOR shall submit shop drawings, product data and samples, as required by the Individual Specification Sections, to the OWNER'S REPRESENTATIVE for review in accordance



with the provisions of the General Conditions. Work shall not proceed without out prior written approval from OWNER'S REPRESENTATIVE.

**B. Shop Drawings**

The shop drawings shall be presented in a clear and thorough manner. Details shall be identified by reference to Contract Drawing Number and Detail, and Contract Specification Section and Page Number.

**C. Product Data**

The product data shall be presented in a clear and thorough manner, identified the same as the shop drawings. Included with the information shall be performance characteristics and capacities depicting dimensions and clearances required. The manufacturer's standard schematic drawings and diagrams shall be modified to delete information which is not applicable to the Work. Manufacturer's standard information shall be supplemented to provide information specifically applicable to the Work.

**D. Samples**

The samples shall be of sufficient size and quantity to clearly illustrate functional characteristics of the product with integrally related parts and attachment devices depicting full range of color, texture and pattern.

**E. Submission Requirements**

The CONTRACTOR shall make submittals in accordance with the approved schedule, and in such sequence as to cause no delay in the Work or in the Work of any other CONTRACTOR. No damages will be awarded or extension of time granted due to the shop drawing and product data review process.

The CONTRACTOR shall submit an entire package of shop drawings and product data information for major items of Work so that the OWNER'S REPRESENTATIVE can review the package as a unit. The number of submittals required shall be one (1) reproducible, one- (1) CD electronic format and three (3) prints per shop drawing and three (3) copies of each product data information sheet. Submittals shall contain the following information:

- Submittal number.
- Identify specification section on transmittal.
- Field dimensions, clearly identified as such.
- Relation to adjacent or critical features of the Work or materials.
- Applicable standards, such as ASTM or Federal Specification Numbers.
- Identification of deviations or substitutions from Contract Documents.
- Identification of revisions on resubmittals.

CONTRACTORS stamp indicating as a minimum the Project Title, Date of Submission, Date of Previous Submission, and Contract Specification Section Reference which shall be initialed or signed, certifying the review and approval of submittal per General Conditions, verification of products, field measurements and field construction criteria, and coordination of the information within the submittal with requirements of the Work and of Contract Documents.

The OWNER'S REPRESENTATIVE shall affix a stamp and initials or signature and indicate confirmation or requirements for resubmittal. The OWNER'S REPRESENTATIVE shall return to the CONTRACTOR one (1) of the reproducibles and one (1) copy of the product data information for distribution or for resubmission.

#### **F. Resubmission Requirements**

The CONTRACTOR shall make all corrections or changes in the submittals required by the OWNER'S REPRESENTATIVE and resubmit. The CONTRACTOR shall indicate any changes which have been made other than those requested by the OWNER'S REPRESENTATIVE.

#### **1.04 Specification Section Requirements**

Miscellaneous schedules, field reports, test reports, affidavits, certificates, permits, agreements and other items identified in the Technical Specification Sections, or as requested by the OWNER'S REPRESENTATIVE shall be submitted to the OWNER'S REPRESENTATIVE in duplicate. As a minimum, these submittals should be identified with the Project Title, Date of Submission, and Contract Specification Section Reference.

#### **1.05 Manufacturers Operation and Maintenance Data**

The CONTRACTOR shall furnish three (3) copies of all operation and maintenance data required per the various Technical Specification Sections. Prior to 50% completion of the Project, the CONTRACTOR shall submit one (1) acceptable copy to the OWNER'S REPRESENTATIVE for review.

The operation and maintenance data shall be bound in a suitable number of 3-inch or 4-inch, 3-ring hard cover binders. Permanently imprinted on the cover shall be the words Manufacturers Operation and Maintenance Data, Project Title, Location of the Project, and the Date. A Table of Contents shall be provided in the front of each binder to list the various sections of the Manual.

The information to be provided in each section for each piece of equipment and project component shall include, but not be limited to, detailed equipment drawings; sections cut through all of the major equipment and subassemblies; installation and operational procedures; complete wiring and piping schematics; lubrication materials and procedures; maintenance procedures; and parts lists complete enough to permit identification of parts by nomenclature, number and use.

At the front of each section a maintenance schedule shall be provided for each piece of equipment in the section. The schedule shall display the daily, weekly, monthly, semi-annual, annual or fraction thereof, lubrication and preventative maintenance required in order to meet warranty conditions and the manufacturer's recommendations for optimum performance and life of the unit. A common schedule format is to be developed and used for all of the sections. Photocopies or reproductions of the manufacturer's literature will not be accepted.

## **Part 2 Products (Not Used)**

## **Part 3 Execution (Not Used)**

**End of Section**

# Section 01311 Construction Schedules and Reports

## Part 1 General

### 1.01 Schedules

#### A. Project Schedule - Critical Path Items

DATE	Bid Opening, TIME
DATE	Notice To Proceed (tentative)
DATE (or earlier depending on bid)	Substantial Completion(see conditions below)
DATE (or earlier)	Final Completion

#### B. Schedule Requirements

Work under this Section shall consist of furnishing a Construction Schedule showing in detail how the CONTRACTOR plans to execute and coordinate the Work. The Contract Schedule shall be based on and incorporate the Contract Milestone and Completion Dates specified in the OWNER-CONTRACTOR Agreement and shall show the order in which CONTRACTOR shall perform the Work, projected dates for the start and completion of separable portions of the work, and any other information concerning CONTRACTOR'S Work scheduling as Owner may request. The proposed Construction Schedule and related Schedule of Values must be submitted to the OWNER'S REPRESENTATIVE prior to mobilization of the site.

Work shall occur in phases to allow OWNER access to building on some portion of the property at all times. CONTRACTOR shall provide and place barricades to protect WORK area from unauthorized traffic. This phasing also includes the coordination of Work in circulation areas so as not to cut off OWNER'S access to such portions of the building. CONTRACTOR's schedule must also take into account the closure of areas that may temporarily restrict access to the loading dock for deliveries or the main entrance to the property. Such closures must be carefully scheduled with OWNER so as to allow ample notice to those affected. These closures may occur off hours; however the additional cost of such must be accounted for in the Base Bid and any off hours work will occur at no additional expense to OWNER. Work schedule shall also be coordinated with OWNER to allow access to the building for planned events that may be taking place in the facility

#### C. Updates and Revisions

The chart shall be updated to show actual progress and the effect of modifications, delays and other events.

The updated Construction Schedule submitted by CONTRACTOR shall not show a completion date later than the Contract Time, subject to any time extensions approved by Owner. If CONTRACTOR believes he is entitled to an extension of the Contract under the Contract Documents, CONTRACTOR shall submit to the OWNER'S REPRESENTATIVE, a request for a time extension as required under the General Conditions, Article 8. To the extent any time extension requests are pending at the time of any update in the Construction Schedule the "Requested Time Adjustment Schedule" shall also be submitted to reflect any adjustments made by CONTRACTOR in the Construction Schedule.

Neither the updating of CONTRACTOR's work schedule nor the submission, updating, change or revision of any other report or schedule submitted to Owner by CONTRACTOR under this Contract nor review or nonobjection of the OWNER'S REPRESENTATIVE of any such report or schedule shall have the effect of amending or modifying, in any way, the Contract Completion Date,

Milestone Dates or of modifying or limiting in any way CONTRACTOR's obligations under this Contract.

All of CONTRACTOR's detailed calculations and documents supporting all schedules, reports, and forecasts shall be available to the OWNER'S REPRESENTATIVE on request.

Each updated Construction Schedule submitted by CONTRACTOR to the OWNER'S REPRESENTATIVE shall be accompanied by a narrative report which reflects the following:

1. Description of Work accomplished since submission of previous progress schedule;
2. Comparison of the actual status of the Work with CONTRACTOR's project schedule;
3. Status of equipment and material deliveries;
4. Personnel staffing schedule;
5. Causes of any delays
6. Revision of schedules; and
7. Action proposed to restore schedule.

Should any activities shown on the CONTRACTOR's Construction Schedule fall behind schedule to the extent that any of the mandatory specific or milestone dates or completion dates are in jeopardy, the CONTRACTOR shall be required to, at no extra cost to the Owner, prepare and submit to the OWNER'S REPRESENTATIVE a supplementary Recovery Schedule, in a form and detail appropriate to the need, to explain and display how he intends to reschedule those activities to regain compliance with the Construction Schedule during the immediate subsequent period.

**D. Schedule of Off-Site Activities**

The CONTRACTOR shall include in his Construction Schedule all procurements related activities which lead to the delivery of materials to the site in a timely manner. Upon written approval by the Owner, these activities may be submitted as a separate Off-Site Activities Schedule, properly correlated to the Construction Schedule. The schedule of off-site activities shall include, but is not limited to, the following:

1. Dates for submittals, ordering, manufacturing, or fabricating and delivery of equipment and materials. Long lead items requiring more than one month between ordering and delivery to site shall be clearly noted;
2. All significant activities to be performed by the CONTRACTOR during the fabrication and erection/installation in a CONTRACTOR's plant or on a job site, including materials/equipment purchasing, delivery; and
3. CONTRACTOR's drawings and submittals to be prepared and submitted through the OWNER'S REPRESENTATIVE to the Owner or Design Professional for approval.

The CONTRACTOR shall be solely responsible for expediting the delivery of all materials to be furnished by him so that the construction progress shall be maintained according to the current schedule for the Work as approved by the OWNER'S REPRESENTATIVE.

The OWNER'S REPRESENTATIVE shall be advised in writing by the CONTRACTOR wherever it is anticipated or determined by the CONTRACTOR that the delivery date of any material and/or equipment furnished by the CONTRACTOR shall be other than as indicated in the project schedule or as otherwise communicated to the OWNER'S REPRESENTATIVE.

## **E. Float Time**

Float or slack time is defined as the amount of time between the earliest start date and the latest start date or between the earliest finish date and the latest finish date of an activity on the construction. Float or slack time is for the exclusive use and benefit of the Owner. The CONTRACTOR acknowledges and agrees that actual delays, affecting activities containing float time, will not have any affect upon contract completion times, providing that the actual delay does not exceed the float time associated with those activities.

Extensions of time for performance as described in the Contract Documents will be granted only to the extent that time adjustment for the activity or activities affected by any condition or event which entitles the CONTRACTOR to a time extension exceed the total float or slack of the affected activity at the time of issuance of a Change Order or the commencement of any delay or condition for which an adjustment is warranted under the Contract Documents.

## **1.02 Coordination**

The CONTRACTOR shall coordinate his work with that of other CONTRACTORS and shall cooperate fully with the OWNER'S REPRESENTATIVE in maintaining orderly progress toward completion of the work as scheduled. The OWNER'S REPRESENTATIVE's decisions regarding priority between the CONTRACTOR's work and the work of other CONTRACTORS at the site shall be final and shall not be cause for extra compensation or extension of time, except where extension of time is granted because of a delay for which CONTRACTOR is otherwise entitled to an extension of time under the Contract Documents.

Coordination shall also occur as outlined above in Paragraph 1.01 B.

The milestone dates referred to in the Contract Documents for delivery of Owner-furnished equipment and materials and interface activities of other CONTRACTORS on the site are based on dates set forth in separate contracts with the Owner and represent the information available at this time.

Failure of Owner-furnished equipment and materials to arrive as scheduled, or failure of other construction CONTRACTORS to meet their schedule, shall not be justification for an extension of time, except where such failure causes, in the opinion of the OWNER'S REPRESENTATIVE, an unreasonable delay in the CONTRACTOR'S work, in which case the provisions of the General Conditions regarding extensions of time and extra work shall apply.

The CONTRACTOR shall keep himself, and his subcontractors, advised at all times during the course of the Work regarding delivery status of Owner-furnished equipment and materials and of the progress of construction work being performed under separate contracts.

## **1.03 CONTRACTOR Covenants and Guarantees**

CONTRACTOR covenants and guarantees that CONTRACTOR will not:

- A. Misrepresent to OWNER'S REPRESENTATIVE its planning scheduling or execution of the Work;
- B. Utilize schedules materially different from those provided by CONTRACTOR to the OWNER'S REPRESENTATIVE.
- C. Prepare schedules, updates, revisions or reports for the work which do not accurately reflect the actual intent or reasonable and actual expectations of CONTRACTOR and its Subcontractors as to:
  - 1. The sequences of activities,
  - 2. The duration of activities,
  - 3. The responsibility of activities,

4. Resources availability,
5. Labor availability or efficiency,
6. Foreseeable weather conditions,
7. The value associated with the activity,
8. The percentage complete of any activity,
9. Completion of any item of work or activity,
10. Project milestone completion,
11. Delays, slippages, or problems encountered or expected,
12. Subcontractor requests for time extensions or delay claims of subcontractors, and
13. If applicable, the float time available.

CONTRACTOR'S failure to substantially comply with the foregoing covenant and guarantee shall be a substantial and material breach of contract which will permit Owner to terminate Contract for default, or withhold payments under the Contract Documents, and shall entitle Owner to the damages afforded for misrepresentation or fraud by these Contract documents or applicable law.

Should CONTRACTOR fail to substantially comply with the provisions of the Contract documents relating to planning, scheduling and execution of the Work by the overall project schedule, the OWNER'S REPRESENTATIVE shall have the right, at their option, to retain the services of scheduling consultants or experts (including attorneys if necessary in their opinion) to prepare a schedule in accordance with the Contract Documents and to review and analyze same, in order to allow OWNER'S REPRESENTATIVE to evaluate the program of the Work by CONTRACTOR, to determine whether CONTRACTOR is substantially complying with the Contract Documents, and to direct such action on the part of the CONTRACTOR, as permitted by the Contract Documents, as required to ensure, under the owner's schedule prepared hereunder, that CONTRACTOR will comply with such schedule. All costs (including attorneys' fees) incurred by OWNER'S REPRESENTATIVE in preparing the schedule hereunder shall be charged to CONTRACTOR's account or deducted from retainage. If CONTRACTOR fails to substantially comply with the scheduling and execution of the work requirements of the Contract Documents, CONTRACTOR hereby agrees, in such instance, to comply with such schedules, as the OWNER'S REPRESENTATIVE develops, or directions, and activity sequences and durations as the OWNER'S REPRESENTATIVE may reasonably require, without additional cost to the Owner (subject only to cost adjustments for such changes in the Work as the Owner may direct by written change order), to ensure completion within the Contract Time.

#### **1.04 Default**

Failure of the CONTRACTOR to substantially comply with the requirements of this Section shall constitute reason that the CONTRACTOR is failing to prosecute the Work with such diligence as will insure its completion within the Contract times and shall be considered grounds for termination by the Owner, pursuant to the General Conditions.

### **Part 2 Products (Not Used)**

### **Part 3 Execution (Not Used)**

**End of Section**

## **Section 01500**

### **Construction Facilities and Temporary Controls**

#### **Part 1 General**

##### **1.01 Land for CONTRACTORS Use**

###### **A. Site Access and Parking**

The CONTRACTOR shall locate roads, drives, walks and parking facilities to provide uninterrupted access to construction offices, mobilization, work, storage areas, and other areas required for execution of the Contract.

The CONTRACTOR shall maintain traffic areas as free as possible of construction equipment, products and debris.

The CONTRACTOR shall not utilize existing parking facilities for construction personnel or for CONTRACTORS vehicles or equipment, unless written permission from OWNER of parking facility is obtained.

###### **B. Trucking Route and Public Road Maintenance**

Prior to the start of construction, the CONTRACTOR shall submit for review a schedule and list indicating the parking lots or areas within the property that his equipment will use off the Project site.

The CONTRACTOR shall comply with all safety requirements, weight restrictions and speed limits.

Paved streets shall be maintained in a reasonable state of cleanliness and the CONTRACTOR shall remove accumulations of debris, dirt or mud caused by his operations. This shall be done at the close of each days operation or when requested by the OWNER'S REPRESENTATIVE.

###### **C. Private or Public Roads, Sidewalks and Parking Areas**

The CONTRACTOR shall at all times provide emergency access to property in the vicinity of the construction for police and fire equipment, ambulances or other emergency vehicles to protect life, health and property. Where public roads, driveways, parking areas and sidewalks are encountered throughout the community, the CONTRACTOR shall maintain those portions affected by the construction operations in a passable condition until such time as final restoration of these improvements can be made as herein specified.

###### **D. Where Phasing of Work occurs, CONTRACTOR is responsible for all barricades and signage to redirect traffic and protect Work.**

##### **1.02 Temporary Utility Services**

###### **A. Electricity and Lighting**

The CONTRACTOR shall be responsible for and pay all costs for the installation and removal of circuit and branch wiring, with area distribution boxes located so that power and lighting is available throughout the construction by the use of construction-type power cords and shall pay all costs of electrical power used.

Electrical wiring and distribution shall conform to the National Electrical Code as adopted by the

State of Florida.

**B. Telephone**

The CONTRACTOR shall pay all costs for installation, maintenance and removal, and service charges for local calls to provide service for his construction operations. Toll charges for calls relating to Project business shall be at the CONTRACTORS expense. A locking device shall be supplied with the phone to protect against unauthorized use of the phone service.

**C. Use of Water**

The CONTRACTOR shall acquire any and all permits, post any bonds and pay all fees required by the local agency having jurisdiction prior to using any hydrant as the source of water, and reimburse the local community for all water consumed during course of the Contract at the current municipal rate.

**D. Sanitary Provisions**

The CONTRACTOR shall be responsible for installation, maintenance and removal of temporary sanitary facilities for use of construction personnel. All rules and regulations of the State and local health officials shall be observed, with precautions taken to avoid creating unsanitary conditions.

**Part 2 Products (Not Used)**

**Part 3 Execution (Not Used)**

**End of Section**



# **Section 01600**

## **Materials and Equipment**

### **Part 1 General**

#### **1.01 Transportation and Handling**

##### **A. Transportation**

The CONTRACTOR shall provide for expeditious transportation and delivery of materials and equipment to the Project site in an undamaged condition and on a schedule to avoid delay of the Work. Materials and equipment shall be delivered in original containers or packaging with identifying labels intact and legible.

##### **B. Handling**

The CONTRACTOR shall provide equipment and personnel at the site to unload and handle materials and equipment in a manner to avoid damage. Materials and equipment shall be handled only at designated lifting points by methods to prevent bending or over stressing.

#### **1.02 Storage and Protection**

##### **A. Storage**

The CONTRACTOR shall store materials and equipment immediately on delivery, and protect it until installed in the Work. Coordinate storage areas with the OWNER for approval.

Products subject to damage by elements shall be stored in weather tight enclosures with temperature and humidity ranges as required by manufacturers instructions.

The place of storage shall be located so as to minimize interference with traffic and to provide easy access for inspection.

Materials that have been stored shall be subject to retest and shall meet the requirements of their respective specifications at the time they are to be used in the Work.

#### **1.03 Manufacturer's Instructions**

When Contract Documents require that installation of Work shall comply with manufacturer's instructions, the CONTRACTOR shall obtain and distribute copies of such instructions to parties involved in the installation including two copies to the OWNER'S REPRESENTATIVE. The CONTRACTOR shall handle, install, connect, clean, condition and adjust products in strict accord with such instructions and in conformity with specified requirements. Should job conditions or specified requirements conflict with manufacturers instructions, consult with OWNER'S REPRESENTATIVE for further instructions.

#### **1.04 Substitutions and Product Options**

##### **A. Products List**

Within four (4) days of request, the CONTRACTOR shall submit a complete list of major products proposed to be used, with the name of the manufacturer and the installing subcontractor, if applicable, to the OWNER'S REPRESENTATIVE.

##### **B. CONTRACTORS Product Options**

1. For products specified only by reference standard, the CONTRACTOR shall select any product meeting that standard.
2. For products specified by naming several products or manufacturers the CONTRACTOR shall select any one (1) of the products or manufacturers named, which complies with the specifications.
3. For products specified by naming one (1) or more products or manufacturers and or equal, the CONTRACTOR must submit a Substitution Request Form for any product or manufacturer not specifically named, in accordance with the General Conditions.
4. For products specified by naming only one (1) product and manufacturer, there is no option.

## **Part 2 Products (Not Used)**

## **Part 3 Execution (Not Used)**

**End of Section**

# **Section 01700 Contract Closeout**

## **Part 1 General**

### **1.01 Cleaning**

The CONTRACTOR shall perform periodic cleaning to keep the Work, the site and adjacent properties free from accumulations of waste materials, rubbish and other debris, resulting from construction operations. Waste material, debris and rubbish shall be periodically removed from the Site and disposed of at legal disposal areas as directed by OWNER. Prior to OWNER acceptance the CONTRACTOR shall conduct an inspection of sight-exposed interior and exterior surfaces, and all Work areas, to verify that the entire Work is clean.

### **1.02 Project Record Documents**

The CONTRACTOR shall deliver one (1) copy of all Specifications, Plans, Addenda, Shop Drawings and Samples, annotated to show all changes made during the construction process, to the OWNER'S REPRESENTATIVE upon completion of the Work. Submittal of the Record Documents shall be made with a transmittal letter containing:

- Date
- Project Title and Number
- CONTRACTOR'S Name and Address
- Title and Number of each Record Document
- Certification that each Document as submitted is complete and accurate

Documents shall be submitted in good order and in a legible condition.

### **1.03 Operation and Maintenance Data**

Prior to final inspection or acceptance, the CONTRACTOR shall submit a minimum of two (2) copies of the Operations and Maintenance (O&M) manual to the OWNER'S REPRESENTATIVE and fully instruct the OWNER'S designated operating and maintenance personnel in the operation, adjustment and maintenance of all products, equipment and systems specified. Operation and maintenance data required by the individual Specification sections shall be included in the O&M manual and will constitute the basis of personnel instruction.

### **1.04 Scheduling**

The CONTRACTOR shall coordinate efforts between the OWNER'S REPRESENTATIVE, any equipment manufacturers, subcontractors and governing agencies in the scheduling of required close-out procedures.

### **1.05 Substantial Completion**

Certification that the Work is substantially complete shall be in accordance with the General Conditions.

**1.06 Final Payment and Acceptance**

The final inspection, final application for payment and acceptance shall be in accordance with the General Conditions.

**Part 2 Products (Not Used)**

**Part 3 Execution (Not Used)**

**End of Section**

# **START OF SPECIFICATIONS**



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**STATEMENT OF COMPLIANCE**

*To the best of my knowledge, these drawings and the project manual are complete and comply with the Florida Building Code.*

**SPECIFICATIONS**

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**SECTION 011000 - SUMMARY**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.**

**1.2 WORK COVERED BY CONTRACT DOCUMENTS**

- A. Project Identification: Project consists of construction of site work for 15 tournament soccer fields and associated site improvements. The extent and scope of the Work is defined by the Construction Documents.**
- B. Architect Identification: The Architect is Hepner Architects, Incorporated, 601 South Boulevard, Suite 101, Tampa, Florida 33606.**
- C. Owner Identification: The Owner is Tampa Sports Authority, 4201 N. Dale Mabry Hwy, Tampa, Florida 33607.**
- D. Construction Manager Identification: TBD.**
- E. The terms "Contractor", "General Contractor" and "Construction Manager" used in the Construction Documents shall mean the Construction Manager identified above.**
- F. EHPA: None of the facilities in this project are designated an "Enhanced Hurricane Protection Area" (EHPA).**

**1.3 CONTRACT**

- A. Project will be constructed under a single prime contract between the Owner and the Construction Manager.**

**1.4 USE OF PREMISES**

- A. General: During the construction period the Construction Manager shall have full use of the designated premises for construction operations. Use of the designated premises is limited by the Owner's right to perform work or to retain other contractors on portions of the Project, and to carry on normal operations.**
- B. Use of the Construction Site: During the time of construction the Construction Manager shall have full use of the designated construction site for its construction operations. Construction operations shall be limited, to the extent possible, those areas within the construction fence. When work must occur outside the construction fence, coordinate those activities with the Architect a minimum of 24 hours in advance.**

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1. **Driveways and Entrances:** Keep driveways and entrances serving the premises clear and available to the Owner, the Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
2. **Access to the Site:** Access to the site shall be as mutually agreed by the Owner and Construction Manager.

**1.5 OCCUPANCY REQUIREMENTS**

- A. **Facilities, or portions of facilities shall not be occupied during construction, unless exits, fire detection and early warning systems, fire protection, and safety barriers are continuously maintained and clearly marked at all times.**
- B. **Partial Owner Occupancy:** The Owner reserves the right to occupy and to place and install equipment in completed areas of the building prior to overall Substantial Completion of the project, provided such occupancy does not interfere with completion of the Work. Such placing of equipment and partial occupancy shall not constitute acceptance of the total Work.
  1. The Architect will prepare a Certificate of Substantial Completion for the Work prior to Owner occupancy.
  2. Upon Substantial Completion, the Owner will assume responsibility for maintenance and care of occupied building.

**1.6 WORK UNDER OTHER CONTRACTS**

- A. **Separate Contracts:** Owner may award separate contracts for performance of certain construction operations at Project site. Those operations may be scheduled to be substantially complete before work under this Contract begins or to run concurrent with this Work.
- B. **Cooperate fully with separate contractors so work on those contracts may be carried out smoothly, without interfering with or delaying work under this Contract.**

**PART 2 - PRODUCTS (Not Applicable)**

**PART 3 – EXECUTION (Not Applicable)**

**END OF SECTION 011000**

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**SECTION 011050 - FLORIDA PRODUCT APPROVAL**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

- A. Florida Statutes (553.842 FS) and the Florida Administrative Code (Rule 9B-72) require that each product installed as part of the building envelope be approved or certified as mandated by the Code. Work of this Section includes providing products that are in accord with the above-referenced regulations, and to the Architect and authority having jurisdiction a list of such products. Where specified products are not in accordance with these regulations, propose equivalent approved products.**

**PART 2 - PRODUCTS (Not Applicable)**

**PART 3 - EXECUTION**

**3.1 GENERAL**

- A. As a part of the Submittal, the Construction Manager shall, for each product to be installed in the building envelope, either: (a) provide the applicable Product Approval Numbers, or (b) provide certification by an authorized agent that the products installed conform to the Florida Building Code. This information shall be clearly shown on the front sheet of the submittal, and shall be provided prior to installation of the applicable products.**
- B. The list of products includes the following:**
  - 1. Exterior doors, frames and hardware.**
  - 2. Exterior windows, storefronts and curtain wall.**
  - 3. Roofing products.**
  - 4. All products installed in an opening in the building envelope.**
  - 5. Other products as deemed applicable by the Authority Having Jurisdiction.**

**This list is not intended to be comprehensive. The Construction Manager shall provide the Product Approval Number(s) or required certification(s) as required by the Authority Having Jurisdiction.**

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**END OF SECTION 011050**

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**SECTION 012000 - PROJECT MEETINGS**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

- A. This Section specifies administrative and procedural requirements for project meetings involving representatives of the Owner and the Architect, including, but not limited to, the following:**

- 1. Preconstruction Conferences.**
- 2. Preinstallation Conferences.**
- 3. Weekly Coordination and Progress Meetings.**

**1.3 PRECONSTRUCTION CONFERENCES**

- A. The Construction Manager may schedule a preconstruction conference before starting construction, at a time convenient to the Owner and the Architect, but no later than 15 days after execution of the Agreement and "Notice to Proceed" from the Owner. Conduct the meeting to review responsibilities and personnel assignments.**
- B. Attendees: Authorized representatives of the Owner, Architect, and their consultants; the Construction Manager and its superintendent; major contractors; manufacturers; suppliers; and other concerned parties may attend the conference. All participants at the conference shall be familiar with the Project and authorized to conclude matters relating to the Work.**
- C. Agenda: Discuss items of significance that could affect progress, including the following:**
- 1. Introductions, responsible parties.**
  - 2. Communications, procedures.**
  - 3. Construction schedule, formats.**
  - 4. Payment schedule, procedures, review.**
  - 5. Submittal schedule, procedure.**
  - 6. Temporary facilities and controls.**
  - 7. Record documents.**
  - 8. On-site records.**
  - 9. Weekly meeting schedules.**
  - 10. Special meeting schedules.**
  - 11. Quality control testing procedures.**
  - 12. Termite treatment (soil poisoning) procedures.**
  - 13. Change Orders, procedures, authorizations.**
  - 14. Project completion, closeout, records.**

**1.4 PRE-INSTALLATION CONFERENCES**

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- A. The Construction Manager may schedule pre-Installation meetings at the Project Site in advance of beginning installation of the following work:**
- 1. Masonry.**
  - 2. Roofing.**
  - 3. Windows.**
  - 4. Tile (Ceramic and Quarry).**
  - 5. Resilient Flooring.**
  - 6. Carpet.**
  - 7. Painting.**
  - 8. Cement Plaster.**
  - 9. Acoustical Ceiling/Lighting.**
  - 10. Casework.**
  - 11. Mechanical.**
- B. Attendees: The Construction Manager, Contractors and his Project Superintendent or responsible person in charge, the manufacturer's representative (where appropriate), representatives of the Architect and Owner. Provide notice to attendees 48 hours in advance of the scheduled time of such meeting.**
- C. Agenda: Review status of approval of all submittals; assure that installation means, methods and sequences are in accordance with the requirements of the Contract Documents and the recommendations of the manufacturer; confirm that substrate is acceptable and interfaces with other work are appropriate; review schedule of installation with the Construction Manager to assure timely sequencing of work with other work; discuss standards of workmanship and acceptability.**

**1.5 WEEKLY PROJECT COORDINATION AND PROGRESS MEETINGS**

- A. The Construction Manager will conduct meetings at the Project Site at regularly scheduled weekly intervals. The Construction Manager will coordinate date of one meeting each month with preparation and review of Payment Requests.**
- B. Attendees: In addition to representatives of the Owner, Architect and the Construction Manager; Contractors, Suppliers or other entities concerned with current progress or involved in planning, coordination or performance of future activities may be represented at these meetings by persons familiar with the Project and authorized to conclude matters relating to progress, however, these meetings are not for purposes of conducting the Construction Manager's normal weekly project coordination.**
- C. Agenda: Review and correct or approve minutes of the previous meeting. Review items of significance that could affect the Work. Include topics for discussion as appropriate to the current status of the Project.**
- 1. Construction Schedule: Review progress since the last meeting. Determine where each activity is in relation to the Construction Schedule, whether on time or ahead or behind schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.**
  - 2. Modifications: Review status of all pending and approved modifications to**

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**Contract Documents including Architect's Supplemental Instructions, Construction Change Directives, Change Orders.**

- 3. Reporting: No later than three (3) days after each meeting date, the Construction Manager will distribute copies of minutes of the meeting to each party present and to other parties who should have been present. Include a brief summary, in narrative form, of overall project status.**
- 4. Schedule Updating: The Construction Manager will revise the construction schedule after each meeting where revisions to the schedule have been made or recognized.**

**1.6 RECORD DOCUMENTS**

- A. Record Documents: Construction Manager will maintain at the job site a Record Set of prints of Contract Drawings in a clean, undamaged condition. Contractors shall indicate plainly and conspicuously on the set of Record Documents the actual installation where the installed work varies from the work as originally shown including items changed by Addenda, Change Order, or Architect's Instruction. Mark whichever drawing is most capable of showing the actual "field" condition fully and accurately. Give particular attention to concealed work that would be difficult to measure and record at a later date. Construction Manager will verify accuracy of recorded information with Contractors. Underground utility locations to be located and dimensioned off a permanent building location to within 5'.**
- B. Record Specifications: Construction Manager will maintain at the job site one (1) complete copy of the Project Manual, including Specifications and Addenda, and one (1) copy of other written Construction Documents such as Change Orders and similar modifications issued in printed form during construction. Contractors shall indicate plainly and conspicuously on these Documents substantial variations in the actual work performed in comparison with the text of the Specifications and modifications as issued. Give particular attention to substitutions, selection of options and similar information on work where it is concealed or cannot otherwise be readily discerned at a later date by direct observation. Note related Record Drawing information and product data, where applicable. Construction Manager will verify accuracy of recorded information with Contractors.**
- C. Submittals: Construction Manager will maintain at the job site one (1) complete set of all approved shop drawings, submittals, samples and product data in a clean, undamaged condition. All such submittals shall contain the review stamp of the Architect, Consultants and Construction Manager noting the action taken by each.**
- D. Protection of Record Documents: Record Documents shall be kept current throughout the course of the work. Do not use Record Documents for construction purposes; protect from deterioration and loss in a secure location; provide access to Record Documents for the Architect's and Owner's reference during normal working hours.**

**PART 2 - PRODUCTS (Not Applicable)**

**PART 3 - EXECUTION (Not Applicable)**

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**END OF SECTION 012000**



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**SECTION 012300 - ALTERNATES**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

- A. This Section includes administrative and procedural requirements for Alternates, as defined herein. Numbers are assigned to the Alternates only for reference. Owner may elect to accept or reject Alternates in any number or order, without regard to the numbers assigned to Alternates.**

**1.3 DEFINITIONS**

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the Bidding Requirements that may be added or deducted to the Base Bid amount if Owner decides to accept a corresponding change either in the scope of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents. The cost or credit for each alternate is the net addition or deduction to the Contract Sum to incorporate the alternate into the Work. No other adjustments are made to the Contract Sum or time for the work included in the Alternate.**

**1.4 PROCEDURES**

- A. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
  - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.****
- B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Execute accepted alternates under the same conditions as other work of the Contract.**
- C. Execute accepted alternates under the same conditions as other work of the Contract. If the bid alternate is not accepted, none of the described work will be included in the Work of this project.**

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- D. Schedule of Alternates: A Schedule is included at the end of this Section (below). Specification Sections referenced in schedule contain requirements for materials and services necessary to achieve the work described under each alternate.**

**PART 2 - PRODUCTS (Not Used)**

**PART 3 - EXECUTION**

**3.1 SCHEDULE OF ALTERNATES**

**ALTERNATE 1**

- A. BASE BID: Repair and paint damaged wood siding and wood base at Lobby, Sports Store and as required throughout building.**
- B. ALTERNATE: Paint interior wood siding, ceilings and doors at Lobby and Sports Store.**

**ALTERNATE 2**

- A. BASE BID: Repair and paint damaged wood siding and wood base at Lobby, Sports Store and as required throughout building.**
- B. ALTERNATE: Remove existing gypsum wallboard, wood siding and wood base. Install new gypsum wall board**

**ALTERNATE 3**

- A. BASE BID: Carpet to remain at Lobby. Ceramic tile to remain at Sports Store.**
- B. ALTERNATE: Remove existing carpeting at Sports Store and existing ceramic tile at Lobby. Replace with porcelain tile and wood base to match new flooring at Dining.**

**ALTERNATE 4**

- A. BASE BID: Provide quartz countertops at casework as indicated on Documents on sheets A13.1 and A13.2.**
- B. ALTERNATE: Delete the requirement for quartz countertops and in lieu thereof provide Corian Solid Surface countertops.**

**ALTERNATE 5**

- A. BASE BID: Provide quartz countertops at casework as indicated on Documents on sheets A13.1 and A13.2.**
- B. ALTERNATE: Delete the requirement for quartz countertops and in lieu thereof provide laminate countertops.**

**END OF SECTION 012300**

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**SECTION 012500 - SUBSTITUTION PROCEDURES**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

- A. Section includes administrative and procedural requirements for substitutions.**
- B. Related Requirements:**
  - 1. Section 012100 "Allowances" for products selected under an allowance.**
  - 2. Section 012300 "Alternates" for products selected under an alternate.**
  - 3. Section 016000 "Product Requirements" for requirements for submitting comparable product submittals for products by listed manufacturers.**

**1.3 DEFINITIONS**

- A. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.**
  - 1. Substitutions for Cause: Changes proposed by Contractor that are required due to changed Project conditions, such as unavailability of product, regulatory changes, or unavailability of required warranty terms.**
  - 2. Substitutions for Convenience: Changes proposed by Contractor or Owner that are not required in order to meet other Project requirements but may offer advantage to Contractor or Owner.**

**1.4 ACTION SUBMITTALS**

- A. Substitution Requests: Submit three copies of each request for consideration. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.**
  - 1. Substitution Request Form: Use CSI Form 13.1A.**
  - 2. Documentation: Show compliance with requirements for substitutions and the following, as applicable:**
    - a. Statement indicating why specified product or fabrication or installation cannot be provided, if applicable.**
    - b. Coordination information, including a list of changes or revisions needed to other parts of the Work and to construction performed by Owner and**

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- separate contractors, that will be necessary to accommodate proposed substitution.
- c. Detailed comparison of significant qualities of proposed substitution with those of the Work specified. Include annotated copy of applicable Specification Section. Significant qualities may include attributes such as performance, weight, size, durability, visual effect, sustainable design characteristics, warranties, and specific features and requirements indicated. Indicate deviations, if any, from the Work specified.
  - d. Product Data, including drawings and descriptions of products and fabrication and installation procedures.
  - e. Samples, where applicable or requested.
  - f. Certificates and qualification data, where applicable or requested.
  - g. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners.
  - h. Material test reports from a qualified testing agency indicating and interpreting test results for compliance with requirements indicated.
  - i. Detailed comparison of Contractor's construction schedule using proposed substitution with products specified for the Work, including effect on the overall Contract Time. If specified product or method of construction cannot be provided within the Contract Time, include letter from manufacturer, on manufacturer's letterhead, stating date of receipt of purchase order, lack of availability, or delays in delivery.
  - j. Cost information, including a proposal of change, if any, in the Contract Sum.
  - k. Contractor's certification that proposed substitution complies with requirements in the Contract Documents except as indicated in substitution request, is compatible with related materials, and is appropriate for applications indicated.
  - l. Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of failure of proposed substitution to produce indicated results.
3. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within seven days of receipt of a request for substitution. Architect will notify Contractor through Construction Manager of acceptance or rejection of proposed substitution within 15 days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.
- a. Forms of Acceptance: Change Order, Construction Change Directive, or Architect's Supplemental Instructions for minor changes in the Work.
  - b. Use product specified if Architect does not issue a decision on use of a proposed substitution within time allocated.

**1.5 QUALITY ASSURANCE**

- A. Compatibility of Substitutions: Investigate and document compatibility of proposed substitution with related products and materials. Engage a qualified testing agency to perform compatibility tests recommended by manufacturers.

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**1.6 PROCEDURES**

- A. Coordination: Revise or adjust affected work as necessary to integrate work of the approved substitutions.**

**PART 2 - PRODUCTS**

**2.1 SUBSTITUTIONS**

- A. Substitutions for Cause: Submit requests for substitution immediately on discovery of need for change, but not later than 15 days prior to time required for preparation and review of related submittals.**
  - 1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:**
    - a. Requested substitution is consistent with the Contract Documents and will produce indicated results.**
    - b. Requested substitution provides sustainable design characteristics that specified product provided.**
    - c. Substitution request is fully documented and properly submitted.**
    - d. Requested substitution will not adversely affect Contractor's construction schedule.**
    - e. Requested substitution has received necessary approvals of authorities having jurisdiction.**
    - f. Requested substitution is compatible with other portions of the Work.**
    - g. Requested substitution has been coordinated with other portions of the Work.**
    - h. Requested substitution provides specified warranty.**
    - i. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.**
- B. Substitutions for Convenience: Architect will consider requests for substitution if received within 60 days after the Notice to Proceed. Requests received after that time may be considered or rejected at discretion of Architect.**
  - 1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:**
    - a. Requested substitution offers Owner a substantial advantage in cost, time, energy conservation, or other considerations, after deducting additional responsibilities Owner must assume. Owner's additional responsibilities**

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- may include compensation to Architect for redesign and evaluation services, increased cost of other construction by Owner, and similar considerations.
- b. Requested substitution does not require extensive revisions to the Contract Documents.
  - c. Requested substitution is consistent with the Contract Documents and will produce indicated results.
  - d. Requested substitution provides sustainable design characteristics that specified product provided.
  - e. Substitution request is fully documented and properly submitted.
  - f. Requested substitution will not adversely affect Contractor's construction schedule.
  - g. Requested substitution has received necessary approvals of authorities having jurisdiction.
  - h. Requested substitution is compatible with other portions of the Work.
  - i. Requested substitution has been coordinated with other portions of the Work.
  - j. Requested substitution provides specified warranty.
  - k. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.

**PART 3 - EXECUTION (Not Used)**

**END OF SECTION 012500**

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**SECTION 012600 - CONTRACT MODIFICATION PROCEDURES**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

- A. This Section specifies administrative and procedural requirements for handling and processing Contract modifications.**

**1.3 MINOR CHANGES IN THE WORK**

- A. Architect will issue through Construction Manager supplemental instructions for clarifications to the Work which do not affect cost or schedule on AIA Document G710, "Architect's Supplemental Instructions."**

**1.4 PROPOSAL REQUESTS**

- A. Owner-Initiated Proposal Requests: Architect will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.**
  - 1. Proposal Requests issued by Architect are for information only. Do not consider them instructions either to stop work in progress or to execute the proposed change.**
  - 2. Within 14 days after receipt of Proposal Request, submit a quotation estimating cost adjustments to the Contract Sum and the Contract Time necessary to execute the change.**
    - a. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.**
    - b. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.**
    - c. Include an updated Contractor's Construction Schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.**
    - d. Material and labor breakdown based on actual cost and allowable mark-up.**

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- B. Contractor-Initiated Proposals:** If latent or unforeseen conditions require modifications to the Contract, Contractor may propose changes by submitting a request for a change to Construction Manager.
  - 1. Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract Time.
  - 2. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
  - 3. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
  - 4. Include an updated Contractor's Construction Schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
- C. Proposal Request Form:** Use AIA Document G709 for Proposal Requests.
- D. Upon approval of a Contractor's Proposal,** the Architect will issue a Change Order or Adjustment to the appropriate contingency fund for signature by the Owner and Construction Manager.

**1.5 CONTINGENCY ADJUSTMENTS**

- A. An Owner Contingency Fund** has been established in the Guaranteed Maximum Price for minor changes in the work that might arise during the course of construction. This fund may only be used with the concurrence and agreement of the Owner, the Construction Manager and the Architect. When an agreement has been reached to utilize the Owner Contingency Fund, the Architect will prepare and issue a written order for signature by the Owner, Architect and Construction Manager
- B. At the conclusion of the work,** any balance in any Contingency Funds will be credited to the Owner as a project savings and will be reflected in a final change order.

**1.6 CHANGE ORDER PROCEDURES**

- A. Change orders** may be initiated by the Owner for changes in contract sum or contract time when the use of any Contingency Funds is inappropriate or when available amounts within Contingency Funds are inadequate. Change Orders will be used to reduce contract sums for Owner Direct Purchase Orders and to reflect final adjustments to the Contingencies.



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**1.7 CONSTRUCTION CHANGE DIRECTIVE**

- A. Construction Change Directive: The Architect may issue a Construction Change Directive on AIA Document G714. Construction Change Directive instructs Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order or Unforeseen Conditions Fund adjustment.**
  - 1. Construction Change Directive contains a complete description of change in the Work. It also designates method to be followed to determine change in the Contract Sum or the Contract Time.**
  
- B. Documentation: When a lump sum has not been agreed upon, the Construction Manager shall maintain detailed records on a time and material basis of work required by the Construction Change Directive.**
  - 1. After completion of change, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the Contract.**

**PART 2 - PRODUCTS (Not Used)**

**PART 3 - EXECUTION (Not Used)**

**END OF SECTION 012600**



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**SECTION 012900 - PAYMENT PROCEDURES**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

- A. This Section specifies administrative and procedural requirements necessary to prepare and process Applications for Payment.**
- B. Related Requirements:**
  - 1. Section 012600 "Contract Modification Procedures" for administrative procedures for handling changes to the Contract.**
  - 2. Section 013200 "Construction Progress Documentation" for administrative requirements governing preparation and submittal of Contractor's Construction Schedule and Submittals Schedule.**

**1.3 DEFINITIONS**

- A. Schedule of Values: A statement furnished by Contractor allocating portions of the Contract Sum to various portions of the Work and used as the basis for reviewing Contractor's Applications for Payment.**

**1.4 SCHEDULE OF VALUES**

- A. Coordination: Coordinate preparation of the Schedule of Values with preparation of Contractor's Construction Schedule.**
  - 1. Correlate line items in the Schedule of Values with other required administrative forms and schedules, including the following:**
    - a. Application for Payment forms with Continuation Sheets.**
    - b. Submittals Schedule.**
  - 2. Submit the Schedule of Values to Architect at earliest possible date but no later than seven days before the date scheduled for submittal of initial Applications for Payment.**
- B. Format and Content: Use the Schedule of Values format provided by the Owner.**

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1. **Identification:** Include the following Project Identification on the Schedule of Values:
  - a. Project name and location.
  - b. Name of Architect.
  - c. Contractor's name and address.
  
2. **Arrange the Schedule of Values in tabular form with separate columns to indicate the following for each item listed:**
  - a. Description of the Work.
  - b. Name of subcontractor.
  - c. Change Orders (numbers) that affect value.
  - d. Dollar value.
  
3. **Provide a breakdown of the Contract Sum in enough detail to facilitate continued evaluation of Applications for Payment and progress reports. Coordinate with the Project Manual table of contents.**
  
4. **Provide a separate line item in the Schedule of Values for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored on site, but not yet installed, if inspected and approved.**
  
5. **Provide separate line items in the Schedule of Values for initial cost of materials, for each subsequent stage of completion, and for total installed value of that part of the Work.**
  
6. **Each item in the Schedule of Values and Applications for Payment shall be complete. Include total cost and proportionate share of general overhead and profit for each item.**
  - a. **Temporary facilities and other major cost items that are not direct cost of actual work-in-place may be shown either as separate line items in the Schedule of Values or distributed among the subcontracts, at Contractor's option.**
  
7. **Schedule of Values Updating: Update and resubmit the Schedule of Values before the next Applications for Payment when Change Orders or Construction Change Directives result in a change in the Contract Sum or Guaranteed Maximum Price.**
  
8. **Schedule Update: Each pay application is to be accompanied by an updated CPM construction schedule. Failure to submit an accurate schedule will delay payment. Work indicated to be in-progress is to be accurate on the date of submittal.**

**1.5 APPLICATIONS FOR PAYMENT**

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- A. Each Application for Payment shall be consistent with previous applications and payments as certified by Architect and paid for by Owner.**
  - 1. Initial Application for Payment, Application for Payment at time of Substantial Completion, and final Application for Payment involve additional requirements.**
- B. Payment Application Times: The date for each progress payment shall be in accordance with the Schedule for Monthly Payments as issued by the Owner. The period of construction Work covered by each Application for Payment is the period beginning with date of the date of review of the previous Application for Payment and extending through the date of review of the current Application for Payment.**
- C. Application for Payment shall not include items that might be anticipated but are not yet included in the work.**
- D. Payment Application Forms: Use forms required by the construction contract.**
- E. Application Preparation: Complete every entry on form. Notarize and execute by a person authorized to sign legal documents on behalf of Contractor. Architect will return incomplete applications without action.**
  - 1. Entries shall match data on the Schedule of Values and Contractor's Construction Schedule. Use updated schedules if revisions were made.**
  - 2. Include amounts of Change Orders and Construction Change Directives issued before last day of construction period covered by application.**
- F. Transmittal: Submit three (3) signed and notarized original copies, including back-up, of each Application for Payment to Architect at least two days before the Deadline for Submission as set forth in the Owner's Schedule of Monthly Payments. Applications that are not complete, contain errors or omissions or that are not timely received by the Architect may result in non-payment. Architect to forward two copies to Owner and retain the remaining copy.**
- G. Initial Application for Payment: Administrative actions and submittals that must precede or coincide with submittal of first Application for Payment include the following:**
  - 1. Schedule of Values.**
  - 2. Contractor's Construction Schedule (preliminary if not final).**
  - 3. Submittals Schedule (preliminary if not final).**
- H. Application for Payment at Substantial Completion: After issuing the Certificate of Substantial Completion, submit an Application for Payment showing 100 percent completion for portion of the Work claimed as substantially complete.**
  - 1. Include documentation supporting claim that the Work is substantially complete and a statement showing an accounting of changes to the Contract Sum.**
  - 2. This application shall reflect Certificates of Partial Substantial Completion issued previously for Owner occupancy of designated portions of the Work.**

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- I. **Final Payment Application:** Submit final Application for Payment with releases and supporting documentation not previously submitted and accepted, including, but not limited, to the following:
  1. "Contractor's Affidavit of Payment of Debts and Claims" (Owner-provided form).
  2. "Contractor's Affidavit of Release of Liens" (Owner-provided form).
  3. "Consent of Surety to Final Payment" (Owner-provided form).
  4. All close out documents, including those specified in Section 01770 "Contract Closeout".

**PART 2 - PRODUCTS (Not Used)**

**PART 3 - EXECUTION (Not Used)**

**END OF SECTION 012900**

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**SECTION 013100 - PROJECT MANAGEMENT AND COORDINATION**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

- A. This Section includes administrative provisions for coordinating construction operations on Project including, but not limited to, the following:**
  - 1. General project coordination procedures.**
  - 2. Coordination Drawings.**
  - 3. Administrative and supervisory personnel.**
  - 4. Project meetings.**
- B. Each contractor and installer shall fully and effectively participate in coordination efforts.**

**1.3 COORDINATION**

- A. Coordination: Each contractor shall coordinate its construction operations through the Construction Manager with those of other contractors and entities to ensure efficient and orderly installation of each part of the Work. Each contractor shall coordinate its operations through the Construction Manager with operations, included in different Sections, that depend on each other for proper installation, connection, and operation.**
- B. Conservation: Coordinate construction activities to ensure that operations are carried out with consideration given to conservation of energy, water, and materials. Salvage materials and equipment involved in performance of, but not actually incorporated into, the Work.**

**1.4 SUBMITTALS**

- A. Coordination Drawings: Prepare Coordination Drawings where required by the Documents and where limited space availability necessitates maximum utilization of space for efficient installation of different components or if coordination is required for installation of products and materials fabricated by separate entities.**
  - 1. Indicate relationship of components shown on separate Shop Drawings.**
  - 2. Indicate required installation sequences.**
  - 3. Refer to Division 15 Section "Basic Mechanical Materials and Methods" and Division 16 Section "Basic Electrical Materials and Methods" for specific Coordination Drawing requirements for mechanical and electrical installations.**

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- B. Staff Names:** Within 15 days of starting construction operations, submit a list of principal staff assignments, including superintendent and other personnel in attendance at Project site. Identify individuals and their duties and responsibilities

**1.5 PROJECT MEETINGS**

- A. General:** Schedule and conduct meetings and conferences at Project site, unless otherwise indicated.

- 1. Attendees:** Inform participants and others involved, and individuals whose presence is required, of date and time of each meeting. Notify Owner and Architect of scheduled meeting dates and times.
- 2. Agenda:** Prepare the meeting agenda. Distribute the agenda to all invited attendees.
- 3. Minutes:** Record significant discussions and agreements achieved. Distribute the meeting minutes to everyone concerned, including Owner and Architect, within 3 days of the meeting.

- B. Preinstallation Conferences:** Conduct a preinstallation conference at Project site as required in these specifications and as the Construction Manager deems appropriate.

- 1. Attendees:** Construction Manager, Architect and his consultants, installer and representatives of manufacturers and fabricators in or affected by the installation and integration with other materials and installations that have preceded or will follow, shall attend the meeting. Construction Manager is to advise Architect a minimum of seven days prior to the scheduled meeting date.
- 2. Agenda:** Review progress of other construction activities and preparations for the particular activity under consideration.
- 3. Record significant conference discussions, agreements, and disagreements.**
- 4. Do not proceed with installation if the conference cannot be successfully concluded. Initiate whatever actions are necessary to resolve impediments to performance of the Work and reconvene the conference at earliest feasible date.**

- C. Project Team Meetings:** Conduct progress meetings at weekly regular intervals. Coordinate dates of meetings with preparation of payment requests.

- 1. Attendees:** Construction Manager, Owner's designated representative, the Architect and his consultants.
- 2. Agenda:** Review and correct or approve minutes of previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.

- a. Construction Schedule:** Review progress since the last meeting. Determine whether each activity is on time, ahead of schedule, or behind schedule, in relation to Contractor's Construction Schedule. Determine how construction behind schedule will be expedited; secure commitments from parties



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involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.

- b. Review present and future needs of each entity present, including the following:
  - 1) Status of submittals.
  - 2) Quality and work standards.
  - 3) Change Orders, Construction Change Directives, Architect's Supplemental Instructions and RFI's.
  - 4) Documentation of information for payment requests.
  - 5) Requests to Contract and Direct Purchase Requisitions.
  - 6) Updated schedule for review, accurately representing current status of the work.
3. Reporting: Distribute minutes of the meeting to each party present and to parties who should have been present. Include a brief summary, in narrative form, of progress since the previous meeting and report.

**PART 2 - PRODUCTS (Not Used)**

**PART 3 - EXECUTION (Not Used)**

**END OF SECTION 013100**



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**SECTION 013200 - CONSTRUCTION PROGRESS DOCUMENTATION**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

- A. This Section includes administrative and procedural requirements for documenting the progress of construction during performance of the Work, including the following:**
  - 1. Contractor's Construction Schedule.**
  - 2. Submittals Schedule.**

**1.3 DEFINITIONS**

- A. Activity: A discrete part of a project that can be identified for planning, scheduling, monitoring, and controlling the construction project. Activities included in a construction schedule are those that consume time and resources.**
  - 1. Critical activities are activities on the critical path. They must start and finish on the planned early start and finish times.**
  - 2. Predecessor activity is an activity that must be completed before a given activity can be started.**
- B. CPM: Critical path method, which is a method of planning and scheduling a construction project where activities are arranged based on activity relationships. Network calculations determine when activities can be performed and the critical path of Project.**
- C. Critical Path: The longest continuous chain of activities through the network schedule that establishes the minimum overall Project duration and contains no float.**
- D. Event: The starting or ending point of an activity.**
- E. Float: The measure of leeway in starting and completing an activity.**
  - 1. Float time is not for the exclusive use or benefit of either Owner or Contractor, but is a jointly owned, expiring Project resource available to both parties as needed to meet schedule milestones and Contract completion date.**
  - 2. Free float is the amount of time an activity can be delayed without adversely affecting the early start of the following activity.**

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- 3. Total float is the measure of leeway in starting or completing an activity without adversely affecting the planned Project completion date.
- F. **Fragment:** A partial or fragmentary network that breaks down activities into smaller activities for greater detail.
- G. **Major Area:** A story of construction, a separate building, or a similar significant construction element.
- H. **Milestone:** A key or critical point in time for reference or measurement.
- I. **Network Diagram:** A graphic diagram of a network schedule, showing activities and activity relationships.

**1.4 SUBMITTALS**

- A. **Submittals Schedule:** Submit three copies of schedule. Arrange the following information in a tabular format:
  - 1. Scheduled date for first submittal.
  - 2. Specification Section number and title.
  - 3. Submittal category (action or informational).
  - 4. Name of subcontractor.
  - 5. Description of the Work covered.
  - 6. Scheduled date for Architect's and Construction Manager's final release or approval.
- B. **Construction Schedule:** Submit one printed copy at job meetings with pay application.
- C. **Network Diagram:** Submit three printed copies; large enough to show entire network for entire construction period.
- D. **CPM Reports:** Concurrent with CPM schedule, submit three printed copies of each of the following computer-generated reports. Format for each activity in reports shall contain activity number, activity description, original duration, remaining duration, early start date, early finish date, late start date, late finish date, and total float.

**1.5 COORDINATION**

- A. Coordinate preparation and processing of schedules and reports with performance of construction activities and with scheduling and reporting of separate contractors.
- B. Coordinate Contractor's Construction Schedule with the Schedule of Values, list of subcontracts, Submittals Schedule, progress reports, payment requests, and other required schedules and reports.

**PART 2 - PRODUCTS**

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**2.1 SUBMITTALS SCHEDULE**

- A. Preparation:** Submit a schedule of submittals, arranged in chronological order by dates required by construction schedule. Include time required for review, resubmittal, ordering, manufacturing, fabrication, and delivery when establishing dates.
- 1. Coordinate Submittals Schedule with list of subcontracts, the Schedule of Values, and Contractor's Construction Schedule.**
  - 2. Initial Submittal:** Submit concurrently with first complete submittal of construction schedule.

**2.2 CONTRACTOR'S CONSTRUCTION SCHEDULE, GENERAL**

- A. Procedures:** Comply with procedures contained in AGC's "Construction Planning & Scheduling."
- B. Time Frame:** Extend schedule from date established for commencement of the Work to date of Final Completion.
- 1. Contract completion date shall not be changed by submission of a schedule that shows an early completion date, unless specifically authorized by Change Order.**
- C. Activities:** Treat each activity as a separate numbered activity for each principal element of the Work. Comply with the following:
- 1. Procurement Activities:** Include procurement process activities for long lead items and major items, requiring a cycle of more than 60 days, as separate activities in schedule. Procurement cycle activities include, but are not limited to, submittals, approvals, purchasing, fabrication, and delivery.
  - 2. Submittal Review Time:** Include review and re-submittal times indicated in Division 1 Section "Submittal Procedures" in schedule. Coordinate submittal review times in Contractor's Construction Schedule with Submittals Schedule.
  - 3. Startup and Testing Time:** Include schedule for startup and testing.
  - 4. Substantial Completion:** Indicate completion in advance of date established for Substantial Completion, and allow time for Architect's administrative procedures necessary for certification of Substantial Completion.
- D. Constraints:** Include constraints and work restrictions indicated in the Contract Documents and as follows in schedule, and show how the sequence of the Work is affected.
- 1. Products Ordered in Advance:** Include a separate activity for each product. Include delivery date indicated in Section 01100 "Summary." Delivery dates indicated stipulate the earliest possible delivery date.
  - 2. Owner-Furnished Products:** Include a separate activity for each product. Include delivery date indicated in Section 01100 "Summary."
  - 3. Work Stages:** Indicate important stages of construction for each major portion of the Work.

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- 4. Area Separations:** Identify each major area of construction for each major portion of the Work. Indicate where each construction activity within a major area must be sequenced or integrated with other construction activities.
- E. Milestones:** Include milestones indicated in the Contract Documents in schedule, including, but not limited to, the Notice to Proceed, Substantial Completion, and Final Completion.
- F. Contract Modifications:** For each proposed contract modification and concurrent with its submission, prepare a time-impact analysis using fragments to demonstrate the effect of the proposed change on the overall project schedule.
- G. Computer Software:** Prepare schedules using a program that has been developed specifically to manage construction schedules.

**2.3 CONTRACTOR'S CONSTRUCTION SCHEDULE (CPM SCHEDULE)**

- A. CPM Schedule:** Prepare Contractor's Construction Schedule using a CPM network analysis diagram.
  - 1. Develop network diagram** in sufficient time to submit CPM schedule so it can be accepted for use no later than 30 days after date established for commencement of the Work.
  - 2. Establish procedures** for monitoring and updating CPM schedule and for reporting progress. Coordinate procedures with progress meeting and payment request dates.
  - 3. Use "one workday"** as the unit of time.
- B. CPM Schedule Preparation:** Prepare a list of all activities required to complete the Work. Using the preliminary network diagram, prepare a skeleton network to identify probable critical paths.
  - 1. Activities:** Indicate the estimated time duration, sequence requirements, and relationship of each activity in relation to other activities. Include estimated time frames for activities.
  - 2. Processing:** Process data to produce output data or a computer-drawn, time-scaled network. Revise data, reorganize activity sequences, and reproduce as often as necessary to produce the CPM schedule within the limitations of the Contract Time.
  - 3. Format:** Mark the critical path. Locate the critical path near center of network; locate paths with most float near the edges.
  - 2. Initial Issue of Schedule:** Prepare initial network diagram from a list of straight "early start-total float" sort. Identify critical activities.

**PART 3 - EXECUTION**

**3.1 CONTRACTOR'S CONSTRUCTION SCHEDULE**

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- A. Contractor's Construction Schedule Updating: At intervals coinciding with dates of Application for Payment, update schedule to reflect actual construction progress and activities. Issue updated schedule with each Application for Payment.**
  
- B. Distribution: Distribute copies of approved schedule to Architect and Owner, separate contractors, testing and inspecting agencies, and other parties identified by Contractor with a need-to-know schedule responsibility.**
  - 1. Post copies in Project meeting rooms and temporary field offices.**
  - 2. Distribute updated schedules at weekly meetings. Delete parties from distribution when they have completed their assigned portion of the Work and are no longer involved in performance of construction activities.**

**END OF SECTION 013200**





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**SECTION 013300 - SUBMITTALS**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

- A. This Section includes administrative and procedural requirements for submittals required for performance of the Work, including the following:**
  - 1. Shop Drawings.**
  - 2. Product Data.**
  - 3. Samples.**
- B. Refer to Section 013200 "Construction Progress Documentation" for requirements for the Submittal Schedule.**

**1.3 SUBMITTAL PROCEDURES**

- A. All submittals must be reviewed, marked, and approved by the Construction Manager prior to submission to the Architect. All submittals must have a unique sequential submittal number.**
- B. Refer to Section 011050 "Florida Product Approval" regarding submittals of all items requiring Florida Product Approval. Such items must have approval criteria, including approval number, clearly indicated on the front sheet of the submittal.**
- D. Coordinate preparation and processing of submittals with performance of construction activities. Transmit each submittal sufficiently in advance of performance of related construction activities.**
  - 1. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.**
  - 2. Coordinate transmittal of different types of submittals for related elements of the Work so processing will not be delayed by the need to review submittals concurrently for coordination.**
    - a. The Architect reserves the right to withhold action on a submittal requiring coordination with other submittals until all related submittals are received.**
    - b. Color and finish selections will not be released until all submittals requiring color selection are submitted.**
    - c. All color selections will be made at the same time to ensure a coordinated color scheme and will thereafter be approved by the Owner. Subsequent to**

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**Owner approval, no changes to colors will be permitted.**

- 3. Processing: Allow sufficient time for submittal review, including time for resubmittals, without delaying the progress of the work.**
    - a. Allow one week for Architect's review. Allow additional time if the Architect must delay processing to permit coordination with subsequent submittals.**
    - b. No extension of Contract Time will be authorized because of failure to transmit submittals to the Architect sufficiently in advance of the Work to permit processing.**
    - e. Immediately notify Owner and Architect if submittal comments are not contractual.**
  
  - E. Submittal Preparation: Place a permanent label or title block on each submittal for identification.**
    - 1. Include the following information on the label for processing and recording action taken.**
      - a. Project name.**
      - b. Date.**
      - c. Name and address of the Construction Manager.**
      - d. Name and address of the subcontractor or installer.**
      - e. Name of the manufacturer.**
      - f. Number and title of appropriate Specification Section.**
  
  - F. The Construction Manager shall review and approve each submittal before sending to Architect for review. Clearly indicate any non-conforming conditions including any deviations from specified products or assemblies.**
  
  - G. Submittal Transmittal: Package each submittal appropriately for transmittal and handling. Transmit each submittal through the Construction Manager to the Architect using a transmittal form. The Architect will not accept submittals received from sources other than the Construction Manager. On the transmittal, record relevant information and requests for data. On the form, or separate sheet, record deviations from Contract Document requirements, including variations and limitations.**
  
  - H. Electronic submittal of documents (PDF format) is acceptable, except where printed documents are explicitly specified.**
- 1.4 SHOP DRAWINGS**
- A. Submit newly prepared information drawn accurately to scale. Highlight, circle, or otherwise explicitly indicate deviations from the Contract Documents. Do not reproduce Contract Documents or copy standard information as the basis of Shop Drawings. Standard information prepared without specific reference to the Project is not a Shop Drawing.**
  
  - B. Shop Drawings include fabrication and installation Drawings, setting diagrams, schedules, patterns, templates and similar Drawings. Include the following information:**

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1. **Dimensions.**
  2. **Identification of products and materials included by sheet and detail number.**
  3. **Compliance with specified standards.**
  4. **Notation of coordination requirements.**
  5. **Notation of dimensions established by field measurement.**
- C. **Submittal: Submit Shop Drawings in PDF electronic file format for Architect's review. PDF will be returned with Architect's action taken as noted, and include corrections (if any) required.**
- D. **Shop Drawings without an appropriate approval stamp shall not be utilized for fabrication or field installation.**

**1.5 PRODUCT DATA**

- A. **Collect Product Data into a single submittal for each element of construction or system.**
1. **Mark each copy to show applicable choices and options. Where printed Product Data includes information on several products that are not required, mark copies to indicate the applicable information. Include the following information:**
    - a. **Manufacturer's printed recommendations.**
    - b. **Compliance with specified standards.**
    - c. **Compliance with specified testing agency standards.**
    - d. **Notation of dimensions verified by field measurement.**
    - e. **Notation of coordination requirements.**
  2. **Do not submit Product Data until compliance with requirements of the Contract Documents has been confirmed by the Construction Manager.**

**1.6 SAMPLES**

- A. **Submit fully fabricated samples cured and finished as specified and physically identical with the material or product proposed. Samples include partial sections of manufactured or fabricated components, cuts or containers of materials, color range sets, and swatches showing color, texture, and pattern.**
1. **Mount or display Samples in the manner to facilitate review of qualities indicated. Prepare Samples to match the Architect's sample.**
  2. **Submit Samples for review of size, kind, color, pattern, and texture. Submit Samples for a final check of these characteristics with other elements and a comparison of these characteristics between the final submittal and the actual component as delivered and installed.**
    - a. **Where variation in color, pattern, texture, or other characteristic is inherent in the material or product represented, submit at least 3 multiple units that show approximate limits of the variations.**
    - b. **Refer to other Specification Sections for requirements for Samples that illustrate workmanship, fabrication techniques, and details of assembly, connections, operation, and similar construction characteristics.**

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- c. Refer to other Sections for Samples to be returned to the Contractor for incorporation in the Work. Such Samples must be undamaged at time of use. On the transmittal, indicate special requests regarding disposition of Sample submittals.
  - d. Samples not incorporated into the Work, or otherwise designated as the Owner's property, are the property of the Contractor and shall be removed from the site prior to Substantial Completion.
- B. **Samples for Color Selection:** Submit two sets of samples of a product for color selection. Unless explicitly specified otherwise, submit the manufacturer's full range of colors. Architect will retain the samples and inform the Construction Manager of the selections. Please note that color selection will not be made from printed charts. Actual samples of the product must be submitted.
  - 1. All color samples must be received before any color selections are made.
- C. **Maintain sets of Samples, as returned, at the Project Site, for quality comparisons throughout the course of construction.**
  - 1. Unless noncompliance with Contract Document provisions is observed, the submittal may serve as the final submittal.
  - 2. Sample sets may be used to obtain final acceptance of the construction associated with each set.

**1.7 ARCHITECT'S ACTION**

- A. **General:** Except for submittals for the record and similar purposes, where action and return on submittals is required or requested, the Architect will review each submittal and mark with appropriate Action stamp.
- B. **Action Stamp:** The Architect will stamp each submittal to be returned with a uniform, self-explanatory action stamp, appropriately marked and executed to indicate whether the submittal is acceptable as submitted (NO EXCEPTION TAKEN), acceptable but with the exceptions noted (EXCEPTIONS TAKEN AS NOTED), Rejected (REJECTED), and/or returned for revision and re-submittal (REVISE AND RESUBMIT).
- C. When a submittal is rejected or when it is required to be revised and resubmitted, do not proceed with fabrication, delivery or installation of the work covered by the submittal until corrections have been made and an acceptable action has been obtained from the Architect.

**PART 2 - PRODUCTS (Not Applicable)**

**PART 3 - EXECUTION (Not Applicable)**

**END OF SECTION 013300**

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**SECTION 014000 – QUALITY CONTROL**

**PART 1 – GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division-1 Specification Sections apply to work specified in this Section.**

**1.2 SCOPE OF WORK**

- A. Quality control services include inspections, tests, and related actions, including reports performed by the Contractor, by independent agencies, and by governing authorities. These services do not include contract enforcement activities performed by the Architect and/or building officials.**
- B. Testing services provided by the Construction Manager: Engage an independent testing laboratory who will sample and test materials that are components of the final work product of the Construction Manager and provide certification that the materials meet the required specifications. The laboratory shall oversee the certification process of construction personnel to ensure their qualifications to perform the specified duties. The presence of a testing laboratory shall in no way relieve the Construction Manager of his obligation to perform the work in accordance with the Contract Documents. The Construction Manager shall be responsible for paying the testing laboratory for these services**
- C. Threshold Inspection Agency: The Construction Manager shall engage a qualified agent to provide Threshold Building inspections, in accordance with the Threshold Inspection Plan on the Structural Drawings.**

**1.3 AUTHORITIES AND DUTIES OF THE TESTING AGENCY**

- A. Attending Preconstruction Conferences: The Testing Laboratory providing services for the Contractor and the Testing Laboratory providing services shall obtain and review the project plans and specifications with the Architect and Engineer as soon as possible prior to the start of construction. All Laboratories shall attend preconstruction conferences with the Architect, Engineer, Project Manager, Construction Manager, and Material Suppliers as required to coordinate materials inspection and testing requirements with the planned construction schedule. The Laboratory providing services shall participate in such conferences throughout the course of the project.**
- B. The Laboratory shall perform the required inspections, sampling, and testing of materials as specified under each section and observe methods of construction for compliance with the requirements of the Contract Documents.**
- C. Notification of Deficiencies in the Work: The Laboratory shall notify the Architect, Engineer, and Contractor within 24 hours of discovery by telephone or e-mail, and then in writing of observed irregularities and deficiencies of the work and other conditions not in compliance with the requirements of the Contract Documents.**
- D. Reports:**

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1. **Information on Reports:** The Laboratory shall submit copies of all reports of inspections and tests promptly and directly to the parties named below. All reports shall contain at least the following information:
  - a. Project Name
  - b. Date report issued
  - c. Testing Laboratory name and address
  - d. Name and signature of inspector
  - e. Date of inspection and sampling
  - f. Date of test
  - g. Identification of product and Specification section
  - h. Location in the project
  - i. Identification of inspection or test
  - j. Record of weather conditions and temperature (if applicable)
  - k. Results of test regarding compliance with Contract Documents
  
2. **Copies:** The Laboratory shall send certified copies of test and inspection reports to the following parties:
  - a. 1 copy to the Owner
  - b. 1 copy to the Construction Manager
  - c. 1 copy to the Architect
  - d. 1 copy to the Engineer of responsibility
  - e. 1 copy to the Supplier of the material tested
  
3. **Certification:** Upon completion of the job, the Testing Laboratory providing services to the Owner shall furnish to the Owner, Architect, and Engineer of Record, a statement signed by a licensed professional engineer that, to the best of their knowledge, all required tests and inspections were made in accordance with the requirements of the Contract Documents.

**E. Limitations of Authority:** The Testing Laboratory is not authorized to revoke, alter, relax, enlarge upon, or release any requirements of the Specifications or to approve or accept any portion of the work or to perform any duties of the General Contractor and his Subcontractors.

**1.4 CONTRACTOR'S RESPONSIBILITY**

- A. Cooperation with Design Team:** The Contractor shall cooperate with laboratory personnel, provide access to the work, and to manufacturer's operations.
  
- B. Furnishing Samples:** The Contractor shall provide to the laboratory representative, samples of materials proposed for use in the work in quantities sufficient for accurate testing as specified.
  
- C. Furnishing Casual Labor, Equipment and Facilities:** The Contractor shall furnish casual labor, equipment, and facilities as required for sampling and testing by the laboratory and otherwise facilitate all required inspections and tests.
  
- D. Advance Notice:** The Contractor shall be responsible for notifying the Testing Laboratory sufficiently in advance of operations to allow for assignment of personnel and scheduling of tests.

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- E. Payment:** The Construction Manager shall furnish and pay for the following items:
- 1. Samples of borrow soil materials, samples of existing soil materials, and delivery to the Testing Laboratory providing services for the Contractor.**
  - 2. Samples of concrete aggregates and delivery to the Testing Laboratory providing services for the Contractor.**
  - 3. Concrete mix designs as prepared by his concrete supplier or by the Testing Laboratory providing services for the Contractor.**
  - 4. Concrete coring, tests of below strength concrete, and load tests, if ordered by the Owner, Architect, or Engineer.**
  - 5. Certification of welders and preparation of Welding Procedure Specifications.**
  - 6. Concrete cylinders for the purpose of evaluating strength at time of form stripping or for post-tensioning.**
  - 7. Any other tests when such costs are required by the Contract Documents.**
- F. Notification of Source Change:** The Construction Manager shall be responsible for notifying the Owner, Architect, Engineer, and Testing Laboratory providing services when the source of any material is changed after the original tests or inspections have been made.
- G. Tests for Suspected Deficient Work:** If in the opinion of the Owner, Architect, or Engineer any of the work of a Contractor is not satisfactory, the Construction Manager shall make all tests that the Owner, Architect, or Engineer deem advisable to determine its proper construction. The Owner shall pay all costs if the tests prove the questioned work to be satisfactory.

**1.5 PAYMENT OF TESTING LABORATORY**

- A. The Construction Manager will pay for all Laboratory services for testing of materials for compliance with the requirements of the Contract Documents. Contractor is responsible for the cost of testing and retesting of materials that do not comply with the requirements of the Contract Documents.**

**PART 2 - PRODUCTS (Not Used)**

**PART 3 – EXECUTION**

**3.1 SCOPE OF WORK**

- A. The work to be performed by the Testing Laboratory shall be as specified in this and other sections of the Specifications and as required for compliance with Contract Documents.**

**3.2 EARTHWORK**

- A. Tests of Proposed Fill Material:** The Testing Laboratory providing services for the project shall conduct a survey of the proposed location of borrow soil materials and shall establish the suitability of any proposed fill material by determining the required engineering

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properties. Soil tests shall include soil classification by the Atterberg Limit Tests ASTM D4318, and grain size determination by ASTM D422.

- B. Moisture - Density Relationship for Natural and Fill Materials:** The Testing Laboratory providing services for the project shall provide one moisture - density curve for each type of soil, natural, imported fill, or on-site fill, encountered in subgrade and fills under building slabs and paved areas. Curves shall be generated in accordance with (i) ASTM D698 (ii) ASTM D1557 for cohesive soils and ASTM 4253 plus ASTM 4254 for cohesionless soils.
- C. Quality Control Testing Required During Construction:**
1. **Inspection of Subgrade and Fill:** The Testing Laboratory providing services for the project shall inspect and approve the following subgrades and fill layers before further construction work is performed thereon:
    - a. **Building Slab Subgrade:** Make at least one field density test of the natural subgrade for every 2500 square feet of building slab but in no case less than three tests. In each compacted fill layer or lift, make one field density test for every 2500 square feet of building slab but in no case less than three tests.
    - b. **Subgrade Beneath Column and Wall Footings:** Make at least one field density test for each column footing and one for each twenty-five lineal feet of wall or fraction thereof.
  2. **Field Density Tests:** Field Density Tests shall be run according to ASTM D1556, ASTM D2937, or ASTM D2922 as applicable.
  3. **Report Copies:** All moisture-density curves and results of field density tests shall be submitted to the parties specified earlier in this section.
  4. **Additional Testing:** If reports by the Testing Laboratory providing services for the project indicate field densities lower than specified, additional tests will be run by the Testing Laboratory with at least the frequencies scheduled above on recompacted fill and/or natural subgrade. The Testing Laboratory shall notify the Construction Manager on a timely basis for any required retesting so as not to delay the work.

**3.3 CONCRETE MATERIALS AND POURED IN PLACE CONCRETE**

**A. Concrete Mix Designs:**

1. The Testing Laboratory providing services, acting in conjunction with the Construction Manager, Contractor and Concrete Supplier shall provide testing services as required to assist in submitting mix designs in accordance with the Specifications for each class of concrete indicated on the structural drawings. Refer to the Cast-in-Place Concrete Specifications for mix design requirements.

**B. Concrete Test Cylinders by the Testing Laboratory providing services for the project:**

1. **Molding and Testing:** Cylinders for strength tests shall be molded and Laboratory cured in accordance with ASTM C31 and tested in accordance with ASTM C39.
2. **Field Samples:** Field samples for strength tests shall be taken in accordance with ASTM C172.



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3. **Frequency of Testing:** Each set of test cylinders shall consist of a minimum of four standard test cylinders. A set of test cylinders shall be made according to the following minimum frequency guidelines:
- a. One set for each class of concrete taken not less than once a day.
  - b. **Spread Footings:** One set for each 50 cubic yards or fraction thereof.
  - c. **Floors:** One set for each 150 cubic yards or fraction thereof but not less than one set for each 5000 square foot of floor area.
  - d. **All Other Concrete:** A minimum of one set for each 150 cubic yards or fraction thereof.
  - e. No more than one set of cylinders at a time shall be made from any single truck.
  - f. If the total volume of concrete is such that the frequency of testing as specified above would provide less than five strength tests for a given class of concrete, tests shall be made from at least five randomly selected batches or from each batch if fewer than five batches are used.
  - g. The above frequencies assume that one batch plant will be used for each pour. If more than one batch plant is used, the frequencies cited above shall apply for each plant used.

The cylinders shall be numbered, dated, and the point of concrete placement in the building recorded.

For concrete specified on the drawings to reach the required strength at 28 days, break one of the four cylinders of the set at seven days, two at 28 days, and one at 56 days.

4. **Transporting Cylinders:** The Testing Laboratory providing services for the Owner shall be responsible for transporting the cylinders to the Laboratory in a protected environment such that no damage or ill effect will occur to the concrete cylinders including loss of moisture, freezing temperatures or jarring.
5. **Information on Concrete Test Reports:** The Testing Laboratory providing services for the Owner shall make and distribute concrete test reports after each job cylinder is broken. Such reports shall contain the following information:
- a. Truck number and ticket number
  - b. Concrete Batch Plant
  - c. Mix design number
  - d. Accurate location of pour in the structure
  - e. Strength requirement
  - f. Date cylinders made and broken
  - g. Technician making cylinders
  - h. Concrete temperature at placing
  - i. Air temperature at point of placement in the structure
  - j. Amount of water added to the truck at the batch plant and at the site and whether it exceeds the amount allowed by the mix design
  - k. Slump
  - l. Unit weight
  - m. Air content
  - n. Cylinder compressive strengths with type of failure if concrete does not meet Specification requirements. Seven day breaks are to be flagged if they are

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less than 60% of the required 28 day strength. 28 day breaks are to be flagged if either cylinder fails to meet Specification requirements.

**D. Other Required Tests of Concrete by the Testing Laboratory providing services for the project:**

1. **Slump Tests:** Slump Tests (ASTM C143) shall be made at the beginning of concrete placement for each batch plant and for each set of test cylinders made. The slump test shall be made from concrete taken from the end of the concrete truck chute. The concrete shall be considered acceptable if the slump is within plus or minus 1 inch of the slump noted on the mix design submittal form for that class of concrete.
2. **Concrete Temperature:** Concrete temperature at placement shall be measured (ASTM C1064) at the same time slump tests are made as cited above.

**E. Evaluation and Acceptance of Concrete:**

1. **Strength Test:** A strength test shall be defined as the average strength of two cylinder breaks from each set of cylinders tested at the time indicated above.
2. **Acceptance Criteria:** The strength level of an individual class of concrete shall be considered satisfactory if both of the following requirements are met:
  - a. The average of all sets of three consecutive strength tests equal or exceed the required  $f_c$ .
  - b. No individual strength test falls below the required  $f_c$  by more than 500 PSI.

If either of the above requirements is not met, the Testing Laboratory shall immediately notify the Engineer by telephone. Steps shall immediately be taken to increase the average of subsequent strength tests.

**F. Investigation of Low Strength Concrete Test Results:**

1. **Cost of Investigations for Low Strength Concrete:** The costs of all investigations of low strength concrete, as defined by any individual strength test falling more the 500 psi below the required  $f_c$ , shall be borne by the responsible party.
2. **Scope of Investigations:** See Specification Section 3300, Cast-In-Place Concrete, for the investigations that may be required by the Engineer. The Testing Laboratory providing services for the project will conduct these investigations.
3. **On-Site Concrete Material Testing and Inspection**
  - a. Inspect concrete upon arrival to verify that the proper concrete mix number, type of concrete, and concrete strength is being placed at the proper location.
  - b. Inspect plastic concrete upon arrival at the jobsite to verify proper batching. Observe mix consistency and adding of water as required to achieve target slumps in mix designs. Record the amount of water added and note if it exceeds that allowed in the mix design. The responsibility for adding water to trucks at the job site shall rest only with the Contractor's designated

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- representative. The Contractor is responsible that all concrete placed in the field is in conformance to the Contract Documents.
- c. Obtain concrete test cylinders.
  - d. Perform tests to determine slump, concrete temperature, and air entrainment. The slump tests shall be made on concrete taken from the same location from which the concrete for the test cylinders is obtained.
  - e. Record information for concrete test reports.
  - f. Verify that all concrete being placed meets job Specifications. Report concrete not meeting the specified requirements and immediately notify the Contractor, Batch Plant Inspector, Architect, Engineer, and Owner.
  - g. Pick up and transport to Laboratory, cylinders cast the previous day.
4. **During Concrete Placing**
    - a. Verify that the concrete is not over 90 minutes old at the time of placement.
  5. The job site inspector shall report any irregularities that occur in the concrete at the job site or test results to the Construction Manager, Architect, Owner, and Engineer.
- G. Causes for Rejection of Concrete:** The Construction Manager shall reject all concrete delivered to the site for any of the following reasons:
1. Wrong class of concrete (incorrect mix design number).
  2. **Environmental Conditions:** Environmental condition limits shall be as follows unless appropriate provisions in concreting practices have been made for cold or hot weather:
    - a. **Hot Weather:** Environmental conditions must be such that cause an evaporation rate from the concrete surface of 0.2 lb./sq. ft./hr. or less as determined by Figure 2.1.5 in ACI 305R-91.

Concrete may be placed at other environmental condition ranges only with approval of the job inspector for the Testing Laboratory providing services for the Owner or other duly appointed representative.
  3. Concrete with temperatures exceeding 95°F shall not be placed in the structure.
  4. Air contents outside the limits specified in the mix designs.
  5. Slumps outside the limits specified.
  6. **Excessive Age:** Concrete shall be discharged within 90 minutes of plant departure or before it begins to set if sooner than 90 minutes unless approved by the Laboratory job inspector or other duly appointed representative.
- H. Concrete Batch Trip Tickets:** All concrete batch trip tickets shall be collected and retained by the Construction Manager. Compressive strength, slump, air, and temperature tests shall be identified by reference to a particular trip ticket. All tickets shall contain the information specified in ASTM C94. Each ticket shall also show the amount of water that may be added in the field for the entire batch that will not exceed the specified water cement ratio for the design mix. The Construction Manager and Testing Laboratory shall

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immediately notify the Architect/Engineer and each other of tickets not meeting the criteria specified.

**3.4 STRUCTURAL STEEL**

**A. Field Inspections and Tests:** The Testing Laboratory providing services for the project shall provide inspection in the field for a period of time as determined in consultation with the Architect, Owner, and Engineer prior to the start of erection in a timely manner so as to not delay the start of erection. The following tests and inspections shall be made:

- 1. Verify field welding procedures and obtain welder certificates.**
- 2. Check joint preparation and fit up.**
- 3. Visually inspect all field welding for size, length, and quality.**
- 4. Inspect bolting operations for all high strength field bolted connections according to inspection procedures outlined in the "Specification for Structural Joints Using ASTM A325 or A490 Bolts".**
- 5. Visually inspect the welding or other attachment method of metal deck to the structure.**

The costs of repairing all defective welds and the costs of retesting by the Testing Laboratory providing services for the project shall be borne by the Contractor. If removal of a backing strip is required by the Testing Laboratory providing services for the Owner to investigate a suspected weld defect, such cost shall be borne by the Construction Manager.

**3.5 OTHER TESTING**

- A. See mechanical, electrical, plumbing and other sections for testing requirements, including pressure tests, test and balance, bacteriological testing and other testing as may be required by the Documents.**

**3.6 REPAIR AND PROTECTION**

- A. General:** Upon completion of inspection, testing, sample taking and similar services, repair damaged construction and restore substrates and finishes.
- B. Protect construction exposed by or for quality-control service activities, and protect repaired construction.**
- C. Repair and protection is Contractor's responsibility, regardless of the assignment of responsibility for inspection, testing, or similar services.**

**END OF SECTION 014000**

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**SECTION 015000 - TEMPORARY FACILITIES AND CONTROLS**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

- A. This Section includes requirements for temporary construction facilities and temporary controls, including storage trailers, temporary utilities, support facilities, barricades and security protection. The Construction Manager shall be responsible for obtaining and coordination of installation and maintenance of all temporary construction facilities and controls throughout the time of construction.**

- B. Temporary utilities include, but are not limited to, the following:**

- 1. Water service and distribution.**
- 2. Electric power and light.**
- 3. Environmental control.**
- 4. Ventilation.**
- 5. Telephone service.**
- 6. Sanitary facilities, including drinking water.**
- 7. Storm and sanitary sewer.**

- C. Support facilities include, but are not limited to, the following:**

- 1. Field offices and storage sheds.**
- 2. Dewatering facilities and drains.**
- 3. Temporary enclosures.**
- 4. Temporary project identification signs and bulletin boards.**
- 5. Waste disposal services.**
- 6. Rodent and pest control.**
- 7. Construction aids and miscellaneous services and facilities.**
- 8. Project Identification Sign.**
- 9. Principal's compound as identified in this Section.**

- D. Security and protection facilities include, but are not limited to, the following:**

- 1. Temporary fire protection.**
- 2. Barricades, warning signs, and lights.**
- 3. Enclosure fences for storage and other areas.**
- 4. Environmental protection.**

**1.3 QUALITY ASSURANCE**

- A. Regulations: Comply with industry standards and applicable laws and regulations of**

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authorities having jurisdiction.

- B. Standards: Comply with NFPA 241 "Standard for Safeguarding Construction, Alterations, and Demolition Operations," ANSI A10 Series standards for "Safety Requirements for Construction and Demolition," and NECA Electrical Design Library "Temporary Electrical Facilities."**
  - 1. Electrical Service: Comply with NEMA, NECA, and UL standards and regulations for temporary electric service. Install service in compliance with NFPA 70 "National Electric Code."**

**1.4 PROJECT CONDITIONS**

- A. Conditions of Use: Keep temporary services and facilities clean and neat in appearance. Operate in a safe and efficient manner. Relocate temporary services and facilities as the Work progresses. Do not overload facilities or permit them to interfere with progress. Take necessary fire-prevention measures. Do not allow hazardous, dangerous, or unsanitary conditions, or public nuisances to develop or persist on-site.**

**PART 2 - PRODUCTS (Not Applicable)**

**PART 3 - EXECUTION**

**3.1 TEMPORARY UTILITIES**

- A. General: To the extent feasible, Contractor may use the existing utilities at the site. Where that proves to be infeasible, he shall engage the appropriate local utility company or others to install temporary service.**
  - 1. Arrange with company and existing users for a time when service can be interrupted, if necessary, to make connections for temporary services.**
  - 2. Provide adequate capacity at each stage of construction. Prior to temporary utility availability, provide trucked-in services.**
  - 3. Use Charges: Cost or use charges for temporary facilities is the responsibility of the Contractor.**
- B. Water Service: Extend existing water service at the school, as necessary for temporary water service, until final connections are made. Disconnect temporary service, and repair existing service as necessary to return to condition prior to use. Sterilize temporary water piping prior to use.**
- C. Temporary Electric Power Service: Use existing electrical service where such use does not impede the Owner's continued use of the facility. Where existing service cannot be used, provide temporary service as necessary to perform the Work.**
- D. Temporary Lighting: When overhead floor or roof deck has been installed, provide temporary lighting with local switching. Install and operate temporary lighting that will fulfill security and protection requirements without operating the entire system. Provide temporary lighting that will provide adequate illumination for construction operations and**

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traffic conditions.

- E. **Temporary Heat:** Provide temporary heat required by construction activities for curing or drying of completed installations or for protection of installed construction from adverse effects of low temperatures or high humidity. Coordinate ventilation requirements to produce the ambient condition required and minimize consumption of energy.
- F. **Temporary Telephones:** Provide temporary telephone service throughout the construction period for all of the supervisory personnel engaged in construction activities. Cell phones are acceptable.
- G. **Toilets:** Install appropriate self-contained toilet units where required to complete the Work. Shield toilets to ensure privacy.
- H. **Drinking-Water:** Provide adequate drinking-water including paper cup supply. Existing facilities within the designated construction area may be used where such use does not degrade the Owner's future use of the facilities.

**3.2 SUPPORT FACILITIES INSTALLATION**

- A. **Locate field offices, storage sheds, and other temporary construction and support facilities for easy access and as approved by the Architect. Maintain support facilities until near Substantial Completion. Remove prior to Substantial Completion. Personnel remaining after Substantial Completion will be permitted to use permanent facilities, under conditions acceptable to the Owner.**
- B. **Field Offices:** Provide temporary field offices of sufficient size to accommodate required office personnel at the project site. Provide facilities for regularly scheduled job site meetings including a conference table and seating for eight persons. Coordinate location of field offices with the Architect.
- C. **Storage and Fabrication Sheds:** Install storage and fabrication sheds sized, furnished, and equipped to accommodate materials and equipment involved, including temporary utility service. Sheds may be open shelters or fully enclosed spaces within the building or elsewhere on-site. Comply with requirements of NFPA 241.
- D. **Temporary Enclosures:** Provide temporary enclosures for protection of construction, in progress and completed, from exposure, foul weather, other construction operations, and similar activities.
  - 1. **Where heat is needed and the permanent building enclosure is not complete, provide temporary enclosures where there is no other provision for containment of heat. Coordinate enclosure with ventilating and material drying or curing requirements to avoid dangerous conditions and effects.**
  - 2. **Install tarpaulins securely, with Incombustible wood framing and other materials. Close openings of 25 sq. ft. or less with plywood or similar materials.**
  - 3. **Close openings through floor or roof decks and horizontal surfaces with load-bearing, wood-framed construction.**
  - 4. **Where temporary wood or plywood enclosure exceeds 100 sq. ft. in area, use UL-**

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labeled, fire-retardant-treated material for framing and main sheathing.

- E. Project Identification Sign:** Engage an experienced sign painter to apply graphics as shown on the Drawings. Prepare full-color project identification sign, using 3/4 inch pressure-treated plywood, or better, 4 feet by 8 feet. Full-color representation is available from the Architect. Install sign in location directed by the Architect to inform the public and persons seeking entrance to the Project. Support on two 4 inch by 4 inch pressure-treated posts, painted. Maintain sign in good condition during entire duration of construction.
1. Prior to fabrication, submit shop drawing to Architect for approval.
  2. Additional instruction or information signage may be installed as approved by the Architect.
  3. No other signs will be permitted on the construction site except as specifically approved by the Architect.
- F. Collection and Disposal of Waste:** Collect waste from construction areas and elsewhere daily. Comply with requirements of NFPA 241 for removal of combustible waste material and debris. Enforce requirements strictly. Do not hold materials more than 7 days during normal weather or three days when the temperature is expected to rise above 80 deg F. Handle hazardous, dangerous, or unsanitary waste materials separately from other waste by containerizing properly. Dispose of material lawfully.
- F. Principal's Compound:** Beginning on March 1, 2015 and continuing until Date of Substantial Completion, provide and maintain an area where shown on the Drawings for a Principal's Compound. When set-up and utilities are complete, notify the Owner for telephone and data network set-up and programming. Provide the following:
- (1) 12' x 60' trailer, with two offices and reception area, air-conditioned.
  - (2) Holding tank for sewage, and servicing thereof.
  - (3) Sign 4' x 8', with School name, Principal name and Phone number
  - (4) Handicapped accessible ramp.
  - (5) One set of steps at each entry/exit.
  - (6) Mail Box
  - (7) Stabilized parking area for 8 vehicles, with gravel surface.
  - (8) Security fence around trailer compound with lockable double gate.
  - (9) Temporary electrical power.
  - (10) Temporary phone/data service.
  - (11) Temporary potable water.

Upon Substantial Completion, remove the improvements at the compound and restore to previous condition.

**3.3 SECURITY AND PROTECTION FACILITIES INSTALLATION**

- A.** Do not change over from use of temporary security and protection facilities to permanent facilities until Substantial Completion, or as requested by the Architect.
- B.** Temporary Fire Protection: Install and maintain temporary fire-protection facilities of the types needed to protect against reasonably predictable and controllable fire losses. Comply with NFPA 10 "Standard for Portable Fire Extinguishers" and NFPA 241



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**"Standard for Safeguarding Construction, Alterations, and Demolition Operations."**

- C. Barricades, Warning Signs, and Lights: Comply with standards and code requirements for erection of structurally adequate barricades.**
  - 1. Provide solid opaque and noise-resistant barricades to separate work areas from areas that are occupied. Doors within barricades for personnel use are acceptable if lockable.**
  - 2. Paint with appropriate colors, graphics, and warning signs to inform personnel and the public of the hazard being protected against. Where appropriate and needed, provide lighting, including flashing red or amber lights.**
  - 3. Where required, provide obstruction-free zones within work areas to maintain emergency exit paths.**
  
- D. Enclosure Fence: Before work begins, install enclosure fences with lockable entrance gates around areas to be used exclusively by the Contractor and other contracted forces. Install in a manner that will prevent people, dogs, and other animals from easily entering the site, except by the entrance gates. Limit the exterior area to that shown on the Drawings, or as mutually agreed with the Owner and Architect.**
  - 1. Provide minimum 6 foot high open-mesh, chain link fencing with posts set in a compacted mixture of gravel and earth. Use of barbed wire is prohibited.**
  
- E. Security Enclosure and Lockup: Install substantial temporary enclosure of partially completed areas of construction. Provide locking entrances to prevent unauthorized entrance, vandalism, theft, and similar violations of security. Where materials and equipment must be stored, and are of value or attractive for theft, provide a secure lockup. Enforce discipline in connection with the installation and release of material to minimize the opportunity for theft and vandalism.**
  
- F. Environmental Protection: Provide protection, operate temporary facilities, and conduct construction in ways and by methods that comply with environmental regulations, and minimize the possibility that air, waterways, and subsoil might be contaminated or polluted or that other undesirable effects might result. Avoid use of tools and equipment that produce harmful noise. Restrict use of noise-making tools and equipment to hours that will minimize complaints from persons or firms near the site.**

**3.4 OPERATION, TERMINATION, AND REMOVAL**

- A. Supervision: Enforce strict discipline in use of temporary facilities. Limit availability of temporary facilities to essential and intended uses to minimize waste and abuse.**
  
- B. Maintenance: Maintain facilities in good operating condition until removal.**
  - 1. Maintain operation of temporary enclosures, heating, cooling, humidity control, ventilation, and similar facilities on a 24-hour basis where required to achieve indicated results and to avoid possibility of damage.**
  - 2. Protection: Maintain markers for temporary underground lines. Protect from damage during excavation operations.**
  
- C. Termination and Removal: Unless the Architect requests that it be maintained longer,**

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remove each temporary facility when the need has ended, no later than Substantial Completion. Complete or, if necessary, restore permanent construction that may have been delayed because of interference with the temporary facility.

**3.5 PROJECT SIGN**

- A. Within fourteen (14) days of Notice to Proceed, provide a 4 foot high by 8 foot wide Project sign, painted as indicated on the Drawings. The graphic on the Drawings is for informational purposes only. Update and verify all information, including names, prior to sign construction.
- B. Submit a scaled drawing of the proposed sign, with all graphics shown, and obtain Architect's approval prior to construction of the sign.

**END OF SECTION 015000**

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**SECTION 016010 - HAZARDOUS MATERIALS**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.**

**1.2 GENERAL REQUIREMENTS**

- A. The use of hazardous materials is to be in accordance with Florida Statutes 235.3215.**
- 1. Definitions: "Hazardous material" is hereby defined as being any substance that could cause a health risk if used in an inappropriate way or contrary to manufacturer's recommendations. Hazardous materials include all materials listed on the "Florida Substance List" and further defined and regulated by Chapter 381-30 of the Florida Administrative Code (Rules of the Department of Labor and Employment Security), as published by the Department of Labor and Employment Security, Division of Safety. Copies of this list are available on request from the Division of Safety by calling 1-800-367-4378.**
  - 2. Submittals: Submit a Material Safety Data Sheet to the Architect for each hazardous material proposed for use on the project. The Architect shall submit all "MSDS's" to the Owner for review and approval. All "MSDS's" are to be submitted within 30 days of the start of construction, but in no case not less than 30 days prior to the scheduled use of that product. No material containing a hazardous substance shall be used on the project without an approved MSDS.**

**PART 2 - PRODUCTS (Not Applicable)**

**PART 3 - EXECUTION**

**3.1 EXECUTION**

- A. If upon review, the Owner disapproves of the hazardous material being proposed for use, the Construction Manager shall find an acceptable substitution at no additional cost to the Owner and resubmit an "MSDS" to the Architect for review and approval.**
- B. If the proposed hazardous material is approved for use, the Construction Manager shall notify the Owner no less than 14 days prior to the scheduled use of that product so that proper measures can be taken to insure the safety of students and staff.**
- C. Hazardous materials that are approved for use on the project must be installed in accordance with manufacturer's instructions and other applicable regulations. Printed manufacturer's instructions pertaining to the use of the product are to be made available to the Architect for review.**
- D. MSDS's are to be made available upon request to all individuals who may come in contact with the material.**

**END OF SECTION 016010**



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**SECTION 016100 - PRODUCT REQUIREMENTS**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

- A. 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.**
- B. Contractor shall note that product substitutions must be submitted for review and approval prior to bid.**
- C. Related Requirements:**
  - 1. Section 012300 "Alternates" for products selected under an alternate.**

**1.3 DEFINITIONS**

- A. Products: 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.**
  - 1. Named Products: 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.**
  - 2. New Products: Items that have not previously been incorporated into another project or facility. Products salvaged or recycled from other projects are not considered new products.**
  - 3. Comparable Product: 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.**
- B. Basis-of-Design Product Specification: 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.**

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**1.4 ACTION SUBMITTALS**

- A. Comparable Product Requests:** Submit 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.
1. Include data to indicate compliance with the requirements specified in "Comparable Products" Article.
  2. **Architect's Action:** 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 through Construction Manager of approval or rejection of proposed comparable product request within 15 days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.

**1.5 QUALITY ASSURANCE**

- A. Compatibility of Options:** 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.

**1.6 PRODUCT DELIVERY, STORAGE, AND HANDLING**

- A. 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.**
- B. Delivery and Handling:**
1. Schedule delivery to minimize long-term storage at Project site and to prevent overcrowding of construction spaces.
  2. 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.
  3. 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.
  4. Inspect products on delivery to determine compliance with the Contract Documents and to determine that products are undamaged and properly protected.
- C. Storage:**
1. Store products to allow for inspection and measurement of quantity or counting of units.
  2. Store materials in a manner that will not endanger Project structure.
  3. Store products that are subject to damage by the elements, under cover in a weathertight enclosure above ground, with ventilation adequate to prevent condensation.

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4. Protect foam plastic from exposure to sunlight, except to extent necessary for period of installation and concealment.
5. Comply with product manufacturer's written instructions for temperature, humidity, ventilation, and weather-protection requirements for storage.
6. Protect stored products from damage and liquids from freezing.
7. Provide a secure location and enclosure at Project site for storage of materials and equipment by Owner's construction forces. Coordinate location with Owner.

**1.7 PRODUCT WARRANTIES**

- A. 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.
  1. **Manufacturer's Warranty:** Written warranty furnished by individual manufacturer for a particular product and specifically endorsed by manufacturer to Owner.
  2. **Special Warranty:** Written warranty required by the Contract Documents to provide specific rights for Owner.
- B. **Special Warranties:** Prepare a written document that contains appropriate terms and identification, ready for execution.
  1. **Manufacturer's Standard Form:** Modified to include Project-specific information and properly executed.
  2. **Specified Form:** When specified forms are included with the Specifications, prepare a written document using indicated form properly executed.
  3. See other Sections for specific content requirements and particular requirements for submitting special warranties.

**PART 2 - PRODUCTS**

**2.1 PRODUCT SELECTION PROCEDURES**

- A. **General Product Requirements:** Provide products that comply with the Contract Documents, are undamaged and, unless otherwise indicated, are new at time of installation.
  1. Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation and indicated use and effect.
  2. **Standard Products:** 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.
  3. Owner reserves the right to limit selection to products with warranties not in conflict with requirements of the Contract Documents.
  4. Where products are accompanied by the term "as selected," Architect will make selection.

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5. Descriptive, performance, and reference standard requirements in the Specifications establish salient characteristics of products.
  6. Or Equal: For products specified by name and accompanied by the term "or equal," or "or approved equal," or "or approved," comply with requirements in "Comparable Products" Article to obtain approval for use of an unnamed product.
- B. Product Selection Procedures:**
1. **Product:** Where Specifications name a single manufacturer and product, provide the named product that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.
  2. **Manufacturer/Source:** Where Specifications name a single manufacturer or source, provide a product by the named manufacturer or source that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.
  3. **Products:**
    - a. **Nonrestricted List:** Where Specifications include a list of names of both available manufacturers and products, provide one of the products listed, or an unnamed product, that complies with requirements. Comply with requirements in "Comparable Products" Article for consideration of an unnamed product.
  4. **Manufacturers:**
    - a. **Nonrestricted List:** Where Specifications include a list of available manufacturers, provide a product by one of the manufacturers listed, or a product by an unnamed manufacturer, that complies with requirements. Comply with requirements in "Comparable Products" Article for consideration of an unnamed manufacturer's product.
  5. **Basis-of-Design Product:** 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.
- C. Visual Matching Specification:** 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.
- D. Visual Selection Specification:** 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.



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**2.2 COMPARABLE PRODUCTS**

- A. Conditions for Consideration: 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:**
- 1. Evidence that the proposed product does not require revisions to the Contract Documents, that it is consistent with the Contract Documents and will produce the indicated results, and that it is compatible with other portions of the Work.**
  - 2. 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.**
  - 3. Evidence that proposed product provides specified warranty.**
  - 4. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners, if requested.**
  - 5. Samples, if requested.**

**PART 3 - EXECUTION (Not Used)**

**END OF SECTION 016000**



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**SECTION 017000 - EXECUTION REQUIREMENTS**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

- A. This Section includes general procedural requirements governing execution of the Work including, but not limited to, the following:**

- 1. Construction layout.**
- 2. Field engineering and surveying.**
- 3. General installation of products.**
- 4. Coordination of Owner-installed products.**
- 5. Progress cleaning.**
- 6. Starting and adjusting.**
- 7. Protection of installed construction.**
- 8. Correction of the Work.**

- B. Related Sections include the following:**

- 1. Division 1 Section "Project Management and Coordination" for procedures for coordinating field engineering with other construction activities.**
- 2. Division 1 Section "Submittals" for submitting surveys.**
- 3. Division 1 Section "Closeout Procedures" for submitting final property survey with Project Record Documents, recording of Owner-accepted deviations from indicated lines and levels, and final cleaning.**

**1.3 SUBMITTALS**

- A. Qualification Data: For land surveyors & professional engineers to demonstrate their capabilities and experience. Include lists of completed projects with project names and addresses, names and addresses of architects and owners, and other information specified.**
- B. Certificates: Submit certificate signed by land surveyor or professional engineer certifying that location and elevation of improvements comply with requirements.**
- C. Landfill Receipts: Submit copy of receipts issued by a landfill facility, licensed to accept hazardous materials, for hazardous waste disposal.**

**1.4 QUALITY ASSURANCE**

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- A. Land Surveyor Qualifications:** A registered Florida professional land surveyor who is legally licensed to practice in jurisdiction where Project is located and who is experienced in providing land-surveying services of the kind indicated.

**PART 2 - PRODUCTS (Not Used)**

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Existing Conditions:** The existence and location of site improvements, utilities, and other construction indicated as existing are not guaranteed. Before beginning work, investigate and verify the existence and location of mechanical and electrical systems and other construction affecting the Work.
- 1. Before construction, verify the location and points of connection of utility services.**
- B. Existing Utilities:** The existence and location of underground and other utilities and construction indicated as existing are not guaranteed. Before beginning sitework, investigate and verify the existence and location of underground utilities and other construction affecting the Work.
- 1. Before construction, verify the location and invert elevation at points of connection of sanitary sewer, storm sewer, and water-service piping; and underground electrical services.**
  - 2. Furnish location data for work related to Project that must be performed by public utilities serving Project site.**
- C. Acceptance of Conditions:** 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.
- 1. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers.**
  - 2. Examine roughing-in for mechanical and electrical systems to verify actual locations of connections before equipment and fixture installation.**
  - 3. Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed.**
  - 4. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance of surfaces and conditions.**

**3.2 PREPARATION**

- A. Existing Utility Information:** Furnish information that is necessary to adjust, move, or relocate existing utility structures, utility poles, lines, services, or other utility appurtenances located in or affected by construction. Coordinate with authorities having jurisdiction.

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- B. Existing Utility Interruptions:** Do not interrupt existing utilities serving facilities unless permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated:
  - 1. Notify Owner not less than (5) five calendar days in advance of proposed utility interruptions.
  - 2. Do not proceed with utility interruptions without Owner's written permission.
- C. Field Measurements:** 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.
- D. Space Requirements:** Verify space requirements and dimensions of items shown diagrammatically on Drawings.
- E. Review of Contract Documents and Field Conditions:** Immediately on discovery of the need for clarification of the Contract Documents, submit a request for information to Architect. Include a detailed description of problem encountered, together with recommendations for changing the Contract Documents.

**3.3 CONSTRUCTION LAYOUT**

- A. Verification:** Before proceeding to lay out the Work, Construction Manager shall verify layout information shown on Drawings, in relation to the property survey and existing benchmarks. If discrepancies are discovered, notify Architect promptly.
- B. General:** Engage a registered Florida land surveyor to lay out the Work using accepted surveying practices.
  - 1. Establish benchmarks and control points to set lines and levels at each story of construction and elsewhere as needed to locate each element of Project.
  - 2. Establish dimensions within tolerances indicated. Do not scale Drawings to obtain required dimensions.
  - 3. Check the location, level and plumb, of every major element as the Work progresses.
  - 4. Notify Architect when deviations from required lines and levels exceed allowable tolerances.
  - 5. Close site surveys with an error of closure equal to or less than the standard established by authorities having jurisdiction.
- C. Site Improvements:** Locate and lay out site improvements, including pavements, grading, fill and topsoil placement, utility slopes, and invert elevations.
- D. Building Lines and Levels:** Locate and lay out control lines and levels for structures, building foundations, column grids, and floor levels, including those required for mechanical and electrical work. Transfer survey markings and elevations for use with control lines and levels. Level foundations and piers from two or more locations.
- E. Record Log:** Maintain a log of layout control work. Record deviations from required lines and levels. Include beginning and ending dates and times of surveys, weather conditions,

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name and duty of each survey party member, and types of instruments and tapes used. Make the log available for reference by Architect.

**3.4 FIELD ENGINEERING**

- A. Identification:** Owner will identify existing benchmarks, control points, and property corners.
- B. Reference Points:** Locate existing permanent benchmarks, control points, and similar reference points before beginning the Work. Preserve and protect permanent benchmarks and control points during construction operations.
- C. Benchmarks:** Establish and maintain a minimum of two permanent benchmarks on Project site, referenced to data established by survey control points. Comply with authorities having jurisdiction for type and size of benchmark.
  - 1. Record benchmark locations, with horizontal and vertical data, on Project Record Documents.**
- D. Final Property Survey:** Prepare a final property survey showing significant features (real property) for Project. Include on the survey a certification, signed by a registered Florida land surveyor], that principal metes, bounds, lines, and levels of Project are accurately positioned as shown on the survey.
  - 1. Show boundary lines, monuments, streets, site improvements, final grades and elevations, drainage structure inverts , utilities, significant vegetation, adjoining properties, acreage, and the distance and bearing from a site corner to a legal point.**

**3.5 INSTALLATION**

- A. General:** Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated.
  - 1. Make vertical work plumb and make horizontal work level.**
  - 2. Install mechanical and electrical components to maximize space available for maintenance and ease of removal for replacement.**
  - 3. Conceal pipes, ducts, and wiring in finished areas, unless otherwise indicated.**
- B. Comply with manufacturer's written instructions and recommendations for installing products in applications indicated.**
- C. Install products at the time and under conditions that will ensure the best possible results. Maintain conditions required for product performance until Substantial Completion.**
- D. 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.**
- E. Anchors and Fasteners:** Provide anchors and fasteners as required to anchor each component securely in place, accurately located and aligned with other portions of the Work.

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1. **Mounting Heights:** Where mounting heights are not indicated, mount components at heights directed by Architect.
2. Allow for building movement, including thermal expansion and contraction.

**F. Joints:** Make joints of uniform width. Where joint locations in exposed work are not indicated obtain prior approval of Architect for proposed locations before installing the work. Fit exposed connections together to form hairline joints.

**3.6 OWNER-INSTALLED PRODUCTS**

**A. Site Access:** Provide access to Project site for Owner's personnel.

**B. Coordination:** Coordinate construction and operations of the Work with work performed by Owner's personnel.

1. **Construction Schedule:** Inform Owner of required construction schedule for installation of Owner's portion of the Work. Notify Owner if changes to schedule are required due to differences in actual construction progress.
2. **Preinstallation Conferences:** Include Owner's installation personnel at preinstallation conferences covering portions of the Work that are to receive Owner's work.

**3.7 PROGRESS CLEANING**

**A. General:** Clean Project site and work areas daily, including common areas. Coordinate progress cleaning for joint-use areas where more than one installer has worked. Enforce requirements strictly. Dispose of materials lawfully.

**B. Site:** Maintain Project site free of waste materials and debris.

**C. Work Areas:** Clean areas where work is in progress to the level of cleanliness necessary for proper execution of the Work.

**D. Installed Work:** 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.

**E. Concealed Spaces:** Remove debris from concealed spaces before enclosing the space. Where above ceiling plenums are utilized for return air, remove dust from all surfaces immediately before installation of ceiling panels.

**F. Exposed Surfaces:** Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.

**G. Waste Disposal:** Burying or burning waste materials on-site will not be permitted. Washing waste materials down sewers or into waterways will not be permitted.

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- H. 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.
- I. 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.
- J. Limiting Exposures: 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.

**3.8 STARTING AND ADJUSTING**

- A. Start equipment and operating components to confirm proper operation. Remove malfunctioning units, replace with new units, and retest.
- B. Adjust operating components for proper operation without binding. Adjust equipment for proper operation.
- C. Test each piece of equipment to verify proper operation. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
- D. Manufacturer's Field Service: If a factory-authorized service representative is required to inspect field-assembled components and equipment installation, comply with qualification requirements in Division 1 Section "Quality Requirements." Provide written report of inspection to the Architect.

**3.9 PROTECTION OF INSTALLED CONSTRUCTION**

- A. Provide final protection and maintain conditions that ensure Installed Work is without damage or deterioration at time of Substantial Completion.
- B. Comply with manufacturer's written instructions for temperature and relative humidity.

**3.10 CORRECTION OF THE WORK**

- A. Repair or remove and replace defective construction. Restore damaged substrates and finishes. Comply with requirements in Division 1 Section "Cutting and Patching."
  - 1. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment.
- B. Restore permanent facilities used during construction to their specified condition.
- C. Remove and replace damaged surfaces that are exposed to view if surfaces cannot be repaired without visible evidence of repair.
- D. Repair components that do not operate properly. Remove and replace operating components that cannot be repaired.



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**END OF SECTION 01700**



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**SECTION 017310 - CUTTING AND PATCHING**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

- A. This Section includes procedural requirements for cutting and patching of Work.**
- B. Refer to Section 099100 "Painting" for painting over patched and repaired areas.**

**1.3 DEFINITIONS**

- A. Cutting: Removal of in-place construction necessary to permit installation or performance of other Work.**
- B. Patching: Fitting and repair work required to restore surfaces to original conditions after installation of other Work.**

**1.4 QUALITY ASSURANCE**

- A. Structural Elements: Do not cut and patch structural elements in a manner that could change their load-carrying capacity or load-deflection ratio.**
- B. Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or that results in increased maintenance or decreased operational life or safety.**
- C. Miscellaneous Elements: Do not cut and patch miscellaneous elements or related components in a manner that could change their load-carrying capacity, that results in reducing their capacity to perform as intended, or that results in increased maintenance or decreased operational life or safety.**
- D. Visual Requirements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch construction exposed on the exterior or in occupied spaces in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities.**

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**PART 2 - PRODUCTS**

**2.1 MATERIALS**

- A. General:** Comply with requirements specified in other Sections.
- B. In-Place Materials:** Use materials 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 match the visual and functional performance of in-place materials.

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Examine surfaces to be cut and patched and conditions under which cutting and patching are to be performed.**
  - 1. Compatibility:** Before patching, verify compatibility with and suitability of substrates, including compatibility with in-place finishes or primers.
  - 2. Proceed with installation only after unsafe or unsatisfactory conditions have been corrected.**

**3.2 PREPARATION**

- A. Support and Protection:** Support and protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.
- B. Adjoining Areas:** Avoid interference with use of adjoining areas or interruption of free passage to adjoining areas.

**3.3 PERFORMANCE**

- A. General:** Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.
  - 1. Cut in-place construction to provide for installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.**
- B. Cutting:** Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.

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1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots as small as possible, neatly to size required, and with minimum disturbance of adjacent surfaces.
  2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
  3. Masonry: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill.
  4. Excavating and Backfilling: Comply with requirements in applicable Division 02 Sections where required by cutting and patching operations.
  5. Mechanical and Electrical Services: 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.
- C. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Provide materials and comply with installation requirements specified in other Sections.
1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate integrity of installation.
  2. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.
    - a. Clean piping, conduit, and similar features before applying paint or other finishing materials.
    - b. Restore damaged pipe covering to its original condition.
  3. Floors and Walls: Where walls or partitions that are removed extend one finished area into another, provide an even surface of uniform finish, color, texture, and appearance. Remove in-place floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance. Where patching occurs in a painted surface, apply primer and intermediate paint coats over the patch and apply final paint coat over entire unbroken surface containing the patch. Provide additional coats until patch blends with adjacent surfaces.
  4. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition.
- D. Individual Building Components: Examples of individual components are signage, vinyl base, and similar components that are removed, including items that are replaced and those that are not. When individual building components are removed, the underlying surface shall be cleaned and patched to a like-new condition to the extent feasible, prior to finishing and painting.
- E. Cleaning: Clean areas and spaces where cutting and patching are performed. Completely remove paint, mortar, oils, adhesives, and similar materials.

**END OF SECTION 017310**



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**SECTION 017700 - CONTRACT CLOSEOUT**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

- A. This Section includes administrative and procedural requirements for contract closeout including, but not limited to, the following:**
  - 1. Inspection procedures.**
  - 2. Project record document submittal.**
  - 3. Operation and maintenance manual submittal.**
  - 4. Submittal of warranties and guarantees.**
  - 5. Final cleaning.**
- B. Closeout requirements for specific construction activities are included in the appropriate Sections in Divisions 02 through 16.**
- C. Closeout materials shall be organized and submitted in the exact format and order as outlined in the Project Closeout Document Standards of the Owner.**

**1.3 SUBSTANTIAL COMPLETION**

- A. Preliminary Procedures: Before requesting inspection for certification of Substantial Completion, The Construction Manager shall complete the following:**
  - 1. In the Application for Payment that coincides with, or first follows, the date Substantial Completion is claimed, show 100 percent completion for all portions of the Work claimed as substantially complete.**
    - a. Include supporting documentation for completion as indicated in these Contract Documents.**
    - b. If 100 percent completion cannot be shown, include a list of incomplete items (Punch List), the value of incomplete construction, and reasons the Work is not complete.**
  - 2. Submit specific warranties, workmanship bonds, maintenance agreements, final certifications, and similar documents.**
  - 3. Submit field marked record drawings to Architect.**
  - 4. Make final changeover of permanent locks and transmit keys to the Owner. Provide receipt of Owner keys, on Owner's Door Key Transmittal form.**
  - 6. Provide Owner Training log.**

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7. Complete startup testing of systems including preliminary Test and Balance Reports.
  8. Discontinue and remove temporary facilities from the site, along with mockups, construction tools, and similar elements.
  9. Complete final cleanup requirements, including touch up painting.
  10. Touch up and otherwise repair and restore marred, exposed finishes.
- B. Inspection Procedures: On receipt of a request for inspection from the Construction Manager, the Architect will either proceed with inspection or advise the Construction Manager of unfilled requirements. The Architect will prepare the Certificate of Substantial Completion following inspection or advise the Construction Manager of construction that must be completed or corrected before the certificate will be issued.
1. The Architect will repeat inspection when requested and assured that the Work is substantially complete.
  2. Results of the completed inspection will form the basis of requirements for final acceptance.

**1.4 FINAL ACCEPTANCE**

- A. Preliminary Procedures: Before requesting final inspection for certification of final acceptance and final payment, The Construction Manager shall complete the following:
1. Submit a certified copy of the Architect's Substantial Completion Inspection List of items to be completed or corrected (Punch List) stating that each item has been completed or otherwise resolved for acceptance. This list shall be endorsed and dated by the Architect.
  2. Submit all required closeout documents.
- B. Final Procedure: The Architect will reinspect the Work upon receipt of notice that the Work, including inspection list items from earlier inspections, has been completed, except for items whose completion is delayed under circumstances acceptable to the Architect.
1. Upon completion of final inspection of the Work, the Architect will prepare a certificate of final acceptance. If the Work is incomplete, the Architect will advise the Construction Manager of Work that is incomplete or of obligations that have not been fulfilled but are required for final acceptance.
  2. If necessary, inspection will be repeated.

**1.5 RECORD DOCUMENT SUBMITTALS**

- A. General: The Construction Manager shall be responsible for maintaining record documents at the site of the work. Record documents shall not be used for construction purposes and shall be protected from deterioration and loss in a secure fire-resistant location. Maintain record documents in a timely manner indicating all changes and deviations from contract documents that have been incorporated into the work. Provide access to record documents for the Architect's reference during normal working hours and for inspection at time of review of monthly application for payment.



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- B. Record Drawings:** Maintain a clean, undamaged set of Contract Drawings and Shop Drawings. Mark the set to show the actual installation where the installation varies substantially from the Work as originally shown. Mark which drawing is most capable of showing conditions fully and accurately. Where Shop Drawings are used, record a cross-reference at the corresponding location on the Contract Drawings. Give particular attention to concealed elements that would be difficult to measure and record at a later date.
1. Mark record sets with red erasable pencil. Use other colors to distinguish between variations in separate categories of the Work.
  2. Mark new information that is important to the Owner but was not shown on Contract Drawings or Shop Drawings.
  3. Note related change-order numbers where applicable.
  4. Organize record drawing sheets into manageable sets. Bind sets with durable-paper cover sheets; print suitable titles, dates, and other identification on the cover of each set.
  5. Sign each page affirming that, to the best of knowledge and belief, information is true, complete and accurate. For work installed by major subcontractors, subcontractor shall also sign each page affirming that, to the best of knowledge and belief, information is true, complete and accurate.
  6. Mark each section to indicate the manufacturer of the product that was installed.
- C. Record Specifications:** Maintain one complete copy of the Project Manual, including addenda. Include with the Project Manual one copy of other written construction documents, such as Change Orders and modifications issued in printed form during construction.
1. Mark these documents to show substantial variations in actual Work performed in comparison with the text of the Specifications and modifications.
  2. Give particular attention to substitutions and selection of options and information on concealed construction that cannot otherwise be readily discerned later by direct observation.
  3. Note related record drawing information and Product Data.
  4. Upon completion of the Work, submit record Specifications to the Architect for the Owner's records.
  5. Sign index page affirming that to best of knowledge and belief, information is true, complete and accurate.
- D. Maintenance Manuals:** Organize operation and maintenance data into suitable sets of manageable size. Bind properly indexed data in individual, heavy-duty, 3-ring, vinyl-covered binders, with pocket folders for folded sheet information. Mark appropriate identification on front and spine of each binder. Include the following types of information:
1. Name of equipment item.
  2. Manufacturer, name and address.
  3. Name, address and telephone number of nearest service representative if different from above.
  4. Model number or numbers.
  5. Operating design characteristics.
  6. Spare parts list.
  7. Copies of warranties.

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8. Wiring diagrams, control diagrams, etc.
9. Inspection procedures.
10. Test and Balance Report.

Documents that are not properly indexed and labeled will be rejected.

**PART 2 - PRODUCTS (Not Applicable)**

**PART 3 - EXECUTION**

**3.1 FINAL CLEANING**

- A. **Cleaning:** Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to the condition expected in a normal, commercial building cleaning and maintenance program. Comply with manufacturer's instructions. Final cleaning is required prior to Substantial Completion.
  1. Complete the following cleaning operations before requesting inspection for certification of Substantial Completion.
    - a. Remove labels that are not permanent labels.
    - b. Clean transparent materials, including mirrors and glass in doors and windows. Remove glazing compounds and other substances that are noticeable vision-obscuring materials. Replace chipped or broken glass and other damaged transparent materials.
    - c. Clean exposed exterior and interior hard-surfaced finishes to a dust-free condition, free of stains, films, and similar foreign substances. Restore reflective surfaces to their original condition. Leave concrete floors broom clean. Vacuum carpeted surfaces.
    - d. Wipe surfaces of mechanical and electrical equipment. Remove excess lubrication and other substances. Clean plumbing fixtures to a sanitary condition. Clean light fixtures and lamps.
    - e. Clean the site, including landscape development areas, of rubbish, litter, and other foreign substances. Sweep paved areas broom clean; remove stains, spills, and other foreign deposits. Rake grounds that are neither paved nor planted to a smooth, even-textured surface.
    - f. Clean all exposed surfaces, existing and new, regardless of whether those surfaces were part of the work.

- B. **Removal of Protection:** Remove temporary protection and facilities installed for protection of the Work during construction.

**3.2 CLOSEOUT PROCEDURES**

- A. **Operation and Maintenance Instructions:** The Construction Manager will arrange for each Installer of equipment that requires regular maintenance to meet with the Owner's personnel to provide instruction in proper operation and maintenance. Contractors shall

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provide instruction by manufacturer's representatives if installers are not experienced in operation and maintenance procedures. Include a detailed review of the following items:

1. Maintenance manuals.
2. Record documents.
3. Spare parts and materials.
4. Tools.
5. Lubricants.
6. Fuels.
7. Identification systems.
8. Control sequences.
9. Hazards.
10. Cleaning.
11. Warranties and bonds.
12. Maintenance agreements and similar continuing commitments.

B. As part of instruction for operating equipment, Contractors will demonstrate the following procedures:

1. Startup.
2. Shutdown.
3. Emergency operations.
4. Noise and vibration adjustments.
5. Safety procedures.
6. Economy and efficiency adjustments.
7. Effective energy utilization.

**3.3 EXTRA STOCK MATERIALS**

A. Prior to project closeout, deliver extra stock materials to the school site administrator. Obtain written receipt for delivery and include with closeout documents.

**END OF SECTION 017700**



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**SECTION 033000 - CAST-IN-PLACE CONCRETE**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

**1.2 SUMMARY**

- A. This Section specifies cast-in-place concrete, including reinforcement, concrete materials, mixture design, placement procedures, and finishes.

**1.3 SUBMITTALS**

- A. General: In addition to the following, comply with submittal requirements in ACI 301.
- B. Product Data: For each type of product indicated.
- C. Design Mixtures: For each concrete mixture.

**1.4 QUALITY ASSURANCE**

- A. Manufacturer Qualifications: A firm experienced in manufacturing ready-mixed concrete products and that complies with ASTM C 94/C 94M requirements for production facilities and equipment.
- B. Source Limitations: Obtain each type of cement of the same brand from the same manufacturer's plant, obtain aggregate from one source, and obtain admixtures through one source from a single manufacturer.
- C. Comply with ACI 301, "Specification for Structural Concrete," including the following sections, unless modified by requirements in the Contract Documents:
  - 1. "General Requirements."
  - 2. "Formwork and Formwork Accessories."
  - 3. "Reinforcement and Reinforcement Supports."
  - 4. "Concrete Mixtures."
  - 5. "Handling, Placing, and Constructing."
- D. Comply with ACI 117, "Specifications for Tolerances for Concrete Construction and Materials."

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**PART 2 - PRODUCTS**

**2.1 FORM-FACING MATERIALS**

- A. Furnish formwork and formwork accessories according to ACI 301.**
- B. Smooth-Formed Finished Concrete: Form-facing panels that will provide continuous, true, and smooth concrete surfaces. Furnish in largest practicable sizes to minimize number of joints.**
  - 1. Plywood, metal, or other approved panel materials.**
  - 2. Exterior-grade plywood panels, suitable for concrete forms, complying with DOC PS 1, and as follows:**
    - a. Medium-density overlay, Class 1 or better; mill-release agent treated and edge sealed, where exposed to view.**
- C. Rough-Formed Finished Concrete: Plywood, lumber, metal, or another approved material. Provide lumber dressed on at least two edges and one side for tight fit.**
- D. Forms for Cylindrical Columns, Pedestals, and Supports: Metal, glass-fiber-reinforced plastic, paper, or fiber tubes that will produce surfaces with gradual or abrupt irregularities not exceeding specified formwork surface class. Provide units with sufficient wall thickness to resist plastic concrete loads without detrimental deformation.**
- E. Chamfer Strips: Wood, metal, PVC, or rubber strips, 3/4 by 3/4 inch, minimum.**
- F. Rustication Strips: Wood, metal, PVC, or rubber strips, kerfed for ease of form removal.**
- G. Form-Release Agent: Commercially formulated form-release agent that will not bond with, stain, or adversely affect concrete surfaces and will not impair subsequent treatments of concrete surfaces.**
  - 1. Formulate form-release agent with rust inhibitor for steel form-facing materials.**
- H. Form Ties: Factory-fabricated, removable or snap-off metal or glass-fiber-reinforced plastic form ties designed to resist lateral pressure of fresh concrete on forms and to prevent spalling of concrete on removal.**
  - 1. Furnish units that will leave no corrodible metal closer than 1 inch to the plane of exposed concrete surface.**
  - 2. Furnish ties that, when removed, will leave holes no larger than 1 inch in diameter in concrete surface.**
  - 3. Furnish ties with integral water-barrier plates to walls indicated to receive dampproofing or waterproofing.**

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**2.2 STEEL REINFORCEMENT**

- A. Reinforcing Bars: ASTM A 615/A 615M, Grade 60, deformed.
- B. Plain-Steel Wire: ASTM A 82, as drawn.
- C. Plain-Steel Welded Wire Reinforcement: ASTM A 185, fabricated from as-drawn steel wire into flat sheets.
- D. Deformed-Steel Welded Wire Reinforcement: ASTM A 497, flat sheet.

**2.3 CONCRETE MATERIALS**

- A. Cementitious Material: Use the following cementitious materials, of the same type, brand, and source throughout Project:
  - 1. Portland Cement: ASTM C 150, Type I/II. Supplement with the following:
    - a. Fly Ash: ASTM C 618, Class F.
    - b. Ground Granulated Blast-Furnace Slag: ASTM C 989, Grade 100 or 120.
- B. Normal-Weight Aggregate: ASTM C 33, graded, 1-inch nominal maximum aggregate size.
- C. Lightweight Aggregate: ASTM C 330, 1-inch nominal maximum aggregate size.
- D. Water: ASTM C 94/C 94M; potable.

**2.4 ADMIXTURES**

- A. Air-Entraining Admixture: ASTM C 260.
- B. Chemical Admixtures: Provide admixtures certified by manufacturer to be compatible with other admixtures and that will not contribute water-soluble chloride ions exceeding those permitted in hardened concrete. Do not use calcium chloride or admixtures containing calcium chloride.
  - 1. Water-Reducing Admixture: ASTM C 494/C 494M, Type A.
  - 2. Retarding Admixture: ASTM C 494/C 494M, Type B.
  - 3. Water-Reducing and Retarding Admixture: ASTM C 494/C 494M, Type D.
  - 4. High-Range, Water-Reducing Admixture: ASTM C 494/C 494M, Type F.

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**2.5 RELATED MATERIALS**

- A. Vapor Retarder: ASTM E 1745, Class A, not less than 15 mils thick.
- B. Joint-Filler Strips: ASTM D 1751, asphalt-saturated cellulosic fiber, or ASTM D 1752, cork or self-expanding cork.

**2.6 CURING MATERIALS**

- A. Evaporation Retarder: Waterborne, monomolecular film forming; manufactured for application to fresh concrete.
- B. Absorptive Cover: AASHTO M 182, Class 2, burlap cloth made from jute or kenaf, weighing approximately 9 oz./sq. yd. when dry.
- C. Moisture-Retaining Cover: ASTM C 171, polyethylene film or white burlap-polyethylene sheet.
- D. Water: Potable.
- E. Clear, Waterborne, Membrane-Forming Curing Compound: ASTM C 309, Type 1, Class B, dissipating. Certified by curing compound manufacturer to not interfere with bonding of floor covering..

**2.7 CONCRETE MIXTURES**

- A. Comply with ACI 301 requirements for concrete mixtures.
- B. Normal-Weight Concrete: Prepare design mixes, proportioned according to ACI 301.
- C. Structural Lightweight Concrete Mix: ASTM C 330. Concrete slump at point of placement shall be the minimum necessary for efficient mixing, placing, and finishing.

**2.8 CONCRETE MIXING**

- A. Ready-Mixed Concrete: Measure, batch, mix, and deliver concrete according to ASTM C 94/C 94M, and furnish batch ticket information.
  - 1. When air temperature is above 90 deg F, reduce mixing and delivery time from 1-1/2 hours to 60 minutes.



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**PART 3 - EXECUTION**

**3.1 FORMWORK**

- A. Design, construct, erect, brace, and maintain formwork according to ACI 301.**

**3.2 VAPOR RETARDERS**

- A. Install, protect, and repair vapor retarders according to ASTM E 1643; place sheets in position with longest dimension parallel with direction of pour.**
  - 1. Lap joints 6 inches and seal with manufacturer's recommended adhesive or joint tape.**

**3.3 STEEL REINFORCEMENT**

- A. Comply with CRSI's "Manual of Standard Practice" for fabricating, placing, and supporting reinforcement.**
  - 1. Do not cut or puncture vapor retarder. Repair damage and reseal vapor retarder before placing concrete.**

**3.4 JOINTS**

- A. General: Construct joints true to line with faces perpendicular to surface plane of concrete.**
- B. Construction Joints: Locate and install so strength and appearance of concrete are not impaired, at locations indicated or as approved by Architect.**
- C. Contraction Joints in Slabs-on-Grade: Form weakened-plane contraction joints, sectioning concrete into areas as indicated. Construct contraction joints for a depth equal to at least one-fourth of concrete thickness, as follows:**
  - 1. Sawed Joints: Form contraction joints with power saws equipped with shatterproof abrasive or diamond-rimmed blades. Cut 1/8-inch wide joints into concrete when cutting action will not tear, abrade, or otherwise damage surface and before concrete develops random contraction cracks.**
- D. Isolation Joints: Install joint-filler strips at junctions with slabs-on-grade and vertical surfaces, such as column pedestals, foundation walls, grade beams, and other locations, as indicated.**
  - 1. Extend joint fillers full width and depth of joint, terminating flush with finished concrete surface, unless otherwise indicated.**

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**3.5 CONCRETE PLACEMENT**

- A. Comply with ACI 301 for measuring, batching, mixing, transporting, and placing concrete.**
- B. Before test sampling and placing concrete, water may be added at Project site, subject to limitations of ACI 301.**
- C. Do not add water to concrete during delivery, at Project site, or during placement.**
- D. Consolidate concrete with mechanical vibrating equipment.**

**3.6 FINISHING FORMED SURFACES**

- A. Rough-Formed Finish: As-cast concrete texture imparted by form-facing material with tie holes and defective areas repaired and patched. Remove fins and other projections exceeding 1/2 inch.**
  - 1. Apply to concrete surfaces not exposed to view.**
- B. Smooth-Formed Finish: As-cast concrete texture imparted by form-facing material, arranged in an orderly and symmetrical manner with a minimum of seams. Repair and patch tie holes and defective areas. Remove fins and other projections exceeding 1/8 inch.**
  - 1. Apply to concrete surfaces exposed to view, to receive a rubbed finish, inside of stair wells or to be covered with a coating or covering material applied directly to concrete.**
- C. Rubbed Finish: Apply the following rubbed finish, defined in ACI 301, to smooth-formed finished as-cast concrete where indicated:**
  - 1. Smooth-rubbed finish.**
  - 2. Grout-cleaned finish.**
  - 3. Cork-floated finish.**
- D. Related Unformed Surfaces: At tops of walls, horizontal offsets, and similar unformed surfaces adjacent to formed surfaces, strike off smooth and finish with a texture matching adjacent formed surfaces. Continue final surface treatment of formed surfaces uniformly across adjacent unformed surfaces, unless otherwise indicated.**

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**3.7 FINISHING UNFORMED SURFACES**

- A. General:** Comply with ACI 302.1R for screeding, restraightening, and finishing operations for concrete surfaces. Do not wet concrete surfaces.
- B. Screed surfaces with a straightedge and strike off.** Begin initial floating using bull floats or darbies to form a uniform and open-textured surface plane before excess moisture or bleedwater appears on surface.
  - 1. Do not further disturb surfaces before starting finishing operations.**
- C. Scratch Finish:** Apply scratch finish to surfaces indicated and surfaces to receive concrete floor topping or mortar setting beds for ceramic or quarry tile, portland cement terrazzo, and other bonded cementitious floor finishes, unless otherwise indicated.
- D. Float Finish:** Apply float finish to surfaces indicated, to surfaces to receive trowel finish, and to floor and slab surfaces to be covered with fluid-applied or sheet waterproofing, fluid-applied or direct-to-deck-applied membrane roofing, or sand-bed terrazzo.
- E. Trowel Finish:** Apply a hard trowel finish to surfaces indicated and to floor and slab surfaces exposed to view or to be covered with resilient flooring, carpet, ceramic or quarry tile set over a cleavage membrane, paint, or another thin film-finish coating system.
- F. Trowel and Fine-Broom Finish:** Apply a partial trowel finish, stopping after second troweling, to surfaces indicated and to surfaces where ceramic or quarry tile is to be installed by either thickset or thin-set methods. Immediately after second troweling, and when concrete is still plastic, slightly scarify surface with a fine broom.
- G. Nonslip Broom Finish:** Apply a nonslip broom finish to surfaces indicated and to exterior concrete platforms, steps, and ramps. Immediately after float finishing, slightly roughen trafficked surface by brooming with fiber-bristle broom perpendicular to main traffic route.

**3.8 CONCRETE PROTECTING AND CURING**

- A. General:** Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Comply with ACI 306.1 for cold-weather protection and with ACI 301 for hot-weather protection during curing.
- B. Evaporation Retarder:** Apply evaporation retarder to concrete surfaces if hot, dry, or windy conditions cause moisture loss approaching 0.2 lb/sq. ft. x h before and during finishing operations. Apply according to manufacturer's written instructions after placing, screeding, and bull floating or darbying concrete, but before float finishing.
- C. Begin curing after finishing concrete but not before free water has disappeared from concrete surface.**

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- D. Curing Methods: Cure formed and unformed concrete for at least seven days by one or a combination of the following methods:**
  - 1. Moisture Curing: Keep surfaces continuously moist for not less than seven days with the following materials:**
    - a. Water.**
    - b. Continuous water-fog spray.**
    - c. Absorptive cover, water saturated and kept continuously wet. Cover concrete surfaces and edges with 12-inch lap over adjacent absorptive covers.**
  - 2. Curing Compound: Apply uniformly in continuous operation by power spray or roller according to manufacturer's written instructions. Recoat areas subjected to heavy rainfall within three hours after initial application. Maintain continuity of coating and repair damage during curing period.**

**3.9 FIELD QUALITY CONTROL**

- A. Testing Agency: Engage a qualified independent testing and inspecting agency to sample materials, perform tests, and submit test reports during concrete placement according to requirements specified in this Article.**
- B. Tests: Perform according to ACI 301.**
  - 1. Testing Frequency: One composite sample shall be obtained for each day's pour of each concrete mix exceeding 5 cu. yd. but less than 25 cu. yd., plus one set for each additional 50 cu. yd. or fraction thereof.**

**3.10 REPAIRS**

- A. Remove and replace concrete that does not comply with requirements in this Section.**

**END OF SECTION 033000**

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**SECTION 055000 - METAL FABRICATIONS**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

**A. Section Includes:**

- 1. Steel framing and supports for applications where framing and supports are not specified in other Sections.**
- 2. Metal ladders.**
- 3. Miscellaneous steel trim.**
- 4. Metal bollards.**
- 5. Abrasive metal nosings.**

**B. Related Requirements:**

- 1. Section 03300 "Cast-in-Place Concrete" for installing anchor bolts, steel pipe sleeves, wedge-type inserts, and other items cast into concrete.**
- 2. Section 04220 "Concrete Unit Masonry" for installing loose lintels, anchor bolts, and other items built into unit masonry.**
- 3. Section 05120 "Structural Steel Framing."**

**1.3 COORDINATION**

- A. Coordinate selection of shop primers with topcoats to be applied over them. Comply with paint and coating manufacturers' written recommendations to ensure that shop primers and topcoats are compatible with one another.**
- B. Coordinate installation of metal fabrications that are anchored to or that receive other work. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.**

**1.4 ACTION SUBMITTALS**

- A. Product Data: For the following:**
  - 1. Paint products.**

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2. Grout.
3. Abrasive metal nosings.

**B. LEED Submittals:**

1. **Product Data for Credit MR 4:** For products having recycled content, documentation indicating percentages by weight of postconsumer and preconsumer recycled content. Include statement indicating cost for each product having recycled content.

**C. Shop Drawings:** Show fabrication and installation details. Provide Shop Drawings for the following:

1. Steel framing and supports for applications where framing and supports are not specified in other Sections.
2. Metal ladders.
3. Miscellaneous steel trim.
4. Metal bollards.

**1.5 INFORMATIONAL SUBMITTALS**

- A. Welding certificates.**

**1.6 QUALITY ASSURANCE**

- A. Welding Qualifications:** Qualify procedures and personnel according to AWS D1.1/D1.1M, "Structural Welding Code - Steel."

- B. Welding Qualifications:** Qualify procedures and personnel according to the following:

1. AWS D1.1/D1.1M, "Structural Welding Code - Steel."

**1.7 FIELD CONDITIONS**

- A. Field Measurements:** Verify actual locations of walls and other construction contiguous with metal fabrications by field measurements before fabrication.

**PART 2 - PRODUCTS**

**2.1 PERFORMANCE REQUIREMENTS**

- A. Thermal Movements:** Allow for thermal movements from ambient and surface temperature changes acting on exterior metal fabrications by preventing buckling, opening of joints, overstressing of components, failure of connections, and other detrimental effects.

1. Temperature Change: 120 deg F, ambient; 180 deg F, material surfaces.

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**2.2 METALS**

- A. **Metal Surfaces, General:** Provide materials with smooth, flat surfaces unless otherwise indicated. For metal fabrications exposed to view in the completed Work, provide materials without seam marks, roller marks, rolled trade names, or blemishes.
- B. **Recycled Content of Steel Products:** Postconsumer recycled content plus one-half of preconsumer recycled content not less than 25 percent.
- C. **Steel Plates, Shapes, and Bars:** ASTM A 36/A 36M.
- D. **Steel Pipe:** ASTM A 53/A 53M, Standard Weight (Schedule 40) unless otherwise indicated.
- E. **Aluminum Plate and Sheet:** ASTM B 209, Alloy 6061-T6.
- F. **Aluminum Extrusions:** ASTM B 221, Alloy 6063-T6.

**2.3 FASTENERS**

- A. **General:** Unless otherwise indicated, provide Type 304 stainless-steel fasteners for exterior use and zinc-plated fasteners with coating complying with ASTM B 633 or ASTM F 1941, Class Fe/Zn 5, at exterior walls. Select fasteners for type, grade, and class required.
- B. **Steel Bolts and Nuts:** Regular hexagon-head bolts, ASTM A 307, Grade A; with hex nuts, ASTM A 563; and, where indicated, flat washers.
- C. **Anchor Bolts:** ASTM F 1554, Grade 36, of dimensions indicated; with nuts, ASTM A 563; and, where indicated, flat washers.
  - 1. Hot-dip galvanize or provide mechanically deposited, zinc coating where item being fastened is indicated to be galvanized.
- D. **Anchors, General:** Anchors capable of sustaining, without failure, a load equal to six times the load imposed when installed in unit masonry and four times the load imposed when installed in concrete, as determined by testing according to ASTM E 488/E 488M, conducted by a qualified independent testing agency.
- E. **Cast-In-Place Anchors in Concrete:** Either threaded type or wedge type unless otherwise indicated; galvanized ferrous castings, either ASTM A 47/A 47M malleable iron or ASTM A 27/A 27M cast steel. Provide bolts, washers, and shims as needed, all hot-dip galvanized per ASTM F 2329.
- F. **Post-Installed Anchors:** Torque-controlled expansion anchors or chemical anchors.
  - 1. **Material for Interior Locations:** Carbon-steel components zinc plated to comply with ASTM B 633 or ASTM F 1941, Class Fe/Zn 5, unless otherwise indicated.
  - 2. **Material for Exterior Locations and Where Stainless Steel Is Indicated:** Alloy Group 1 stainless-steel bolts, ASTM F 593, and nuts, ASTM F 594.

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**2.4 MISCELLANEOUS MATERIALS**

- A. Universal Shop Primer: Fast-curing, lead- and chromate-free, universal modified-alkyd primer complying with MPI#79 and compatible with topcoat.**
  - 1. Use primer containing pigments that make it easily distinguishable from zinc-rich primer.**
- B. Shop Primer for Galvanized Steel: Primer formulated for exterior use over zinc-coated metal and compatible with finish paint systems indicated.**
- C. Galvanizing Repair Paint: High-zinc-dust-content paint complying with SSPC-Paint 20 and compatible with paints specified to be used over it.**
- D. Bituminous Paint: Cold-applied asphalt emulsion complying with ASTM D 1187/D 1187M.**
- E. Nonshrink, Nonmetallic Grout: Factory-packaged, nonstaining, noncorrosive, nongaseous grout complying with ASTM C 1107/C 1107M. Provide grout specifically recommended by manufacturer for interior and exterior applications.**
- F. Concrete: Comply with requirements in Section 03300 "Cast-in-Place Concrete" for normal-weight, air-entrained, concrete with a minimum 28-day compressive strength of 3000 psi.**

**2.5 FABRICATION, GENERAL**

- A. Shop Assembly: Preassemble items in the shop to greatest extent possible. Disassemble units only as necessary for shipping and handling limitations. Use connections that maintain structural value of joined pieces. Clearly mark units for reassembly and coordinated installation.**
- B. Cut, drill, and punch metals cleanly and accurately. Remove burrs and ease edges to a radius of approximately 1/32 inch unless otherwise indicated. Remove sharp or rough areas on exposed surfaces.**
- C. Form bent-metal corners to smallest radius possible without causing grain separation or otherwise impairing work.**
- D. Form exposed work with accurate angles and surfaces and straight edges.**
- E. Weld corners and seams continuously to comply with the following:**
  - 1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.**
  - 2. Obtain fusion without undercut or overlap.**
  - 3. Remove welding flux immediately.**
  - 4. At exposed connections, finish exposed welds and surfaces smooth and blended so no roughness shows after finishing.**



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- F. Form exposed connections with hairline joints, flush and smooth, using concealed fasteners or welds where possible. Where exposed fasteners are required, use Phillips flat-head (countersunk) fasteners unless otherwise indicated. Locate joints where least conspicuous.
- G. Fabricate seams and other connections that are exposed to weather in a manner to exclude water. Provide weep holes where water may accumulate.
- H. Cut, reinforce, drill, and tap metal fabrications as indicated to receive finish hardware, screws, and similar items.
- I. Provide for anchorage of type indicated; coordinate with supporting structure. Space anchoring devices to secure metal fabrications rigidly in place and to support indicated loads.
- J. Where units are indicated to be cast into concrete or built into masonry, equip with integrally welded steel strap anchors, 1/8 by 1-1/2 inches, with a minimum 6-inch embedment and 2-inch hook, not less than 8 inches from ends and corners of units and 24 inches o.c., unless otherwise indicated.

### 2.6 MISCELLANEOUS FRAMING AND SUPPORTS

- A. General: Provide steel framing and supports not specified in other Sections as needed to complete the Work.
- B. Fabricate units from steel shapes, plates, and bars of welded construction unless otherwise indicated. Fabricate to sizes, shapes, and profiles indicated and as necessary to receive adjacent construction.
  - 1. Furnish inserts for units installed after concrete is placed.
- C. Galvanize miscellaneous framing and supports where indicated.

### 2.7 METAL LADDERS

- A. General:
  - 1. Comply with ANSI A14.3.
  - 2. For elevator pit ladders, comply with ASME A17.1/CSA B44.
- B. Steel Ladders:
  - 1. Space siderails 24 inches apart.
  - 2. Siderails: Continuous 1/2-by-2-1/2 inch steel flat bars, with eased edges.
  - 3. Rungs: 3/4 inch diameter steel bars.
  - 4. Fit rungs in centerline of siderails; plug-weld and grind smooth on outer rail faces.
  - 5. Provide nonslip surfaces on top of each rung, either by coating rung with aluminum-oxide granules set in epoxy-resin adhesive or by using a type of manufactured rung filled with aluminum-oxide grout.

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6. Support each ladder at top and bottom and not more than 60 inches o.c. with welded or bolted steel brackets.
7. Galvanize ladders, including brackets.

**2.8 MISCELLANEOUS STEEL TRIM**

- A. Unless otherwise indicated, fabricate units from steel shapes, plates, and bars of profiles shown with continuously welded joints and smooth exposed edges. Miter corners and use concealed field splices where possible.
- B. Provide cutouts, fittings, and anchorages as needed to coordinate assembly and installation with other work.
  1. Provide with integrally welded steel strap anchors for embedding in concrete or masonry construction.
- C. Galvanize exterior miscellaneous steel trim.

**2.9 METAL BOLLARDS**

- A. Fabricate metal bollards from Schedule 40 steel pipe.

**2.10 ABRASIVE METAL NOSINGS**

- A. Extruded Units: Aluminum, with abrasive filler consisting of aluminum oxide, silicon carbide, or a combination of both, in an epoxy-resin binder. Fabricate units in lengths necessary to accurately fit openings or conditions.
  1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
    - a. ACL Industries, Inc.
    - b. American Safety Tread Co., Inc.
    - c. Amstep Products.
    - d. Armstrong Products, Inc.
    - e. Balco, Inc.
    - f. Wooster Products Inc.
  2. Provide ribbed units, with abrasive filler strips projecting 1/16 inch above aluminum extrusion.
  3. Nosings: Square-back units, 3 inches wide, for casting into concrete steps.
- B. Provide anchors for embedding units in concrete, either integral or applied to units, as standard with manufacturer.
- C. Apply clear lacquer to concealed surfaces of extruded units.

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**2.11 FINISHES, GENERAL**

- A. Finish metal fabrications after assembly.
- B. Finish exposed surfaces to remove tool and die marks and stretch lines, and to blend into surrounding surface.

**2.12 STEEL AND IRON FINISHES**

- A. Galvanizing: Hot-dip galvanize items as indicated to comply with ASTM A 153/A 153M for steel and iron hardware and with ASTM A 123/A 123M for other steel and iron products.
  - 1. Do not quench or apply post galvanizing treatments that might interfere with paint adhesion.
- B. Preparation for Shop Priming Galvanized Items: After galvanizing, thoroughly clean railings of grease, dirt, oil, flux, and other foreign matter, and treat with metallic phosphate process.
- C. Shop prime iron and steel items not indicated to be galvanized unless they are to be embedded in concrete or masonry, or unless otherwise indicated.
  - 1. Shop prime with universal shop primer.
- D. Preparation for Shop Priming: Prepare surfaces to comply with requirements indicated below:
  - 1. Exterior Items: SSPC-SP 6/NACE No. 3, "Commercial Blast Cleaning."
  - 2. Other Items: SSPC-SP 3, "Power Tool Cleaning."
- E. Shop Priming: Apply shop primer to comply with SSPC-PA 1, "Paint Application Specification No. 1: Shop, Field, and Maintenance Painting of Steel," for shop painting.

**PART 3 - EXECUTION**

**3.1 INSTALLATION, GENERAL**

- A. Cutting, Fitting, and Placement: Perform cutting, drilling, and fitting required for installing metal fabrications. Set metal fabrications accurately in location, alignment, and elevation; with edges and surfaces level, plumb, true, and free of rack; and measured from established lines and levels.
- B. Fit exposed connections accurately together to form hairline joints. Weld connections that are not to be left as exposed joints but cannot be shop welded because of shipping size limitations. Do not weld, cut, or abrade surfaces of exterior units that have been hot-dip galvanized after fabrication and are for bolted or screwed field connections.

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- C. Field Welding: Comply with the following requirements:**
  - 1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.**
  - 2. Obtain fusion without undercut or overlap.**
  - 3. Remove welding flux immediately.**
  - 4. At exposed connections, finish exposed welds and surfaces smooth and blended so no roughness shows after finishing and contour of welded surface matches that of adjacent surface.**
  
- D. Fastening to In-Place Construction: Provide anchorage devices and fasteners where metal fabrications are required to be fastened to in-place construction. Provide threaded fasteners for use with concrete and masonry inserts, toggle bolts, through bolts, lag screws, wood screws, and other connectors.**
  
- E. Provide temporary bracing or anchors in formwork for items that are to be built into concrete, masonry, or similar construction.**

**3.2 INSTALLING MISCELLANEOUS FRAMING AND SUPPORTS**

- A. General: Install framing and supports to comply with requirements of items being supported, including manufacturers' written instructions and requirements indicated on Shop Drawings.**

**3.3 INSTALLING METAL BOLLARDS**

- A. Fill metal-capped bollards solidly with concrete and allow concrete to cure seven days before installing.**
  
- B. Anchor bollards in concrete in formed or core-drilled holes not less than 8 inches deep and 3/4 inch larger than OD of bollard. Fill annular space around bollard solidly with nonshrink grout; mixed and placed to comply with grout manufacturer's written instructions. Slope grout up approximately 1/8 inch toward bollard.**

**3.4 INSTALLING NOSINGS**

- A. Center nosings on tread widths unless otherwise indicated.**
  
- B. For nosings embedded in concrete steps, align nosings flush with riser faces and level with tread surfaces.**

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**3.5 ADJUSTING AND CLEANING**

- A. Touchup Painting: Immediately after erection, clean field welds, bolted connections, and abraded areas. Paint uncoated and abraded areas with the same material as used for shop painting to comply with SSPC-PA 1 for touching up shop-painted surfaces.**
  - 1. Apply by brush or spray to provide a minimum 2.0-mil dry film thickness.**
- B. Galvanized Surfaces: Clean field welds, bolted connections, and abraded areas and repair galvanizing to comply with ASTM A 780/A 780M.**

**END OF SECTION 055000**



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**SECTION 061000 - ROUGH CARPENTRY**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

**A. Section Includes:**

- 1. Framing with dimension lumber.**
- 2. Rooftop equipment bases and support curbs.**
- 3. Wood blocking and nailers.**
- 4. Wood furring and grounds.**
- 5. Wood sleepers.**
- 6. Plywood backing panels.**

**1.3 DEFINITIONS**

- A. Exposed Framing: Framing not concealed by other construction.**
- B. Dimension Lumber: Lumber of 2 inches nominal or greater but less than 5 inches nominal in least dimension.**
- C. Timber: Lumber of 5 inches nominal or greater in least dimension.**
- D. Lumber grading agencies, and the abbreviations used to reference them, include the following:**
  - 1. NeLMA: Northeastern Lumber Manufacturers' Association.**
  - 2. NLGA: National Lumber Grades Authority.**
  - 3. RIS: Redwood Inspection Service.**
  - 4. SPIB: The Southern Pine Inspection Bureau.**
  - 5. WCLIB: West Coast Lumber Inspection Bureau.**
  - 6. WWPA: Western Wood Products Association.**

**1.4 ACTION SUBMITTALS**

- A. Product Data: For each type of process and factory-fabricated product. Indicate component materials and dimensions and include construction and application details.**
  - 1. Include data for wood-preservative treatment from chemical treatment manufacturer and certification by treating plant that treated materials comply with**

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- requirements. Indicate type of preservative used and net amount of preservative retained.
  2. Include data for fire-retardant treatment from chemical treatment manufacturer and certification by treating plant that treated materials comply with requirements. Include physical properties of treated materials based on testing by a qualified independent testing agency.
  3. For fire-retardant treatments, include physical properties of treated lumber both before and after exposure to elevated temperatures, based on testing by a qualified independent testing agency according to ASTM D 5664.
  4. For products receiving a waterborne treatment, include statement that moisture content of treated materials was reduced to levels specified before shipment to Project site.
  5. Include copies of warranties from chemical treatment manufacturers for each type of treatment.
- B. Fastener Patterns: Full-size templates for fasteners in exposed framing.

**1.5 INFORMATIONAL SUBMITTALS**

- A. Material Certificates: For dimension lumber specified to comply with minimum allowable unit stresses. Indicate species and grade selected for each use and design values approved by the ALSC Board of Review.
- B. Evaluation Reports: For the following, from ICC-ES:
1. Wood-preservative-treated wood.
  2. Fire-retardant-treated wood.
  3. Engineered wood products.
  4. Shear panels.
  5. Power-driven fasteners.
  6. Powder-actuated fasteners.
  7. Expansion anchors.
  8. Metal framing anchors.

**1.6 QUALITY ASSURANCE**

- A. Testing Agency Qualifications: For testing agency providing classification marking for fire-retardant treated material, an inspection agency acceptable to authorities having jurisdiction that periodically performs inspections to verify that the material bearing the classification marking is representative of the material tested.

**1.7 DELIVERY, STORAGE, AND HANDLING**

- A. Stack lumber flat with spacers beneath and between each bundle to provide air circulation. Protect lumber from weather by covering with waterproof sheeting, securely anchored. Provide for air circulation around stacks and under coverings.



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**PART 2 - PRODUCTS**

**2.1 WOOD PRODUCTS, GENERAL**

- A. Lumber: DOC PS 20 and applicable rules of grading agencies indicated. If no grading agency is indicated, provide lumber that complies with the applicable rules of any rules-writing agency certified by the ALSC Board of Review. Provide lumber graded by an agency certified by the ALSC Board of Review to inspect and grade lumber under the rules indicated.**
  - 1. Factory mark each piece of lumber with grade stamp of grading agency.**
  - 2. For exposed lumber indicated to receive a stained or natural finish, mark grade stamp on end or back of each piece or omit grade stamp and provide certificates of grade compliance issued by grading agency.**
  - 3. Where nominal sizes are indicated, provide actual sizes required by DOC PS 20 for moisture content specified. Where actual sizes are indicated, they are minimum dressed sizes for dry lumber.**
  - 4. Provide dressed lumber, S4S, unless otherwise indicated.**
- B. Maximum Moisture Content of Lumber: 15 percent unless otherwise indicated.**
- C. Engineered Wood Products: Provide engineered wood products acceptable to authorities having jurisdiction and for which current model code research or evaluation reports exist that show compliance with building code in effect for Project.**
  - 1. Allowable Design Stresses: Provide engineered wood products with allowable design stresses, as published by manufacturer, that meet or exceed those indicated. Manufacturer's published values shall be determined from empirical data or by rational engineering analysis and demonstrated by comprehensive testing performed by a qualified independent testing agency.**

**2.2 WOOD-PRESERVATIVE-TREATED LUMBER**

- A. Preservative Treatment by Pressure Process: AWP A U1; Use Category UC2 for interior construction not in contact with the ground, Use Category UC3b for exterior construction not in contact with the ground, and Use Category UC4a for items in contact with the ground.**
  - 1. Preservative Chemicals: Acceptable to authorities having jurisdiction and containing no arsenic or chromium. Do not use inorganic boron (SBX) for sill plates.**
  - 2. For exposed items indicated to receive a stained or natural finish, use chemical formulations that do not require incising, contain colorants, bleed through, or otherwise adversely affect finishes.**
- B. Kiln-dry lumber after treatment to a maximum moisture content of 19 percent. Do not use material that is warped or that does not comply with requirements for untreated material.**

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- C. Mark lumber with treatment quality mark of an inspection agency approved by the ALSC Board of Review.**
  - 1. For exposed lumber indicated to receive a stained or natural finish, mark end or back of each piece or omit marking and provide certificates of treatment compliance issued by inspection agency.**
  
- D. Application: Treat all rough carpentry unless otherwise indicated.**
  - 1. Wood cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.**
  - 2. Wood sills, sleepers, blocking, furring, stripping, and similar concealed members in contact with masonry or concrete.**
  - 3. Wood framing and furring attached directly to the interior of below-grade exterior masonry or concrete walls.**
  - 4. Wood framing members that are less than 18 inches above the ground in crawlspaces or unexcavated areas.**
  - 5. Wood floor plates that are installed over concrete slabs-on-grade.**

**2.3 FIRE-RETARDANT-TREATED MATERIALS**

- A. General: Where fire-retardant-treated materials are indicated, use materials complying with requirements in this article, that are acceptable to authorities having jurisdiction, and with fire-test-response characteristics specified as determined by testing identical products per test method indicated by a qualified testing agency.**
  
- B. 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.**
  - 1. Use treatment that does not promote corrosion of metal fasteners.**
  - 2. Exterior Type: Treated materials shall comply with requirements specified above for fire-retardant-treated lumber and plywood by pressure process after being subjected to accelerated weathering according to ASTM D 2898. Use for exterior locations and where indicated.**
  - 3. Interior Type A: 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.**
  - 4. Design Value Adjustment Factors: Treated lumber shall be tested according to ASTM D 5664 and design value adjustment factors shall be calculated according to ASTM D 6841. For enclosed roof framing, framing in attic spaces, and where high temperature fire-retardant treatment is indicated, provide material with adjustment factors of not less than 0.85 modulus of elasticity and 0.75 for extreme fiber in bending for Project's climatological zone.**
  
- C. 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.**

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- D. Identify fire-retardant-treated wood with appropriate classification marking of qualified testing agency.**
  - 1. For exposed lumber indicated to receive a stained or natural finish, [mark end or back of each piece] [or] [omit marking and provide certificates of treatment compliance issued by testing agency].**
- E. For exposed items indicated to receive a stained or natural finish, use chemical formulations that do not bleed through, contain colorants, or otherwise adversely affect finishes.**

**2.4 MISCELLANEOUS LUMBER**

- A. General: Provide miscellaneous lumber indicated and lumber for support or attachment of other construction, including the following:**
  - 1. Blocking.**
  - 2. Nailers.**
  - 3. Rooftop equipment bases and support curbs.**
  - 4. Cants.**
  - 5. Furring.**
  - 6. Grounds.**
  - 7. Utility shelving.**
- B. For items of dimension lumber size, provide Construction or No. 2 grade lumber of any of the following species:**
  - 1. Hem-fir (north); NLGA.**
  - 2. Mixed southern pine; SPIB.**
  - 3. Spruce-pine-fir; NLGA.**
  - 4. Hem-fir; WCLIB or WWPA.**
  - 5. Spruce-pine-fir (south); NeLMA, WCLIB, or WWPA.**
  - 6. Western woods; WCLIB or WWPA.**
  - 7. Northern species; NLGA.**
  - 8. Eastern softwoods; NeLMA.**
- C. For utility shelving, provide lumber with 15 percent maximum moisture content and any of the following species and grades:**
  - 1. Mixed southern pine; No. 2 grade; SPIB.**
  - 2. Spruce-pine-fir (south) or spruce-pine-fir; Construction or No. 2 Common grade; NeLMA, NLGA, WCLIB, or WWPA.**
- D. For concealed boards, provide lumber with 15 percent maximum moisture content and any of the following species and grades:**
  - 1. Mixed southern pine; No. 2 grade; SPIB.**
  - 2. Spruce-pine-fir (south) or spruce-pine-fir; Construction or No. 2 Common grade; NeLMA, NLGA, WCLIB, or WWPA.**
  - 3. Eastern softwoods; No. 2 Common grade; NeLMA.**

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- E. For blocking not used for attachment of other construction, Utility, Stud, or No. 3 grade lumber of any species may be used provided that it is cut and selected to eliminate defects that will interfere with its attachment and purpose.**
- F. For blocking and nailers used for attachment of other construction, select and cut lumber to eliminate knots and other defects that will interfere with attachment of other work.**
- G. For furring strips for installing plywood or hardboard paneling, select boards with no knots capable of producing bent-over nails and damage to paneling.**

**2.5 PLYWOOD BACKING PANELS**

- A. Equipment Backing Panels: DOC PS 1, Exterior, AC, fire-retardant treated,]in thickness indicated or, if not indicated, not less than 3/4-inch nominal thickness.**

**2.6 FASTENERS**

- A. General: Provide fasteners of size and type indicated that comply with requirements specified in this article for material and manufacture.**
  - 1. Where rough carpentry is exposed to weather, in ground contact, pressure-preservative treated, or in area of high relative humidity, provide fasteners of Type 304 stainless steel.**
- B. Nails, Brads, and Staples: ASTM F 1667.**
- C. Power-Driven Fasteners: NES NER-272.**
- D. Wood Screws: ASME B18.6.1.**
- E. Lag Bolts: ASME B18.2.1.**
- F. Bolts: Steel bolts complying with ASTM A 307, Grade A; with ASTM A 563 hex nuts and, where indicated, flat washers.**
- G. Expansion Anchors: Anchor bolt and sleeve assembly of material indicated below with capability to sustain, without failure, a load equal to six times the load imposed when installed in unit masonry assemblies and equal to four times the load imposed when installed in concrete as determined by testing per ASTM E 488 conducted by a qualified independent testing and inspecting agency.**
  - 1. Material: Carbon-steel components, zinc plated to comply with ASTM B 633, Class Fe/Zn 5.**

**2.7 MISCELLANEOUS MATERIALS**

- A. Flexible Flashing: Composite, self-adhesive, flashing product consisting of a pliable, butyl rubber or rubberized-asphalt compound, bonded to a high-density polyethylene**

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film, aluminum foil, or spunbonded polyolefin to produce an overall thickness of not less than 0.025 inch.

- B. Water-Repellent Preservative:** NWWDA-tested and -accepted formulation containing 3-iodo-2-propynyl butyl carbamate, combined with an insecticide containing chloropyrifos as its active ingredient.

**PART 3 - EXECUTION**

**3.1 INSTALLATION, GENERAL**

- A. 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.**
- B. Install plywood backing panels by fastening to studs; coordinate locations with utilities requiring backing panels. Install fire-retardant treated plywood backing panels with classification marking of testing agency exposed to view.**
- C. Provide blocking and framing as indicated and as required to support facing materials, fixtures, specialty items, and trim.**
  - 1. Provide metal clips for fastening gypsum board or lath at corners and intersections where framing or blocking does not provide a surface for fastening edges of panels. Space clips not more than 16 inches o.c.**
- D. Sort and select lumber so that natural characteristics will not interfere with installation or with fastening other materials to lumber. Do not use materials with defects that interfere with function of member or pieces that are too small to use with minimum number of joints or optimum joint arrangement.**
- E. Comply with AWWPA M4 for applying field treatment to cut surfaces of preservative-treated lumber.**
  - 1. Use inorganic boron for items that are continuously protected from liquid water.**
  - 2. Use copper naphthenate for items not continuously protected from liquid water.**
- F. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated, complying with the following:**
  - 1. NES NER-272 for power-driven fasteners.**
  - 2. Table 2304.9.1, "Fastening Schedule," in ICC's International Building Code.**
  - 3. Table R602.3(1), "Fastener Schedule for Structural Members," and Table R602.3(2), "Alternate Attachments," in ICC's International Residential Code for One- and Two-Family Dwellings.**
- G. Use steel common nails unless otherwise indicated. Select fasteners of size that will not fully penetrate members where opposite side will be exposed to view or will receive finish**

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materials. Make tight connections between members. Install fasteners without splitting wood. Drive nails snug but do not countersink nail heads unless otherwise indicated.

- H. For exposed work, arrange fasteners in straight rows parallel with edges of members, with fasteners evenly spaced, and with adjacent rows staggered.
  - 1. Comply with approved fastener patterns where applicable. Before fastening, mark fastener locations, using a template made of sheet metal, plastic, or cardboard.
  - 2. Use finishing nails unless otherwise indicated. Countersink nail heads and fill holes with wood filler.
  - 3. Use common nails unless otherwise indicated. Drive nails snug but do not countersink nail heads.

**3.2 WOOD GROUND, SLEEPER, BLOCKING, AND NAILER INSTALLATION**

- A. Install where indicated and where required for [ screeding or] attaching other work. Form to shapes indicated and cut as required for true line and level of attached work. Coordinate locations with other work involved.
- B. Attach items to substrates to support applied loading. Recess bolts and nuts flush with surfaces unless otherwise indicated.
- C. Where wood-preserved-treated lumber is installed adjacent to metal decking, install continuous flexible flashing separator between wood and metal decking.
- D. Provide permanent grounds of dressed, pressure-preserved-treated, key-beveled lumber not less than 1-1/2 inches wide and of thickness required to bring face of ground to exact thickness of finish material. Remove temporary grounds when no longer required.

**3.3 PROTECTION**

- A. Protect wood that has been treated with inorganic boron (SBX) from weather. If, despite protection, inorganic boron-treated wood becomes wet, apply EPA-registered borate treatment. Apply borate solution by spraying to comply with EPA-registered label.
- B. Protect rough carpentry from weather. If, despite protection, rough carpentry becomes [wet] [sufficiently wet that moisture content exceeds that specified], apply EPA-registered borate treatment. Apply borate solution by spraying to comply with EPA-registered label.

**END OF SECTION 061000**

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**SECTION 064116 - PLASTIC-LAMINATE-FACED ARCHITECTURAL CABINETS**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

**A. Section Includes:**

- 1. Plastic-laminate-faced architectural cabinets.**
- 2. Wood furring, blocking, shims, and hanging strips for installing plastic-laminate-faced architectural cabinets unless concealed within other construction before cabinet installation.**

**B. Related Requirements:**

- 1. Section 061000 "Rough Carpentry" for wood furring, blocking, shims, and hanging strips required for installing cabinets and concealed within other construction before cabinet installation.**
- 2. Section 123661 "Solid Surface Countertops" for countertops**

**1.3 PREINSTALLATION MEETINGS**

- A. Preinstallation Conference: Conduct conference at Project site.**

**1.4 ACTION SUBMITTALS**

- A. Product Data: For each type of product, including panel products, high-pressure decorative laminate, adhesive for bonding plastic laminate, fire-retardant-treated materials and cabinet hardware and accessories.**

- 1. Include data for fire-retardant treatment from chemical-treatment manufacturer and certification by treating plant that treated materials comply with requirements.**

- B. Shop Drawings: Show location of each item, dimensioned plans and elevations, large-scale details, attachment devices, and other components.**

- 1. Show details full size.**
- 2. Show locations and sizes of furring, blocking, and hanging strips, including concealed blocking and reinforcement specified in other Sections.**

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3. Show locations and sizes of cutouts and holes for electrical switches and outlets [and other items installed in architectural plastic-laminate cabinets.
4. Apply WI Certified Compliance Program label to Shop Drawings.
5. Apply AWI Quality Certification Program label to Shop Drawings.

**C. Samples for Initial Selection:**

1. Plastic laminates.
2. PVC edge material.
3. Thermoset decorative panels.

**D. Samples for Verification:**

1. Plastic laminates, 8 by 10 inches, for each type, color, pattern, and surface finish, with one sample applied to core material and specified edge material applied to one edge.
2. Wood-grain plastic laminates, 12 by 24 inches, for each type, pattern and surface finish, with one sample applied to core material and specified edge material applied to one edge.
3. Thermoset decorative panels, 8 by 10 inches, for each color, pattern, and surface finish, with edge banding on one edge.
4. Corner pieces as follows:
  - a. Cabinet-front frame joints between stiles and rails, as well as exposed end pieces, 18 inches high by 18 inches wide by 6 inches deep.
  - b. Miter joints for standing trim.
5. Exposed cabinet hardware and accessories, one unit for each type and finish.

**1.5 INFORMATIONAL SUBMITTALS**

- A. Qualification Data: For Installer and fabricator.
- B. Product Certificates: For each type of product.
- C. Woodwork Quality Standard Compliance Certificates: AWI Quality Certification Program certificates.
- D. Evaluation Reports: For fire-retardant-treated materials, from ICC-ES.

**1.6 QUALITY ASSURANCE**

- A. Fabricator Qualifications: Shop that employs skilled workers who custom fabricate products similar to those required for this Project and whose products have a record of successful in-service performance. Shop is a certified participant in AWI's Quality Certification Program.
- B. Installer Qualifications: Certified participant in AWI's Quality Certification Program.



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- C. Testing Agency Qualifications:** For testing agency providing classification marking for fire-retardant-treated material, an inspection agency acceptable to authorities having jurisdiction that periodically performs inspections to verify that the material bearing the classification marking is representative of the material tested.
- D. Mockups:** Build mockups to verify selections made under Sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
  - 1. Build mockups of typical plastic-laminate cabinets as shown on Drawings.
  - 2. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

**1.7 DELIVERY, STORAGE, AND HANDLING**

- A. Do not deliver cabinets until painting and similar operations that could damage woodwork have been completed in installation areas. If cabinets must be stored in other than installation areas, store only in areas where environmental conditions comply with requirements specified in "Field Conditions" Article.**

**1.8 FIELD CONDITIONS**

- A. Environmental Limitations:** Do not deliver or install cabinets until building is enclosed, wet work is complete, and HVAC system is operating and maintaining temperature and relative humidity at occupancy levels during the remainder of the construction period.
- B. Environmental Limitations:** Do not deliver or install cabinets until building is enclosed, wet work is complete, and HVAC system is operating and maintaining temperature between 60 and 90 deg F and relative humidity between 25 and 55 percent during the remainder of the construction period.
- C. Field Measurements:** Where cabinets are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication, and indicate measurements on Shop Drawings. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
  - 1. Locate concealed framing, blocking, and reinforcements that support cabinets by field measurements before being enclosed, and indicate measurements on Shop Drawings.
- D. Established Dimensions:** Where cabinets are indicated to fit to other construction, establish dimensions for areas where cabinets are to fit. Provide allowance for trimming at site, and coordinate construction to ensure that actual dimensions correspond to established dimensions.

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**1.9 COORDINATION**

- A. Coordinate sizes and locations of framing, blocking, furring, reinforcements, and other related units of Work specified in other Sections to ensure that cabinets can be supported and installed as indicated.**
- B. Hardware Coordination: Distribute copies of approved hardware schedule specified in Section 087111 "Door Hardware (Descriptive Specification)" to fabricator of architectural woodwork; coordinate Shop Drawings and fabrication with hardware requirements.**

**PART 2 - PRODUCTS**

**2.1 PLASTIC-LAMINATE-FACED ARCHITECTURAL CABINETS**

- A. Quality Standard: Unless otherwise indicated, comply with the "Architectural Woodwork Standards" for grades of architectural plastic-laminate cabinets indicated for construction, finishes, installation, and other requirements.**
  - 1. Provide labels and certificates from AWI certification program indicating that woodwork, including installation, complies with requirements of grades specified.**
  - 2. The Contract Documents contain selections chosen from options in the quality standard and additional requirements beyond those of the quality standard. Comply with those selections and requirements in addition to the quality standard.**
- B. Grade: Premium.**
- C. Type of Construction: Frameless.**
- D. Cabinet, Door, and Drawer Front Interface Style: Reveal overlay.**
- E. Reveal Dimension: 1/2 inch.**
- F. High-Pressure Decorative Laminate: NEMA LD 3, grades as indicated or if not indicated, as required by woodwork quality standard.**
  - 1. Manufacturers: Subject to compliance with requirements, [provide products by the following] [provide products by one of the following] [available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following]:**
    - a. Abet Laminati, Inc.**
    - b. Formica Corporation.**
    - c. Lamin-Art, Inc.**
    - d. Panolam Industries International, Inc.**
    - e. Wilsonart International; Div. of Premark International, Inc.**
- G. Laminate Cladding for Exposed Surfaces:**
  - 1. Horizontal Surfaces: Grade HGS.**

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2. **Vertical Surfaces: Grade VGS.**
3. **Edges: PVC tape, 0.018-inch minimum thickness, matching laminate in color, pattern, and finish.**
4. **Door and Drawer Edges: PVC edge banding, 0.12 inch thick, matching laminate in color, pattern, and finish.**
5. **Pattern Direction: Vertically for drawer fronts, doors, and fixed panels.**

**H. Materials for Semiexposed Surfaces:**

1. **Surfaces Other Than Drawer Bodies: High-pressure decorative laminate, NEMA LD 3, Grade VGS.**
  - a. **Edges of Plastic-Laminate Shelves: PVC tape, 0.018-inch minimum thickness, matching laminate in color, pattern, and finish.**
  - b. **Edges of Thermoset Decorative Panel Shelves: PVC or polyester edge banding.**
  - c. **For semiexposed backs of panels with exposed plastic-laminate surfaces, provide surface of high-pressure decorative laminate, NEMA LD 3, Grade VGS.**
2. **Drawer Sides and Backs: Solid-hardwood lumber.**
3. **Drawer Bottoms: Hardwood plywood.**

**I. Dust Panels: 1/4-inch plywood or tempered hardboard above compartments and drawers unless located directly under tops.**

**J. Concealed Backs of Panels with Exposed Plastic-Laminate Surfaces: High-pressure decorative laminate, NEMA LD 3, Grade BKL.**

**K. Colors, Patterns, and Finishes: Provide materials and products that result in colors and textures of exposed laminate surfaces complying with the following requirements:**

1. **As indicated by laminate manufacturer's designations.**
2. **Match Architect's sample.**
3. **As selected by Architect from laminate manufacturer's full range in the following categories:**
  - a. **Solid colors, [gloss] [matte] finish.**
  - b. **Wood grains, [gloss] [matte] finish.**
  - c. **Patterns, [gloss] [matte] finish.**

**2.2 WOOD MATERIALS**

**A. Wood Products: Provide materials that comply with requirements of referenced quality standard for each type of woodwork and quality grade specified unless otherwise indicated.**

1. **Wood Moisture Content: 5 to 10 percent.**

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- B. Composite Wood and Agrifiber Products:** Provide materials that comply with requirements of referenced quality standard for each type of woodwork and quality grade specified unless otherwise indicated.
- 1. Medium-Density Fiberboard:** ANSI A208.2, Grade 130, made with binder containing no urea formaldehyde.
  - 2. Particleboard:** ANSI A208.1, Grade M-2, made with binder containing no urea formaldehyde.
  - 3. Softwood Plywood:** DOC PS 1, medium-density overlay.
  - 4. Veneer-Faced Panel Products (Hardwood Plywood):** HPVA HP-1, made with adhesive containing no urea formaldehyde.
  - 5. Thermoset Decorative Panels:** Particleboard or medium-density fiberboard finished with thermally fused, melamine-impregnated decorative paper and complying with requirements of NEMA LD 3, Grade VGL, for test methods 3.3, 3.4, 3.6, 3.8, and 3.10.

**2.3 CABINET HARDWARE AND ACCESSORIES**

- A. General:** Provide cabinet hardware and accessory materials associated with architectural cabinets except for items specified in Section 087111 "Door Hardware (Descriptive Specification)."
- B. Butt Hinges:** 2-3/4-inch, five-knuckle steel hinges made from 0.095-inch- thick metal, and as follows:
- 1. Semiconcealed Hinges for Overlay Doors:** BHMA A156.9, B01521.
- C. Back-Mounted Pulls:** BHMA A156.9, B02011.
- D. Wire Pulls:** Back mounted, solid metal, 4 inches long, 5/16 inch in diameter.
- E. Catches:** Magnetic catches, BHMA A156.9, B03141.
- F. Adjustable Shelf Standards and Supports:** BHMA A156.9, B04102; with shelf brackets, B04112.
- G. Shelf Rests:** BHMA A156.9, B04013; metal, two-pin type with shelf hold-down clip.
- H. Drawer Slides:** BHMA A156.9.
- 1. Grade 1 and Grade 2:** Side mounted and extending under bottom edge of drawer]; full-extension type; epoxy-coated steel] with polymer rollers.
  - 2. Grade 1HD-100 and Grade 1HD-200:** Side mounted; full-overtravel-extension type; zinc-plated-steel ball-bearing slides.
  - 3. For drawers not more than 3 inches high and not more than 24 inches wide, provide Grade 1.**
  - 4. For drawers more than 3 inches high but not more than 6 inches high and not more than 24 inches wide, provide Grade 1.**
  - 5. For drawers more than 6 inches high or more than 24 inches wide, provide Grade 1HD-100.**

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6. For computer keyboard shelves, provide Grade 1HD-100.
  7. For trash bins not more than 20 inches high and 16 inches wide, provide Grade 1HD-200.
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- I. Aluminum Slides for Sliding Glass Doors: BHMA A156.9, B07063.
  - J. Door Locks: To be 5 disc tumbler locks keyed alike within each room and master keyed. Dull chrome finish, BHMA A156.11, E07121.
  - K. Drawer Locks: To be 5 disc tumbler locks keyed alike within each room and master keyed. Dull chrome finish, BHMA A156.11, E07041.
  - L. Door and Drawer Silencers: BHMA A156.16, L03011.
  - M. Tempered Float Glass for Cabinet Doors: ASTM C 1048, Kind FT, Condition A, Type I, Class 1 (clear), Quality-Q3, with exposed edges seamed before tempering, 6 mm thick unless otherwise indicated.
  - N. Sliding Door Track: Sliding Glass Doors, 1/4" Thick: KV No. P1092 anodized Ezy-Roll; aluminum track with steel ball bearing rollers.
  - O. Coat Rods: Shall be 1-1/16", 14 gauge chrome plated steel with chrome flanges.
  - P. Coat Hooks
    1. Single Coat Hooks: Ives 581 Satin Aluminum.
    2. Double Coat Hooks: Ives 582 Satin Aluminum.
  - Q. Wheel Casters: Heavy duty plate type ball bearing furniture casters, minimum 1" wide vinyl or rubber tread, 190 lb. load rating, dull chrome or black finish.
  - R. Wall Mounted Shelf Standards:
    1. Standard: Knappe & Vogt No. 87 heavy duty 12 gauge steel, anochrome finish.
    2. Shelf Bracket: Knappe & Vogt No. 187LL extra heavy duty shelf brackets, 12".
  - S. K.Door Stop Chains: Stanley No. CD1707.
  - T. L. Folding Door Hardware: Hettich International; Impuls 200.
  - U. Exposed Hardware Finishes: For exposed hardware, provide finish that complies with BHMA A156.18 for BHMA finish number indicated.
    1. Satin Stainless Steel: BHMA 630.
  - V. For concealed hardware, provide manufacturer's standard finish that complies with product class requirements in BHMA A156.9.

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**2.4 MISCELLANEOUS MATERIALS**

- A. Furring, Blocking, Shims, and Hanging Strips:** Softwood or hardwood lumber, kiln dried to less than 15 percent moisture content.
- B. Anchors:** Select material, type, size, and finish required for each substrate for secure anchorage. Provide metal expansion sleeves or expansion bolts for post-installed anchors. Use nonferrous-metal or hot-dip galvanized anchors and inserts at inside face of exterior walls and at floors.
- C. Adhesives:** Do not use adhesives that contain urea formaldehyde.
- D. Adhesives:** Use adhesives that meet the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."
- E. Adhesive for Bonding Plastic Laminate:** Unpigmented contact cement.
  - 1. Adhesive for Bonding Edges:** Hot-melt adhesive or adhesive specified above for faces.

**2.5 FABRICATION**

- A. Cabinet Joinery:** Tops and bottoms shall be joined to cabinet ends using a minimum of six (6) dowels at each joint for twenty-four inch (24") deep cabinets and a minimum of four (4) dowels at each joint for twelve inch (12") deep cabinets. All dowels are to be industrial grade hardwood laterally fluted, with chamfered ends and a minimum diameter of ten(10) millimeters. Internal cabinet components such as fixed horizontals, rails and verticals are to be doweled in place. Dowels are to be securely glued and cabinets clamped under pressure during assembly to assure secure joints and cabinet squareness.
- B. Unit Door and Drawer Fronts:**
  - 1.** Shall be laminated with high pressure decorative laminate Grade VGS color as selected on the exposed surface and high pressure cabinet liner Grade CLS on the interior surface.
  - 2.** All edges shall be furnished with 3mm PVC. Corners to be machine radiused and buffed to consistent 1/8" (3mm) radius.
  - 3.** Double doors shall be used on all cabinets in excess of 24" in width unless otherwise indicated on drawings.
- C. Unit Bodies:**
  - 1.** Exposed cabinet surfaces shall be laminated on both sides with high pressure decorative laminate Grade VGS in color as selected. The front edge shall be edgebanded with 1mm PVC to match the exposed cabinet surfaces.
  - 2.** Semi-exposed cabinet surfaces shall be laminated both sides with melamine. The front edge shall be edgebanded with 1mm PVC to match the melamine color.

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3. Unit subtop shall be solid 3/4" thickness, laminated both sides with melamine and front edged with 1mm PVC to match the melamine color. All subtops shall be full depth.
4. Bottom of exposed cabinets and wardrobe units shall be laminated on the exposed face with high pressure decorative laminate Grade VGS in color as selected and balanced on concealed surface with high pressure cabinet liner Grade CLS. The front edge shall be edge-banded with 1mm PVC to match cabinet body color.
5. Bottom of semi-exposed and wardrobe units shall be laminated both sides with melamine and front edged with 1mm PVC to match the cabinet body color.
6. Fixed intermediates shall be laminated both sides with melamine and front edged with 1mm PVC to match the melamine color. An intermediate shall be provided on all units over 36" wide.
7. Adjustable shelves shall be 3/4" thick particleboard up to 30" wide and 1' thick particleboard over 30" wide. For semi-exposed shelves, laminate both sides with melamine. For exposed shelves, laminate both sides with plastic laminate Grade VGS to match cabinet interior.
8. Shelves shall be edged front edge only with 1mm PVC to match the shelf color.
9. Hardwood veneer shelving for AV Storage to be 1" thickness throughout, regardless of width.
10. Semi-exposed and exposed unit backs shall be 3/8" thick prefinished hardboard to match cabinet interior.

**D. Drawers**

1. Sides & backs shall be 1/2" thick plywood; sub-front to be 5/8" thick plywood, laminated both sides with melamine. The back and sub-front shall be rabbeted, dowelled and glued into sides. Dowels shall be fluted, with chamfered ends and a minimum diameter of eight (8) millimeters. Top edges to be banded with 1mm PVC edging in a matching color.
2. Drawer bottom shall be 1/4" thick tempered hardboard laminated with melamine, set into 1/4" dado all edges and continuously hot melt glued. Reinforce drawer bottoms with intermediate spreaders, 1 at 24" width, 2 at 36" width, 3 at 48" width drawers.
3. Paper storage drawers shall be constructed with retaining hood at the rear of each drawer.

- E. Spreaders:** Provide 1" x 2" x full width, finished cabinet body spreaders immediately behind all drawer/door and drawers/drawer horizontal joints in order to maintain exact body width dimensions and to close off reveal. Front edge to be matching laminate or edge banding. Other surfaces to be melamine.

**F. Countertops**

1. High pressure plastic laminate Grade HGS bonded to 3/4" thick high density particleboard core. Underside to be properly balanced with heavy gauge backing sheet. Edges to be high pressure plastic laminate Grade HGS to match horizontal surface color. Provide continuous tops for counter type cabinets fixed in a line. If joints are required, clearly indicate locations of joints on shop drawings.
2. At all sink locations, provide 3/4" exterior grade plywood core in lieu of particleboard.

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3. Unless otherwise indicated on the Drawings, provide 4" high backsplash at all countertops. Backsplash to be 3/4" thick with all exposed surfaces to be high pressure laminate GL50 to match countertop. Back sides shall be sealed.
- G. Bases: All base and tall units shall have pressure treated 4 1/4" high wood base. Rubber base will be furnished and applied by others.
- H. Mounting Strip: Mounting strips shall be 3/4" particleboard to match cabinet interior.
- I. Fabricate cabinets to dimensions, profiles, and details indicated.
- J. Complete fabrication, including assembly and hardware application, to maximum extent possible before shipment to Project site. Disassemble components only as necessary for shipment and installation. Where necessary for fitting at site, provide ample allowance for scribing, trimming, and fitting.
  1. Notify Architect seven days in advance of the dates and times woodwork fabrication will be complete.
  2. Trial fit assemblies at fabrication shop that cannot be shipped completely assembled. Install dowels, screws, bolted connectors, and other fastening devices that can be removed after trial fitting. Verify that various parts fit as intended and check measurements of assemblies against field measurements before disassembling for shipment.
- K. Shop-cut openings to maximum extent possible to receive hardware, appliances, electrical work, and similar items. Locate openings accurately and use templates or roughing-in diagrams to produce accurately sized and shaped openings. Sand edges of cutouts to remove splinters and burrs.
- L. Install glass to comply with applicable requirements in Section 088000 "Glazing" and in GANA's "Glazing Manual." For glass in wood frames, secure glass with removable stops.

**PART 3 - EXECUTION**

**3.1 PREPARATION**

- A. Before installation, condition cabinets to average prevailing humidity conditions in installation areas.
- B. Before installing cabinets, examine shop-fabricated work for completion and complete work as required.

**3.2 INSTALLATION**

- A. Grade: Install cabinets to comply with same grade as item to be installed.



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- B. Assemble cabinets and complete fabrication at Project site to the extent that it was not completed in the shop.**
- C. Install cabinets level, plumb, true, and straight. Shim as required with concealed shims. Install level and plumb to a tolerance of 1/8 inch in 96 inches.**
- D. Scribe and cut cabinets to fit adjoining work, refinish cut surfaces, and repair damaged finish at cuts.**
- E. Anchor cabinets to anchors or blocking built in or directly attached to substrates. Secure with countersunk, concealed fasteners and blind nailing. Use fine finishing nails[ or finishing screws] for exposed fastening, countersunk and filled flush with woodwork.**
  - 1. Use filler matching finish of items being installed.**
- F. Cabinets: Install without distortion so doors and drawers fit openings properly and are accurately aligned. Adjust hardware to center doors and drawers in openings and to provide unencumbered operation. Complete installation of hardware and accessory items as indicated.**
  - 1. Install cabinets with no more than 1/8 inch in 96-inch sag, bow, or other variation from a straight line.**
  - 2. Fasten wall cabinets through back, near top and bottom, and at ends not more than 16 inches o.c. with No. 10 wafer-head screws sized for not less than 1-1/2-inch penetration into wood framing, blocking, or hanging strips.**

**3.3 ADJUSTING AND CLEANING**

- A. Repair damaged and defective cabinets, where possible, to eliminate functional and visual defects; where not possible to repair, replace woodwork. Adjust joinery for uniform appearance.**
- B. Clean, lubricate, and adjust hardware.**
- C. Clean cabinets on exposed and semiexposed surfaces.**

**END OF SECTION 064116**



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**SECTION 079200 - JOINT SEALANTS**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

**A. Section Includes:**

- 1. Silicone joint sealants.**
- 2. Urethane joint sealants.**
- 3. Latex joint sealants.**
- 4. Acoustical joint sealants.**
- 5. Joints in or between fire-resistance-rated constructions.**
- 6. Joints in smoke barriers.**

**B. Related Sections:**

- 1. Section 088000 "Glazing" for glazing sealants.**
- 2. Section 092900 "Gypsum Board" for sealing perimeter joints.**
- 3. Section 093000 "Tiling" for sealing tile joints.**

**1.3 PRECONSTRUCTION TESTING**

- A. Preconstruction Compatibility and Adhesion Testing: Submit to joint-sealant manufacturers, for testing indicated below, samples of materials that will contact or affect joint sealants.**

- 1. Use ASTM C 1087 to determine whether priming and other specific joint preparation techniques are required to obtain rapid, optimum adhesion of joint sealants to joint substrates.**
- 2. Submit not fewer than eight pieces of each kind of material, including joint substrates, shims, joint-sealant backings, secondary seals, and miscellaneous materials.**
- 3. Schedule sufficient time for testing and analyzing results to prevent delaying the Work.**
- 4. For materials failing tests, obtain joint-sealant manufacturer's written instructions for corrective measures including use of specially formulated primers.**
- 5. Testing will not be required if joint-sealant manufacturers submit joint preparation data that are based on previous testing, not older than 24 months, of sealant**

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products for adhesion to, and compatibility with, joint substrates and other materials matching those submitted.

- B. Preconstruction Field-Adhesion Testing: Before installing sealants, field test their adhesion to Project joint substrates as follows:**
- 1. Locate test joints where indicated on Project or, if not indicated, as directed by Architect.**
  - 2. Conduct field tests for each application indicated below:**
    - a. Each kind of sealant and joint substrate indicated.**
  - 3. Notify Architect seven days in advance of dates and times when test joints will be erected.**
  - 4. Arrange for tests to take place with joint-sealant manufacturer's technical representative present.**
    - a. Test Method: Test joint sealants according to Method A, Field-Applied Sealant Joint Hand Pull Tab, in Appendix X1 in ASTM C 1193 or Method A, Tail Procedure, in ASTM C 1521.**
      - 1) For joints with dissimilar substrates, verify adhesion to each substrate separately; extend cut along one side, verifying adhesion to opposite side. Repeat procedure for opposite side.**
  - 5. Report whether sealant failed to adhere to joint substrates or tore cohesively. Include data on pull distance used to test each kind of product and joint substrate. For sealants that fail adhesively, retest until satisfactory adhesion is obtained.**
  - 6. Evaluation of Preconstruction Field-Adhesion-Test Results: Sealants not evidencing adhesive failure from testing, in absence of other indications of noncompliance with requirements, will be considered satisfactory. Do not use sealants that fail to adhere to joint substrates during testing.**

**1.4 ACTION SUBMITTALS**

- A. Product Data: For each joint-sealant product indicated.**
- B. Samples for Initial Selection: Manufacturer's color charts consisting of strips of cured sealants showing the full range of colors available for each product exposed to view.**
- C. Samples for Verification: For each kind and color of joint sealant required, provide Samples with joint sealants in 1/2-inch- wide joints formed between two 6-inch- long strips of material matching the appearance of exposed surfaces adjacent to joint sealants.**
- D. Joint-Sealant Schedule: Include the following information:**
  - 1. Joint-sealant application, joint location, and designation.**
  - 2. Joint-sealant manufacturer and product name.**
  - 3. Joint-sealant formulation.**

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4. **Joint-sealant color.**

**1.5 INFORMATIONAL SUBMITTALS**

- A. **Qualification Data:** For qualified Installer.
- B. **Product Certificates:** For each kind of joint sealant and accessory, from manufacturer.
- C. **Sealant, Waterproofing, and Restoration Institute (SWRI) Validation Certificate:** For each sealant specified to be validated by SWRI's Sealant Validation Program.
- D. **Product Test Reports:** Based on evaluation of comprehensive tests performed by a qualified testing agency, indicating that sealants comply with requirements.
- E. **Preconstruction Compatibility and Adhesion Test Reports:** From sealant manufacturer, indicating the following:
  1. **Materials forming joint substrates and joint-sealant backings have been tested for compatibility and adhesion with joint sealants.**
  2. **Interpretation of test results and written recommendations for primers and substrate preparation needed for adhesion.**
- F. **Preconstruction Field-Adhesion Test Reports:** Indicate which sealants and joint preparation methods resulted in optimum adhesion to joint substrates based on testing specified in "Preconstruction Testing" Article.
- G. **Field-Adhesion Test Reports:** For each sealant application tested.
- H. **Warranties:** Sample of special warranties.

**1.6 QUALITY ASSURANCE**

- A. **Installer Qualifications:** Manufacturer's authorized representative who is trained and approved for installation of units required for this Project.
- B. **Source Limitations:** Obtain each kind of joint sealant from single source from single manufacturer.
- C. **Product Testing:** Test joint sealants using a qualified testing agency.
  1. **Testing Agency Qualifications:** An independent testing agency qualified according to ASTM C 1021 to conduct the testing indicated.
  2. **Test according to SWRI's Sealant Validation Program for compliance with requirements specified by reference to ASTM C 920 for adhesion and cohesion under cyclic movement, adhesion-in-peel, and indentation hardness.**
- D. **Mockups:** Install sealant in mockups of assemblies specified in other Sections that are indicated to receive joint sealants specified in this Section. Use materials and installation methods specified in this Section.

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- E. Fire-Test-Response Characteristics:** Fire-resistive joint systems shall comply with the following requirements:
- 1. Fire-resistive joint system tests are performed by a qualified testing agency acceptable to authorities having jurisdiction.**
  - 2. Fire-resistive joint systems are identical to those tested per testing standard referenced in "Fire-Resistive Joint Systems" Article. Provide rated systems complying with the following requirements:**
    - a. Fire-resistive joint system products bear classification marking of qualified testing agency.**
    - b. Fire-resistive joint systems correspond to those indicated by reference to designations listed by the following:**
      - 1) UL in its "Fire Resistance Directory."**
      - 2) Intertek ETL SEMKO in its "Directory of Listed Building Products."**
- F. Preinstallation Conference:** Conduct conference at Project site.

**1.7 PROJECT CONDITIONS**

- A. Do not proceed with installation of joint sealants under the following conditions:**
- 1. When ambient and substrate temperature conditions are outside limits permitted by joint-sealant manufacturer or are below 40 deg F.**
  - 2. When joint substrates are wet.**
  - 3. Where joint widths are less than those allowed by joint-sealant manufacturer for applications indicated.**
  - 4. Where contaminants capable of interfering with adhesion have not yet been removed from joint substrates.**

**1.8 WARRANTY**

- A. Special Installer's Warranty:** Manufacturer's standard form in which Installer agrees to repair or replace joint sealants that do not comply with performance and other requirements specified in this Section within specified warranty period.
- 1. Warranty Period: Two years from date of Substantial Completion.**

**PART 2 - PRODUCTS**

**2.1 MATERIALS, GENERAL**

- A. Compatibility:** Provide joint sealants, backings, and other related materials that are compatible with one another and with joint substrates under conditions of service and application, as demonstrated by joint-sealant manufacturer, based on testing and field experience.

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- B. VOC Content of Interior Sealants:** Sealants and sealant primers used inside the weatherproofing system shall comply with the following limits for VOC content when calculated according to 40 CFR 59, Subpart D (EPA Method 24):
  - 1. Architectural Sealants: 250 g/L.
  - 2. Sealant Primers for Nonporous Substrates: 250 g/L.
  - 3. Sealant Primers for Porous Substrates: 775 g/L.
- C. Low-Emitting Interior Sealants:** Sealants and sealant primers used inside the weatherproofing system shall comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."
- D. Liquid-Applied Joint Sealants:** 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.
- E. Stain-Test-Response Characteristics:** Where sealants are specified to 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.
- F. Colors of Exposed Joint Sealants:** As selected by Architect from manufacturer's full range.

**2.2 SILICONE JOINT SEALANTS**

- A. Single-Component, Nonsag, Neutral-Curing Silicone Joint Sealant:** ASTM C 920, Type S, Grade NS, Class 50, for Use NT.
  - 1. **Products:** Subject to compliance with requirements, provide one of the following:
    - a. BASF Building Systems; Omniseal 50.
    - b. Dow Corning Corporation; 795.
    - c. GE Advanced Materials - Silicones; SilPruf SCS2000.
    - d. May National Associates, Inc.; Bondaflex Sil 295.
    - e. Pecora Corporation; 864.
    - f. Polymeric Systems, Inc.; PSI-641.
    - g. Sika Corporation, Construction Products Division; SikaSil-C995.
    - h. Tremco Incorporated; Spectrem 3.
- B. Mildew-Resistant, Single-Component, Nonsag, Neutral-Curing Silicone Joint Sealant:** ASTM C 920, Type S, Grade NS, Class 25, for Use NT. For use around
  - 1. **Products:** Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
    - a. Pecora Corporation; 898.

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**2.3 URETHANE JOINT SEALANTS**

- A. Single-Component, Nonsag, Urethane Joint Sealant: ASTM C 920, Type S, Grade NS, Class 25, for Use NT.**

**1. Products: Subject to compliance with requirements, provide one of the following:**

- a. BASF Building Systems; Sonolastic Ultra.**
- b. Pacific Polymers International, Inc.; Elasto-Thane 230 Type II.**
- c. Pecora Corporation; Dynatrol I-XL.**
- d. Polymeric Systems, Inc.; Flexiprene 1000.**
- e. Schnee-Morehead, Inc.; Permathane SM7110.**
- f. Sika Corporation, Construction Products Division; Sikaflex - 1a.**
- g. Tremco Incorporated; Dymonic.**

- B. Single-Component, Nonsag, Traffic-Grade, Urethane Joint Sealant: ASTM C 920, Type S, Grade NS, Class 25, for Use T.**

**1. Products: Subject to compliance with requirements, provide one of the following:**

- a. BASF Building Systems; Sonolastic Ultra.**
- b. May National Associates, Inc.; Bondaflex PUR 40 FC.**
- c. Pacific Polymers International, Inc.; Elasto-Thane 230 Type II.**
- d. Sika Corporation, Construction Products Division; Sikaflex - 1a.**
- e. Tremco Incorporated; Vulkem 116.**

**2.4 LATEX JOINT SEALANTS**

- A. Latex Joint Sealant: Acrylic latex or siliconized acrylic latex, ASTM C 834, Type OP, Grade NF.**

**1. Products: Subject to compliance with requirements, provide one of the following:**

- a. BASF Building Systems; Sonolac.**
- b. Bostik, Inc.; Chem-Calk 600.**
- c. May National Associates, Inc.; Bondaflex Sil-A 700.**
- d. Pecora Corporation; AC-20+.**
- e. Schnee-Morehead, Inc.; SM 8200.**
- f. Tremco Incorporated; Tremflex 834.**

**2.5 ACOUSTICAL JOINT SEALANTS**

- A. Acoustical Joint Sealant: Manufacturer's standard nonsag, paintable, nonstaining latex sealant complying with ASTM C 834. Product effectively reduces airborne sound transmission through perimeter joints and openings in building construction as demonstrated by testing representative assemblies according to ASTM E 90.**

**1. Products: Subject to compliance with requirements, provide one of the following:**



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- a. Pecora Corporation; AC-20 FTR.
- b. USG Corporation; SHEETROCK Acoustical Sealant.

**2.6 FIRE-RESISTIVE JOINT SYSTEMS**

- A. Where required, provide fire-resistive joint systems that are produced and installed to resist spread of fire according to requirements indicated, resist passage of smoke and other gases, and maintain original fire-resistance rating of assemblies in or between which fire-resistive joint systems are installed. Fire-resistive joint systems shall accommodate building movements without impairing their ability to resist the passage of fire and hot gases.
- B. Joints in or between Fire-Resistance-Rated Construction: Provide fire-resistive joint systems with ratings determined per ASTM E 1966 or UL 2079:
  - 1. Joints include those installed in or between fire-resistance-rated walls, floor or floor/ceiling assemblies, and [roofs or roof/ceiling assemblies.
  - 2. Fire-Resistance Rating: Equal to or exceeding the fire-resistance rating of construction they will join.
  - 3. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
    - a. A/D Fire Protection Systems Inc.
    - b. CEMCO.
    - c. Fire Trak Corp.
    - d. Grace Construction Products.
    - e. Hilti, Inc.
    - f. Johns Manville.
    - g. Nelson Firestop Products.
    - h. NUCO Inc.
    - i. Passive Fire Protection Partners.
    - j. RectorSeal Corporation.
    - k. Specified Technologies Inc.
    - l. 3M Fire Protection Products.
    - m. Tremco, Inc.; Tremco Fire Protection Systems Group.
    - n. USG Corporation.
- C. Joints in Smoke Barriers: Provide fire-resistive joint systems with ratings determined per UL 2079.
  - 1. L-Rating: Not exceeding 5.0 cfm/ft of joint at 0.30 inch wg at both ambient and elevated temperatures.
  - 2. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
    - a. A/D Fire Protection Systems Inc.
    - b. Grace Construction Products.
    - c. Hilti, Inc.
    - d. Johns Manville.
    - e. Nelson Firestop Products.

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- f. NUCO Inc.
- g. Passive Fire Protection Partners.
- h. RectorSeal Corporation.
- i. Specified Technologies Inc.
- j. 3M Fire Protection Products.
- k. Tremco, Inc.; Tremco Fire Protection Systems Group.
- l. USG Corporation.

- D. **Exposed Fire-Resistive Joint Systems:** Provide products with flame-spread and smoke-developed indexes of less than 25 and 450, respectively, as determined per ASTM E 84.

**2.7 JOINT SEALANT BACKING**

- A. **General:** Provide sealant backings of material that are nonstaining; are compatible with joint substrates, sealants, primers, and other joint fillers; and are approved for applications indicated by sealant manufacturer based on field experience and laboratory testing.
- B. **Cylindrical Sealant Backings:** ASTM C 1330, Type C (closed-cell material), as approved in writing by joint-sealant manufacturer for joint application indicated], and of size and density to control sealant depth and otherwise contribute to producing optimum sealant performance.
- C. **Bond-Breaker Tape:** Polyethylene tape or other plastic tape recommended by sealant manufacturer for preventing sealant from adhering to rigid, inflexible joint-filler materials or joint surfaces at back of joint. Provide self-adhesive tape where applicable.

**2.8 MISCELLANEOUS MATERIALS**

- A. **Primer:** Material 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.
- B. **Cleaners for Nonporous Surfaces:** Chemical cleaners acceptable to manufacturers of sealants and sealant backing materials, free of oily residues or other substances capable of staining or harming joint substrates and adjacent nonporous surfaces in any way, and formulated to promote optimum adhesion of sealants to joint substrates.
- C. **Masking Tape:** Nonstaining, nonabsorbent material compatible with joint sealants and surfaces adjacent to joints.

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**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Examine joints indicated to receive joint sealants, with Installer present, for compliance with requirements for joint configuration, installation tolerances, and other conditions affecting joint-sealant performance.**
- B. Proceed with installation only after unsatisfactory conditions have been corrected.**

**3.2 PREPARATION**

- A. Surface Cleaning of Joints: Clean out joints immediately before installing joint sealants to comply with joint-sealant manufacturer's written instructions and the following requirements:**
  - 1. Remove all foreign material from joint substrates that could interfere with adhesion of joint sealant, including dust, paints (except for permanent, protective coatings tested and approved for sealant adhesion and compatibility by sealant manufacturer), old joint sealants, oil, grease, waterproofing, water repellents, water, surface dirt, and frost.**
  - 2. Clean porous joint substrate surfaces by brushing, grinding, mechanical abrading, or a combination of these methods to produce a clean, sound substrate capable of developing optimum bond with joint sealants. Remove loose particles remaining after cleaning operations above by vacuuming or blowing out joints with oil-free compressed air. Porous joint substrates include the following:**
    - a. Concrete.**
    - b. Masonry.**
    - c. Unglazed surfaces of ceramic tile.**
    - d. Exterior insulation and finish systems.**
  - 3. Remove laitance and form-release agents from concrete.**
  - 4. 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. Nonporous joint substrates include the following:**
    - a. Metal.**
    - b. Glass.**
    - c. Porcelain enamel.**
    - d. Glazed surfaces of ceramic tile.**
- B. Joint Priming: 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.**

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- C. Masking Tape:** 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.

**3.3 INSTALLATION OF JOINT SEALANTS**

- A. General:** Comply with joint-sealant manufacturer's written installation instructions for products and applications indicated, unless more stringent requirements apply.
- B. Sealant Installation Standard:** Comply with recommendations in ASTM C 1193 for use of joint sealants as applicable to materials, applications, and conditions indicated.
- C. 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.**
  - 1. Do not leave gaps between ends of sealant backings.**
  - 2. Do not stretch, twist, puncture, or tear sealant backings.**
  - 3. Remove absorbent sealant backings that have become wet before sealant application and replace them with dry materials.**
- D. Install bond-breaker tape behind sealants where sealant backings are not used between sealants and backs of joints.**
- E. Install sealants using proven techniques that comply with the following and at the same time backings are installed:**
  - 1. Place sealants so they directly contact and fully wet joint substrates.**
  - 2. Completely fill recesses in each joint configuration.**
  - 3. Produce uniform, cross-sectional shapes and depths relative to joint widths that allow optimum sealant movement capability.**
- F. Tooling of Nonsag Sealants:** Immediately after sealant application and before skinning or curing begins, tool sealants according to requirements specified in subparagraphs below to form smooth, uniform beads of configuration indicated; to eliminate air pockets; and to ensure contact and adhesion of sealant with sides of joint.
  - 1. Remove excess sealant from surfaces adjacent to joints.**
  - 2. Use tooling agents that are approved in writing by sealant manufacturer and that do not discolor sealants or adjacent surfaces.**
  - 3. Provide concave joint profile per Figure 8A in ASTM C 1193, unless otherwise indicated.**
    - a. Use masking tape to protect surfaces adjacent to recessed tooled joints.**
- G. Acoustical Sealant Installation:** At sound-rated assemblies and elsewhere as indicated, seal construction at perimeters, behind control joints, and at openings and penetrations with a continuous bead of acoustical sealant. Install acoustical sealant at both faces of

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partitions at perimeters and through penetrations. Comply with ASTM C 919 and with manufacturer's written recommendations.

**3.4 FIELD QUALITY CONTROL**

**A. Field-Adhesion Testing: Field test joint-sealant adhesion to joint substrates as follows:**

- 1. Extent of Testing: Test completed and cured sealant joints as follows:**
  - a. Perform 10 tests for the first 1000 feet of joint length for each kind of sealant and joint substrate.**
  - b. Perform 1 test for each 1000 feet of joint length thereafter or 1 test per each floor per elevation.**
- 2. Test Method: Test joint sealants according to Method A, Field-Applied Sealant Joint Hand Pull Tab, in Appendix X1 in ASTM C 1193 or Method A, Tail Procedure, in ASTM C 1521.**
  - a. For joints with dissimilar substrates, verify adhesion to each substrate separately; extend cut along one side, verifying adhesion to opposite side. Repeat procedure for opposite side.**
- 3. Inspect tested joints and report on the following:**
  - a. Whether sealants filled joint cavities and are free of voids.**
  - b. Whether sealant dimensions and configurations comply with specified requirements.**
  - c. Whether sealants in joints connected to pulled-out portion failed to adhere to joint substrates or tore cohesively. Include data on pull distance used to test each kind of product and joint substrate. Compare these results to determine if adhesion passes sealant manufacturer's field-adhesion hand-pull test criteria.**
- 4. Record test results in a field-adhesion-test log. Include dates when sealants were installed, names of persons who installed sealants, test dates, test locations, whether joints were primed, adhesion results and percent elongations, sealant fill, sealant configuration, and sealant dimensions.**
- 5. Repair sealants pulled from test area by applying new sealants following same procedures used originally to seal joints. Ensure that original sealant surfaces are clean and that new sealant contacts original sealant.**

**B. Evaluation of Field-Adhesion Test Results: Sealants not evidencing adhesive failure from testing or noncompliance with other indicated requirements will be considered satisfactory. Remove sealants that fail to adhere to joint substrates during testing or to comply with other requirements. Retest failed applications until test results prove sealants comply with indicated requirements.**

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**3.5 CLEANING**

- A. 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.

**3.6 PROTECTION**

- A. Protect joint sealants during and after curing period from contact with contaminating substances and from damage resulting from construction operations or other causes so sealants are without deterioration or damage at time of Substantial Completion. If, despite such protection, damage or deterioration occurs, cut out and remove damaged or deteriorated joint sealants immediately so installations with repaired areas are indistinguishable from original work.

**3.7 JOINT-SEALANT SCHEDULE**

- A. Joint-Sealant Application: Exterior joints in horizontal traffic surfaces[ <JS-#>].
  - 1. Joint Locations:
    - a. Control and expansion joints in brick pavers.
    - b. Isolation and contraction joints in cast-in-place concrete slabs.
    - c. Joints between different materials listed above.
    - d. Other joints as indicated.
  - 2. Urethane Joint Sealant: Single component, nonsag, traffic grade.
  - 3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
- B. Joint-Sealant Application: Exterior joints in vertical surfaces and horizontal nontraffic surfaces where thermal or dynamic movement is anticipated.
  - 1. Joint locations included but not limited to:
    - a. Metal to metal.
    - b. Sheet metal flashings, copings, pre-formed metal caps, fascias, extenders, trim, and panels.
    - c. Glass to glass.
    - d. Glass to metal.
    - e. Other joints as indicated.
  - 2. Silicone Joint Sealant: Single component, nonsag, neutral curing, Class 50.
  - 3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
- C. Joint-Sealant Application: Exterior joints in vertical surfaces and horizontal nontraffic surfaces where weatherproofing or waterproofing is required.

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1. Joint locations included but not limited to:
    - a. Construction joints in cast-in-place concrete.
    - b. Control and expansion joints in unit masonry.
    - c. Joints in exterior insulation and finish systems.
    - d. Joints between different materials listed above.
    - e. Perimeter joints between materials listed above and frames of doors, and windows.
    - f. Control and expansion joints in ceilings and other overhead surfaces.
    - g. Other joints as indicated.
  2. Urethane Joint Sealant: Single component, nonsag, Class 25.
  3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
- D. Joint-Sealant Application: Interior joints in vertical surfaces and horizontal nontraffic surfaces[ <JS-#>].**
1. Joint locations included but not limited to:
    - a. Control and expansion joints on exposed interior surfaces of exterior walls.
    - b. Perimeter joints of exterior openings where indicated.
    - c. Tile control and expansion joints.
    - d. Vertical joints on exposed surfaces of interior unit masonry concrete walls and partitions.
    - e. Perimeter joints between interior wall surfaces and frames of interior doors and windows.
    - f. Other joints as indicated.
  2. Joint Sealant: Latex.
  3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
- E. Joint-Sealant Application: Mildew-resistant interior joints in vertical surfaces and horizontal nontraffic surfaces.**
1. Joint sealant location included but not limited to:
    - a. Joints between plumbing fixtures and adjoining walls, floors, and counters.
    - b. Tile control and expansion joints where indicated.
    - c. Other joints as indicated.
  2. Joint Sealant: Mildew resistant, single component, nonsag, neutral curing, Silicone.
  3. Joint-Sealant Color: As selected by Architect from manufacturer's full range of colors.
- F. Joint-Sealant Application: Interior acoustical joints in vertical surfaces and horizontal nontraffic surfaces.**
1. Joint location included but not limited to:

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- a. Acoustical joints where indicated.
  - b. Other joints as indicated.
2. Joint Sealant: Acoustical.
  3. Joint-Sealant Color: As selected by Architect from manufacturer's full range.

**END OF SECTION 079200**



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**SECTION 081113 - HOLLOW METAL DOORS AND FRAMES**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

- A. Section includes hollow-metal work.**
- B. Related Requirements:**
  - 1. Section 087100 "Door Hardware" for door hardware for hollow-metal doors.**

**1.3 DEFINITIONS**

- A. Minimum Thickness: Minimum thickness of base metal without coatings according to NAAMM-HMMA 803 or SDI A250.8.**

**1.4 COORDINATION**

- A. Coordinate anchorage installation for hollow-metal frames. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors. Deliver such items to Project site in time for installation.**

**1.5 ACTION SUBMITTALS**

- A. Product Data: For each type of product.**
  - 1. Include construction details, material descriptions, core descriptions, fire-resistance ratings, temperature-rise ratings, and finishes.**
- B. Shop Drawings: Include the following:**
  - 1. Elevations of each door type.**
  - 2. Details of doors, including vertical- and horizontal-edge details and metal thicknesses.**
  - 3. Frame details for each frame type, including dimensioned profiles and metal thicknesses.**
  - 4. Locations of reinforcement and preparations for hardware.**
  - 5. Details of each different wall opening condition.**

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6. Details of anchorages, joints, field splices, and connections.
7. Details of accessories.
8. Details of moldings, removable stops, and glazing.
9. Details of conduit and preparations for power, signal, and control systems.

**1.6 INFORMATIONAL SUBMITTALS**

- A. **Product Test Reports:** For each type of hollow-metal door and frame assembly, for tests performed by a qualified testing agency.

**1.7 DELIVERY, STORAGE, AND HANDLING**

- A. Deliver hollow-metal work palletized, packaged, or crated to provide protection during transit and Project-site storage. Do not use nonvented plastic.
- B. Deliver welded frames with two removable spreader bars across bottom of frames, tack welded to jambs and mullions.
- C. Store hollow-metal work vertically under cover at Project site with head up. Place on minimum 4-inch high wood blocking. Provide minimum 1/4-inch space between each stacked door to permit air circulation.

**PART 2 - PRODUCTS**

**2.1 MANUFACTURERS**

- A. **Manufacturers:** Subject to compliance with requirements, provide products by one of the following:
  1. Amweld International, LLC.
  2. Ceco Door Products.
  3. Curries Company.
  4. Hollow Metal, Inc.
  5. Karpen Steel Custom Doors & Frames.
  6. L.I.F. Industries, Inc.
  7. Mesker Door Inc.
  8. Republic Doors and Frames.
  9. Steelcraft.
- B. **Source Limitations:** Obtain hollow-metal work from single source from single manufacturer.

**2.2 REGULATORY REQUIREMENTS**

- A. **Fire-Rated Assemblies:** Complying with NFPA 80 and listed and labeled by a qualified testing agency acceptable to authorities having jurisdiction for fire-protection ratings and

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temperature-rise limits indicated, based on testing at positive pressure according to NFPA 252 or UL 10C.

1. **Smoke- and Draft-Control Assemblies:** Provide an assembly with gaskets listed and labeled for smoke and draft control by a qualified testing agency acceptable to authorities having jurisdiction, based on testing according to UL 1784 and installed in compliance with NFPA 105.

**2.3 EXTERIOR HOLLOW-METAL DOORS AND FRAMES**

- A. **Construct exterior doors and frames to comply with the standards indicated for materials, fabrication, hardware locations, hardware reinforcement, tolerances, and clearances, and as specified.**

- B. **Extra-Heavy-Duty Doors and Frames: SDI A250.8, Level 3.**

1. **Physical Performance: Level A according to SDI A250.4.**

2. **Doors:**

- a. **Type:** As indicated in the Door and Frame Schedule.
- b. **Thickness:** 1-3/4 inches.
- c. **Face:** Metallic-coated steel sheet, minimum thickness of 0.060 inch (16 gage), with minimum A40 coating.
- d. **Edge Construction:** Model 1, Full Flush.
- e. **Core:** Manufacturer's standard polystyrene, polyurethane, or polyisocyanurate core at manufacturer's discretion.

- 1) **Thermal-Rated Doors:** Provide doors fabricated with thermal-resistance value (R-value) of not less than 2.1 deg F x h x sq. ft./Btu when tested according to ASTM C 1363.

3. **Frames:**

- a. **Materials:** Metallic-coated steel sheet, minimum thickness of 0.053 inch, with minimum A60 coating.
- b. **Fabricate frames with mitered and fully welded top and bottom corners and face welded intermediate mullion seams. Fill all unwelded seams and joints with automobile body putty and sand smooth prior to field painting.**
- c. **Fabricate glazing stops and frames with mitered corners.**

4. **Exposed Finish: Prime.**

**2.4 MATERIALS**

- A. **Recycled Content of Steel Products:** Postconsumer recycled content plus one-half of preconsumer recycled content not less than 25 percent.

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- B. Cold-Rolled Steel Sheet:** ASTM A 1008/A 1008M, Commercial Steel (CS), Type B; suitable for exposed applications.
- C. Hot-Rolled Steel Sheet:** ASTM A 1011/A 1011M, Commercial Steel (CS), Type B; free of scale, pitting, or surface defects; pickled and oiled.
- D. Metallic-Coated Steel Sheet:** ASTM A 653/A 653M, Commercial Steel (CS), Type B.
- E. Frame Anchors:** ASTM A 879/A 879M, Commercial Steel (CS), 04Z coating designation; mill phosphatized.
  - 1. For anchors built into exterior walls, steel sheet complying with ASTM A 1008/A 1008M or ASTM A 1011/A 1011M, hot-dip galvanized according to ASTM A 153/A 153M, Class B.**
- F. Inserts, Bolts, and Fasteners:** Hot-dip galvanized according to ASTM A 153/A 153M.
- G. Power-Actuated Fasteners in Concrete:** Fastener system of type suitable for application indicated, fabricated from corrosion-resistant materials, with clips or other accessory devices for attaching hollow-metal frames of type indicated.
- H. Grout:** ASTM C 476, except with a maximum slump of 4 inches, as measured according to ASTM C 143/C 143M.
- I. Mineral-Fiber Insulation:** ASTM C 665, Type I (blankets without membrane facing); consisting of fibers manufactured from slag or rock wool; with maximum flame-spread and smoke-developed indexes of 25 and 50, respectively; passing ASTM E 136 for combustion characteristics.
- J. Glazing:** Comply with requirements in Section 08800 "Glazing."

**2.5 FABRICATION**

- A. Fabricate hollow-metal work to be rigid and free of defects, warp, or buckle. Accurately form metal to required sizes and profiles, with minimum radius for metal thickness. Where practical, fit and assemble units in manufacturer's plant. To ensure proper assembly at Project site, clearly identify work that cannot be permanently factory assembled before shipment.**
- B. Hollow-Metal Doors:**
  - 1. Steel-Stiffened Door Cores:** Provide minimum thickness 0.026 inch, steel vertical stiffeners of same material as face sheets extending full-door height, with vertical webs spaced not more than 6 inches apart. Spot weld to face sheets no more than 5 inches o.c. Fill spaces between stiffeners with glass- or mineral-fiber insulation.
  - 2. Fire Door Cores:** As required to provide fire-protection and temperature-rise ratings indicated.
  - 3. Vertical Edges for Single-Acting Doors:** Bevel edges 1/8 inch in 2 inches.
  - 4. Top Edge Closures:** Close top edges of doors with inverted closures, except provide flush closures at exterior doors of same material as face sheets.

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5. **Bottom Edge Closures:** Close bottom edges of doors with end closures or channels of same material as face sheets.
  6. **Exterior Doors:** Provide weep-hole openings in bottoms of exterior doors to permit moisture to escape. Seal joints in top edges of doors against water penetration.
- C. Hollow-Metal Frames:** Where frames are fabricated in sections due to shipping or handling limitations, provide alignment plates or angles at each joint, fabricated of same thickness metal as frames.
1. Provide countersunk, flat- or oval-head exposed screws and bolts for exposed fasteners unless otherwise indicated.
  2. **Grout Guards:** Weld guards to frame at back of hardware mortises in frames to be grouted.
  3. **Floor Anchors:** Weld anchors to bottoms of jambs with at least four spot welds per anchor; however, for slip-on drywall frames, provide anchor clips or countersunk holes at bottoms of jambs.
  4. **Jamb Anchors:** Provide number and spacing of anchors as follows:
    - a. **Masonry Type:** Locate anchors not more than 16 inches from top and bottom of frame. Space anchors not more than 32 inches o.c., to match coursing, and as follows:
      - 1) Three anchors per jamb from 60 to 90 inches high.
      - 2) Four anchors per jamb from 90 to 120 inches high.
    - b. **Stud-Wall Type:** Locate anchors not more than 18 inches from top and bottom of frame. Space anchors not more than 32 inches o.c. and as follows:
      - 1) Four anchors per jamb from 60 to 90 inches high.
      - 2) Five anchors per jamb from 90 to 96 inches high.
      - 3) Five anchors per jamb plus one additional anchor per jamb for each 24 inches or fraction thereof above 96 inches high.
    - c. **Compression Type:** Not less than two anchors in each frame.
    - d. **Postinstalled Expansion Type:** Locate anchors not more than 6 inches from top and bottom of frame. Space anchors not more than 26 inches o.c.
  5. **Door Silencers:** Except on weather-stripped frames, drill stops to receive door silencers as follows. Keep holes clear during construction.
    - a. **Single-Door Frames:** Drill stop in strike jamb to receive three door silencers.
    - b. **Double-Door Frames:** Drill stop in head jamb to receive two door silencers.
- D. Fabricate concealed stiffeners and edge channels from either cold- or hot-rolled steel sheet.**
- E. Hardware Preparation:** Factory prepare hollow-metal work to receive templated mortised hardware; include cutouts, reinforcement, mortising, drilling, and tapping according to SDI A250.6, the Door Hardware Schedule, and templates.

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1. Reinforce doors and frames to receive nontemplated, mortised, and surface-mounted door hardware.
  2. Comply with applicable requirements in SDI A250.6 and BHMA A156.115 for preparation of hollow-metal work for hardware.
- F. Stops and Moldings: Provide stops and moldings around glazed lites and louvers where indicated. Form corners of stops and moldings with butted or mitered hairline joints.
1. Single Glazed Lites: Provide fixed stops and moldings welded on secure side of hollow-metal work.
  2. Provide fixed frame moldings on outside of exterior interior doors and frames.
  3. Provide loose stops and moldings on inside of hollow-metal work.
  4. Coordinate rabbet width between fixed and removable stops with glazing and installation types indicated.

**2.6 STEEL FINISHES**

- A. Prime Finish: Clean, pretreat, and apply manufacturer's standard primer.
1. Shop Primer: Manufacturer's standard, fast-curing, lead- and chromate-free primer complying with SDI A250.10; recommended by primer manufacturer for substrate; compatible with substrate and field-applied coatings despite prolonged exposure.

**2.7 ACCESSORIES**

- A. Grout Guards: Formed from same material as frames, not less than 0.016 inch thick.

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
- B. Examine roughing-in for embedded and built-in anchors to verify actual locations before frame installation.
- C. Prepare written report, endorsed by Installer, listing conditions detrimental to performance of the Work.
- D. Proceed with installation only after unsatisfactory conditions have been corrected.

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**3.2 PREPARATION**

- A. Remove welded-in shipping spreaders installed at factory. Restore exposed finish by grinding, filling, and dressing, as required to make repaired area smooth, flush, and invisible on exposed faces.**
- B. Drill and tap doors and frames to receive nontemplated, mortised, and surface-mounted door hardware.**

**3.3 INSTALLATION**

- A. General: Install hollow-metal work plumb, rigid, properly aligned, and securely fastened in place. Comply with Drawings and manufacturer's written instructions.**
- B. Hollow-Metal Frames: Install hollow-metal frames of size and profile indicated. Comply with SDI A250.11 or NAAMM-HMMA 840 as required by standards specified.**
  - 1. Set frames accurately in position; plumbed, aligned, and braced securely until permanent anchors are set. After wall construction is complete, remove temporary braces, leaving surfaces smooth and undamaged.**
    - a. At fire-rated openings, install frames according to NFPA 80.**
    - b. Where frames are fabricated in sections because of shipping or handling limitations, field splice at approved locations by welding face joint continuously; grind, fill, dress, and make splice smooth, flush, and invisible on exposed faces.**
    - c. Install frames with removable stops located on secure side of opening.**
    - d. Install door silencers in frames before grouting.**
    - e. Remove temporary braces necessary for installation only after frames have been properly set and secured.**
    - f. Check plumb, square, and twist of frames as walls are constructed. Shim as necessary to comply with installation tolerances.**
  - 2. Floor Anchors: Provide floor anchors for each jamb and mullion that extends to floor, and secure with postinstalled expansion anchors.**
    - a. Floor anchors may be set with power-actuated fasteners instead of postinstalled expansion anchors if so indicated and approved on Shop Drawings.**
  - 3. Metal-Stud Partitions: Solidly pack mineral-fiber insulation inside frames.**
  - 4. Masonry Walls: Coordinate installation of frames to allow for solidly filling space between frames and masonry with grout.**
  - 5. In-Place Concrete or Masonry Construction: Secure frames in place with postinstalled expansion anchors. Countersink anchors, and fill and make smooth, flush, and invisible on exposed faces.**
  - 6. In-Place Metal Stud Partitions: Secure slip-on drywall frames in place according to manufacturer's written instructions.**
  - 7. Installation Tolerances: Adjust hollow-metal door frames for squareness, alignment, twist, and plumb to the following tolerances:**

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- a. **Squareness:** Plus or minus 1/16 inch, measured at door rabbet on a line 90 degrees from jamb perpendicular to frame head.
  - b. **Alignment:** Plus or minus 1/16 inch, measured at jambs on a horizontal line parallel to plane of wall.
  - c. **Twist:** Plus or minus 1/16 inch, measured at opposite face corners of jambs on parallel lines, and perpendicular to plane of wall.
  - d. **Plumbness:** Plus or minus 1/16 inch, measured at jambs at floor.
- C. Hollow-Metal Doors:** Fit hollow-metal doors accurately in frames, within clearances specified below. Shim as necessary.
1. **Non-Fire-Rated Steel Doors:**
    - a. **Between Door and Frame Jambs and Head:** 1/8 inch plus or minus 1/32 inch.
    - b. **Between Edges of Pairs of Doors:** 1/8 inch to 1/4 inch plus or minus 1/32 inch.
    - c. **At Bottom of Door:** 3/4 inch plus or minus 1/32 inch.
    - d. **Between Door Face and Stop:** 1/16 inch to 1/8 inch plus or minus 1/32 inch.
  2. **Fire-Rated Doors:** Install doors with clearances according to NFPA 80.
  3. **Smoke-Control Doors:** Install doors and gaskets according to NFPA 105.
- D. Glazing:** Comply with installation requirements in Section 08800 "Glazing" and with hollow-metal manufacturer's written instructions.
1. **Secure stops with countersunk flat-head or oval-head machine screws spaced uniformly not more than 9 inches o.c. and not more than 2 inches o.c. from each corner.**

**3.4 ADJUSTING AND CLEANING**

- A. Final Adjustments:** Check and readjust operating hardware items immediately before final inspection. Leave work in complete and proper operating condition. Remove and replace defective work, including hollow-metal work that is warped, bowed, or otherwise unacceptable.
- B. Remove grout and other bonding material from hollow-metal work immediately after installation.**
- C. Prime-Coat Touchup:** Immediately after erection, sand smooth rusted or damaged areas of prime coat and apply touchup of compatible air-drying, rust-inhibitive primer.
- D. Metallic-Coated Surface Touchup:** Clean abraded areas and repair with galvanizing repair paint according to manufacturer's written instructions.

**END OF SECTION 081113**



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**SECTION 081416 - FLUSH WOOD DOORS**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

**A. Section Includes:**

- 1. Solid-core doors with wood-veneer faces.**
- 2. Factory fitting flush wood doors to frames and factory machining for hardware.**

**B. Related Sections:**

- 1. Section 088000 "Glazing" for glass view panels in flush wood doors.**

**1.3 ACTION SUBMITTALS**

- A. Product Data:** For each type of door indicated. Include details of core and edge construction, and trim for openings. Include factory-finishing specifications.

- B. Shop Drawings:** Indicate location, size, and hand of each door; elevation of each kind of door; construction details not covered in Product Data; location and extent of hardware blocking; and other pertinent data.

- 1. Indicate dimensions and locations of mortises and holes for hardware.**
- 2. Indicate dimensions and locations of cutouts.**
- 3. Indicate requirements for veneer matching.**
- 4. Indicate doors to be factory finished and finish requirements.**
- 5. Indicate fire-protection ratings for fire-rated doors.**

- C. Samples for Initial Selection:** For factory-finished doors.

**D. Samples for Verification:**

- 1. Factory finishes applied to actual door face materials, approximately 8 by 10 inches, for each material and finish. For each wood species and transparent finish, provide set of three samples showing typical range of color and grain to be expected in the finished work.**
- 2. Corner sections of doors, approximately 8 by 10 inches, with door faces and edges representing actual materials to be used.**

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- a. Provide samples for each species of veneer and solid lumber required.
  - b. Provide samples for each color, texture, and pattern of plastic laminate required.
  - c. Finish veneer-faced door samples with same materials proposed for factory-finished doors.
3. Frames for light openings, 6 inches long, for each material, type, and finish required.

**1.4 INFORMATIONAL SUBMITTALS**

- A. Warranty: Sample of special warranty.

**1.5 QUALITY ASSURANCE**

- A. Manufacturer Qualifications: A qualified manufacturer that is certified for chain of custody by an FSC-accredited certification body.
- B. Source Limitations: Obtain flush wood doors from single manufacturer.
- C. Quality Standard: In addition to requirements specified, comply with AWI's "Architectural Woodwork Quality Standards Illustrated."
1. Provide AWI Quality Certification Labels or an AWI letter of licensing for Project indicating that doors comply with requirements of grades specified.
- D. Fire-Rated Wood Doors: Doors complying with NFPA 80 that are listed and labeled by a qualified testing agency, for fire-protection ratings indicated, based on testing at positive pressure according to NFPA 252.
- E. Preinstallation Conference: Conduct conference at Project site.

**1.6 DELIVERY, STORAGE, AND HANDLING**

- A. Comply with requirements of referenced standard and manufacturer's written instructions.
- B. Package doors individually in cardboard cartons and wrap bundles of doors in plastic sheeting.
- C. Mark each door on bottom rail with opening number used on Shop Drawings.

**1.7 PROJECT CONDITIONS**

- A. Environmental Limitations: Do not deliver or install doors until spaces are enclosed and weathertight, wet work in spaces is complete and dry, and HVAC system is operating and maintaining ambient temperature and humidity conditions at occupancy levels during the remainder of the construction period.

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- B. Environmental Limitations:** Do not deliver or install doors until spaces are enclosed and weathertight, wet work in spaces is complete and dry, and HVAC system is operating and maintaining temperature between 60 and 90 deg F and relative humidity between 25 and 55 percent during the remainder of the construction period.

**1.8 WARRANTY**

- A. Special Warranty:** Manufacturer's standard form in which manufacturer agrees to repair or replace doors that fail in materials or workmanship within specified warranty period.
  - 1. Failures include, but are not limited to, the following:**
    - a. Warping (bow, cup, or twist) more than 1/4 inch in a 42-by-84-inch section.**
    - b. Telegraphing of core construction in face veneers exceeding 0.01 inch in a 3-inch span.**
  - 2. Warranty shall also include installation and finishing that may be required due to repair or replacement of defective doors.**
  - 3. Warranty Period for Solid-Core Interior Doors: Life of installation.**

**PART 2 - PRODUCTS**

**2.1 MANUFACTURERS**

- A. Manufacturers:** Subject to compliance with requirements, provide products by one of the following:
  - 1. Algoma Hardwoods, Inc.**
  - 2. Eggers Industries.**
  - 3. Haley Brothers, Inc.**
  - 4. Ideal Architectural Doors & Plywood.**
  - 5. Ipik Door Company.**
  - 6. Lambton Doors.**
  - 7. Marshfield Door Systems, Inc.**
  - 8. Mohawk Flush Doors, Inc.; a Masonite company.**
  - 9. Oshkosh Architectural Door Company.**

**2.2 DOOR CONSTRUCTION, GENERAL**

- A. Low-Emitting Materials:** Fabricate doors with adhesives and composite wood products that do not contain urea formaldehyde.
- B. Low-Emitting Materials:** Fabricate doors with adhesives and composite wood products that comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."

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- C. WDMA I.S.1-A Performance Grade: Extra Heavy Duty.**
- D. Structural-Composite-Lumber-Core Doors:**
  - 1. Structural Composite Lumber: WDMA I.S.10.**
    - a. Screw Withdrawal, Face: 700 lbf.**
    - b. Screw Withdrawal, Edge: 400 lbf.**
- E. Fire-Protection-Rated Doors: Provide core specified or mineral core as needed to provide fire-protection rating indicated.**
  - 1. Edge Construction: Provide edge construction with intumescent seals concealed by outer stile. Comply with specified requirements for exposed edges.**
  - 2. Pairs: Provide fire-retardant stiles that are listed and labeled for applications indicated without formed-steel edges and astragals. Provide stiles with concealed intumescent seals. Comply with specified requirements for exposed edges.**

**2.3 DOORS FOR OPAQUE FINISH**

- A. Interior Solid-Core Doors:**
  - 1. Grade: Premium.**
  - 2. Faces: Any closed-grain hardwood of mill option.**
  - 3. Exposed Vertical and Top Edges: Any closed-grain hardwood.**
  - 4. Core: Particleboard.**
  - 5. Construction: Five or seven plies. Stiles and rails are bonded to core, then entire unit is abrasive planed before veneering.**
  - 6. WDMA I.S.1-A Performance Grade: Extra Heavy Duty.**

**2.4 LOUVERS AND LIGHT FRAMES**

- A. Wood Beads for Light Openings in Wood Doors: Provide manufacturer's standard wood beads as follows unless otherwise indicated.**
  - 1. Wood Species: Same species as door faces.**
  - 2. Profile: Flush rectangular beads.**
  - 3. At wood-core doors with 20-minute fire-protection ratings, provide wood beads and metal glazing clips approved for such use.**
- B. Wood-Veneered Beads for Light Openings in Fire-Rated Doors: Manufacturer's standard wood-veneered noncombustible beads matching veneer species of door faces and approved for use in doors of fire-protection rating indicated. Include concealed metal glazing clips where required for opening size and fire-protection rating indicated.**

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**2.5 FABRICATION**

- A. Factory fit doors to suit frame-opening sizes indicated. Comply with clearance requirements of referenced quality standard for fitting unless otherwise indicated.**
  - 1. Comply with requirements in NFPA 80 for fire-rated doors.**
- B. Factory machine doors for hardware that is not surface applied. Locate hardware to comply with DHI-WDHS-3. Comply with final hardware schedules, door frame Shop Drawings, DHI A115-W series standards, and hardware templates.**
  - 1. Coordinate with hardware mortises in metal frames to verify dimensions and alignment before factory machining.**
  - 2. Metal Astragals: Factory machine astragals and formed-steel edges for hardware for pairs of fire-rated doors.**
- C. Openings: Cut and trim openings through doors in factory.**
  - 1. Light Openings: Trim openings with moldings of material and profile indicated.**
  - 2. Glazing: Factory install glazing in doors indicated to be factory finished. Comply with applicable requirements in Section 088000 "Glazing."**
  - 3. Louvers: Factory install louvers in prepared openings.**

**2.6 SHOP PRIMING**

- A. Doors for Transparent Finish: Shop prime doors with stain (if required), other required pretreatments, and first coat of finish. Seal all four edges, edges of cutouts, and mortises with first coat of finish.**

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Examine doors and installed door frames before hanging doors.**
  - 1. Verify that frames comply with indicated requirements for type, size, location, and swing characteristics and have been installed with level heads and plumb jambs.**
  - 2. Reject doors with defects.**
- B. Proceed with installation only after unsatisfactory conditions have been corrected.**

**3.2 INSTALLATION**

- A. Hardware: For installation, see Section 087100 "Door Hardware" and Section 087111 "Door Hardware (Descriptive Specification)."**
- B. Installation Instructions: Install doors to comply with manufacturer's written instructions and the referenced quality standard, and as indicated.**

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1. Install fire-rated doors in corresponding fire-rated frames according to NFPA 80.
- C. **Job-Fitted Doors:** Align and fit doors in frames with uniform clearances and bevels as indicated below; do not trim stiles and rails in excess of limits set by manufacturer or permitted for fire-rated doors. Machine doors for hardware. Seal edges of doors, edges of cutouts, and mortises after fitting and machining.
1. **Clearances:** Provide 1/8 inch at heads, jambs, and between pairs of doors. Provide 1/8 inch from bottom of door to top of decorative floor finish or covering unless otherwise indicated. Where threshold is shown or scheduled, provide 1/4 inch from bottom of door to top of threshold unless otherwise indicated.
    - a. Comply with NFPA 80 for fire-rated doors.
  2. Bevel non-fire-rated doors 1/8 inch in 2 inches at lock and hinge edges.
  3. Bevel fire-rated doors 1/8 inch in 2 inches at lock edge; trim stiles and rails only to extent permitted by labeling agency.
- D. **Factory-Finished Doors:** Restore finish before installation if fitting or machining is required at Project site.

**3.3 ADJUSTING**

- A. **Operation:** Rehang or replace doors that do not swing or operate freely.
- B. **Finished Doors:** Replace doors that are damaged or that do not comply with requirements. Doors may be repaired or refinished if work complies with requirements and shows no evidence of repair or refinishing.

**END OF SECTION 081416**

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**SECTION 083113 - ACCESS DOORS AND FRAMES**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

- A. Section Includes:**

- 1. Access doors and frames for walls and ceilings.**

**1.3 ACTION SUBMITTALS**

- A. Product Data: For each type of product.**

- 1. Include construction details, fire ratings, materials, individual components and profiles, and finishes.**

- B. Shop Drawings:**

- 1. Include plans, elevations, sections, details, and attachments to other work.**
- 2. Detail fabrication and installation of access doors and frames for each type of substrate.**

- C. Samples: For each door face material, at least 3 by 5 inches in size, in specified finish.**

- D. Product Schedule: Provide complete access door and frame schedule, including types, locations, sizes, latching or locking provisions, and other data pertinent to installation.**

**PART 2 - PRODUCTS**

**2.1 PERFORMANCE REQUIREMENTS**

- A. Fire-Rated Access Doors and Frames: Units complying with NFPA 80 that are identical to access door and frame assemblies tested for fire-test-response characteristics according to the following test method and that are listed and labeled by UL or another testing and inspecting agency acceptable to authorities having jurisdiction:**

- 1. NFPA 252 or UL 10B for fire-rated access door assemblies installed vertically.**
- 2. NFPA 288 for fire-rated access door assemblies installed horizontally.**

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**2.2 ACCESS DOORS AND FRAMES FOR WALLS AND CEILINGS**

- A. Manufacturers:** Subject to compliance with requirements, provide products by one of the following:
- B. Basis-of-Design Product:** Subject to compliance with requirements, provide product indicated or comparable product by one of the following:
  - 1. Access Panel Solutions.
  - 2. Acudor Products, Inc.
  - 3. Alfab, Inc.
  - 4. Babcock-Davis.
  - 5. Cendrex Inc.
  - 6. Elmdor/Stoneman Manufacturing Co.; Div. of Acorn Engineering Co.
  - 7. Jensen Industries; Div. of Broan-Nutone, LLC.
  - 8. J. L. Industries, Inc.; Div. of Activar Construction Products Group.
  - 9. Karp Associates, Inc.
  - 10. Larsen's Manufacturing Company.
  - 11. Maxam Metal Products Limited.
  - 12. Metropolitan Door Industries Corp.
  - 13. MIFAB, Inc.
  - 14. Milcor Inc.
  - 15. Nystrom, Inc.
  - 16. Williams Bros. Corporation of America (The).
- C. Source Limitations:** Obtain each type of access door and frame from single source from single manufacturer.
- D. Flush Access Doors with Concealed Flanges:**
  - 1. **Assembly Description:** Fabricate door to fit flush to frame. Provide frame with gypsum board beads for concealed flange installation.
  - 2. **Locations:** Ceiling.
  - 3. **Metallic-Coated Steel Sheet for Door:** Nominal 0.064 inch, 16 gage.
    - a. **Finish:** Factory prime.
  - 4. **Frame Material:** Same material and thickness as door.
  - 5. **Hinges:** Manufacturer's standard.
  - 6. **Hardware:** Lock.
- E. Hardware:**
  - 1. **Latch:** Cam latch operated by pinned-hex-head wrench.
  - 2. **Lock:** Cylinder.

**2.3 MATERIALS**

- A. Steel Plates, Shapes, and Bars:** ASTM A 36/A 36M.



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- B. Metallic-Coated Steel Sheet:** ASTM A 653/A 653M, Commercial Steel (CS), Type B; with minimum G60 or A60 metallic coating.
- C. Frame Anchors:** Same type as door face.
- D. Inserts, Bolts, and Anchor Fasteners:** Hot-dip galvanized steel according to ASTM A 153/A 153M or ASTM F 2329.

**2.4 FABRICATION**

- A. General:** Provide access door and frame assemblies manufactured as integral units ready for installation.
- B. Metal Surfaces:** For metal surfaces exposed to view in the completed Work, provide materials with smooth, flat surfaces without blemishes. Do not use materials with exposed pitting, seam marks, roller marks, rolled trade names, or roughness.
- C. Doors and Frames:** Grind exposed welds smooth and flush with adjacent surfaces. Furnish attachment devices and fasteners of type required to secure access doors to types of supports indicated.
  - 1. For concealed flanges with drywall bead, provide edge trim for gypsum board and gypsum base securely attached to perimeter of frames.
  - 2. For concealed flanges with plaster bead for full-bed plaster applications, provide zinc-coated expanded metal lath and exposed casing bead welded to perimeter of frames.
  - 3. Provide mounting holes in frames for attachment of units to metal or wood framing.
  - 4. Provide mounting holes in frame for attachment of masonry anchors.
- D. Recessed Access Doors:** Form face of panel to provide recess for application of applied finish. Reinforce panel as required to prevent buckling.
  - 1. For recessed doors with plaster infill, provide self-furring expanded metal lath attached to door panel.
- E. Latching Mechanisms:** Furnish number required to hold doors in flush, smooth plane when closed.
  - 1. For cylinder locks, furnish two keys per lock and key all locks alike.
  - 2. For recessed panel doors, provide access sleeves for each locking device. Furnish plastic grommets and install in holes cut through finish.
- F. Extruded Aluminum:** After fabrication, apply manufacturer's standard protective coating on aluminum that will come in contact with concrete.

**2.5 FINISHES**

- A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.**

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- B. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.**
- C. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.**
- D. Steel and Metallic-Coated-Steel Finishes:**
  - 1. Factory Prime: Apply manufacturer's standard, fast-curing, lead- and chromate-free, universal primer immediately after surface preparation and pretreatment.**

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Examine substrates for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.**
- B. Proceed with installation only after unsatisfactory conditions have been corrected.**

**3.2 INSTALLATION**

- A. Comply with manufacturer's written instructions for installing access doors and frames.**
- B. Install doors flush with adjacent finish surfaces or recessed to receive finish material.**

**3.3 ADJUSTING**

- A. Adjust doors and hardware, after installation, for proper operation.**
- B. Remove and replace doors and frames that are warped, bowed, or otherwise damaged.**

**END OF SECTION 083113**

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**SECTION 085113 - ALUMINUM WINDOWS**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

- A. Section includes projected and fixed aluminum windows for exterior locations.**
- B. Related Requirements:**
  - 1. Section 084110 "Aluminum-Framed Entrances and Storefronts" for coordinating finish among aluminum fenestration units.**
  - 2. Section 088000 "Glazing" for insulating-laminated-glass units.**

**1.3 PREINSTALLATION MEETINGS**

- A. Preinstallation Conference: Conduct conference at Project site.**
  - 1. Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.**
  - 2. Review, discuss, and coordinate the interrelationship of aluminum windows with related wall components. Include provisions for anchorage, flashing, sealing perimeters, and protecting finishes.**
  - 3. Review and discuss the sequence of work required to construct a watertight and weathertight exterior building envelope.**
  - 4. Inspect and discuss the condition of substrate and other preparatory work performed by other trades.**

**1.4 ACTION SUBMITTALS**

- A. Product Data: For each type of product.**
  - 1. Include construction details, material descriptions, glazing and fabrication methods, dimensions of individual components and profiles, hardware, and finishes for aluminum windows.**
- B. Shop Drawings: Include plans, elevations, sections, hardware, accessories, operational clearances, and details of installation, including anchorage, flashing, and sealant installation.**

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- C. **Product Schedule:** For aluminum windows. Use same designations indicated on Drawings.

**1.5 INFORMATIONAL SUBMITTALS**

- A. **Qualification Data:** For manufacturer and Installer.
- B. **Product Test Reports:** For each type of aluminum window, for tests performed by a qualified testing agency.
- C. **Field quality-control reports.**
- D. **Sample Warranties:** For manufacturer's warranties.

**1.6 QUALITY ASSURANCE**

- A. **Manufacturer Qualifications:** A manufacturer capable of fabricating aluminum windows that meet or exceed performance requirements indicated and of documenting this performance by test reports, and calculations.
- B. **Installer Qualifications:** An installer acceptable to aluminum window manufacturer for installation of units required for this Project.

**1.7 WARRANTY**

- A. **Manufacturer's Warranty:** Manufacturer agrees to repair or replace aluminum windows that fail in materials or workmanship within specified warranty period.
  - 1. **Failures include, but are not limited to, the following:**
    - a. **Failure to meet performance requirements.**
    - b. **Structural failures including excessive deflection, water leakage, condensation, and air infiltration.**
    - c. **Faulty operation of movable sash and hardware.**
    - d. **Deterioration of materials and finishes beyond normal weathering.**
    - e. **Failure of glazing due to defects in window unit.**
  - 2. **Warranty Period: Window: 10 years from date of Substantial Completion.**

**PART 2 - PRODUCTS**

**2.1 MANUFACTURERS**

- A. **Basis of Design:** EFCO Corporation; Series 2701 Projected-Out Window and associated fixed unit. Subject to compliance with requirements, equivalent products by other manufacturers is also acceptable. Acceptable manufacturers include:

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1. Kawneer North America; an Alcoa company.
  2. YKK AP America Inc.
- B. **Source Limitations:** Obtain windows from single source from single manufacturer.

**2.2 WINDOW PERFORMANCE REQUIREMENTS**

- A. **Product Standard:** Comply with AAMA/WDMA/CSA 101/I.S.2/A440 for definitions and minimum standards of performance, materials, components, accessories, and fabrication unless more stringent requirements are indicated.
1. **Window Certification:** AMMA certified with label attached to each window.
- B. **Performance Class and Grade:** AAMA/WDMA/CSA 101/I.S.2/A440 as follows:
1. **Minimum Performance Class:** AW.
  2. **Minimum Performance Grade:** 65.
- C. **Thermal Transmittance:** NFRC 100 maximum whole-window U-factor of 0.60 Btu/sq. ft. x h x deg F.
- D. **Solar Heat-Gain Coefficient (SHGC):** NFRC 200 maximum whole-window SHGC of 0.27.
- E. **Condensation-Resistance Factor (CRF):** Provide aluminum windows tested for thermal performance according to AAMA 1503, showing a CRF of 45.
- F. **Thermal Movements:** Provide aluminum windows, including anchorage, that allow for thermal movements resulting from the following maximum change (range) in ambient and surface temperatures by preventing buckling, opening of joints, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Base engineering calculation on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.
1. **Temperature Change:** 120 deg F, ambient; 180 deg F material surfaces.
- G. **Windborne-Debris Resistance:** Capable of resisting impact from windborne debris based on testing glazed windows identical to those specified, according to ASTM E 1886 and testing information in ASTM E 1996 and requirements of authorities having jurisdiction.

**2.3 ALUMINUM WINDOWS**

- A. **Operating Types:** Provide the following operating types in locations indicated on Drawings:
1. **Horizontal Sliding Window.**

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- B. Frames and Sashes: Aluminum extrusions complying with AAMA/WDMA/CSA 101/I.S.2/A440. 0.125 inch aluminum wall thickness.**
  - 1. Thermally Improved Construction: Fabricate frames, sashes, and muntins with an integral, concealed, low-conductance thermal barrier located between exterior materials and window members exposed on interior side in a manner that eliminates direct metal-to-metal contact.**
- C. Insulating-Laminated-Glass Units: Refer to Section 08800 "Glazing" for requirements.**
- D. Glazing System: Manufacturer's standard factory-glazing system that produces weathertight seal.**
- E. Hardware, General: Provide manufacturer's standard hardware fabricated from aluminum, stainless steel, carbon steel complying with AAMA 907, or other corrosion-resistant material compatible with adjacent materials; designed to smoothly operate, tightly close, and securely lock windows, and sized to accommodate sash weight and dimensions.**
  - 1. Handle: Continuous, integral pull**
  - 2. Sash Lock: Zinc die cast sweep lock and keeper on vertical interlocks. Two per sash. Powder coated finish.**
  - 3. Composite Adjustable Tandem Roller**
  - 4. Stainless Steel Roller Track**
  - 5. Standard PVC Auto Lock.**
  - 6. Limit Device: Sash Stop, located at head; one per sash.**
  - 7. Exposed Hardware Color and Finish: As specified, unless otherwise selected by Architect from manufacturer's full range.**
- F. Weather Stripping: Provide full-perimeter weather stripping for each operable sash.**
- G. Fasteners: Noncorrosive and compatible with window members, trim, hardware, anchors, and other components.**
  - 1. Exposed Fasteners: Do not use exposed fasteners to the greatest extent possible. For application of hardware, use fasteners that match finish hardware being fastened.**

**2.4 ACCESSORIES**

- A. Subsills: Thermally broken, extruded-aluminum subsills in configurations indicated on Drawings.**
- B. Interior Trim: Extruded-aluminum profiles in sizes and configurations indicated on Drawings.**
- C. Panning Trim: Extruded-aluminum profiles in sizes and configurations indicated on Drawings.**

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- D. **Window Screens: Not required.**

**2.5 FABRICATION**

- A. **Fabricate aluminum windows in sizes indicated. Include a complete system for assembling components and anchoring windows.**
- B. **Glaze aluminum windows in the factory.**
- C. **Weather strip each operable sash to provide weathertight installation.**
- D. **Weep Holes: Provide weep holes and internal passages to conduct infiltrating water to exterior.**
- E. **Mullions: Provide mullions and cover plates, matching window units, complete with anchors for support to structure and installation of window units. Allow for erection tolerances and provide for movement of window units due to thermal expansion and building deflections, as indicated. Provide mullions and cover plates capable of withstanding design wind loads of window units.**
- F. **Complete fabrication, assembly, finishing, hardware application, and other work in the factory to greatest extent possible. Disassemble components only as necessary for shipment and installation.**

**2.6 GENERAL FINISH REQUIREMENTS**

- A. **Comply with NAAMM's "Metal Finishes Manual" for recommendations for applying and designating finishes.**
- B. **Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in the same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.**

**2.7 ALUMINUM FINISHES**

- A. **Clear Anodic Finish: AAMA 611, AA-M12C22A41, Class I, 0.018 mm or thicker.**

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. **Examine openings, substrates, structural support, anchorage, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.**

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- B. Verify rough opening dimensions, levelness of sill plate, and operational clearances.**
- C. Examine wall flashings, vapor retarders, water and weather barriers, and other built-in components to ensure weathertight window installation.**
- D. Proceed with installation only after unsatisfactory conditions have been corrected.**

**3.2 INSTALLATION**

- A. Comply with manufacturer's written instructions for installing windows, hardware, accessories, and other components. For installation procedures and requirements not addressed in manufacturer's written instructions, comply with installation requirements in ASTM E 2112.**
- B. Install windows level, plumb, square, true to line, without distortion or impeding thermal movement, anchored securely in place to structural support, and in proper relation to wall flashing and other adjacent construction to produce weathertight construction.**
- C. Install windows and components to drain condensation, water penetrating joints, and moisture migrating within windows to the exterior.**
- D. Separate aluminum and other corrodible surfaces from sources of corrosion or electrolytic action at points of contact with other materials.**

**3.3 ADJUSTING, CLEANING, AND PROTECTION**

- A. Adjust operating sashes and hardware for a tight fit at contact points and weather stripping for smooth operation and weathertight closure.**
- B. Clean exposed surfaces immediately after installing windows. Avoid damaging protective coatings and finishes. Remove excess sealants, glazing materials, dirt, and other substances.**
  - 1. Keep protective films and coverings in place until final cleaning.**
- C. Remove and replace glass that has been broken, chipped, cracked, abraded, or damaged during construction period.**
- D. Protect window surfaces from contact with contaminating substances resulting from construction operations. If contaminating substances do contact window surfaces, remove contaminants immediately according to manufacturer's written instructions.**

**END OF SECTION 085113**



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**SECTION 087100 - DOOR HARDWARE**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

**1.2 SUMMARY**

Section includes:

Mechanical door hardware for the following:

Swinging doors.

Cylinders for door hardware specified in other Sections.

Electrified door hardware.

Related Sections:

Section 081113 "Hollow Metal Doors and Frames" for astragals provided as part of labeled fire-rated assemblies.

Section 081416 "Flush Wood Doors" for astragals provided as part of labeled fire-rated assemblies.

Section 083113 "Access Doors and Frames" for access door hardware.

Section 083323 "Overhead Coiling Doors" for door hardware provided as part of overhead door assemblies.

Section 283111 "Digital, Addressable Fire-Alarm System" for connections to building fire-alarm system.

**1.3 ACTION SUBMITTALS**

**Product Data:** For each type of product indicated. Include construction and installation details, material descriptions, dimensions of individual components and profiles, and finishes.

**Shop Drawings:** Details of electrified door hardware, indicating the following:

**Wiring Diagrams:** For power, signal, and control wiring and including the following:

Details of interface of electrified door hardware and building safety and security systems.

Schematic diagram of systems that interface with electrified door hardware.

Point-to-point wiring.

Risers.

Elevations doors controlled by electrified door hardware.

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**Operation Narrative:** Describe the operation of doors controlled by electrified door hardware.

**Samples for Initial Selection:** For plastic protective trim units in each finish, color, and texture required for each type of trim unit indicated.

**Samples for Verification:** For exposed door hardware of each type required, in each finish specified, prepared on Samples of size indicated below. Tag Samples with full description for coordination with the door hardware schedule. Submit Samples before, or concurrent with, submission of door hardware schedule.

**Sample Size:** Full-size units or minimum 2-by-4-inch Samples for sheet and 4-inc long Samples for other products.

Full-size Samples will be returned to Contractor. Units that are acceptable and remain undamaged through submittal, review, and field comparison process may, after final check of operation, be incorporated into the Work, within limitations of keying requirements.

**Other Action Submittals:**

**Door Hardware Schedule:** Prepared by or under the supervision of Installer, detailing fabrication and assembly of door hardware, as well as installation procedures and diagrams. Coordinate final door hardware schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.

**Submittal Sequence:** Submit door hardware schedule after or concurrent with submissions of Product Data, Samples, and Shop Drawings. Coordinate submission of door hardware schedule with scheduling requirements of other work to facilitate the fabrication of other work that is critical in Project construction schedule.

**Format:** Comply with scheduling sequence and vertical format in DHI's "Sequence and Format for the Hardware Schedule." Double space entries, and number and date each page.

**Format:** Use same scheduling sequence and format and use same door numbers as in the Contract Documents.

**Content:** include the following information:

Identification number, location, hand, fire rating, size, and material of each door and frame.

Locations of each door hardware set, cross-referenced to Drawings on floor plans and to door and frame schedule.

Complete designations, including name and manufacturer, type, style, function, size, quantity, function, and finish of each door hardware product.

Description of electrified door hardware sequences of operation and interfaces with other building control systems.

Fastenings and other pertinent information.

Explanation of abbreviations, symbols, and codes contained in schedule.

Mounting locations for door hardware.

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List of related door devices specified in other Sections for each door and frame.

**Keying Schedule:** Prepared by or under the supervision of Installer, detailing Owner's final keying instructions for locks. Include schematic keying diagram and index each key set to unique door designations that are coordinated with the Contract Documents.

**1.4 INFORMATIONAL SUBMITTALS**

**Qualification Data:** For Installer and.

**Product Certificates:** For electrified door hardware, from the manufacturer.

Certify that door hardware approved for use on types and sizes of labeled fire-rated doors complies with listed fire-rated door assemblies.

**Product Test Reports:** For compliance with accessibility requirements, based on evaluation of comprehensive tests performed by manufacturer and witnessed by a qualified testing agency, for door hardware on doors located in accessible routes.

**Warranty:** Special warranty specified in this Section.

**1.5 CLOSEOUT SUBMITTALS**

**Maintenance Data:** For each type of door hardware to include in maintenance manuals. Include final hardware and keying schedule.

**1.6 QUALITY ASSURANCE**

**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.

**Warehousing Facilities:** In Project's vicinity.

**Scheduling Responsibility:** Preparation of door hardware and keying schedules.

**Engineering Responsibility:** Preparation of data for electrified door hardware, including Shop Drawings, based on testing and engineering analysis of manufacturer's standard units in assemblies similar to those indicated for this Project.

**Source Limitations:** Obtain each type of door hardware from a single manufacturer.

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.

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**Fire-Rated Door Assemblies:** Where fire-rated door assemblies are indicated, provide door hardware rated for use in assemblies complying with NFPA 80 that are listed and labeled by a qualified testing agency, for fire-protection ratings indicated, based on testing at positive pressure according to NFPA 252 or UL 10C, unless otherwise indicated.

**Smoke- and Draft-Control Door Assemblies:** Where smoke- and draft-control door assemblies are required, provide door hardware that meet requirements of assemblies tested according to UL 1784 and installed in compliance with NFPA 105.

**Air Leakage Rate:** Maximum air leakage of 0.3 cfm/sq. ft. at the tested pressure differential of 0.3-inch wg of water.

**Electrified Door Hardware:** Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction.

**Means of Egress Doors:** Latches do not require more than 15 lbf to release the latch. Locks do not require use of a key, tool, or special knowledge for operation.

**Accessibility Requirements:** For door hardware on doors in an accessible route, comply with the U.S. Architectural & Transportation Barriers Compliance Board's ADA-ABA Accessibility Guidelines.

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.  
Comply with the following maximum opening-force requirements:

Interior, Non-Fire-Rated Hinged Doors: 5 lbf applied perpendicular to door.

Sliding or Folding Doors: 5 lbf applied parallel to door at latch.

Fire Doors: Minimum opening force allowable by authorities having jurisdiction.

Bevel raised thresholds with a slope of not more than 1:2. Provide thresholds not more than 1/2 inch high.

Adjust door closer sweep periods so that, from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

**Keying Conference:** Conduct conference at Project site to comply with requirements in Section 013100 "Project Management and Coordination." Incorporate keying conference decisions into final keying schedule after reviewing door hardware keying system including, but not limited to, the following:

Function of building, flow of traffic, purpose of each area, degree of security required, and plans for future expansion.

Preliminary key system schematic diagram.

Requirements for key control system.

Requirements for access control.

Address for delivery of keys.

**Preinstallation Conference:** Conduct conference at Project site.

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**Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.**

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

**Inspect and discuss electrical roughing-in for electrified door hardware.**

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

**Review required testing, inspecting, and certifying procedures.**

**1.7 DELIVERY, STORAGE, AND HANDLING**

**Inventory door hardware on receipt and provide secure lock-up for door hardware delivered to Project site.**

**Tag each item or package separately with identification coordinated with the final door hardware schedule, and include installation instructions, templates, and necessary fasteners with each item or package.**

**Deliver keys to manufacturer of key control system for subsequent delivery to Owner.**

**Deliver keys and permanent cores to Owner by registered mail or overnight package service.**

**1.8 COORDINATION**

**Coordinate layout and installation of floor-recessed door hardware with floor construction. Cast anchoring inserts into concrete.**

**Installation Templates: Distribute for doors, frames, and other work specified to be factory prepared. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing door hardware to comply with indicated requirements.**

**Security: Coordinate installation of door hardware, keying, and access control with Owner's security consultant.**

**Electrical System Roughing-In: Coordinate layout and installation of electrified door hardware with connections to power supplies and building safety and security systems.**

**Existing Openings: Where hardware components are scheduled for application to existing construction or where modifications to existing door hardware are required, field verify existing conditions and coordinate installation of door hardware to suit opening conditions and to provide proper door operation.**

**1.9 WARRANTY**

**Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of door hardware that fail in materials or workmanship within specified warranty period.**

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Failures include, but are not limited to, the following:

Structural failures including excessive deflection, cracking, or breakage.  
Faulty operation of doors and door hardware.  
Deterioration of metals, metal finishes, and other materials beyond normal weathering and use.

Warranty Period: Three years from date of Substantial Completion, unless otherwise indicated.

Electromagnetic Hold-opens: Five years from date of Substantial Completion.

Exit Devices: Two years from date of Substantial Completion.

Manual Closers: 10 years from date of Substantial Completion.

Concealed Floor Closers: 10 years from date of Substantial Completion.

## **PART 2 - PRODUCTS**

### **2.1 SCHEDULED DOOR HARDWARE**

Provide door hardware for each door as scheduled in Part 4 "Door Hardware Schedule" Article to comply with requirements in this Section.

Door Hardware Sets: Provide quantity, item, size, finish or color indicated, products complying with BHMA designations referenced.

Sequence of Operation: Provide electrified door hardware function, sequence of operation, and interface with other building control systems indicated.

Designations: Requirements for design, grade, function, finish, size, and other distinctive qualities of each type of door hardware are indicated in Part 3 "Door Hardware Schedule" Article. Products are identified by using door hardware designations, as follows:

Named Manufacturers' Products: Manufacturer and product designation are listed for each door hardware type required for the purpose of establishing minimum requirements. Manufacturers' names are abbreviated in Part 3 "Door Hardware Schedule" Article.

References to BHMA Designations: Provide products complying with these designations and requirements for description, quality, and function.

### **2.2 HINGES**

Hinges: BHMA A156.1. Provide template-produced hinges for hinges installed on hollow-metal doors and hollow-metal frames.

Basis-of-Design Product: Subject to compliance with requirements, provide product indicated on schedule.

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**2.3 MECHANICAL LOCKS AND LATCHES**

**Lock Functions:** As indicated in door hardware schedule.

**Lock Throw:** Comply with testing requirements for length of bolts required for labeled fire doors, and as follows:

**Bored Locks:** Minimum 1/2-inch latchbolt throw.

**Mortise Locks:** Minimum 3/4-inch latchbolt throw.

**Deadbolts:** Minimum 1.25-inch bolt throw.

**Lock Backset:** 2-3/4 inches, unless otherwise indicated.

**Lock Trim:**

**Levers:** Forged.

**Schlage – Lever style L03.**

**Escutcheons (Roses):** Wrought.

**Dummy Trim:** Match lever lock trim and escutcheons.

**Operating Device:** Lever with escutcheons (roses).

**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.

**Flat-Lip Strikes:** For locks with three-piece antifriction latchbolts, as recommended by manufacturer.

**Rabbit Front and Strike:** Provide on locksets for rabbeted meeting stiles.

**Mortise Locks:** BHMA A156.13; Operational Grade 1; stamped steel case with steel or brass parts; Series 1000.

**Basis-of-Design Product:** Subject to compliance with requirements, provide product indicated on schedule.

**2.4 MANUAL FLUSH BOLTS**

**Manual Flush Bolts:** BHMA A156.16; minimum 3/4-inch throw; designed for mortising into door edge.

**Basis-of-Design Product:** Subject to compliance with requirements, provide product schedule.

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**2.5 EXIT DEVICES AND AUXILIARY ITEMS**

**Exit Devices and Auxiliary Items: BHMA A156.3.**

**Basis-of-Design Product: Subject to compliance with requirements, provide product indicated on schedule.**

**2.6 LOCK CYLINDERS**

**Standard Lock Cylinders: BHMA A156.5; Grade 1; permanent cores that are interchangeable; face finished to match lockset.**

**Construction Master Keys: Provide cylinders with feature that permits voiding of construction keys without cylinder removal. Provide 10 construction master keys.**

**Construction Cores: Provide construction cores that are replaceable by permanent cores. Provide 10 construction master keys.**

**2.7 KEYING**

**Keying System: Factory registered, complying with guidelines in BHMA A156.28, Appendix A. Incorporate decisions made in keying conference.**

**Grand Master Key System: Change keys, a master key, and a grand master key operate cylinders.**

**Existing System:**

**Master key or grand master key locks to Owner's existing system.  
Re-key Owner's existing master key system into new keying system.**

**Keyed Alike: Key all cylinders to same change key.**

**Keys: Brass.**

**Stamping: Permanently inscribe each key with a visual key control number and include the following notation:**

**Notation: "DO NOT DUPLICATE."**

**Quantity: In addition to one extra key blank for each lock, provide the following:**

**Cylinder Change Keys: Three.**

**Master Keys: Five.**

**Grand Master Keys: Five.**



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**2.8 KEY CONTROL SYSTEM**

**Key Control Cabinet:** BHMA A156.5; metal cabinet with baked-enamel finish; containing key-holding hooks, labels, 2 sets of key tags with self-locking key holders, key-gathering envelopes, and temporary and permanent markers; with key capacity of 150 percent of the number of locks.

**Manufacturers:** Subject to compliance with requirements, provide products by one of the following:

American Key Boxes and Cabinets.  
GE Security, Inc.  
HPC, Inc.  
Lund Equipment Co., Inc.  
MMF Industries.  
Tri Palm International.

**Multiple-Drawer Cabinet:** Cabinet with drawers equipped with key-holding panels and key envelope storage, and progressive-type ball-bearing suspension slides. Include single cylinder lock to lock all drawers.

**Wall-Mounted Cabinet:** Cabinet with hinged-panel door equipped with key-holding panels and pin-tumbler cylinder door lock.

**Portable Cabinet:** Tray for mounting in file cabinet, equipped with key-holding panels, envelopes, and cross-index system.

**2.9 OPERATING TRIM**

**Operating Trim:** BHMA A156.6; stainless steel, unless otherwise indicated.

**Basis-of-Design Product:** Subject to compliance with requirements, provide product indicated on schedule:

**2.10 ACCESSORIES FOR PAIRS OF DOORS**

**Coordinators:** BHMA A156.3; consisting of active-leaf, hold-open lever and inactive-leaf release trigger; fabricated from steel with nylon-coated strike plates; with built-in, adjustable safety release; and with internal override.

**Carry-Open Bars:** BHMA A156.3; prevent the inactive leaf from opening before the active leaf; provide polished brass or bronze carry-open bars with strike plate for inactive leaves of pairs of doors unless automatic or self-latching bolts are used.

**Astragals:** BHMA A156.22.

**2.11 SURFACE CLOSERS**

**Surface Closers:** BHMA A156.4; rack-and-pinion hydraulic type with adjustable sweep and latch speeds controlled by key-operated valves and forged-steel main arm. Comply with

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manufacturer's written recommendations for size of door closers depending on size of door, exposure to weather, and anticipated frequency of use. Provide factory-sized closers, adjustable to meet field conditions and requirements for opening force.

**Basis-of-Design Product:** Subject to compliance with requirements, provide product indicated on schedule.

**2.12 CLOSER HOLDER RELEASE DEVICES**

**Closer Holder Release Devices:** BHMA A156.15; Grade 1; closer connected with separate or integral releasing and fire- or smoke-detecting devices. Door shall become self-closing on interruption of signal to release device. Automatic release is activated by [smoke detection system] [loss of power].

**Manufacturers:** Subject to compliance with requirements, [provide products by one of the following] [available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following]:

**Basis-of-Design Product:** Subject to compliance with requirements, provide product indicated on [Drawings] [schedule] or comparable product by one of the following:

Corbin Russwin Architectural Hardware; an ASSA ABLOY Group company.  
DORMA Architectural Hardware; Member of The DORMA Group North America.  
LCN Closers; an Ingersoll-Rand company.  
Norton Door Controls; an ASSA ABLOY Group company.  
Rixson Specialty Door Controls; an ASSA ABLOY Group company.  
SARGENT Manufacturing Company; an ASSA ABLOY Group company.

**2.13 MECHANICAL STOPS AND HOLDERS**

**Wall- and Floor-Mounted Stops:** BHMA A156.16; polished cast brass, bronze, or aluminum base metal.

**Basis-of-Design Product:** Subject to compliance with requirements, provide product indicated on schedule.

**2.14 ELECTROMAGNETIC STOPS AND HOLDERS**

**Electromagnetic Door Holders:** BHMA A156.15, Grade 1; wall-mounted electromagnetic single unit with strike plate attached to swinging door; coordinated with fire detectors and interface with fire alarm system for labeled fire-rated door assemblies.

**Manufacturers:** Subject to compliance with requirements, provide products by one of the following:

Architectural Builders Hardware Mfg., Inc.  
DORMA Architectural Hardware; Member of The DORMA Group North America.  
SARGENT Manufacturing Company; an ASSA ABLOY Group company.

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**2.15 OVERHEAD STOPS AND HOLDERS**

**Overhead Stops and Holders: BHMA A156.8.**

**Basis-of-Design Product: Subject to compliance with requirements, provide product indicated on schedule.**

**2.16 DOOR GASKETING**

**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.**

**Basis-of-Design Product: Subject to compliance with requirements, provide product indicated on schedule.**

**2.17 THRESHOLDS**

**Thresholds: BHMA A156.21; fabricated to full width of opening indicated.**

**Basis-of-Design Product: Subject to compliance with requirements, provide product indicated on schedule or comparable product by one of the following:**

**2.18 AUXILIARY DOOR HARDWARE**

**Auxiliary Hardware: BHMA A156.16.**

**Basis-of-Design Product: Subject to compliance with requirements, provide product indicated on schedule.**

**2.19 FABRICATION**

**Manufacturer's Nameplate: Do not provide products that have manufacturer's name or trade name displayed in a visible location except in conjunction with required fire-rated labels and as otherwise approved by Architect.**

**Manufacturer's identification is permitted on rim of lock cylinders only.**

**Base Metals: Produce door hardware units of base metal indicated, fabricated by forming method indicated, using manufacturer's standard metal alloy, composition, temper, and hardness. Furnish metals of a quality equal to or greater than that of specified door hardware units and BHMA A156.18.**

**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**

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fasteners are not permitted. Provide Phillips flat-head screws with finished heads to match surface of door hardware, unless otherwise indicated.

**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.

**Fire-Rated Applications:**

**Wood or Machine Screws:** For the following:

Hinges mortised to doors or frames.  
Strike plates to frames.  
Closers to doors and frames.

**Steel Through Bolts:** For the following unless door blocking is provided:

Surface hinges to doors.  
Closers to doors and frames.  
Surface-mounted exit devices.

**Spacers or Sex Bolts:** For through bolting of hollow-metal doors.

**Fasteners for Wood Doors:** Comply with requirements in DHI WDHS.2, "Recommended Fasteners for Wood Doors."

**Gasketing Fasteners:** Provide noncorrosive fasteners for exterior applications and elsewhere as indicated.

## **2.20 FINISHES**

Provide finishes complying with BHMA A156.18 as indicated in door hardware schedule.

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

**Appearance of Finished Work:** Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in the same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

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**PART 3 - EXECUTION**

**3.1 EXAMINATION**

Examine doors and frames, with Installer present, for compliance with requirements for installation tolerances, labeled fire-rated door assembly construction, wall and floor construction, and other conditions affecting performance.

Examine roughing-in for electrical power systems to verify actual locations of wiring connections before electrified door hardware installation.

Proceed with installation only after unsatisfactory conditions have been corrected.

**3.2 PREPARATION**

**Steel Doors and Frames:** For surface applied door hardware, drill and tap doors and frames according to ANSI/SDI A250.6.

**Wood Doors:** Comply with DHI WDHS.5 "Recommended Hardware Reinforcement Locations for Mineral Core Wood Flush Doors."

**3.3 INSTALLATION**

**Mounting Heights:** Mount door hardware units at heights to comply with the following unless otherwise indicated or required to comply with governing regulations.

**Standard Steel Doors and Frames:** ANSI/SDI A250.8.

**Custom Steel Doors and Frames:** HMMA 831.

**Wood Doors:** DHI WDHS.3, "Recommended Locations for Architectural Hardware for Wood Flush Doors."

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. Do not install surface-mounted items until finishes have been completed on substrates involved.

Set units level, plumb, and true to line and location. Adjust and reinforce attachment substrates as necessary for proper installation and operation.

Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors according to industry standards.

**Hinges:** Install types and in quantities indicated in door hardware schedule but not fewer than the number recommended by manufacturer for application indicated or one hinge for every 30 inches of door height, whichever is more stringent, unless other equivalent means of support for door, such as spring hinges or pivots, are provided.

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**Intermediate Offset Pivots:** Where offset pivots are indicated, provide intermediate offset pivots in quantities indicated in door hardware schedule but not fewer than one intermediate offset pivot per door and one additional intermediate offset pivot for every 30 inches of door height greater than 90 inches.

**Lock Cylinders:** Install construction cores to secure building and areas during construction period.

Replace construction cores with permanent cores as directed by Owner.  
Furnish permanent cores to Owner for installation.

**Key Control System:** Tag keys and place them on markers and hooks in key control system cabinet, as determined by final keying schedule.

**Boxed Power Supplies:** Locate power supplies as indicated or, if not indicated, above accessible ceilings. Verify location with Architect.

**Configuration:** Provide least number of power supplies required to adequately serve doors with electrified door hardware.

**Thresholds:** Set thresholds for exterior doors and other doors indicated in full bed of sealant complying with requirements specified in Section 079200 "Joint Sealants."

**Stops:** Provide floor stops for doors unless wall or other type stops are indicated in door hardware schedule. Do not mount floor stops where they will impede traffic.

**Perimeter Gasketing:** Apply to head and jamb, forming seal between door and frame.

**Meeting Stile Gasketing:** Fasten to meeting stiles, forming seal when doors are closed.

**Door Bottoms:** Apply to bottom of door, forming seal with threshold when door is closed.

**3.4 FIELD QUALITY CONTROL**

**Independent Architectural Hardware Consultant:** Owner will engage a qualified independent Architectural Hardware Consultant to perform inspections and to prepare inspection reports.

Independent Architectural Hardware Consultant will inspect door hardware and state in each report whether installed work complies with or deviates from requirements, including whether door hardware is properly installed and adjusted.

**3.5 ADJUSTING**

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

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**Spring Hinges:** Adjust to achieve positive latching when door is allowed to close freely from an open position of 30 degrees.

**Electric Strikes:** Adjust horizontal and vertical alignment of keeper to properly engage lock bolt.

**Door Closers:** Adjust sweep period to comply with accessibility requirements and requirements of authorities having jurisdiction.

**Occupancy Adjustment:** Approximately six months after date of Substantial Completion, Installer's Architectural Hardware Consultant shall examine and readjust each item of door hardware, including adjusting operating forces, as necessary to ensure function of doors, door hardware, and electrified door hardware.

**3.6 CLEANING AND PROTECTION**

Clean adjacent surfaces soiled by door hardware installation.

Clean operating items as necessary to restore proper function and finish.

Provide final protection and maintain conditions that ensure that door hardware is without damage or deterioration at time of Substantial Completion.

**3.7 DEMONSTRATION**

Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain door hardware and door hardware finishes. Refer to Section 017900 "Demonstration and Training."

**3.8 DOOR HARDWARE SCHEDULE**

Door No	HwSet
100	01
103	02

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**Hardware Group No. 01 (double doors)**

Provide each PR door(s) with the following:

Qty		Description	Catalog Number	Finish	Mfr
6	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
2	EA	AUTO FLUSH BOLTS	FB51P	626	IVE
1	EA	CLASSROOM LOCK	ND94PD RHO	626	SCH
1	EA	PRIMUS K-I-L CYL.	20-765	626	SCH
2	EA	SURFACE CLOSER	4040XP HEDA	689	LCN
2	EA	WALL STOPS	WS407CCV	630	IVE
1	EA	GASKETING	188S-BK	S-Bk	ZER

**Hardware Group No. 02 (back door)**

Provide each SGL door(s) with the following:

Qty		Description	Catalog Number	Finish	Mfr
3	EA	HINGE	5BB1HW 4.5 X 4.5 NRP	630	IVE
1	EA	VANDL STOREROOM LOCK	ND96PD RHO	626	SCH
1	EA	PRIMUS K-I-L CYL.	20-765	626	SCH
1	EA	SURFACE CLOSER	4040XP EDA	689	LCN
1	EA	LOCK PROTECTOR	CLP-106	630	DON
1	EA	GASKETING	188S-BK PSA	Bk	ZER
1	EA	THRESHOLD	65A-233	A	ZER
1	EA	RAIN DRIP	142AA	AA	ZER
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE

**END OF SECTION 087100**



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**SECTION 088000 - GLAZING**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

- A. 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:**
  - 1. Windows.**
  - 2. Doors.**
  - 3. Storefront framing.**
  - 4. Glazed entrances.**
  - 5. Interior borrowed lites.**

**1.3 DEFINITIONS**

- A. Glass Manufacturers:** Firms that produce primary glass, fabricated glass, or both, as defined in referenced glazing publications.
- B. Glass Thicknesses:** Indicated by thickness designations according to ASTM C 1036.
- C. Interspace:** Space between lites of an Insulating-glass unit.

**1.4 PERFORMANCE REQUIREMENTS**

- A. General:** Installed glazing systems shall withstand normal thermal movement and wind and impact loads (where applicable) without failure, including loss or glass breakage attributable to the following: defective manufacture, fabrication, or installation; failure of sealants or gaskets to remain watertight and airtight; deterioration of glazing materials; or other defects in construction.
- B. Delegated Design:** Design glass, including comprehensive engineering analysis according to ASTM E 1300 by a qualified professional engineer, using the following design criteria:
  - 1. Design Wind Pressures:** As indicated on Structural Drawings.
  - 2. Vertical Glazing:** For glass surfaces sloped 15 degrees or less from vertical, design glass to resist design wind pressure based on glass type factors for short-duration load.

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3. **Maximum Lateral Deflection:** For glass supported on all four edges, limit center-of-glass deflection at design wind pressure to not more than 1/50 times the short-side length or 1 inch, whichever is less.

C. **Thermal Movements:** Allow for thermal movements from ambient and surface temperature changes acting on glass framing members and glazing components.

1. **Temperature Change:** 120 deg F, ambient; 180 deg F, material surfaces.

**1.5 ACTION SUBMITTALS**

A. **Product Data:** For each glass product and glazing material indicated.

B. **Glass Samples:** for each type of glass product other than clear monolithic vision glass; 12 inches square.

C. **Glazing Schedule:** List glass types and thicknesses for each size opening and location. Use same designations indicated on Drawings.

D. **Delegated-Design Submittal:** For glass indicated to comply with performance requirements and design criteria, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

**1.6 INFORMATIONAL SUBMITTALS**

A. **Qualification Data:** For installers.

B. **Product Certificates:** For glass and glazing products, from manufacturer.

C. **Product Test Reports:** Based on evaluation of comprehensive tests performed by a qualified testing agency, for insulating glass.

D. **Warranties:** Sample of special warranties.

**1.7 QUALITY ASSURANCE**

A. **Manufacturer Qualifications for Insulating-Glass Units with Sputter-Coated, Low-E Coatings:** A qualified insulating-glass manufacturer who is approved and certified by coated-glass manufacturer.

B. **Installer Qualifications:** A qualified installer who employs glass installers for this Project who are certified under the National Glass Association's Certified Glass Installer Program.

C. **Source Limitations for Glass:** Obtain laminated glass and insulating glass from single source from single manufacturer for each glass type.

D. **Source Limitations for Glazing Accessories:** Obtain from single source from single manufacturer for each product and installation method.

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- E. Glazing Publications:** Comply with published recommendations of glass product manufacturers and organizations below, unless more stringent requirements are indicated. Refer to these publications for glazing terms not otherwise defined in this Section or in referenced standards.
  - 1. GANA Publications:** GANA's "Laminated Glazing Reference Manual" and GANA's "Glazing Manual."
  - 2. IGMA Publication for Insulating Glass:** SIGMA TM-3000, "North American Glazing Guidelines for Sealed Insulating Glass Units for Commercial and Residential Use."
- F. Safety Glazing Labeling:** Where safety glazing labeling is indicated, permanently mark glazing with certification label of the SGCC or another certification agency acceptable to authorities having jurisdiction. Label shall indicate manufacturer's name, type of glass, thickness, and safety glazing standard with which glass complies.
- G. Insulating-Glass Certification Program:** Permanently marked either on spacers or on at least one component lite of units with appropriate certification label of IGCC.
- H. Preinstallation Conference:** Conduct conference at Project site.
  - 1. Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.**
  - 2. Review temporary protection requirements for glazing during and after installation.**

**1.8 DELIVERY, STORAGE, AND HANDLING**

- A. Protect glazing materials according to manufacturer's written instructions. Prevent damage to glass and glazing materials from condensation, temperature changes, direct exposure to sun, or other causes.**

**1.9 PROJECT CONDITIONS**

- A. Environmental Limitations:** Do not proceed with glazing when ambient and substrate temperature conditions are outside limits permitted by glazing material manufacturers and when glazing channel substrates are wet from rain, frost, condensation, or other causes.
  - 1. Do not install glazing sealants when ambient and substrate temperature conditions are outside limits permitted by sealant manufacturer or below 40 deg F.**

**1.10 WARRANTY**

- A. Manufacturer's Special Warranty on Laminated Glass:** Manufacturer's standard form in which laminated-glass manufacturer agrees to replace laminated-glass units that deteriorate within specified warranty period. Deterioration of laminated glass is defined as defects developed from normal use that are not attributed to glass breakage or to maintaining and cleaning laminated glass contrary to manufacturer's written instructions.

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**Defects include edge separation, delamination materially obstructing vision through glass, and blemishes exceeding those allowed by referenced laminated-glass standard.**

- 1. Warranty Period: 10 years from date of Substantial Completion.**
- B. Manufacturer's Special Warranty on Insulating Glass: Manufacturer's standard form in which insulating-glass manufacturer agrees to replace insulating-glass units that deteriorate within specified warranty period. Deterioration of insulating glass is defined as failure of hermetic seal under normal use that is not attributed to glass breakage or to maintaining and cleaning insulating glass contrary to manufacturer's written instructions. Evidence of failure is the obstruction of vision by dust, moisture, or film on interior surfaces of glass.**
  - 1. Warranty Period: 10 years from date of Substantial Completion.**

**PART 2 - PRODUCTS**

**2.1 GLASS PRODUCTS, GENERAL**

- A. Thickness: Where glass thickness is indicated, it is a minimum. Provide glass lites in thicknesses as needed to comply with requirements indicated.**

**Minimum Glass Thickness for Exterior Lites: Not less than 6.0 mm.**
- B. Strength: 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 heat-strengthened glass is indicated, provide 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.**
- C. Windborne-Debris-Impact Resistance: Provide exterior glazing that passes protection testing requirements in ASTM E 1996 for Project windspeed and pressures when tested according to ASTM E 1886. Test specimens shall be no smaller in width and length than glazing indicated for use on the Project and shall be installed in same manner as glazing indicated for use on the Project.**
  - 1. Large-Missile Test: For all glazing.**
- D. Thermal and Optical Performance Properties: Provide glass with performance properties specified, as indicated in manufacturer's published test data, based on procedures indicated below:**
  - 1. For monolithic-glass lites, properties are based on units with lites 6.0 mm thick.**
  - 2. For laminated-glass lites, properties are based on products of construction indicated.**
  - 3. For insulating-glass units, properties are based on units of thickness indicated for overall unit and for each lite.**

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4. **U-Factors:** Center-of-glazing values, according to NFRC 100 and based on LBL's WINDOW 5.2 computer program, expressed as Btu/sq. ft. x h x deg F.
5. **Solar Heat-Gain Coefficient and Visible Transmittance:** Center-of-glazing values, according to NFRC 200 and based on LBL's WINDOW 5.2 computer program.
6. **Visible Reflectance:** Center-of-glazing values, according to NFRC 300.

**2.2 GLASS PRODUCTS**

- A. **Float Glass:** ASTM C 1036, Type I, Quality-Q3, Class I (clear) unless otherwise indicated.
  1. **Products:** Subject to compliance with requirements, provide products by one of the following:
    - a. AFG Industries, Inc.
    - b. Guardian Industries Corp.
    - c. Oldcastle Building Envelope.
    - d. Pilkington North America.
    - e. PPG Industries, Inc.
- B. **Heat-Treated Float Glass:** ASTM C 1048; Type I; Quality-Q3; Class I (clear) and Class 2 (tinted) required; of kind and condition indicated.
  1. **Fabrication Process:** By horizontal (roller-hearth) process with roll-wave distortion parallel to bottom edge of glass as installed unless otherwise indicated.
  2. For uncoated glass, comply with requirements for Condition A.
  3. For coated vision glass, comply with requirements for Condition C (other coated glass).
  4. **Interior Glass Lites:** Provide fully tempered glass.
  5. **Exterior Laminated Glass Lites:** Provide fully tempered glass on interior lite.
  6. **Exterior Tinted Float Glass:** Provide fully tempered glass.

**2.3 LAMINATED GLASS**

- A. **Windborne-Debris-Impact-Resistant Laminated Glass:** ASTM C 1172, and complying with testing requirements in 16 CFR 1201 for Category II materials, with "Windborne-Debris-Impact Resistance" Paragraph in "Glass Products, General" Article, and with other requirements specified. Use materials that have a proven record of no tendency to bubble, discolor, or lose physical and mechanical properties after fabrication and installation.
  1. **Construction:** Laminate glass with polyvinyl butyral interlayer to comply with interlayer manufacturer's written recommendations:
  2. **Interlayer Thickness:** Provide thickness not less than that indicated and as needed to comply with requirements.
  3. **Interlayer Color:** Clear.
- B. **Glass Lites:** Specified heat-treated float glass.

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**2.4 GLAZING GASKETS**

- A. Dense Compression Gaskets:** Molded or extruded gaskets of profile and hardness required to maintain watertight seal, made from one of the following:
  - 1. Neoprene complying with ASTM C 864.
  - 2. EPDM complying with ASTM C 864.
  - 3. Silicone complying with ASTM C 1115.
  - 4. Thermoplastic polyolefin rubber complying with ASTM C 1115.
  
- B. Soft Compression Gaskets:** Extruded or molded, closed-cell, integral-skinned neoprene, EPDM, silicone, or [thermoplastic polyolefin rubber gaskets complying with ASTM C 509, Type II, black; of profile and hardness required to maintain watertight seal.
  - 1. **Application:** Use where soft compression gaskets will be compressed by inserting dense compression gaskets on opposite side of glazing or pressure applied by means of pressure-glazing stops on opposite side of glazing.

**2.5 GLAZING TAPES**

- A. Back-Bedding Mastic Glazing Tapes:** Preformed, butyl-based, 100 percent solids elastomeric tape; nonstaining and nonmigrating in contact with nonporous surfaces; with or without spacer rod as recommended in writing by tape and glass manufacturers for application indicated; and complying with ASTM C 1281 and AAMA 800 for products indicated below:
  - 1. AAMA 804.3 tape, where indicated.
  - 2. AAMA 806.3 tape, for glazing applications in which tape is subject to continuous pressure.
  - 3. AAMA 807.3 tape, for glazing applications in which tape is not subject to continuous pressure.
  
- B. Expanded Cellular Glazing Tapes:** Closed-cell, PVC foam tapes; factory coated with adhesive on both surfaces; and complying with AAMA 800 for the following types:
  - 1. AAMA 810.1, Type 1, for glazing applications in which tape acts as the primary sealant.
  - 2. AAMA 810.1, Type 2, for glazing applications in which tape is used in combination with a full bead of liquid sealant.

**2.6 MISCELLANEOUS GLAZING MATERIALS**

- A. General:** Provide products of material, size, and shape complying with referenced glazing standard, requirements of manufacturers of glass and other glazing materials for application indicated, and with a proven record of compatibility with surfaces contacted in installation.
  
- B. Cleaners, Primers, and Sealers:** Types recommended by sealant or gasket manufacturer.

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- C. **Setting Blocks:** Elastomeric material with a Shore, Type A durometer hardness of 85, plus or minus 5.
- D. **Spacers:** Elastomeric blocks or continuous extrusions of hardness required by glass manufacturer to maintain glass lites in place for installation indicated.
- E. **Edge Blocks:** Elastomeric material of hardness needed to limit glass lateral movement (side walking).

**2.7 FABRICATION OF GLAZING UNITS**

- A. Fabricate glazing units in sizes required to fit openings indicated for Project, with edge and face clearances, edge and surface conditions, and bite complying with written instructions of product manufacturer and referenced glazing publications, to comply with system performance requirements.

**2.8 MONOLITHIC-GLASS TYPES**

- A. **Glass Type:** Clear fully tempered float glass. Provide for interior clear single lite applications.
  - 1. **Thickness:** 6.0 mm.
  - 2. **Provide safety glazing labeling.**

**2.9 INSULATING-LAMINATED-GLASS TYPES**

- A. **Insulating-Glass Units, General:** Factory-assembled units consisting of sealed lites of glass separated by a dehydrated interspace, qualified according to ASTM E 2190, and complying with other requirements specified.
  - 1. **Sealing System:** Dual seal, with manufacturer's standard primary and secondary.
  - 2. **Spacer:** Manufacturer's standard spacer material and construction.
  - 3. **Desiccant:** Molecular sieve or silica gel, or blend of both.
- B. **Glass Type:** Low-e-coated, tinted, insulating laminated glass. Provide for all exterior glass lite assemblies.
  - 1. **Overall Unit Thickness:** 1-5/16 inch.
  - 2. **Thickness of Outdoor Lite:** 6.0 mm.
  - 3. **Outdoor Lite:** Tinted fully tempered float glass.
  - 4. **Interspace Content:** Air.
  - 5. **Indoor Lite:** Clear laminated glass with two plies of heat-strengthened float glass.
    - a. **Thickness of Each Glass Ply:** 6.0 mm.
    - b. **Interlayer Thickness:** 0.090 inch.
  - 6. **Low-E Coating:** Sputtered on second surface.
  - 7. **Shading Coefficient:** 0.57.

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8. U-Value: 0.9.
9. Provide safety glazing labeling.

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Examine framing, glazing channels, and stops, with Installer present, for compliance with the following:
  1. Manufacturing and installation tolerances, including those for size, squareness, and offsets at corners.
  2. Presence and functioning of weep systems.
  3. Minimum required face and edge clearances.
  4. Effective sealing between joints of glass-framing members.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

**3.2 PREPARATION**

- A. Clean glazing channels and other framing members receiving glass immediately before glazing. Remove coatings not firmly bonded to substrates.
- B. Examine glazing units to locate exterior and interior surfaces. Label or mark units as needed so that exterior and interior surfaces are readily identifiable. Do not use materials that will leave visible marks in the completed work.

**3.3 GLAZING, GENERAL**

- A. Comply with combined written instructions of manufacturers of glass, sealants, gaskets, and other glazing materials, unless more stringent requirements are indicated, including those in referenced glazing publications.
- B. 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.
- C. 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.
- D. Apply primers to joint surfaces where required for adhesion of sealants, as determined by preconstruction testing.



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- E. 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.**
- F. Do not exceed edge pressures stipulated by glass manufacturers for installing glass lites.**
- G. Provide spacers for glass lites where length plus width is larger than 50 inches.**
  - 1. Locate spacers directly opposite each other on both inside and outside faces of glass. Install correct size and spacing to preserve required face clearances, unless gaskets and glazing tapes are used that have demonstrated ability to maintain required face clearances and to comply with system performance requirements.**
  - 2. Provide 1/8-inch minimum bite of spacers on glass and use thickness equal to sealant width. With glazing tape, use thickness slightly less than final compressed thickness of tape.**
- H. 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.**
- I. Set glass lites in each series with uniform pattern, draw, bow, and similar characteristics.**
- J. Set glass lites with proper orientation so that coatings face exterior or interior as specified.**
- K. Where wedge-shaped gaskets are driven into one side of channel to pressurize sealant or gasket on opposite side, provide adequate anchorage so gasket cannot walk out when installation is subjected to movement.**
- L. Square cut wedge-shaped gaskets at corners and install gaskets in a manner recommended by gasket manufacturer to prevent corners from pulling away; seal corner joints and butt joints with sealant recommended by gasket manufacturer.**

**3.4 TAPE GLAZING**

- A. Position tapes on fixed stops so that, when compressed by glass, their exposed edges are flush with or protrude slightly above sightline of stops.**
- B. Install tapes continuously, but not necessarily in one continuous length. Do not stretch tapes to make them fit opening.**
- C. Cover vertical framing joints by applying tapes to heads and sills first and then to jambs. Cover horizontal framing joints by applying tapes to jambs and then to heads and sills.**
- D. Place joints in tapes at corners of opening with adjoining lengths butted together, not lapped. Seal joints in tapes with compatible sealant approved by tape manufacturer.**
- E. Do not remove release paper from tape until right before each glazing unit is installed.**
- F. Apply heel bead of elastomeric sealant.**

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- G. Center glass lites in openings on setting blocks and press firmly against tape by inserting dense compression gaskets formed and installed to lock in place against faces of removable stops. Start gasket applications at corners and work toward centers of openings.**

**3.5 GASKET GLAZING (DRY)**

- A. Cut compression gaskets to lengths recommended by gasket manufacturer to fit openings exactly, with allowance for stretch during installation.**
- B. Insert soft compression gasket between glass and frame or fixed stop so it is securely in place with joints miter cut and bonded together at corners.**
- C. Installation with Drive-in Wedge Gaskets: Center glass lites in openings on setting blocks and press firmly against soft compression gasket by inserting dense compression gaskets formed and installed to lock in place against faces of removable stops. Start gasket applications at corners and work toward centers of openings. Compress gaskets to produce a weathertight seal without developing bending stresses in glass. Seal gasket joints with sealant recommended by gasket manufacturer.**
- D. Installation with Pressure-Glazing Stops: Center glass lites in openings on setting blocks and press firmly against soft compression gasket. Install dense compression gaskets and pressure-glazing stops, applying pressure uniformly to compression gaskets. Compress gaskets to produce a weathertight seal without developing bending stresses in glass. Seal gasket joints with sealant recommended by gasket manufacturer.**
- E. Install gaskets so they protrude past face of glazing stops.**

**3.6 CLEANING AND PROTECTION**

- A. 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.**
- B. 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.**
- C. 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.**

**END OF SECTION 088000**

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**SECTION 092216 - NON-STRUCTURAL METAL FRAMING**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

**A. Section Includes:**

- 1. Non-load-bearing steel framing systems for interior gypsum board assemblies.**
- 2. Suspension systems for interior gypsum ceilings, soffits, and grid systems.**

**B. Related Requirements:**

- 1. Section 054000 "Cold-Formed Metal Framing" for exterior and interior load-bearing and exterior non-load-bearing wall studs; floor joists; roof rafters and ceiling joists; and roof trusses.**

**1.3 ACTION SUBMITTALS**

- A. Product Data: For each type of product.**

**1.4 INFORMATION SUBMITTALS**

- A. Evaluation Reports: For dimpled steel studs and runners, from ICC-ES.**

**PART 2 - PRODUCTS**

**2.1 DESCRIPTION**

- A. Fire-Test-Response Characteristics: For fire-resistance-rated assemblies that incorporate non-load-bearing steel framing, provide materials and construction identical to those tested in assembly indicated according to ASTM E 119 by an independent testing agency.**
- B. STC-Rated Assemblies: For STC-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 90 and classified according to ASTM E 413 by an independent testing agency.**

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**2.2 FRAMING SYSTEMS**

- A. Recycled Content of Steel Products:** Postconsumer recycled content plus one-half of preconsumer recycled content not less than 25 percent.
- B. Framing Members, General:** Comply with ASTM C 754 for conditions indicated.
  - 1. Steel Sheet Components:** Comply with ASTM C 645 requirements for metal unless otherwise indicated.
  - 2. Protective Coating:** ASTM A 653/A 653M, G60, hot-dip galvanized, unless otherwise indicated.
- C. Studs and Runners:** ASTM C 645.
  - 1. Dimpled Steel Studs and Runners:**
    - a. Minimum Base-Metal Thickness:** 0.015 inch.
    - b. Depth:** 3-5/8 inches, 6 inches, and 2-1/2 inches.
- D. Slip-Type Head Joints:** Where indicated, provide the following:
  - 1. Single Long-Leg Runner System:** ASTM C 645 top runner with 2-inch- deep flanges in thickness not less than indicated for studs, 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.
  - 2. Double-Runner System:** ASTM C 645 top runners, inside runner with 2-inch- deep flanges in thickness not less than indicated for studs and fastened to studs, and outer runner sized to friction fit inside runner.
  - 3. Deflection Track:** Steel sheet top runner manufactured to prevent cracking of finishes applied to interior partition framing resulting from deflection of structure above; in thickness not less than indicated for studs and in width to accommodate depth of studs.
    - a. Products:** Subject to compliance with requirements, provide one of the following:
      - 1) Dietrich Metal Framing; SLP-TRK Slotted Deflection Track.**
      - 2) MBA Building Supplies; FlatSteel Deflection Track.**
      - 3) Steel Network Inc. (The); VertiTrack VTD Series.**
      - 4) Superior Metal Trim; Superior Flex Track System (SFT).**
- E. Firestop Tracks:** Top runner manufactured to allow partition heads to expand and contract with movement of the structure while maintaining continuity of fire-resistance-rated assembly indicated; in thickness not less than indicated for studs and in width to accommodate depth of studs.
  - 1. Products:** Subject to compliance with requirements, [provide the following] [provide one of the following] [available products that may be incorporated into the Work include, but are not limited to, the following]:

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- a. Fire Trak Corp.; Fire Trak System attached to studs with Fire Trak Posi Klip].
  - b. Grace Construction Products; FlameSafe FlowTrak System.
  - c. Metal-Lite, Inc.; The System.
- F. Flat Strap and Backing Plate: Steel sheet for blocking and bracing in length and width indicated.
- 1. Minimum Base-Metal Thickness: 0.027 inch.
- G. Cold-Rolled Channel Bridging: Steel, 0.053-inch minimum base-metal thickness, with minimum 1/2-inch- wide flanges.
- 1. Depth: 1-1/2 inches.
  - 2. Clip Angle: Not less than 1-1/2 by 1-1/2 inches, 0.068-inch- thick, galvanized steel.
- H. Hat-Shaped, Rigid Furring Channels: ASTM C 645.
- 1. Minimum Base-Metal Thickness: 0.018 inch.
  - 2. Depth: 7/8 inch.
- I. Resilient Furring Channels: 1/2-inch- deep, steel sheet members designed to reduce sound transmission.
- 1. Configuration: Asymmetrical.
- J. Cold-Rolled Furring Channels: 0.053-inch uncoated-steel thickness, with minimum 1/2-inch- wide flanges.
- 1. Depth: 3/4 inch.
  - 2. Furring Brackets: Adjustable, corrugated-edge type of steel sheet with minimum uncoated-steel thickness of 0.033 inch.
  - 3. Tie Wire: 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.
- K. Z-Shaped Furring: With slotted or nonslotted web, face flange of 1-1/4 inches, wall attachment flange of 7/8 inch, minimum uncoated-metal thickness of 0.018 inch, and depth required to fit insulation thickness indicated.

**2.3 SUSPENSION SYSTEMS**

- A. Tie Wire: 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.
- B. Hanger Attachments to Concrete:
- 1. Powder-Actuated Fasteners: Suitable for application indicated, fabricated from corrosion-resistant materials with clips or other devices for attaching hangers of type indicated, and capable of sustaining, without failure, a load equal to 10 times that imposed by construction as determined by testing according to ASTM E 1190 by an independent testing agency.

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- C. **Wire Hangers:** ASTM A 641/A 641M, Class 1 zinc coating, soft temper, 0.16 inch in diameter.
- D. **Flat Hangers:** Steel sheet, 1 by 3/16 inch by length indicated.
- E. **Carrying Channels:** Cold-rolled, commercial-steel sheet with a base-metal thickness of 0.053 inch and minimum 1/2-inch- wide flanges.
  - 1. **Depth:** 2-1/2 inches.
- F. **Furring Channels (Furring Members):**
  - 1. **Cold-Rolled Channels:** 0.053-inch uncoated-steel thickness, with minimum 1/2-inch- wide flanges, 3/4 inch deep.
  - 2. **Dimpled Steel Studs and Runners:** ASTM C 645.
    - a. **Minimum Base-Metal Thickness:** 0.025 inch.
    - b. **Depth:** 3-5/8 inches, 6 inches, and 2-1/2 inches.
  - 3. **Hat-Shaped, Rigid Furring Channels:** ASTM C 645, 7/8 inch deep.
    - a. **Minimum Base-Metal Thickness:** 0.018 inch.
  - 4. **Resilient Furring Channels:** 1/2-inch- deep members designed to reduce sound transmission.
    - a. **Configuration:** Asymmetrical.

**2.4 AUXILIARY MATERIALS**

- A. **General:** Provide auxiliary materials that comply with referenced installation standards.
  - 1. **Fasteners for Metal Framing:** Of type, material, size, corrosion resistance, holding power, and other properties required to fasten steel members to substrates.
- B. **Isolation Strip at Exterior Walls:** Provide one of the following:
  - 1. **Asphalt-Saturated Organic Felt:** ASTM D 226, Type I (No. 15 asphalt felt), nonperforated.
  - 2. **Foam Gasket:** Adhesive-backed, closed-cell vinyl foam strips that allow fastener penetration without foam displacement, 1/8 inch thick, in width to suit steel stud size.

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**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Examine areas and substrates, with Installer present, and including welded hollow-metal frames, cast-in anchors, and structural framing, for compliance with requirements and other conditions affecting performance of the Work.**
- B. Proceed with Installation only after unsatisfactory conditions have been corrected.**

**3.2 PREPARATION**

- A. Suspended Assemblies: Coordinate installation of suspension systems with installation of overhead structure to ensure that inserts and other provisions for anchorages to building structure have been installed to receive hangers at spacing required to support the Work and that hangers will develop their full strength.**
  - 1. Furnish concrete inserts and other devices indicated to other trades for installation in advance of time needed for coordination and construction.**
- B. Coordination with Sprayed Fire-Resistive Materials:**
  - 1. Before sprayed fire-resistive materials are applied, attach offset anchor plates or ceiling runners (tracks) to surfaces indicated to receive sprayed fire-resistive materials. Where offset anchor plates are required, provide continuous plates fastened to building structure not more than 24 inches o.c.**
  - 2. After sprayed fire-resistive materials are applied, remove them only to extent necessary for installation of non-load-bearing steel framing. Do not reduce thickness of fire-resistive materials below that required for fire-resistance ratings indicated. Protect adjacent fire-resistive materials from damage.**

**3.3 INSTALLATION, GENERAL**

- A. Installation Standard: ASTM C 754, except comply with framing sizes and spacing indicated.**
  - 1. Gypsum Plaster Assemblies: Also comply with requirements in ASTM C 841 that apply to framing installation.**
  - 2. Portland Cement Plaster Assemblies: Also comply with requirements in ASTM C 1063 that apply to framing installation.**
  - 3. Gypsum Veneer Plaster Assemblies: Also comply with requirements in ASTM C 844 that apply to framing installation.**
  - 4. Gypsum Board Assemblies: Also comply with requirements in ASTM C 840 that apply to framing installation.**
- B. Install supplementary framing, and blocking to support fixtures, equipment services, heavy trim, grab bars, toilet accessories, furnishings, or similar construction.**

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- C. Install bracing at terminations in assemblies.**
- D. Do not bridge building control and expansion joints with non-load-bearing steel framing members. Frame both sides of joints independently.**

**3.4 INSTALLING FRAMED ASSEMBLIES**

- A. Where studs are installed directly against exterior masonry walls or dissimilar metals at exterior walls, install isolation strip between studs and exterior wall.**
- B. Install studs so flanges within framing system point in same direction.**
  - 1. Space studs as follows:**
    - a. Single-Layer Application: 16 inches o.c. unless otherwise indicated.**
    - b. Multilayer Application: 16 inches o.c. unless otherwise indicated.**
    - c. Tile Backing Panels: 16 inches o.c. unless otherwise indicated.**
- C. 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 suspended ceilings. Continue framing around ducts penetrating partitions above ceiling.**
  - 1. Slip-Type Head Joints: Where framing extends to overhead structural supports, install to produce joints at tops of framing systems that prevent axial loading of finished assemblies.**
  - 2. 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.**
    - a. Install two studs at each jamb unless otherwise indicated.**
    - b. 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.**
    - c. Extend jamb studs through suspended ceilings and attach to underside of overhead structure.**
  - 3. Other Framed Openings: 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.**
  - 4. Fire-Resistance-Rated Partitions: Install framing to comply with fire-resistance-rated assembly indicated and support closures and to make partitions continuous from floor to underside of solid structure.**
    - a. Firestop Track: Where indicated, install to maintain continuity of fire-resistance-rated assembly indicated.**
  - 5. Sound-Rated Partitions: Install framing to comply with sound-rated assembly indicated.**
  - 6. Curved Partitions:**



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- a. Bend track to uniform curve and locate straight lengths so they are tangent to arcs.
- b. Begin and end each arc with a stud, and space intermediate studs equally along arcs. On straight lengths of no fewer than two studs at ends of arcs, place studs 6 inches o.c.

**D. Direct Furring:**

1. Screw to wood framing.
2. Attach to concrete or masonry with stub nails, screws designed for masonry attachment, or powder-driven fasteners spaced 24 inches o.c.

**E. Z-Furring Members:**

1. Erect insulation (specified in Section 072100 "Thermal Insulation") vertically and hold in place with Z-furring members spaced 24 inches o.c.
2. Except at exterior corners, securely attach narrow flanges of furring members to wall with concrete stub nails, screws designed for masonry attachment, or powder-driven fasteners spaced 24 inches o.c.
3. At exterior corners, attach wide flange of furring members to wall with short flange extending beyond corner; on adjacent wall surface, screw-attach short flange of furring channel to web of attached channel. At interior corners, space second member no more than 12 inches from corner and cut insulation to fit.

**F. Installation Tolerance:** Install each framing member so fastening surfaces vary not more than 1/8 inch from the plane formed by faces of adjacent framing.

**3.5 INSTALLING SUSPENSION SYSTEMS**

- A. Install suspension system components in sizes and spacings indicated on Drawings, but not less than those required by referenced installation standards for assembly types and other assembly components indicated.
- B. Isolate suspension systems from building structure where they abut or are penetrated by building structure to prevent transfer of loading imposed by structural movement.
- C. Suspend hangers from building structure as follows:
  1. 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.
    - a. Splay hangers only where required to miss obstructions and offset resulting horizontal forces by bracing, countersplaying, or other equally effective means.
  2. Where width of ducts and other construction within ceiling plenum produces hanger spacings that interfere with locations of hangers required to support standard suspension system members, install supplemental suspension members and hangers in the form of trapezes or equivalent devices.

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- a. **Size supplemental suspension members and hangers to support ceiling loads within performance limits established by referenced installation standards.**
  3. **Wire Hangers: Secure by looping and wire tying, either directly to structures or to inserts, eye screws, or other devices and fasteners that are secure and appropriate for substrate, and in a manner that will not cause hangers to deteriorate or otherwise fail.**
  4. **Flat Hangers: Secure to structure, including intermediate framing members, by attaching to inserts, eye screws, or other devices and fasteners that are secure and appropriate for structure and hanger, and in a manner that will not cause hangers to deteriorate or otherwise fail.**
  5. **Do not attach hangers to steel roof deck.**
  6. **Do not attach hangers to permanent metal forms. Furnish cast-in-place hanger inserts that extend through forms.**
  7. **Do not attach hangers to rolled-in hanger tabs of composite steel floor deck.**
  8. **Do not connect or suspend steel framing from ducts, pipes, or conduit.**
- D. Fire-Resistance-Rated Assemblies: Wire tie furring channels to supports.**
- E. Grid Suspension Systems: Attach perimeter wall track or angle where grid suspension systems meet vertical surfaces. Mechanically join main beam and cross-furring members to each other and butt-cut to fit into wall track.**
- F. Installation Tolerances: 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.**

**END OF SECTION 092216**

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**SECTION 092900 - GYPSUM BOARD**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

**A. Section Includes:**

- 1. Interior gypsum board.**
- 2. Exterior gypsum board for ceilings and soffits.**
- 3. Tile backing panels.**
- 4. Texture finishes.**

**B. Related Requirements:**

- 1. Section 092216 "Non-Structural Metal Framing" for non-structural framing and suspension systems that support gypsum board panels.**
- 2. Section 093000 "Tiling" for cementitious backer units installed as substrates for ceramic tile.**

**1.3 ACTION SUBMITTALS**

- A. Product Data: For each type of product.**

**B. Samples: For the following products:**

- 1. Trim Accessories: Full-size Sample in 12-inch- long length for each trim accessory indicated.**
- 2. Textured Finishes: Manufacturer's standard size for each textured finish indicated and on same backing indicated for Work.**

**1.4 QUALITY ASSURANCE**

- A. Mockups: Before beginning gypsum board installation, install mockups of at least 100 sq. ft. in surface area to demonstrate aesthetic effects and set quality standards for materials and execution.**

- 1. Install mockups for the following:**
  - a. Each level of gypsum board finish indicated for use in exposed locations.**

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2. Apply or install final decoration indicated, including painting and wallcoverings, on exposed surfaces for review of mockups.
3. Simulate finished lighting conditions for review of mockups.
4. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

**1.5 DELIVERY, STORAGE AND HANDLING**

- A. Store materials inside under cover and keep them dry and protected against weather, condensation, direct sunlight, construction traffic, and other potential causes of damage. Stack panels flat and supported on risers on a flat platform to prevent sagging.

**1.6 FIELD CONDITIONS**

- A. Environmental Limitations: Comply with ASTM C 840 requirements or gypsum board manufacturer's written recommendations, whichever are more stringent.
- B. Do not install paper-faced gypsum panels until installation areas are enclosed and conditioned.
- C. Do not install panels that are wet, those that are moisture damaged, and those that are mold damaged.
  1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
  2. Indications that panels are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

**PART 2 - PRODUCTS**

**2.1 PERFORMANCE REQUIREMENTS**

- A. Fire-Resistance-Rated Assemblies: For fire-resistance-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 119 by an independent testing agency.
- B. STC-Rated Assemblies: For STC-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 90 and classified according to ASTM E 413 by an independent testing agency.

**2.2 GYPSUM BOARD, GENERAL**

- A. Size: Provide maximum lengths and widths available that will minimize joints in each area and that correspond with support system indicated.

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**2.3 INTERIOR GYPSUM BOARD**

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:**
- 1. American Gypsum.**
  - 2. CertainTeed Corp.**
  - 3. Georgia-Pacific Gypsum LLC.**
  - 4. Lafarge North America Inc.**
  - 5. National Gypsum Company.**
  - 6. PABCO Gypsum.**
  - 7. Temple-Inland.**
  - 8. USG Corporation.**
- B. Gypsum Wallboard: ASTM C 1396/C 1396M.**
- 1. Thickness: 5/8 inch.**
  - 2. Long Edges: Tapered.**
- C. Gypsum Board, Type X: ASTM C 1396/C 1396M.**
- 1. Thickness: 5/8 inch.**
  - 2. Long Edges: Tapered.**
- D. Flexible Gypsum Board: ASTM C 1396/C 1396M. Manufactured to bend to fit radii and to be more flexible than standard regular-type gypsum board of same thickness.**
- 1. Thickness: 1/4 inch.**
  - 2. Long Edges: Tapered.**
- E. Abuse-Resistant Gypsum Board: ASTM C 1629/C 1629M, Level 2.**
- 1. Core: 5/8 inch, Type X.**
  - 2. Long Edges: Tapered.**
  - 3. Mold Resistance: ASTM D 3273, score of 10 as rated according to ASTM D 3274.**
- F. Moisture- and Mold-Resistant Gypsum Board: ASTM C 1396/C 1396M. With moisture- and mold-resistant core and paper surfaces.**
- 1. Core: 5/8 inch, Type X.**
  - 2. Long Edges: Tapered.**
  - 3. Mold Resistance: ASTM D 3273, score of 10 as rated according to ASTM D 3274.**

**2.4 EXTERIOR GYPSUM BOARD FOR CEILINGS AND SOFFITS**

- A. Glass-Mat Gypsum Sheathing Board: ASTM C 1177/C 1177M, with fiberglass mat laminated to both sides and with manufacturer's standard edges.**

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1. **Products:** Subject to compliance with requirements, [provide the following] [provide one of the following] [available products that may be incorporated into the Work include, but are not limited to, the following]:
  - a. CertainTeed Corp.; GlasRoc Sheathing.
  - b. Georgia-Pacific Gypsum LLC; Dens-Glass Gold.
  - c. National Gypsum Company; Gold Bond, e(2)XP.
  - d. USG Corporation; Securock Glass Mat Sheathing.
2. **Core:** 5/8 inch, Type X.

**2.5 TILE BACKING PANELS**

- A. **Cementitious Backer Units:** ANSI A118.9 and ASTM C 1288 or 1325, with manufacturer's standard edges.
  1. **Products:** Subject to compliance with requirements, provide one of the following:
    - a. C-Cure; C-Cure Board 990.
    - b. CertainTeed Corp.; FiberCement BackerBoard.
    - c. Custom Building Products; Wonderboard.
    - d. FinPan, Inc.; ProTEC.
    - e. James Hardie Building Products, Inc.; Hardiebacker 500.
    - f. National Gypsum Company, Permabase Cement Board.
    - g. USG Corporation; DUROCK Cement Board.
  2. **Thickness:** 1/2 inch.
  3. **Mold Resistance:** ASTM D 3273, score of 10 as rated according to ASTM D 3274.

**2.6 TRIM ACCESSORIES**

- A. **Interior Trim:** ASTM C 1047.
  1. **Material:** Galvanized or aluminum-coated steel sheet, rolled zinc, or plastic.
  2. **Shapes:**
    - a. Cornerbead.
    - b. Bullnose bead.
    - c. LC-Bead: J-shaped; exposed long flange receives joint compound.
    - d. L-Bead: L-shaped; exposed long flange receives joint compound.
    - e. U-Bead: J-shaped; exposed short flange does not receive joint compound.
    - f. Expansion (control) joint.
    - g. Curved-Edge Cornerbead: With notched or flexible flanges.
- B. **Exterior Trim:** ASTM C 1047.
  1. **Material:** Hot-dip galvanized steel sheet, plastic, or rolled zinc.
  2. **Shapes:**

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- a. **Cornerbead.**
- b. **LC-Bead: J-shaped; exposed long flange receives joint compound.**
- c. **Expansion (Control) Joint: One-piece, rolled zinc with V-shaped slot and removable strip covering slot opening.**

**2.7 JOINT TREATMENT MATERIALS**

- A. **General: Comply with ASTM C 475/C 475M.**
- B. **Joint Tape:**
  - 1. **Interior Gypsum Board: Paper.**
  - 2. **Exterior Gypsum Soffit Board: Paper.**
  - 3. **Tile Backing Panels: As recommended by panel manufacturer.**
- C. **Joint Compound for Interior Gypsum Board: For each coat use formulation that is compatible with other compounds applied on previous or for successive coats.**
  - 1. **Prefilling: At open joints, rounded or beveled panel edges, and damaged surface areas, use setting-type taping compound.**
  - 2. **Embedding and First Coat: For embedding tape and first coat on joints, fasteners, and trim flanges, use setting-type taping compound.**
    - a. **Use setting-type compound for installing paper-faced metal trim accessories.**
  - 3. **Fill Coat: For second coat, use setting-type, sandable topping compound.**
  - 4. **Finish Coat: For third coat, use setting-type, sandable topping compound.**
- D. **Joint Compound for Exterior Applications:**
  - 1. **Exterior Gypsum Soffit Board: Use setting-type taping compound and setting-type, sandable topping compound.**
  - 2. **Glass-Mat Gypsum Sheathing Board: As recommended by sheathing board manufacturer.**
- E. **Joint Compound for Tile Backing Panels:**
  - 1. **Glass-Mat, Water-Resistant Backing Panel: As recommended by backing panel manufacturer.**
  - 2. **Cementitious Backer Units: As recommended by backer unit manufacturer.**
  - 3. **Water-Resistant Gypsum Backing Board: Use setting-type taping compound and setting-type, sandable topping compound.**

**2.8 AUXILIARY MATERIALS**

- A. **General: Provide auxiliary materials that comply with referenced installation standards and manufacturer's written recommendations.**

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- B. Laminating Adhesive:** Adhesive or joint compound recommended for directly adhering gypsum panels to continuous substrate.
- C. Steel Drill Screws:** ASTM C 1002, unless otherwise indicated.
  - 1. Use screws complying with ASTM C 954 for fastening panels to steel members from 0.033 to 0.112 inch thick.
  - 2. For fastening cementitious backer units, use screws of type and size recommended by panel manufacturer.
- D. Sound Attenuation Blankets:** ASTM C 665, Type I (blankets without membrane facing) produced by combining thermosetting resins with mineral fibers manufactured from glass, slag wool, or rock wool.
  - 1. **Fire-Resistance-Rated Assemblies:** Comply with mineral-fiber requirements of assembly.
- E. Acoustical Joint Sealant:** Manufacturer's standard nonsag, paintable, nonstaining latex sealant complying with ASTM C 834. Product effectively reduces airborne sound transmission through perimeter joints and openings in building construction as demonstrated by testing representative assemblies according to ASTM E 90.
  - 1. **Products:** Subject to compliance with requirements, provide one of the following:
    - a. Accumetric LLC; BOSS 824 Acoustical Sound Sealant.
    - b. Grabber Construction Products; Acoustical Sealant GSC.
    - c. Pecora Corporation; AC-20 FTR.
    - d. Specified Technologies, Inc.; Smoke N Sound Acoustical Sealant.
    - e. USG Corporation; SHEETROCK Acoustical Sealant.
  - 2. Acoustical joint sealant shall have a VOC content of 250 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
  - 3. Acoustical joint sealant shall comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."
- F. Thermal Insulation:** As specified in Section 072100 "Thermal Insulation."
- G. Vapor Retarder:** As specified in Section 072100 "Thermal Insulation."

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Examine areas and substrates including welded hollow-metal frames and framing, with Installer present, for compliance with requirements and other conditions affecting performance.**



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- B. Examine panels before installation. Reject panels that are wet, moisture damaged, and mold damaged.**
- C. Proceed with installation only after unsatisfactory conditions have been corrected.**

**3.2 APPLYING AND FINISHING PANELS, GENERAL**

- A. Comply with ASTM C 840.**
- B. Install ceiling panels across framing to minimize the number of abutting end joints and to avoid abutting end joints in central area of each ceiling. Stagger abutting end joints of adjacent panels not less than one framing member.**
- C. Install panels with face side out. Butt panels together for a light contact at edges and ends with not more than 1/16 inch of open space between panels. Do not force into place.**
- D. Locate edge and end joints over supports, except in ceiling applications where intermediate supports or gypsum board back-blocking is provided behind end joints. Do not place tapered edges against cut edges or ends. Stagger vertical joints on opposite sides of partitions. Do not make joints other than control joints at corners of framed openings.**
- E. Form control and expansion joints with space between edges of adjoining gypsum panels.**
- F. Cover both faces of support framing with gypsum panels in concealed spaces (above ceilings, etc.), except in chases braced internally.**
  - 1. Unless concealed application is indicated or required for sound, fire, air, or smoke ratings, coverage may be accomplished with scraps of not less than 8 sq. ft. in area.**
  - 2. Fit gypsum panels around ducts, pipes, and conduits.**
  - 3. Where partitions intersect structural members projecting below underside of floor/roof slabs and decks, cut gypsum panels to fit profile formed by structural members; allow 1/4- to 3/8-inch- wide joints to install sealant.**
- G. Isolate perimeter of gypsum board applied to non-load-bearing partitions 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.**
- H. Attachment to Steel Framing: Attach panels so leading edge or end of each panel is attached to open (unsupported) edges of stud flanges first.**
- I. STC-Rated Assemblies: Seal construction at perimeters, behind control joints, and at openings and penetrations with a continuous bead of acoustical sealant. Install acoustical sealant at both faces of partitions at perimeters and through penetrations. Comply with ASTM C 919 and with manufacturer's written recommendations for locating**

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edge trim and closing off sound-flanking paths around or through assemblies, including sealing partitions above acoustical ceilings.

- J. Install sound attenuation blankets before installing gypsum panels unless blankets are readily installed after panels have been installed on one side.

**3.3 APPLYING INTERIOR GYPSUM BOARD**

- A. Install interior gypsum board in the following locations:

- 1. Wallboard Type: Vertical surfaces unless otherwise indicated.
- 2. Type X: Where required for fire-resistance-rated assembly.
- 3. Flexible Type: Apply in double layer at curved assemblies.
- 4. Abuse-Resistant Type: As indicated on Drawings.
- 5. Moisture- and Mold-Resistant Type: At all wet areas not receiving ceramic tile.

- B. Single-Layer Application:

- 1. On ceilings, apply gypsum panels before wall/partition board application to greatest extent possible and at right angles to framing unless otherwise indicated.
- 2. On partitions/walls, apply gypsum panels vertically (parallel to framing) unless otherwise indicated or required by fire-resistance-rated assembly, and minimize end joints.
  - a. Stagger abutting end joints not less than one framing member in alternate courses of panels.
  - b. At stairwells and other high walls, install panels horizontally unless otherwise indicated or required by fire-resistance-rated assembly.
- 3. On Z-furring members, apply gypsum panels vertically (parallel to framing) with no end joints. Locate edge joints over furring members.
- 4. Fastening Methods: Apply gypsum panels to supports with steel drill screws.

- C. Multilayer Application:

- 1. On ceilings, apply gypsum board indicated for base layers before applying base layers on walls/partitions; apply face layers in same sequence. Apply base layers at right angles to framing members and offset face-layer joints one framing member, 16 inches minimum, from parallel base-layer joints, unless otherwise indicated or required by fire-resistance-rated assembly.
- 2. On partitions/walls, apply gypsum board indicated for base layers and face layers vertically (parallel to framing) with joints of base layers located over stud or furring member and face-layer joints offset at least one stud or furring member with base-layer joints, unless otherwise indicated or required by fire-resistance-rated assembly. Stagger joints on opposite sides of partitions.
- 3. On Z-furring members, apply base layer vertically (parallel to framing) and face layer either vertically (parallel to framing) or horizontally (perpendicular to framing) with vertical joints offset at least one furring member. Locate edge joints of base layer over furring members.

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4. **Fastening Methods:** Fasten base layers and face layers separately to supports with screws.
  
- D. **Laminating to Substrate:** Where gypsum panels are indicated as directly adhered to a substrate (other than studs, joists, furring members, or base layer of gypsum board), comply with gypsum board manufacturer's written recommendations and temporarily brace or fasten gypsum panels until fastening adhesive has set.
  
- E. **Curved Surfaces:**
  1. Install panels horizontally (perpendicular to supports) and unbroken, to extent possible, across curved surface plus 12-inch- long straight sections at ends of curves and tangent to them.
  2. For double-layer construction, fasten base layer to studs with screws 16 inches o.c. Center gypsum board face layer over joints in base layer, and fasten to studs with screws spaced 12 inches o.c.

**3.4 APPLYING EXTERIOR GYPSUM PANELS FOR CEILINGS AND SOFFITS**

- A. **Apply panels perpendicular to supports, with end joints staggered and located over supports.**
  1. Install with 1/4-inch open space where panels abut other construction or structural penetrations.
  2. Fasten with corrosion-resistant screws.

**3.5 APPLYING TILE BACKING PANELS**

- A. **Cementitious Backer Units:** ANSI A108.11, at showers, and where indicated locations indicated to receive tile.
  
- B. **Where tile backing panels abut other types of panels in same plane, shim surfaces to produce a uniform plane across panel surfaces.**

**3.6 INSTALLING TRIM ACCESSORIES**

- A. **General:** For 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.
  
- B. **Control Joints:** Install control joints according to ASTM C 840 and in specific locations approved by Architect for visual effect.
  
- C. **Interior Trim:** Install in the following locations:
  1. **Cornerbead:** Use at outside corners unless otherwise indicated.
  2. **LC-Bead:** Use at exposed panel edges.
  3. **L-Bead:** Use where indicated.
  4. **U-Bead:** Use at exposed panel edges.

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5. **Curved-Edge Cornerbead:** Use at curved openings.

D. **Exterior Trim:** Install in the following locations:

1. **Cornerbead:** Use at outside corners.
2. **LC-Bead:** Use [at exposed panel edges] <Insert requirements>.

**3.7 FINISHING GYPSUM BOARD**

A. **General:** Treat gypsum board joints, interior angles, edge trim, control joints, penetrations, fastener heads, surface defects, and elsewhere as required to prepare gypsum board surfaces for decoration. Promptly remove residual joint compound from adjacent surfaces.

B. **Prefill open joints, rounded or beveled edges, and damaged surface areas.**

C. **Apply joint tape over gypsum board joints, except for trim products specifically indicated as not intended to receive tape.**

D. **Gypsum Board Finish Levels:** Finish panels to levels indicated below and according to ASTM C 840:

1. **Level 1:** Ceiling plenum areas, concealed areas, and where indicated.
2. **Level 2:** Panels that are substrate for tile.
3. **Level 4:** At panel surfaces that will be exposed to view unless otherwise indicated.

E. **Cementitious Backer Units:** Finish according to manufacturer's written instructions.

**3.8 PROTECTION**

A. **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.**

B. **Protect installed products from damage from weather, condensation, direct sunlight, construction, and other causes during remainder of the construction period.**

C. **Remove and replace panels that are wet, moisture damaged, and mold damaged.**

1. **Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.**
2. **Indications that panels are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.**

**END OF SECTION 092900**

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**SECTION 093000 - TILING**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

**A. Section Includes:**

- 1. Quarry tile.**
- 2. Porcelain tile.**
- 3. Metal edge strips.**
- 4. Stone thresholds and sills.**

**B. Related Sections:**

- 1. Section 079200 "Joint Sealants" for sealing of expansion, contraction, control, and isolation joints in tile surfaces.**

**1.3 DEFINITIONS**

- A. General: Definitions in the ANSI A108 series of tile installation standards and in ANSI A137.1 apply to Work of this Section unless otherwise specified.**

- B. ANSI A108 Series: ANSI A108.01, ANSI A108.02, ANSI A108.1A, ANSI A108.1B, ANSI A108.1C, ANSI A108.4, ANSI A108.5, ANSI A108.6, ANSI A108.8, ANSI A108.9, ANSI A108.10, ANSI A108.11, ANSI A108.12, ANSI A108.13, ANSI A108.14, ANSI A108.15, ANSI A108.16, and ANSI A108.17, which are contained in "American National Standard Specifications for Installation of Ceramic Tile."**

- C. Module Size: Actual tile size plus joint width indicated.**

- D. Face Size: Actual tile size, excluding spacer lugs.**

**1.4 PERFORMANCE REQUIREMENTS**

- A. Static Coefficient of Friction: For tile installed on walkway surfaces, provide products with the following values as determined by testing identical products per ASTM C 1028:**

- 1. Level Surfaces: Minimum 0.6 wet or dry.**

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**1.5 ACTION SUBMITTALS**

- A. Product Data:** For each type of product indicated.
- B. Shop Drawings:** Show locations of each type of tile and tile pattern. Show widths, details, and locations of expansion, contraction, control, and isolation joints in tile substrates and finished tile surfaces.
- C. Samples for Initial Selection:** For each type of tile and grout indicated. Include Samples of accessories involving color selection.
- D. Samples for Verification:**
  - 1. Full-size units of each type and composition of tile and for each color and finish required.**
  - 2. Assembled samples mounted on a rigid panel, with grouted joints, for each type and composition of tile and for each color and finish required. Make samples at least 12 inches, but not fewer than 4 tiles. Use grout of type and in color or colors approved for completed Work.**
  - 3. Full-size units of each type of trim and accessory for each color and finish required.**
  - 4. Stone thresholds in 6-inch lengths.**
  - 5. Metal edge strips in 6-inch lengths.**

**1.6 INFORMATIONAL SUBMITTALS**

- A. Qualification Data:** For qualified Installer.
- B. Master Grade Certificates:** For each shipment, type, and composition of tile, signed by tile manufacturer and Installer.
- C. Product Certificates:** For each type of product, signed by product manufacturer.
- D. Material Test Reports:** For each tile-setting and -grouting product.

**1.7 MAINTENANCE MATERIAL SUBMITTALS**

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

**1.8 QUALITY ASSURANCE**

- A. Source Limitations for Tile:** Obtain tile from one source or producer.

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1. Obtain tile of each type and color or finish from same production run and of consistent quality in appearance and physical properties for each contiguous area.
- B. **Source Limitations for Setting and Grouting Materials:** Obtain ingredients of a uniform quality for each mortar, adhesive, and grout component from one manufacturer and each aggregate from one source or producer.
- C. **Source Limitations for Other Products:** Obtain each of the following products specified in this Section from a single manufacturer for each product:
  1. Stone thresholds.
  2. Joint sealants.
  3. Metal edge strips.
- D. **Mockups:** Build mockups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
  1. Build mockup of floor tile installation.
  2. Approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.
- E. **Preinstallation Conference:** Conduct conference at Project site.
  1. Review requirements in ANSI A108.01 for substrates and for preparation by other trades.

**1.9 DELIVERY, STORAGE, AND HANDLING**

- A. Deliver and store packaged materials in original containers with seals unbroken and labels intact until time of use. Comply with requirements in ANSI A137.1 for labeling tile packages.
- B. Store tile and cementitious materials on elevated platforms, under cover, and in a dry location.
- C. Store aggregates where grading and other required characteristics can be maintained and contamination can be avoided.
- D. Store liquid materials in unopened containers and protected from freezing.
- E. Handle tile that has temporary protective coating on exposed surfaces to prevent coated surfaces from contacting backs or edges of other units. If coating does contact bonding surfaces of tile, remove coating from bonding surfaces before setting tile.

**1.10 PROJECT CONDITIONS**

- A. **Environmental Limitations:** Do not install tile until construction in spaces is complete and ambient temperature and humidity conditions are maintained at the levels indicated in referenced standards and manufacturer's written instructions.

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**PART 2 - PRODUCTS**

**2.1 PRODUCTS, GENERAL**

- A. ANSI Ceramic Tile Standard: Provide tile that complies with ANSI A137.1 for types, compositions, and other characteristics indicated.**
  - 1. Provide tile complying with Standard grade requirements unless otherwise indicated.**
- B. ANSI Standards for Tile Installation Materials: Provide materials complying with ANSI A108.02, ANSI standards referenced in other Part 2 articles, ANSI standards referenced by TCA installation methods specified in tile installation schedules, and other requirements specified.**
- C. Factory Blending: For tile exhibiting color variations within ranges, blend tile in factory and package so tile units taken from one package show same range in colors as those taken from other packages and match approved Samples.**
- D. Mounting: For factory-mounted tile, provide back- or edge-mounted tile assemblies as standard with manufacturer unless otherwise indicated.**
  - 1. Where tile is indicated for installation in wet areas, do not use back- or edge-mounted tile assemblies unless tile manufacturer specifies in writing that this type of mounting is suitable for installation indicated and has a record of successful in-service performance.**

**2.2 TILE PRODUCTS**

- A. Tile Type: Unglazed porcelain tile.**
  - 1. Basis of Design: "Legni Identica" as manufactured by ILVA**
  - 2. Face Size: 6 by 36 inches and 9 by 36 inches.**
  - 3. Thickness: 13/32 inch.**
  - 4. Face: Pattern of design indicated, with rectified edges.**
  - 5. Tile Color and Pattern: color as selected from Manufacturer's full range. Pattern as shown on A5.1 of contract documents.**
  - 6. Grout Color: As selected by Architect from manufacturer's full range.**
  - 7. Surface: Textured surface of design indicated meeting requirements of Performance Requirements specified in this Section.**
  - 8. Trim Units: Coordinated with sizes and coursing of adjoining flat tile where applicable and matching characteristics of adjoining flat tile.**
- B. Tile Type: Unglazed square-edged quarry tile.**
  - 1. Face Size: 6 by 6 inches.**
  - 2. Thickness: 3/8 inch.**
  - 3. Wearing Surface: Non-slip surface.**



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4. **Trim Units:** Coordinated with sizes and coursing of adjoining flat tile where applicable and matching characteristics of adjoining flat tile.
- C. **Trim Units:** Provide tile trim units to match characteristics of adjoining flat tile and to comply with following requirements.
1. **Size:** As indicated, coordinated with sizes and coursing of adjoin flat wall tile where applicable.
  2. **Shapes:** As follows, selected from manufacturer's standard shapes:
    - a. **Base:** Coved.
    - b. **External Corners:** Bullnose shape with a radius of at least 3/4 inch, unless otherwise indicated.
    - c. **Internal Corners:** Coved quarter round with radius of at least 3/4 inch.

### **2.3 THRESHOLDS**

- A. **General:** Fabricate to sizes and profiles indicated or required to provide transition between adjacent floor finishes.
1. **Bevel edges** at 1:2 slopes, with lower edge of bevel aligned with or up to 1/16 inch above adjacent floor surface. Finish bevel to match top surface of threshold. Limit height of threshold to 1/2 inch or less above adjacent floor surface.
- B. **Marble Thresholds:** ASTM C 503, with a minimum abrasion resistance of 10 per ASTM C 1353 or ASTM C 241 and with honed finish.
1. **Description:** Uniform, fine- to medium-grained white stone with gray veining.

### **2.4 SETTING MATERIALS**

- A. **Latex-Portland Cement Mortar (Thin Set):** ANSI A118.4.
1. **Manufacturers:** Subject to compliance with requirements, provide products by one of the following:
    - a. **Boiardi Products;** a QEP company.
    - b. **Bonsal American;** an Oldcastle company.
    - c. **Bostik, Inc.**
    - d. **C-Cure.**
    - e. **Custom Building Products.**
    - f. **Jamo Inc.**
    - g. **Laticrete International, Inc.**
    - h. **MAPEI Corporation.**
    - i. **Mer-Kote Products, Inc.**
    - j. **Southern Grouts & Mortars, Inc.**
    - k. **Summitville Tiles, Inc.**
    - l. **TEC;** a subsidiary of H. B. Fuller Company.

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2. Provide prepackaged, dry-mortar mix containing dry, redispersible, vinyl acetate or acrylic additive to which only water must be added at Project site.
3. For wall applications, provide mortar that complies with requirements for nonsagging mortar in addition to the other requirements in ANSI A118.4.

**2.5 GROUT MATERIALS**

**A. Water-Cleanable Epoxy Grout: ANSI A118.3.**

1. Subject to compliance with requirements, provide product by one of the following:
  - a. Atlas Minerals & Chemicals, Inc.
  - b. Boiardi Products; a QEP company.
  - c. Bonsal American; an Oldcastle company.
  - d. Bostik, Inc.
  - e. C-Cure.
  - f. Custom Building Products.
  - g. Jamo Inc.
  - h. Laticrete International, Inc.
  - i. MAPEI Corporation.
  - j. Southern Grouts & Mortars, Inc.
  - k. Summitville Tiles, Inc.
  - l. TEC; a subsidiary of H. B. Fuller Company.

**B. Polymer-Modified Tile Grout: ANSI A118.7.**

1. Subject to compliance with requirements, provide product by one of the following:
  - a. Boiardi Products; a QEP company.
  - b. Bonsal American; an Oldcastle company.
  - c. Bostik, Inc.
  - d. C-Cure.
  - e. Custom Building Products.
  - f. Jamo Inc.
  - g. Laticrete International, Inc.
  - h. MAPEI Corporation.
  - i. Southern Grouts & Mortars, Inc.
  - j. Summitville Tiles, Inc.
  - k. TEC; a subsidiary of H. B. Fuller Company.
2. Polymer Type: Ethylene vinyl acetate or acrylic additive, in dry, redispersible form, prepackaged with other dry ingredients.

**2.6 ELASTOMERIC SEALANTS**

- A. General: Provide sealants, primers, backer rods, and other sealant accessories that comply with the following requirements and with the applicable requirements in Section 079200 "Joint Sealants."**

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- B. Colors: Provide colors of exposed sealants to match colors of grout in tile adjoining sealed joints unless otherwise indicated.**
  
- C. One-Part, Mildew-Resistant Silicone Sealant: ASTM C 920; Type S; Grade NS; Class 25; Uses NT, G, A, and, as applicable to nonporous joint substrates indicated, O; formulated with fungicide, intended for sealing interior ceramic tile joints and other nonporous substrates that are subject to in-service exposures of high humidity and extreme temperatures.**
  - 1. Products: Subject to compliance with requirements, provide one of the following:**
    - a. DAP Inc.; 100 percent Silicone Kitchen and Bath Sealant.**
    - b. Dow Corning Corporation; Dow Corning 786.**
    - c. GE Silicones; a division of GE Specialty Materials; Sanitary 1700.**
    - d. Laticrete International, Inc.; Latasil Tile & Stone Sealant.**
    - e. Pecora Corporation; Pecora 898 Sanitary Silicone Sealant.**
    - f. Tremco Incorporated; Tremsil 600 White.**
  
- D. Multipart, Pourable Urethane Sealant for Use T: ASTM C 920; Type M; Grade P; Class 25; Uses T, M, A, and, as applicable to joint substrates indicated, O.**
  - 1. Products: Subject to compliance with requirements, provide one of the following:**
    - a. Bostik, Inc.; Chem-Calk 550.**
    - b. Degussa Building Systems; Sonneborn Sonolastic SL 2.**
    - c. Pecora Corporation; NR-200 Urexpan.**
    - d. Sika Corporation; Sikaflex-2c SL.**
    - e. Tremco Incorporated.; Vulkem 245.**

**2.7 MISCELLANEOUS MATERIALS**

- A. Trowelable Underlayments and Patching Compounds: Latex-modified, portland cement-based formulation provided or approved by manufacturer of tile-setting materials for installations indicated.**
  
- B. Metal Edge and Transition Strips: Angle, L-shape, or shape specified below with height to match tile and setting-bed thickness, metallic base, designed specifically for flooring applications; exposed-edge material.**
  - 1. Edge Protection Strip: L-shaped profile with a 3-1/2 inch wide integrated trapezoid-perforated anchoring leg and 9/16 inch to 6 inch tall face the forms the visible surface. Provide Schluter Systems, L.P.'s "BARA-RW;" material and finish selected by Architect from manufacturer's full range.**
  
- C. Temporary Protective Coating: Product indicated below that is formulated to protect exposed surfaces of tile against adherence of mortar and grout; compatible with tile, mortar, and grout products; and easily removable after grouting is completed without damaging grout or tile.**

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1. Petroleum paraffin wax, fully refined and odorless, containing at least 0.5 percent oil with a melting point of 120 to 140 deg F per ASTM D 87.
  2. Grout release in form of manufacturer's standard proprietary liquid coating that is specially formulated and recommended for use as temporary protective coating for tile.
- D. **Tile Cleaner:** A neutral cleaner capable of removing soil and residue without harming tile and grout surfaces, specifically approved for materials and installations indicated by tile and grout manufacturers.
- E. **Grout Sealer:** Manufacturer's standard silicone product for sealing grout joints and that does not change color or appearance of grout.
1. **Products:** Subject to compliance with requirements, provide one of the following:
    - a. Bonsal American; an Oldcastle company; Grout Sealer.
    - b. Bostik, Inc.; CeramaSeal Siloxane 220.
    - c. C-Cure; Penetrating Sealer 978.
    - d. Custom Building Products; Surfaceguard Grout Sealer.
    - e. Jamo Inc.; Matte Finish Penetrating Sealer.
    - f. MAPEI Corporation; KER 004, Keraseal Penetrating Sealer for Unglazed Grout and Tile.
    - g. Southern Grouts & Mortars, Inc.; Silicone Grout Sealer.
    - h. Summitville Tiles, Inc.; SL-15, Invisible Seal Penetrating Grout and Tile Sealer.
    - i. TEC; a subsidiary of H. B. Fuller Company; TA-257 Silicone Grout Sealer.

**2.8 MIXING MORTARS AND GROUT**

- A. Mix mortars and grouts to comply with referenced standards and mortar and grout manufacturers' written instructions.
- B. Add materials, water, and additives in accurate proportions.
- C. Obtain and use type of mixing equipment, mixer speeds, mixing containers, mixing time, and other procedures to produce mortars and grouts of uniform quality with optimum performance characteristics for installations indicated.

**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Examine substrates, areas, and conditions where tile will be installed, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of installed tile.
  1. Verify that substrates for setting tile are firm, dry, clean, free of coatings that are incompatible with tile-setting materials including curing compounds and other

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- substances that contain soap, wax, oil, or silicone; and comply with flatness tolerances required by ANSI A108.01 for installations indicated.
2. Verify that concrete substrates for tile floors installed with adhesives bonded mortar bed or thin-set mortar comply with surface finish requirements in ANSI A108.01 for installations indicated.
    - a. Verify that surfaces that received a steel trowel finish have been mechanically scarified.
    - b. Verify that protrusions, bumps, and ridges have been removed by sanding or grinding.
  3. Verify that installation of grounds, anchors, recessed frames, electrical and mechanical units of work, and similar items located in or behind tile has been completed.
  4. Verify that joints and cracks in tile substrates are coordinated with tile joint locations; if not coordinated, adjust joint locations in consultation with Architect.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

**3.2 PREPARATION**

- A. Fill cracks, holes, and depressions in concrete substrates for tile floors installed with adhesives or thin-set mortar with trowelable leveling and patching compound specifically recommended by tile-setting material manufacturer.
- B. Where indicated, prepare substrates to receive waterproofing by applying a reinforced mortar bed that complies with ANSI A108.1A and is sloped 1/4 inch per foot toward drains.
- C. Blending: For tile exhibiting color variations, verify that tile has been factory blended and packaged so tile units taken from one package show same range of colors as those taken from other packages and match approved Samples. If not factory blended, either return to manufacturer or blend tiles at Project site before installing.
- D. Field-Applied Temporary Protective Coating: If indicated under tile type or needed to prevent grout from staining or adhering to exposed tile surfaces, precoat them with continuous film of temporary protective coating, taking care not to coat unexposed tile surfaces.

**3.3 TILE INSTALLATION**

- A. Comply with TCA's "Handbook for Ceramic Tile Installation" for TCA installation methods specified in tile installation schedules. Comply with parts of the ANSI A108 Series "Specifications for Installation of Ceramic Tile" that are referenced in TCA installation methods, specified in tile installation schedules, and apply to types of setting and grouting materials used.
  1. For the following installations, follow procedures in the ANSI A108 Series of tile installation standards for providing 95 percent mortar coverage:

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- a. **Tile floors in wet areas.**
  - b. **Tile floors composed of tiles 8 by 8 inches or larger.**
  - c. **Tile floors composed of rib-backed tiles.**
- B. Extend tile work into recesses and under or behind equipment and fixtures to form complete covering without interruptions unless otherwise indicated. Terminate work neatly at obstructions, edges, and corners without disrupting pattern or joint alignments.**
- C. Accurately form intersections and returns. Perform cutting and drilling of tile without marring visible surfaces. Carefully grind cut edges of tile abutting trim, finish, or built-in items for straight aligned joints. Fit tile closely to electrical outlets, piping, fixtures, and other penetrations so plates, collars, or covers overlap tile.**
- D. Provide manufacturer's standard trim shapes where necessary to eliminate exposed tile edges.**
- E. Jointing Pattern: Lay tile in grid pattern unless otherwise indicated. Lay out tile work and center tile fields in both directions in each space or on each wall area. Lay out tile work to minimize the use of pieces that are less than half of a tile. Provide uniform joint widths unless otherwise indicated.**
1. **For tile mounted in sheets, make joints between tile sheets same width as joints within tile sheets so joints between sheets are not apparent in finished work.**
  2. **Where adjoining tiles on floor, base, walls, or trim are specified or indicated to be same size, align joints.**
  3. **Where tiles are specified or indicated to be whole integer multiples of adjoining tiles on floor, base, walls, or trim, align joints unless otherwise indicated.**
- F. Joint Widths: Unless otherwise indicated, install tile with the following joint widths:**
1. **Unglazed Ceramic Tile: 1/16 inch.**
  2. **Unglazed Porcelain Tile: 1/16 inch.**
- G. Special Installation Requirement: For proper bonding, medium bed mortar should be utilized in installing tiles with a dimensional length size greater than 20x20, large rectangles or tiles with greater dimensional thickness than normal. Back buttering tiles of this nature in the installation process will also assure proper coverage for bonding.**
- H. Expansion Joints: Provide expansion joints and other sealant-filled joints, including control, contraction, and isolation joints, where indicated. Form joints during installation of setting materials, mortar beds, and tile. Do not saw-cut joints after installing tiles.**
1. **Where joints occur in concrete substrates, locate joints in tile surfaces directly above them.**
- I. Stone Thresholds: Install stone thresholds in same type of setting bed as adjacent floor unless otherwise indicated.**
1. **At locations where mortar bed (thickset) would otherwise be exposed above adjacent floor finishes, set thresholds in latex-portland cement mortar (thin set).**

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2. Do not extend under thresholds set in dry-set portland cement or latex-portland cement mortar. Fill joints between such thresholds and adjoining tile set on with elastomeric sealant.

J. **Metal Edge Strips:** Install where exposed edge of tile flooring meets carpet, wood, or other flooring that finishes flush with top of tile and where exposed edge of tile flooring meets carpet, wood, or other flooring that finishes flush with or below top of tile and no threshold is indicated.

K. **Grout Sealer:** Apply grout sealer to grout joints in tile floors according to grout-sealer manufacturer's written instructions. As soon as grout sealer has penetrated grout joints, remove excess sealer and sealer from tile faces by wiping with soft cloth.

**3.4 CLEANING AND PROTECTING**

A. **Cleaning:** On completion of placement and grouting, clean all ceramic tile surfaces so they are free of foreign matter.

1. Remove latex-portland cement grout residue from tile as soon as possible.
2. Clean grout smears and haze from tile according to tile and grout manufacturer's written instructions but no sooner than 10 days after installation. Use only cleaners recommended by tile and grout manufacturers and only after determining that cleaners are safe to use by testing on samples of tile and other surfaces to be cleaned. Protect metal surfaces and plumbing fixtures from effects of cleaning. Flush surfaces with clean water before and after cleaning.
3. Remove temporary protective coating by method recommended by coating manufacturer and that is acceptable to tile and grout manufacturer. Trap and remove coating to prevent drain clogging.

B. Protect installed tile work with kraft paper or other heavy covering during construction period to prevent staining, damage, and wear. If recommended by tile manufacturer, apply coat of neutral protective cleaner to completed tile walls and floors.

C. Prohibit foot and wheel traffic from tiled floors for at least seven days after grouting is completed.

D. Before final inspection, remove protective coverings and rinse neutral protective cleaner from tile surfaces.

**3.5 INTERIOR TILE INSTALLATION SCHEDULE**

A. **Interior Wall Installations, (WT-1)**

1. **Tile Installation W211 and W242:** Thin-set mortar; TCA W211-14, W242C-14
  - a. **Tile Type:** As indicated on Drawings.
  - b. **Thin-Set Mortar;** Latex-portland cement mortar.
  - c. **Grout;** Latex modified un-sanded grout.

B. **Interior Floor Installations, Concrete Subfloor: (FT-1, FT-2 and FT-3)**

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1. Tile Installation F115: Thin-set mortar; TCA F115-14.
  - a. Tile Type: As indicated on Drawings.
  - b. Thin-Set Mortar: Latex- portland cement mortar.
  - c. Grout; Epoxy Grout.

**END OF SECTION 093000**



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**SECTION 095113 - ACOUSTICAL PANEL CEILINGS**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

- A. Section includes acoustical panels and exposed suspension systems for ceilings.**
- B. Products furnished, but not installed under this Section, include anchors, clips, and other ceiling attachment devices to be cast in concrete.**

**1.3 PREINSTALLATION MEETINGS**

- A. Preinstallation Conference: Conduct conference at Project site.**

**1.4 ACTION SUBMITTALS**

- A. Product Data: For each type of product.**
- B. Samples: For each exposed product and for each color and texture specified, 6 inches in size.**
- C. Samples for Initial Selection: For components with factory-applied color finishes.**
- D. Samples for Verification: For each component indicated and for each exposed finish required, prepared on Samples of size indicated below.**
  - 1. Acoustical Panel: Set of 6-inch- square Samples of each type, color, pattern, and texture.**
  - 2. Exposed Suspension-System Members, Moldings, and Trim: Set of 6-inch- long Samples of each type, finish, and color.**

**1.5 INFORMATIONAL SUBMITTALS**

- A. Qualification Data: For testing agency.**
- B. Product Test Reports: For each acoustical panel ceiling, for tests performed by manufacturer and witnessed by a qualified testing agency.**

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- C. **Evaluation Reports:** For each acoustical panel ceiling suspension system and anchor and fastener type, from ICC-ES.
- D. **Field quality-control reports.**

**1.6 CLOSEOUT SUBMITTALS**

- A. **Maintenance Data:** For finishes to include in maintenance manuals.

**1.7 MAINTENANCE MATERIAL SUBMITTALS**

- A. **Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.**
  - 1. **Acoustical Ceiling Panels:** Full-size panels equal to 2 percent of quantity installed.
  - 2. **Suspension-System Components:** Quantity of each exposed component equal to 2 percent of quantity installed.

**1.8 QUALITY ASSURANCE**

- A. **Testing Agency Qualifications:** Qualified according to NVLAP for testing indicated.
- B. **Mockups:** Build mockups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
  - 1. **Build mockup of typical ceiling area as shown on Drawings.**
  - 2. **Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.**

**1.9 DELIVERY, STORAGE, AND HANDLING**

- A. **Deliver acoustical panels, suspension-system components, and accessories to Project site in original, unopened packages and store them in a fully enclosed, conditioned space where they will be protected against damage from moisture, humidity, temperature extremes, direct sunlight, surface contamination, and other causes.**
- B. **Before installing acoustical panels, permit them to reach room temperature and a stabilized moisture content.**
- C. **Handle acoustical panels carefully to avoid chipping edges or damaging units in any way.**

**1.10 FIELD CONDITIONS**

- A. **Environmental Limitations:** Do not install acoustical panel ceilings until spaces are enclosed and weatherproof, wet work in spaces is complete and dry, work above ceilings is complete, and ambient temperature and humidity conditions are maintained at the levels indicated for Project when occupied for its intended use.

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1. **Pressurized Plenums:** Operate ventilation system for not less than 48 hours before beginning acoustical panel ceiling installation.

**PART 2 - PRODUCTS**

**2.1 PERFORMANCE REQUIREMENTS**

- A. **Surface-Burning Characteristics:** Comply with ASTM E 84; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
  1. **Flame-Spread Index:** Comply with ASTM E 1264 for Class A materials.
  2. **Smoke-Developed Index:** 50 or less.
- B. **Fire-Resistance Ratings:** Comply with ASTM E 119; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
  1. **Indicate design designations from UL's "Fire Resistance Directory" or from the listings of another qualified testing agency.**

**2.2 ACOUSTICAL PANELS, GENERAL**

- A. **Low-Emitting Materials:** Acoustical panel ceilings shall comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."
- B. **Source Limitations:**
  1. **Acoustical Ceiling Panel:** Obtain each type from single source from single manufacturer.
  2. **Suspension System:** Obtain each type from single source from single manufacturer.
- C. **Source Limitations:** Obtain each type of acoustical ceiling panel and supporting suspension system from single source from single manufacturer.
- D. **Acoustical Panel Standard:** Provide manufacturer's standard panels of configuration indicated that comply with ASTM E 1264 classifications as designated by types, patterns, acoustical ratings, and light reflectances unless otherwise indicated.
  1. **Mounting Method for Measuring NRC:** Type E-400; plenum mounting in which face of test specimen is 15-3/4 inches away from test surface according to ASTM E 795.
- E. **Acoustical Panel Colors and Patterns:** Match appearance characteristics indicated for each product type.

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1. Where appearance characteristics of acoustical panels are indicated by referencing pattern designations in ASTM E 1264 and not manufacturers' proprietary product designations, provide products selected by Architect from each manufacturer's full range that comply with requirements indicated for type, pattern, color, light reflectance, acoustical performance, edge detail, and size.

**2.3 ACOUSTICAL PANELS**

- A. **Basis-of-Design Product:** Subject to compliance with requirements, provide Rockfon, "Tropic" acoustical ceiling panel or comparable product by one of the following:
  1. Armstrong World Industries, Inc.
  2. CertainTeed Corp.
  3. Rockfon
  4. USG Interiors, Inc.; Subsidiary of USG Corporation.
- B. **Classification:** Provide fire-resistance-rated panels complying with ASTM E 1264 for type, form, and pattern as follows:
  1. **Type and Form:** Type IV, mineral base with membrane-faced overlay; Form 2, water felted.
  2. **Pattern:** E (lightly textured).
  3. **Type and Form:** Type IV, mineral base with membrane-faced overlay; Form 2, water felted; with vinyl overlay on face, back, and sealed edges.
  4. **Pattern:** GH (smooth and printed).
- C. **Color:** White
- D. **LR:** Not less than 0.86.
- E. **NRC:** Not less than 0.85.
- F. **CAC:** Not less than 22.
- G. **Edge/Joint Detail:** Square.
- H. **Thickness:** 5/8 inch.
- I. **Modular Size:** 24 by 24 inches
- J. **Broad Spectrum Antimicrobial Fungicide and Bactericide Treatment:** Provide acoustical panels treated with manufacturer's standard antimicrobial formulation that inhibits fungus, mold, mildew, and gram-positive and gram-negative bacteria and showing no mold, mildew, or bacterial growth when tested according to ASTM D 3273 and evaluated according to ASTM D 3274 or ASTM G 21.

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**2.4 MEMBRANE OVERLAY ACOUSTICAL CEILING PANELS**

- A. Provide system equivalent to Tectum Smooth Ceiling Panels.**
- 1. Material:** Aspen wood fibers bonded with inorganic hydraulic cement.
  - 2. Thickness and Reveal:** One-inch thickness with 1/4" reveal.
  - 3. Length and width:** As shown.
  - 4. Color:** Factory-painted white.
  - 5. Mounting:** Provide suspended installation as shown.
  - 6. Edging:** Factory-prepared integral edging.

**2.5 METAL SUSPENSION SYSTEMS, GENERAL**

- A. Metal Suspension-System Standard:** Provide manufacturer's standard direct-hung metal suspension systems of types, structural classifications, and finishes indicated that comply with applicable requirements in ASTM C 635/C 635M.
- 1. High-Humidity Finish:** Comply with ASTM C 635/C 635M requirements for "Coating Classification for Severe Environment Performance" where high-humidity finishes are indicated.
- B. Attachment Devices:** Size for five times the design load indicated in ASTM C 635/C 635M, Table 1, "Direct Hung," unless otherwise indicated. Comply with seismic design requirements.
- 1. Anchors in Concrete:** Anchors of type and material indicated below, with holes or loops for attaching hangers of type indicated and with capability to sustain, without failure, a load equal to five times that imposed by ceiling construction, as determined by testing according to ASTM E 488 or ASTM E 1512 as applicable, conducted by a qualified testing and inspecting agency.
    - a. Type:** Postinstalled expansion anchors.
    - b. Corrosion Protection:** Carbon-steel components zinc plated to comply with ASTM B 633, Class Fe/Zn 5 (0.005 mm) for Class SC 1 service condition.
    - c. Corrosion Protection:** Stainless-steel components complying with ASTM F 593 and ASTM F 594, Group 1 Alloy 304 or 316 for bolts; Alloy 304 or 316 for anchor.
    - d. Corrosion Protection:** Components fabricated from nickel-copper-alloy rods complying with ASTM B 164 for UNS No. N04400 alloy.
  - 2. Power-Actuated Fasteners in Concrete:** Fastener system of type suitable for application indicated, fabricated from corrosion-resistant materials, with clips or other accessory devices for attaching hangers of type indicated and with capability to sustain, without failure, a load equal to 10 times that imposed by ceiling construction, as determined by testing according to ASTM E 1190, conducted by a qualified testing and inspecting agency.
- C. Wire Hangers, Braces, and Ties:** Provide wires complying with the following requirements:

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1. **Zinc-Coated, Carbon-Steel Wire:** ASTM A 641/A 641M, Class 1 zinc coating, soft temper.
  2. **Size:** Select wire diameter so its stress at three times hanger design load (ASTM C 635/C 635M, Table 1, "Direct Hung") will be less than yield stress of wire, but provide not less than 0.135-inch- diameter wire.
- D. **Hanger Rods:** Mild steel, zinc coated or protected with rust-inhibitive paint.
- E. **Angle Hangers:** Angles with legs not less than 7/8 inch wide; formed with 0.04-inch-thick, galvanized-steel sheet complying with ASTM A 653/A 653M, G90 coating designation; with bolted connections and 5/16-inch- diameter bolts.

**2.6 METAL SUSPENSION SYSTEM**

- A. **Basis-of-Design Product:** Subject to compliance with requirements, provide Chicago Metallic 1200 (15/16) Exposed, or comparable product by one of the following:
1. Armstrong World Industries, Inc.
  2. CertainTeed Corp.
  3. Chicago Metallic Corporation.
  4. USG Interiors, Inc.; Subsidiary of USG Corporation.
- B. **Wide-Face, Capped, Double-Web Steel Suspension System:** Main and cross runners roll formed from cold-rolled steel sheet; prepainted, electrolytically zinc coated, or hot-dip galvanized according to ASTM A 653/A 653M, not less than G30 coating designation; with prefinished 15/16-inch- wide metal caps on flanges.
1. **Structural Classification:** Heavy-duty system.
  2. **End Condition of Cross Runners:** Override (stepped) or butt-edge type.
  3. **Face Design:** Flat, flush.
  4. **Cap Material:** Steel cold-rolled sheet.
  5. **Cap Finish:** Painted white

**2.7 ACOUSTICAL SEALANT**

- A. **Products:** Subject to compliance with requirements, provide one of the following:
1. **Acoustical Sealant for Exposed and Concealed Joints:**
    - a. Pecora Corporation; AC-20 FTR Acoustical and Insulation Sealant.
    - b. USG Corporation; SHEETROCK Acoustical Sealant.
    - c. **Acoustical Sealant for Concealed Joints:**
      - d. Henkel Corporation; OSI Pro-Series SC-175 Acoustical Sound Sealant.
      - e. Pecora Corporation; AIS-919.
      - f. Tremco, Inc.; Tremco Acoustical Sealant.

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**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Examine substrates, areas, and conditions, including structural framing to which acoustical panel ceilings attach or abut, with Installer present, for compliance with requirements specified in this and other Sections that affect ceiling installation and anchorage and with requirements for installation tolerances and other conditions affecting performance of acoustical panel ceilings.**
- B. Examine acoustical panels before installation. Reject acoustical panels that are wet, moisture damaged, or mold damaged.**
- C. Proceed with installation only after unsatisfactory conditions have been corrected.**

**3.2 PREPARATION**

- A. 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, and comply with layout shown on reflected ceiling plans.**

**3.3 INSTALLATION**

- A. General: Install acoustical panel ceilings to comply with ASTM C 636/C 636M and seismic design requirements indicated, according to manufacturer's written instructions and CISCA's "Ceiling Systems Handbook."**
  - 1. Fire-Rated Assembly: Install fire-rated ceiling systems according to tested fire-rated design.**
- B. Suspend ceiling hangers from building's structural members and as follows:**
  - 1. Install hangers plumb and free from contact with insulation or other objects within ceiling plenum that are not part of supporting structure or of ceiling suspension system.**
  - 2. Splay hangers only where required to miss obstructions; offset resulting horizontal forces by bracing, countersplaying, or other equally effective means.**
  - 3. Where width of ducts and other construction within ceiling plenum produces hanger spacings that interfere with location of hangers at spacings required to support standard suspension-system members, install supplemental suspension members and hangers in form of trapezes or equivalent devices.**
  - 4. Secure wire hangers to ceiling-suspension members and to supports above with a minimum of three tight turns. Connect hangers directly either to structures or to inserts, eye screws, or other devices that are secure and appropriate for substrate and that will not deteriorate or otherwise fail due to age, corrosion, or elevated temperatures.**
  - 5. Secure flat, angle, channel, and rod hangers to structure, including intermediate framing members, by attaching to inserts, eye screws, or other devices that are**

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- secure and appropriate for both the structure to which hangers are attached and the type of hanger involved. Install hangers in a manner that will not cause them to deteriorate or fail due to age, corrosion, or elevated temperatures.
6. Do not support ceilings directly from permanent metal forms or floor deck. Fasten hangers to cast-in-place hanger inserts, postinstalled mechanical or adhesive anchors, or power-actuated fasteners that extend through forms into concrete.
  7. 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.
  8. Do not attach hangers to steel deck tabs.
  9. Do not attach hangers to steel roof deck. Attach hangers to structural members.
  10. Space hangers not more than 48 inches o.c. along each member supported directly from hangers unless otherwise indicated; provide hangers not more than 8 inches from ends of each member.
  11. Size supplemental suspension members and hangers to support ceiling loads within performance limits established by referenced standards and publications.
- C. Secure bracing wires to ceiling suspension members and to supports with a minimum of four tight turns. Suspend bracing from building's structural members as required for hangers, without attaching to permanent metal forms, steel deck, or steel deck tabs. Fasten bracing wires into concrete with cast-in-place or postinstalled anchors.
- D. Install edge moldings and trim of type indicated at perimeter of acoustical ceiling area and where necessary to conceal edges of acoustical panels.
1. Apply acoustical sealant in a continuous ribbon concealed on back of vertical legs of moldings before they are installed.
  2. Screw attach moldings to substrate at intervals not more than 16 inches o.c. and not more than 3 inches from ends, leveling with ceiling suspension system to a tolerance of 1/8 inch in 12 feet. Miter corners accurately and connect securely.
  3. Do not use exposed fasteners, including pop rivets, on moldings and trim.
- E. Install suspension-system runners so they are square and securely interlocked with one another. Remove and replace dented, bent, or kinked members.
- F. 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.
1. Arrange directionally patterned acoustical panels as follows:
    - a. Install panels in a basket-weave pattern.
  2. For square-edged panels, install panels with edges fully hidden from view by flanges of suspension-system runners and moldings.
  3. Paint cut edges of panel remaining exposed after installation; match color of exposed panel surfaces using coating recommended in writing for this purpose by acoustical panel manufacturer.
  4. Protect lighting fixtures and air ducts to comply with requirements indicated for fire-resistance-rated assembly.



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**3.4 FIELD QUALITY CONTROL**

- A. Perform the following tests and inspections of completed installations of acoustical panel ceiling hangers and anchors and fasteners in successive stages. Do not proceed with installations of acoustical panel ceiling hangers for the next area until test results for previously completed installations show compliance with requirements.**
  - 1. Extent of Each Test Area: When installation of ceiling suspension systems on each floor has reached 20 percent completion but no panels have been installed.**
    - a. Within each test area, testing agency will select one of every 10 power-actuated fasteners and postinstalled anchors used to attach hangers to concrete and will test them for 200 lbf of tension; it will also select one of every two postinstalled anchors used to attach bracing wires to concrete and will test them for 440 lbf of tension.**
    - b. When testing discovers fasteners and anchors that do not comply with requirements, testing agency will test those anchors not previously tested until 20 pass consecutively and then will resume initial testing frequency.**
- B. Acoustical panel ceiling hangers and anchors and fasteners will be considered defective if they do not pass tests and inspections.**
- C. Prepare test and inspection reports.**

**3.5 CLEANING**

- A. Clean exposed surfaces of acoustical panel ceilings, including trim, edge moldings, and suspension-system members. Comply with manufacturer's written instructions for cleaning and touchup of minor finish damage. Remove and replace ceiling components that cannot be successfully cleaned and repaired to permanently eliminate evidence of damage.**

**END OF SECTION 095113**



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**SECTION 099000 - PAINTING**

**PART 1 – GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this section.**

**1.2 SUMMARY**

- A. Extent of painting work is indicated on drawings and schedules, and as herein specified.**
- B. Coating systems are specified in "Painting Schedule" at end of this section of the specifications.**
- C. Work includes painting and finishing of interior and exterior exposed items and surfaces throughout project, except as otherwise indicated.**
  - 1. Surface preparation, priming and coats of paint specified are in addition to shop-priming and surface treatment specified under other sections of work.**
- D. Work includes field painting of exposed bare and covered pipes and ducts (including color coding where applicable) and of hangers, exposed steel and iron work, and primed metal surfaces of equipment, installed under mechanical and electrical work, except as otherwise noted.**
  - 1. Existing surfaces: Work includes appropriate surface preparation and one finish coat (color selected by Architect) of all existing field-painted surfaces that are to remain exposed-to- view.**
- E. "Paint" as used herein means all coating systems materials including primers, emulsions, enamels, stains, sealers and fillers, and other applied materials whether used as prime, intermediate or finish coats.**
- F. Surfaces to be Painted: Except where natural finish of material is specifically noted as a surface not to be painted, paint exposed surfaces whether or not colors are designed in "schedules". Where items or surfaces are not specifically mentioned, paint the same as similar adjacent materials or areas. If color or finish is not designated, Architect will select these from standard colors or finishes available.**
- G. Following categories of work are not included as part of field-applied finish work:**
  - 1. Pre-Finished Items: Unless otherwise indicated, do not include painting when factory-finishing or installer finishing is specified for such items as (but not limited to) toilet enclosures, prefinished partition systems, acoustic materials, architectural woodwork and casework, and finished mechanical and electrical equipment including light fixtures, switchgear and distribution cabinets.**

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2. **Concealed Surfaces:** Unless otherwise indicated, painting is not required on surfaces such as walls or ceilings in unconcealed areas and generally inaccessible areas, furred areas, utility tunnels, pipe spaces duct shafts and elevator shafts.
3. **Finished Metal Surfaces:** Unless otherwise indicated, metal surfaces of anodized aluminum, stainless steel, chromium plate, copper, bronze and similar finished materials will not require finish painting.
4. **Operating Parts:** Unless otherwise indicated, moving parts of operating units, mechanical and electrical parts, such as valve and damper operators, linkages, sinkages, sensing devices, motor and fan shafts will not require finish painting. Do not paint over any code-required labels, such as Underwriters' Laboratories and Factory Mutual, or any equipment identification, performance rating, name, or nomenclature plates.

**1.3 RELATED WORK**

- A. **Shop Priming:** Unless otherwise specified, shop priming of ferrous metal items and other fabricated components is included under various sections for structural steel, metal fabrications, hollow metal work, and similar items.

**1.4 QUALITY ASSURANCE:**

- A. **Single Source Responsibility:** Provide primers and other undercoat paint produced by same manufacturer as finish coats. Use only thinners approved by paint manufacturer, and use only within recommended limits.
- B. **Coordination of Work:** Review other sections of these specifications in which prime paints are to be provided to ensure compatibility of total coatings system for various substrates. Upon request from other trades, furnish information or characteristics of finish materials provided for use, to ensure compatible prime coats are used.

**1.5 SUBMITTALS:**

- A. **Product Data:** Submit manufacturer's technical information including paint label analysis and application instructions for each material proposed for use.
- B. **Certification:** Submit written certification from each coating manufacturer attesting that coatings provided under this specification section are specifically formulated and manufactured for the environmental conditions encountered in the State of Florida subtropical regions including factory mixed mildewcides and fungicides of type and quantity to inhibit fungus and mildew growth. Further certify that mildewcides and fungicides do not contain compounds of mercury, lead or other heavy metals.
- C. **Material Safety Data Sheets:** Submit Material Safety Data Sheets (MSDS) for each coating product. In hazardous ingredient section of the MSDS form, write in type and quantity of mildewcide incorporated in the coating specified.

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- D. Samples: Prior to beginning of painting work, Architect will furnish color chips for surfaces to be painted. Submit verification samples for Architect's review of color and texture only. Provide a listing of material and application for each coat of each finish sample.**
- 1. On 12" x 12" hardboard, provide three (3) samples of each color and material, with texture to simulate actual conditions. Resubmit samples as requested by Architect until acceptable sheen, color, and texture is achieved.**
  - 2. On actual wall surfaces and other exterior and interior building components, duplicate painted finishes of prepared samples. Provide full-coat finish samples on at least 100 sq. ft. of surface, as directed, until required sheen, color and texture is obtained; simulate finished lighting conditions for review of in-place work.**
    - a. Color as selected by Architect.**
    - b. Simulate finished lighting conditions in each space for review of in-place work.**
    - c. Final acceptance of colors will be from samples applied on the job.**

**1.6 DELIVERY AND STORAGE**

- A. Deliver materials to the job site in original, new and unopened packages and containers bearing manufacturers name and label, and following information:**
- 1. Name or title of material.**
  - 2. Fed. Spec. Number, if applicable.**
  - 3. Manufacturer's stock number and date of manufacturer.**
  - 4. Manufacturer's name.**
  - 5. Contents by volume, for major pigment and vehicle constituents.**
  - 6. Thinning instructions.**
  - 7. Application instructions.**
  - 8. Color name and number.**
- B. Store materials not in actual use in tightly covered containers. Maintain containers used in storage of paint in a clean condition, free of foreign materials and residue.**
- 1. Protect from freezing where necessary. Keep storage area neat and orderly. Remove oily rags and waste daily. Take all precautions to ensure that workmen and work areas are adequately protected from fire hazards and health hazards resulting from handling, mixing and application of paints.**

**1.7 JOB CONDITIONS**

- A. Apply water-base paints only when temperature of surfaces to be painted and surrounding air temperatures are between 50 deg F (10 deg C) and 90 deg F (32 deg C), unless otherwise permitted by paint manufacturer's printed instructions.**
- B. Apply solvent-thinned paints only when temperature of surfaces to be painted and surrounding air temperatures are between 45 deg F (7 deg C) and 95 deg F (35 deg C), unless otherwise permitted by paint manufacturer's printed instructions.**

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- C. Do not apply paint in rain, fog or mist; or when relative humidity exceeds 85%; or to damp or web surfaces; unless otherwise permitted by paint manufacturer's printed instructions.

Painting may be continued during inclement weather if areas and surfaces to be painted are enclosed and heated within temperature limits specified by paint manufacturer during application and drying periods.

- D. Do not apply paint to surfaces whose moisture content exceeds 4 percent unless otherwise permitted by paint manufacturer's printed instructions.

**1.8 EXTRA MATERIAL**

- A. Provide extra material from the same production run as materials applied and in quantities specified. Package material in unopened, one-gallon containers and identify with labels clearly describing contents.
- B. Quantities:
  - 1. Exterior Five (5) gallons for each product and color.
  - 2. Interior Five (5) gallons for each product and color.

**PART 2 - PRODUCTS**

**2.1 ACCEPTABLE MANUFACTURERS:**

- A. Available Manufacturers: Subject to compliance with requirements, provide products by one of the following:
  - 1. Glidden Paint Company
  - 2. Benjamin Moore Paint Co.
  - 3. Flex-Bon Paint
  - 4. Scott Paint Co., Sarasota, FL
  - 5. Sherwin Williams Paint Co.

**2.2 MATERIALS:**

- A. Mildew Resistance: Provide coatings which are formulated and mixed at the point of manufacture with mildewcides and fungicides to inhibit growth of mildew as encountered in the subtropical regions of the State of Florida. Mildewcides and fungicides containing compounds of mercury, lead or other heavy metals are not acceptable.
- B. Material Quality: Provide best quality grade of various types of coatings as regularly manufactured by acceptable paint materials manufacturers. Materials not displaying manufacturer's identification as a best-grade product will not be acceptable.
- C. Color Pigments: Pure, non-fading, applicable types to suit substrates and service indicated.

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1. Lead content in pigment, if any, is limited to contain not more than 0.5% lead, as lead metal based on the total non-volatile (dry-film) of paint by weight. This limitation is extended to all surfaces.

**PART 3 - EXECUTION**

**3.1 INSPECTION:**

- A. Applicator must examine areas and conditions under which painting work is to be applied and notify Contractor in writing of conditions detrimental to proper and timely completion of work. Do not proceed with work until unsatisfactory conditions have been corrected in a manner acceptable to Applicator.
- B. Starting of painting work will be construed as Applicator's acceptance of surfaces and conditions within any particular area.
- C. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions otherwise detrimental to formation of a durable paint film.
- D. Application shall secure and confirm type of "shop primer" used on steel door and frames Section 08110 prior to painting. The applicator shall select the appropriate paint systems compatible with primers.

**3.2 SURFACE PREPARATION:**

- A. General: Perform preparation and cleaning procedures in accordance with paint manufacturer's instructions and as herein specified, for each particular substrate condition.
- B. Interior Surface Preparation for Repaint: Wash entire surface using a Tri-Sodium Phosphate (TSP) or equal water degreasing solution. Mixture will be in accordance with supplier's printed label instructions. A clean water rinse to be applied to remove all soap residue. Remove all unsound or disbonding paint previously applied to substrate that would effect adhesion of subsequent paint finishes. Feather edges and spot prime with proper primer and apply subsequent finishes as outlined in the Finishing Schedule.
- C. Exterior Surface Preparation for Repaint:
  1. All surfaces must be pressure washed at a minimum of 1500 psi using 10% chlorine solution to remove all grease, dust and foreign matter. Remove all loose paint by best means possible.
  2. Provide barrier coats over incompatible primers or remove and reprime as required. Notify Architect in writing of any anticipated problems in using the specified coating systems with substrates primed by others.
  3. Remove hardware, hardware accessories, machined surfaces, plates, lighting fixtures, and similar items in place and not to be finish-painted, or provide surface-applied protection prior to surface preparation and painting operations. Remove, if necessary, for complete painting of items and adjacent surfaces. Following completion of painting of each space or area, reinstall removed items.

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4. **Clean surfaces to be painted before applying paint or surface treatments. Remove oil and grease prior to mechanical cleaning. Program cleaning and painting so that contaminants from cleaning process will not fall onto wet, newly painted surfaces.**
- D. Cementitious Materials: Prepare cementitious surfaces of concrete, concrete block, and plaster to be painted by removing efflorescence, chalk, dust, dirt, grease, oils, and by roughening as required to remove glaze.**
1. **Determine alkalinity and moisture content of surfaces to be painted by performing appropriate tests. If surfaces are found to be sufficiently alkaline to cause blistering and burning of finish paint, correct this condition before application of paint. Do not paint over surfaces where moisture content exceeds that permitted in manufacturer's printed directions or as indicated.**
  2. **Moisture content of substrate shall not exceed 4 percent unless specifically allowed by manufacturer.**
  3. **Verify moisture content and notify Architect and Owner prior to application of paint system.**
  4. **Seal tops, bottoms, and cut-outs of plastic laminate wood doors with a heavy coat of varnish or equivalent sealer immediately upon delivery to job.**
- E. Ferrous Metals: Clean ferrous surfaces, which are not galvanized or shop-coated, of oil, grease, dirt, loose mill scale and other foreign substances by solvent or mechanical cleaning.**
1. **Touch-up shop-applied prime coats wherever damaged or bare.**
  2. **Clean and touch-up with the same type shop primer.**
- F. Galvanized Surfaces: Clean free of oil and surface contaminants with non-petroleum based solvent.**
- G. General: Apply paint in accordance with manufacturer's directions. Use applicators and techniques best suited for substrate and type of material being applied.**
1. **Surface treatments, and finishes, are indicated in "schedules" of the contract documents and paint systems included in this section.**
  2. **Provide finish coats which are compatible with prime paints used. Apply additional coats when undercoats, stains or other conditions show through final coat of paint, until paint film is of uniform finish, color and appearance. Give special attention to insure that surfaces, including edges, corners, crevices, welds, and exposed fasteners receive a dry film thickness equivalent to that of flat surfaces.**
  3. **Paint surfaces behind movable equipment and furniture same as similar exposed surfaces. Paint surfaces behind permanently fixed equipment or furniture with prime coat only before final installation of equipment.**
  4. **Paint interior surfaces of ducts, where visible through registers or grilles, with a flat, non-specular black paint.**
  5. **Paint back sides of access panels, and removable or hinged covers to match exposed surfaces.**
  6. **Finish exterior and interior doors on tops, bottoms and side edges same as exterior faces, unless otherwise indicated.**
  7. **Sand lightly between each succeeding enamel or varnish coat.**



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8. Omit first coat (primer) on metal surfaces which have been shop-primed and touch-up painted, unless otherwise indicated.
- H. **Scheduling Painting:** Apply first-coat material to surfaces that have been cleaned, pre-treated or otherwise prepared for painting as soon as practicable after preparation and before subsequent surface deterioration.
  1. Allow sufficient time between successive coatings to permit proper drying. Do not recoat until paint has dried to where it feels firm, does not deform or feel sticky under moderate thumb pressure, and application of another coat of paint does not cause lifting or loss of adhesion of the undercoat.
- I. **Minimum Coating Thickness:** Apply materials at not less than manufacturer's recommended spreading rate, to establish a total dry film thickness as indicated or, if not indicated, as recommended by coating manufacturer.
- J. **Mechanical and Electrical Work:** Painting of mechanical work is limited to those items exposed in mechanical and electrical equipment rooms and in occupied spaces.
- K. **Mechanical items to be painted include, but are not limited to the following:**
  1. Piping, pipe hangers, and supports.
  2. Heat exchangers.
  3. Tanks.
  4. Exposed ductwork, insulation and supports.
  5. Motor, mechanical equipment, and supports.
  6. Accessory items.
- L. **Electrical items to be painted include, but are not limited to, the following:**
  1. Conduit and fittings.
  2. Switchgear.
  3. to be painted include, but are not limited to, the following:
  4. Conduit and fittings.
  5. Switchgear.
- M. **Prime Coats:** Apply prime coat of material which is required to be painted or finished, and which has not been prime coated by others.
  1. Recoat primed and sealed surfaces where there is evidence of suction spots or unsealed areas in first coat, to assure a finish coat with no burn-through or other defects due to insufficient sealing.
- N. **Pigmented (Opaque) Finishes:** Completely cover to provide an opaque, smooth surface of uniform finish, color, appearance and coverage. Cloudiness, spotting, holidays, laps, brush marks, runs, sags, ropiness or other surface imperfections will not be acceptable.
- O. **Transparent (Clear) Finishes:** Use multiple coats to produce glass-smooth surface film of even luster. Provide a finish free of laps, cloudiness, color irregularity, runs, brush marks, orange peel, nail holes, or other surface imperfections.

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1. Provide satin finish for final coats, unless otherwise indicated.
- P. Completed Work: Match approved samples for color, texture and coverage. Remove, refinish or repaint work not in compliance with specified requirements.**

**3.3 FIELD QUALITY CONTROL**

- A. The right is reserved by Owner to invoke the following material testing procedure at any time, and any number of times during period of field painting:**
1. Engage services of an independent testing laboratory to sample paint being used. Samples of materials delivered to project site will be taken, identified and sealed, and certified in the presence of the Contractor.
  2. Testing laboratory will perform appropriate tests for any or all of the following characteristics: Abrasion resistance, apparent reflectivity, flexibility, washability, absorption, accelerated weathering, dry opacity, accelerated yellowness, recoating, skinning, color retention, alkali resistance and quantitative materials analysis.
- B. If test results show that material being used does not comply with specified requirements, Contractor may be directed to stop painting work, and remove non-complying paint; pay for testing; repaint surfaces coated with rejected paint; remove rejected paint from previously painted surfaces if, upon repainting with specified paint, the two coatings are non-compatible.**

**3.4 CLEAN-UP AND PROTECTION:**

- A. Clean-up: During progress of work, remove discarded paint materials, rubbish, cans and rags at the end of each work day.**
- B. Upon completion of painting work, clean window glass and other paint-spattered surfaces. Remove spattered paint by proper methods of washing and scrapping, using care not to scratch or otherwise damage finished surfaces.**
- C. Protection: Protect work of other trades, whether to be painted or not against damage by painting and finishing work. Correct any damage by cleaning, repairing or replacing, and repainting, as acceptable to the Architect.**
1. Provide "Wet Paint" signs as required to protect newly-painted finishes. Remove temporary protective wrappings provided by others for protection of their work, after completion of painting operations.
  2. At completion of work of other trades, touch-up and restore all damaged or defaced surfaces.

**PART 4 – PAINTING SCHEDULE**

**All coating systems are based on Sherwin Williams Selections unless noted otherwise.**

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**INTERIOR COATING SYSTEMS:**

**SURFACE: Concrete Block Masonry; Semi-Gloss.**

- 1<sup>st</sup> Coat: Sherwin Williams-PrepRite Block Filler B25W25.  
75-100 sq. ft. per gallon**
- 2<sup>nd</sup> Coat: Sherwin Williams-ProMar 200 Latex Semi-Gloss B31W200.**
- 3<sup>rd</sup> Coat: Sherwin Williams-ProMar 200 Latex Semi-Gloss B31W200.  
4 mils wet, 1.3 mils dry per coat**

**Apply to interior concrete block masonry surfaces indicated on finish schedules or drawings to receive paint. Apply full height of exposed surface unless indicated otherwise.**

**SURFACE: Concrete Block Masonry; Semi-Gloss Epoxy Coating**

- 1<sup>st</sup> Coat: Sherwin Williams-Loxon Block Filler A24W200  
50-100 sq. ft. per gallon**
- 2<sup>nd</sup> Coat: Sherwin Williams-Water Based Catalyzed Epoxy B70/B60V25 Series**
- 3<sup>rd</sup> Coat: Sherwin Williams- Water Based Catalyzed Epoxy B70/B60V25 Series  
2.5-3 mils wet per coat**

**Apply to interior drywall surfaces indicated on finish schedules or drawings to receive low-sheen (satin) enamel finish.**

**SURFACE: Concrete Floor, Concrete Sealer**

- 1<sup>st</sup> Coat: Sherwin Williams-H&C Silicone Acrylic Concrete Sealer**
- 2<sup>nd</sup> Coat: Sherwin Williams-H&C Silicone Acrylic Concrete Sealer**

**SURFACE: Drywall, Semi-Gloss**

- 1<sup>st</sup> Coat: Sherwin Williams-PrepRite Classic Latex Primer, B28W101  
4 mils wet, 1.2 mils dry per coat.**
- 2<sup>nd</sup> Coat: Sherwin Williams-ProClassic Waterborne Acrylic Semi-Gloss B31 Series**
- 3<sup>rd</sup> Coat: Sherwin Williams-ProClassic Waterborne Acrylic Semi-Gloss B31 Series  
4 mils wet, 1.3 mils dry per coat**

**Apply to interior drywall surfaces indicated on finish schedules or drawings to receive low-sheen (satin) enamel finish.**

**SURFACE: Drywall, Semi-Gloss Epoxy Coating**

- 1<sup>st</sup> Coat: Sherwin Williams-PrepRite Classic Latex Primer, B28W101  
4 mils wet, 1.2 mils dry**
- 2<sup>nd</sup> Coat: Sherwin Williams- Water Based Catalyzed Epoxy B70/B60V25 Series**
- 3<sup>rd</sup> Coat: Sherwin Williams- Water Based Catalyzed Epoxy B70/B60V25 Series  
2.5-3 mils dry per coat**

**Apply to interior drywall surfaces indicated on finish schedules or drawings to receive low-sheen (satin) enamel finish.**

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**SURFACE: Ferrous and Non-Ferrous Metals Shop Primed.**

- 1<sup>ST</sup> Coat: Tnemec-Series 90-97 Tnemec-zinc.**
- 2<sup>nd</sup> Coat: Tnemec-Series 69 Hi-Build Epoxoline II**
- 3<sup>rd</sup> Coat: Tnemec-175 Satin Endura-Shield.**

Apply to interior surfaces of exterior steel doors and door frames; to all surfaces of interior steel door frames and steel vision panel frames; and interior surfaces of exposed structural and miscellaneous steel items.

On steel doors and frames, note manufacturer's label, if any, regarding type of coating acceptable for shop applied primer coat. Follow steel door and frame manufacturer's instructions.

**SURFACE: Wood, Satin Transparent Finish.**

- 1<sup>st</sup> Coat: Sherwin Williams-Wood Classics Interior Oil Stain A49 Series.**
- 2<sup>nd</sup> Coat: Sherwin Williams-Wood Classics FastDry Sanding Sealer B26V43**
- 3<sup>rd</sup> Coat: Sherwin Williams-Wood Classics FastDry Varnish Satin A66 Series**  
4 mils wet, 1.3 mils dry per coat

Apply to interior wood handrails and other exposed unfinished wood surfaces indicated in finish schedules or drawings to receive transparent finish.

Surface Preparation: All substrate surfaces to be repainted must be free of grease, oil, dust, dirt, graffiti, etc., by washing using TSP or other grease cutting agents. All loose paint must be removed by best means possible and edges feathered out. Spot prime if paint has been removed to bare substrate.

**EXTERIOR COATING SYSTEMS:**

**SURFACE: Concrete Block Masonry**

- 1<sup>st</sup> Coat: Sherwin Williams-Loxon Block Surfacer A24W200. 50-100 sq. ft. per gallon**
- 2<sup>nd</sup> Coat: Sherwin Williams-Loxon XP High Build Coating A24 Series**
- 3<sup>rd</sup> Coat: Sherwin Williams-Loxon XP High Build Coating A24 Series**  
16 mils wet, 7.5 mils dry per coat

Apply to exposed exterior surfaces of concrete and concrete block masonry surfaces scheduled or indicated on drawings to be painted.

**SURFACE: Ferrous Metals, galvanized - unprimed.**

- 1<sup>ST</sup> Coat: Tnemec-Series 90-97 Tnemec-zinc.**
- 2<sup>nd</sup> Coat: Tnemec-Series 69 Hi-Build Epoxoline II**
- 3<sup>rd</sup> Coat: Tnemec-175 Satin Endura-Shield.**

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Apply to exterior unprimed galvanized metals including formed metal louvers, loose steel lintels, pipe bollards, window headers, piping, conduit and similar surfaces exposed to view or weather.

**SURFACE: Portland Cement Plaster, Exterior**

**1<sup>st</sup> Coat: Sherwin Williams-Loxon Block Surfacer A24W200. 50-100 sq. ft. per gallon**  
**2<sup>nd</sup> Coat Sherwin Williams-Loxon XP High Build Coating A24 Series**  
**3<sup>rd</sup> Coat: Sherwin Williams-Loxon XP High Build Coating A24 Series**  
**16 mils wet, 7.5 mils dry per coat**

Apply to exterior surfaces of cement plaster, both new and repair work. At existing plaster, apply only the 2<sup>nd</sup> and 3<sup>rd</sup> coats.

**SURFACE: Brick Veneer, Exterior**

**1<sup>st</sup> Coat: Sherwin Williams-Loxon Block Surfacer A24W200. 50-100 sq. ft. per gallon**  
**2<sup>nd</sup> Coat Sherwin Williams-Loxon XP High Build Coating A24 Series**  
**3<sup>rd</sup> Coat: Sherwin Williams-Loxon XP High Build Coating A24 Series**  
**16 mils wet, 7.5 mils dry per coat**

Apply to exterior surfaces of cement plaster, both new and repair work. At existing plaster, apply only the 2<sup>nd</sup> and 3<sup>rd</sup> coats.

**END OF SECTION 099000**



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**SECTION 114000 - FOOD SERVICE EQUIPMENT**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

- A. This Section includes food service equipment, as indicated on the Drawings and specified herein.**
- B. Refer to Division 15 sections for required drain traps, valves, pipes and pipe fittings, and other materials necessary to complete mechanical hookup of food service equipment.**
- C. Refer to Division 16 sections for wiring, disconnects, and other materials necessary to complete electrical hookup of food service equipment.**

**1.3 SUBMITTALS**

- A. General: Submit the following in accordance with Conditions of Contract and Division 01 Specifications Sections.**
- B. Product data and installation instructions for each item; include roughing-in dimensions, service connection requirements, performances, materials, manufacturers' model numbers, furnished accessories, power/fuel requirements, water/drainage requirements, and other similar information.**
- C. Shop drawings including dimensioned roughing-in drawings showing mechanical and electrical requirements. Submit dimensioned fabrication drawings for custom-fabricated equipment including plans, elevations, and sections, showing materials and gages used.**
- D. Samples of exposed finishes for custom-fabricated equipment, 8 inch squares of materials and 12 inch lengths of running members and trim.**
- E. Maintenance data and parts lists for each item of food service equipment. Include these data, product data, shop drawings, and wiring diagrams in maintenance manual, in accordance with requirements of Division 01.**

**1.4 QUALITY ASSURANCE**

- A. Manufacturers' Qualifications: Firms regularly engaged in manufacturer of food service equipment of types, capacities, and sizes required, whose products have been in satisfactory use in similar service for not less than 5 projects.**

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- B. Installer's Qualifications:** Engage an experienced Installer who has completed food service similar in material, design, and extent to that indicated for Project that has resulted in construction with a record of successful in-service performance.

### **1.5 DELIVERY, STORAGE, AND HANDLING**

- A. Deliver food service equipment in containers designed to protect equipment and finish until final installation. Make arrangements to receive equipment at project site or to hold in warehouse until delivery can be made to job site.**
- B. Store food service equipment in original containers and in location to provide adequate protection to equipment while not interfering with other construction operations.**

### **1.6 PROJECT CONDITIONS**

- A. General:** Take field measurements to assure accurate fit of fabricated equipment.
- B. Check electrical characteristics and water pressure. Provide pressure-regulating valves where required for proper operation of equipment.**

### **1.7 WARRANTY**

- A. Special Project Warranty:** Provide written warranty, signed by manufacturer, agreeing to replace/repair, within warranty period, refrigeration compressors with inadequate and defective materials and workmanship, including leakage, breakage, improper assembly, or failure to perform as required, provided manufacturer's instructions for handling, installing, protecting, and maintaining units have been adhered to during warranty period. This warranty shall be in addition to, and not a limitation of, the rights the Owner may have against the Contractor under the Contract Documents.

- 1. Warranty Period:** 5 years from date of project Substantial Completion.

## **PART 2 - PRODUCTS**

### **2.1 MATERIALS**

- A. Stainless Steel:** AISI Type 304. Provide nonmagnetic sheets, free of buckles, waves, and surface imperfections. Provide No. 4 polished finish for exposed surfaces.
  - 1. Provide protective covering on polished surfaces of stainless steel sheet work, and retain/maintain until time of final testing, cleaning, start-up, and substantial completion.**
- B. Galvanized Sheet Steel:** ASTM A 526, except ASTM A 527 for extensive forming; ASTM A 525 G90 zinc coating, chemical treatment.
- C. Sheet Steel:** ASTM A 569 hot-rolled carbon steel.



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- D. **Stainless Steel Tube:** ASTM A 554, Type 304 with No. 4 polished finish.
- E. **Aluminum:** ASTM B 209 sheet and plate, ASTM B 221 extrusions, 0.40 mil clear anodized finish where exposed, unless otherwise indicated.
- F. **Plastic Laminate:** NEMA LD3, general-purpose high-pressure type, 0.05 inch thick except 0.042 inch thick for flatwork and post-forming, smooth texture, in premium metallic and textured finishes.
- G. **Plastic Materials and Components:** Except for plastic laminate, provide plastic materials and components that comply with NSF 51.
- H. **Sound Deadening:** Heavy-bodied resinous coating, filled with granulated cork or other resilient material, compounded for permanent, nonflaking adhesion to metal in 1/8 inch thick coating.
  - 1. Apply coating of sound deadening material to underside of tops, drainboards, dishtables, and sinks.
- I. **Sealants:** ASTM C 920; Type S, Grade NS, Class 25, Use NT. Provide sealant that when fully cured and washed meets requirements of Food and Drug Administration Regulation 21 CFR 177.2600 for use in areas where it comes in contact with food.
  - 1. **Color:** As selected by Architect from manufacturer's standard colors.
  - 2. **Backer Rod:** Closed-cell polyethylene rod stock, larger than joint width.
- J. **Gaskets:** Solid or hollow (not cellular) neoprene or PVC; light gray, minimum 40 Shore A hardness, self-adhesive or prepared for either adhesive application or mechanical anchorage.
- K. **Plywood:** Exterior grade, "A" grade face one side.

**2.2 FABRICATED PRODUCTS**

- A. **Handles and Pulls:** Provide stainless steel handles with No. 4 finish, or die-cast zinc with polished chrome-plated finish. Provide die-stamped stainless steel pulls, recessed rectangular type, with beveled edge frame.
- B. **Door Slides:** Provide stainless steel or galvanized steel door slides with minimum load capacity of 100 lb per pair, and with positive door stop. Provide ball-bearing rollers.
- C. **Hinges:** Provide stainless steel hinges, continuous type or butt type as indicated.
- D. **Sliding Door Hardware:** Provide extruded aluminum door track. Provide galvanized steel door sheave with nylon surface and ball-bearing inner races. Provide stainless steel bottom guide pins, spring loaded.
- E. **Adjustable Shelf Supports:** Provide stainless steel shelf supports, snap-in type, and stainless steel brackets with countersunk mounting holes.

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- F. **Catches:** For hinged doors, provide permanent magnetic catch of sufficient strength to hold door shut.
- G. **Locks:** Manufacturer's standard brass 5-pin cabinet-type lock. Provide two keys for each lock, keyed separately.
- H. **Lever Drains:** Provide 2 inch, heavy cast-bronze body, removable flat stainless steel strainer, twist handle waste outlet, and one-piece connected chrome-plated brass overflow.
- I. **Casters:** Provide minimum 4 inch diameter wheel casters, with 1-1/8 inch tread width, complying with NSF standards. Provide sealed, self-lubricating bearings, cadmium-plated or bright zinc-plated steel disc wheels, and solid synthetic rubber tires. Provide foot brakes on 2 casters per unit. Provide specified products by one of the following manufacturers:
  - 1. **Jarvis & Jarvis:**
    - a. Swivel plate Model 5-25-111, with or without brakes.
    - b. Rigid plate Model 5-26-111.
    - c. Stern caster Model 5-27-111, with or without brakes.
    - d. Sealed caster - NSF listed.
    - e. Model 5-50-113 GBL, wheel and rotation brakes, 5" diameter, ball bearing, swivel.
  - 2. **Bassick:**
    - a. Swivel Model 5NS6GW-2BCHR - plate.
    - b. Swivel Model 5NS6GW-2BX67CHR - pipe leg.
    - c. Rigid Model 5NT6GW-2BCHR - plate.
- J. **Leg Sockets (Gussets):** Cylindrical, one piece, stainless steel construction. Welded to supporting members, spot weld with sealant around remaining perimeter. Leg sockets shall fit snug, and legs or uprights shall be secured by an Allen set screw. Leg sockets shall be Standard-Keil 1020-0206-1283, or Component Hardware A20-0206, Type 18-8 stainless steel.
- K. **Adjustable Bullet Legs:** Standard-Keil 1072-0811-1755, or Component Hardware A52-9907, with 6" high, adjustable, stainless steel feet.
- L. **Faucets and Wastes:** Coordinate with MEP.
  - 1. **Wall-Type Swing Faucet:** Chrome-plated Chicago 540-LD-L9-R-748-2K, or Fisher 3250 Series, combination sink fitting, less soap dish, complete with R integral stop supply arms, and with 9" swing spout, attached to backsplash with 1/2" close nipple and 1/2 copper to flange sink ell.
  - 2. **Deck-Type Swing Faucet:** Chrome-plated Chicago 540-LD-19-EA-748-2K, or Fisher 3310 Series, combination sink fitting, less integral stop, less soap dish, with 1/2" flanged female inlet shank with integral stop, 1/2" IP male brass. Supply with locknut, galvanized washer, galvanized coupling nut on inlet, and 9" swing spout.

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3. **Chrome-plated lever-handle, 2" I.P.S. quick opening waste with rear outlet connection for chrome-plated brass overflow fittings with 1-1/4" brass tubing to be complete assembly, as manufactured by Standard-Keil, Model 1770-1020-1000 or 1720-1015-1000, or Fisher 6100 Series or Component Hardware Model D50-7215 or D10-4591.**

**2.3 FABRICATION OF EQUIPMENT**

- A. **Tops: Fabricate of 14 gage stainless steel, with exposed edges rolled on 1-1/2 inch diameter radius, and with bullnose corners. Where tops are adjacent to walls or adjoining equipment, turn up 6 inches and back 1 inch on 45-deg angle, unless otherwise indicated.**
  1. **Backsplashes: Cove horizontal and vertical corners.**
- B. **Dishtables and Drainboards: Fabricate of 14 gage stainless steel, with exposed edges formed into 1-1/2 inch by 190-deg rolled rim approximately 3 inches high. Provide built-in pitch of 1/2 inch minimum. Provide 8 inch high backsplashes with 2 inch return on 45-deg angle or 1-1/2 inch diameter rolled rim, as indicated. Construct front rim and backsplash on drainboards with continuous level plane with sink it adjoins. Support drainboards up to 36 inches in length by 1 inch diameter stainless steel tube welded to underside of drainboard and leg gusset. Support drainboards 36 inches and longer with legs. Cove horizontal and vertical corners with not less than 3/4 inch radius.**
- C. **Framing: Mount tops on 1-1/2 x 1-1/2 x 1/8 inch galvanized angle iron, or 4 inch wide by 12 gage galvanized channels. Mount dishtables and drainboards on 4 inch wide by 14 gage stainless steel channels.**
  1. **Run framework around entire perimeter of unit, and cross brace on 30 inch centers. For dishtables and drainboards, run framing from front to back at each leg location, and run additional channel lengthwise, located at center of table width and welded to leg channels. Fasten framing to underside of top surfaces with 1/4 inch studs welded at approximately 12 inch centers. Provide each stud with suitable chrome-plated lockwashers and capnuts, and make stud lengths such that cap nuts can be made up tight bringing top down snugly to framing.**
- D. **Legs and Cross Rails: Construct legs and cross rails of 1-5/8 inch OD by 16 gage stainless steel tubing, with fully enclosed stainless steel bullet shaped adjustable foot with minimum adjustment of 1 inch up or down without any threads showing. Fasten legs to 4 inch high stainless steel gusset with top completely sealed by means of stainless steel plate. Weld gusset continuously to bottom of unit framing.**
- E. **Drawers: Lift-out type drawer body, one-piece 20 x 20 x 5 inch die stamped of 20 gage stainless steel, with inside radiused corners. Construct front of double-pan stainless steel, 16 gage exterior and 20 gage interior. Provide lock for each drawer.**
  1. **Fasten drawer suspension guides to 18 gage stainless steel housing suspended from angle framing under fixed top.**

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- F. Cabinet Bodies:** Construct of 20 gage stainless steel, with end panels formed with round corners for freestanding units, and square corners for fixtures that adjoin walls or other fixtures. Provide 90-deg retentions on end panels at front and rear, turned in toward body of cabinet and welded for reinforcement. For cabinets with open shelving, provide double-wall inner panels. Weld ends to horizontal angle or channel members to form integral cabinet base. Provide backs of same material as ends, with vertical edges turned in to match edges of ends. Weld making flush joint.
- G. Inserts:** Where cold pans and other inserts are to be installed in cabinet bases, provide apron full depth of insert and of same material as bodies with reinforced openings as required. Form in openings on all sides.
- H. Sliding Doors:** Construct of 20 gage stainless steel with edges formed into channel extending around all sides, forming doors 7/8 inch thick. Insert sound-deadening material, and enclose with stainless steel back panel with welded corner joints.
  - 1. Mount doors on sliding door hardware.
  - 2. Construct doors so as to be removable for cleaning purposes, and provide with stops. Provide on each door, recessed stainless steel pulls, and locks.
- I. Hinged Doors:** Construct same as sliding doors. Mount on stainless steel continuous-, fitted with stainless steel pulls, magnetic catches, and locks. Construct so that door face is flush with cabinet body.
- J. Shelves:** Construct of 14 gage stainless steel.
  - 1. **Bottom Shelves:** Extend forward and turn down at front so as to be flush with front facing of cabinet.
  - 2. **Fixed Intermediate Shelves:** Weld to front stiles and to 14 gage stainless steel brackets so that shelf is 1 inch away from back and ends of cabinet.
  - 3. **Adjustable Shelves:** Channel on all 4 sides, weld corners, and mount on removable stainless steel standards.
- K. Open Base Shelving:** Construct of 14 gage stainless steel with edges rolled down on open sides, and 2 inch turn-up with 3/4 inch radius on rear and ends where adjacent to walls and other equipment. Neatly notch corners and weld to legs. Reinforce shelving longitudinally with 14 gage formed channel welded to underside. Where removable shelves are explicitly required, construct as above, but fit over cross rails. Do not exceed shelving sections of 30 inches long; where one section abuts another, turn down edges 1 inch.
- L. Overshelves:** Set shelves mounted over equipment not adjacent to walls on 1 inch by 14 gage stainless steel tubular standards fitted with stainless steel base flanges. Completely weld top of tubular standards to 14 gage stainless support channels, run channels full width of overshelf. Run 1/2 inch steel tension rods through counter-tops and reinforcing angle framing, secure with nuts and lockwashers to assure stable sway-free structure. Where shelves are mounted over drainboards or dishtables, mount on upturned rolled edges omitting flanges, and scribe lower end of tube to match contour of roll.

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- M. Sinks: Fabricate from 14 gage stainless steel with interior corners rounded to 1 inch radius, both horizontally and vertically, forming cove in bottom. Construct with butt-edge joints, welded and ground smooth so no evidence of welding will appear. Divide multiple compartment sinks with double-wall 14 gage stainless steel partitions rounded to 1/2 inch radius on top and having corners rounded same as other corners in sinks, continuously welded in place with welds ground smooth and polished. Provide back, bottom, and front of one continuous piece with no overlapping joints or open spaces between compartments. Pitch bottom of each compartment, and crease to die-stamped recess to receive lever-type drain, without use of solder, rivets, or welding.**
- 1. Finish front and exposed ends of sink with 1-1/2 inch 190 deg rolled edge. Finish back and ends adjacent to walls or other fixtures with splashback. Punch back splashback to receive wall-mounted faucets.**
  - 2. For sinks in worktops, construct as above but omit roll edges and splashbacks. Fabricate bowl to be flush with work surface.**

**PART 3 - EXECUTION**

**3.1 INSPECTION**

- A. Rough-In Work: Examine roughed-in mechanical and electrical services, installation of floors, walls, columns, and ceilings, and other conditions under which food service work is to be installed; verify dimensions of services and substrates before fabricating work. Notify Contractor of unsatisfactory locations and dimensions of other work and of unsatisfactory conditions for proper installation of food service equipment. Do not proceed with fabrication and installation until unsatisfactory dimensions and conditions have been corrected in manner satisfactory to Installer.**

**3.2 INSTALLATION**

- A. General: Set each item of nonmobile and nonportable equipment securely in place, level, and adjust to correct height. Anchor to supporting substrate where indicated and where required for sustained operation and use without shifting or dislocation. Conceal anchorages where possible. Adjust countertops and other work surfaces to level tolerance of 1/16 inch maximum offset, and maximum variation from level or indicated slope of 1/16 inch per ft.**
- 1. Where indicated or required for safety of equipment operator, anchor equipment to floor or wall. Where equipment is indicated to be anchored to floor, provide legs with adjustable flanged foot. Install 2 anchors on each foot.**
- B. Field Joints: Complete field-assembly joints in work (joints cannot be completed in shop) by welding, bolting-and-gasketing, or similar methods as indicated. Grind welds smooth and restore finish. Set or trim gaskets flush, except for "T" gaskets as indicated.**
- C. Enclosed Spaces: Treat spaces that are inaccessible after equipment installation by covering horizontal surfaces with powdered borax at rate of 4 oz. per sq. ft.**

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- D. Closure Plates and Strips:** Install where required, with joints coordinated with units of equipment.
- E. Cutouts:** Provide cutouts in food service equipment where required to run plumbing, electric, gas, or steam lines through equipment items for final connections.
- F. Sealants and Gaskets:** Install all around each unit to make joints airtight, watertight, vermin-proof, and sanitary for cleaning purposes. Shape exposed surfaces of sealant slightly concave, with edges flush with faces of materials at joint. At internal- corner joints, apply sealant or gaskets to form a sanitary cove, of not less than 3/8 inch radius. Provide sealant-filled or gasketed joints up to 3/4 inch joint width; metal closure strips for wider joints, with sealant application each side of strips. Anchor gaskets to prevent displacement.

**3.3 FIELD QUALITY CONTROL**

- A. Testing:** Coordinate start-up of food service equipment when service lines have been tested, balanced, and adjusted for pressure, voltage, and similar considerations. Do not operate steam lines until they have been cleaned and treated for sanitation. Before testing, lubricate each equipment item in accordance with manufacturer's recommendations.
  - 1. Test each item of operational equipment to demonstrate that it is operating properly and that controls and safety devices are functioning. Repair or replace equipment found to be defective in its operation, including units that are below capacity or operating with excessive noise or vibration.**

**3.4 CLEANING**

- A. After completion of installation and other major work in food service areas, remove protective coverings, if any, and clean food service equipment, internally and externally. Restore exposed and semiexposed finishes to remove abrasions and other damages; polish exposed-metal surfaces and touch-up painted surfaces. Replace work that cannot be successfully restored.**
  - 1. Prior to date of Substantial Completion, buff exposed stainless steel finishes lightly, using power buffer and polishing rouge or grit of No. 400 or finer.**
- B. Final Cleaning:** After testing and start-up, and before time of Substantial Completion, clean and sanitize food service equipment, and leave in condition ready for use in food service.

**3.5 CLOSEOUT PROCEDURES**

- A. Provide services of Installer's technical representative, and manufacturer's technical representative where required, to instruct Owner's personnel in operation and maintenance of food service equipment.**
  - 1. Schedule training with Owner. Provide at least 7-day notice to Architect of training date.**

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**3.6 FOOD SERVICE EQUIPMENT SCHEDULE**

**ITEM NO. 4 – DUNNAGE RACK – By Owner**

**ITEM NO. 5 – DUNNAGE RACK – By Owner**

**ITEM NO. 6 – WORK TABLE – By Owner**

**ITEM NO. 7 – DRY STORAGE SHELVING – By Owner**

**ITEM NO. 8 – DRY STORAGE SHELVING – By Owner**

**ITEM NO. 13 – UTILITY CART – By Owner**

**ITEM NO. 14 – HAND SINK (Specified in another section)**

**ITEM NO. 15 – WORK TABLE WITH OVERSHELF (see Drawings)**

**ITEM NO. 20 – WORK TABLE WITH SINK & OVERSHELF (See Drawings)**

**ITEM NO. 21 – WORK TABLE WITH OVERSHELF DUNNAGE RACK – (See Drawings)**

**ITEM NO. 24 – EXHAUST HOOD (Specified in another section)**

**ITEM NO. 25 – FIRE SUPPRESSION SYSTEM (Specified in another section)**

**ITEM NO. 48 - ICE MACHINE WITH BIN**

**A. Furnish as per manufacturer's standard specifications and the following:**

**Minimum 530-pound ice making capacity for 24-hour cycle as defined by ARI. 120 Volt, single-phase operation. Air cooled. Half-diced size cubes. Stainless steel unit and bin exterior construction. Bin liner to be of polyethylene material. Ice maker shall be installed on 510-pound ice storage bin as rated by ARI complete with 6" high, adjustable, stainless steel legs. Provide all necessary bin adapters and kits to accommodate ice maker.**

**Extend drain line to floor drain direct downward into floor drain. Provide complete filtration system. Built-in antimicrobial protection. Provide minimum two years parts and labor warranty, and five year warranty on compressor.**

**B. Basis of Design: Ice-O-Matic; Model 0400/B55.**

**Acceptable Alternate: Manitowoc S422 on B420 bin  
Hoshizaki KM320MAE on B500SF bin**

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**END OF SECTION 114000**



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**SECTION 123661 - SOLID SURFACE COUNTERTOPS**

**PART 1 - GENERAL**

**0.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.**

**1.2 SUMMARY**

- A. This Section includes the following:**

- 1. Quartz countertops.**
- 2. Solid surfacing countertops.**
- 3. Solid surfacing millwork and window sills.**
- 4. Adhesives and sealants.**

- B. Related Sections: The following Sections contain requirements that relate to this Section:**

- 1. Section 061000 - Rough Carpentry.**
- 2. Section 064000 – Architectural Casework**
- 3. Division 22 - Plumbing Sections.**

**1.3 SUBMITTALS**

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.**
- B. Product data for each specified product. Include manufacturer's technical data sheets and published instructions. Submit Material Safety Data Sheets (MSDS) for adhesives and sealants.**
- C. Submit fully dimensioned shop drawings showing countertop and window sill layouts, joinery, terminating conditions, substrate construction, cutouts and holes. Show plumbing installation provisions. Include elevations section details and large scale details.**
- D. Samples for initial selection purposes in form of manufacturer's color charts consisting of actual units or sections of units showing full range of colors, textures, and patterns available.**

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- E. Test Reports:** Submit certified test reports showing compliance with specified performance characteristics and physical properties, if required.
- F. Maintenance Data:** Submit manufacturer's published maintenance manual with closeout submittals.

**1.4 QUALIFICATIONS**

- 1. Fabricator Qualifications:** Minimum of three years documented experience in fabricating solid surfacing countertops similar in scope and complexity to this Project. Currently certified by the manufacturer as an acceptable fabricator.
- 2. Installer Qualifications:** Minimum of three years documented installation experience for projects similar in scope and complexity to this Project, and currently certified by the manufacturer as an acceptable installer.

**1.5 DELIVERY, STORAGE, AND HANDLING**

- A. Storage and Protection:** Store materials protected from exposure to harmful weather conditions, at temperature and humidity conditions recommended by manufacturer. Store sheet materials flat on pallets or similar rack-type storage to preclude damage.

**1.6 PROJECT CONDITIONS**

- A. Field Measurements:** Verify actual measurements and openings by field measurements before fabrication; show recorded measurements on shop drawings. Coordinate field measurements and fabrication schedule with construction progress to avoid construction delays.
- B. Adhesive:** Acclimatize adhesives to occupancy room temperatures with maximum temperature not to exceed 75 deg F.

**1.7 WARRANTY**

- A. Manufacturer's Limited Warranty:** Provide manufacturer's standard 10 Year Commercial Limited Warranty against defects in solid surface sheet materials.

**PART 2 - PRODUCTS**

**2.1 MANUFACTURER**

- A. Basis of Design:** Wilsonart LLC.

**2.2 SOLID SURFACE SHEET MATERIAL**

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- A. Acceptable Product: "Wilsonart Solid Surface."**
- B. Composition: Acrylic resins, fire-retardant mineral fillers, and proprietary coloring agents. Through-the-body color for full thickness of sheet material.**
- C. Material Thickness: 1/2 inch, nominal.**

**2.3 ACCESSORY MATERIALS**

- A. Joint Adhesive: Methacrylate-based adhesive for chemically bonding solid surfacing seams. Color complementary to solid surfacing sheet material. UL 2818 GREENGUARD Gold certified and complies with SCAQMD Rule 1168.**
  - 1. Product: "Wilsonart Hard Surface Adhesive."**
- B. Elastomeric Sealant: Mildew-resistant silicone sealant for filling gaps between countertops and terminating substrates in wet environment applications. Complies with ASTM C 920, Type S (single component), Grade NS (nonsag).**
  - 1. Product: Acceptable to countertop manufacturer.**
  - 2. Color: Selected from sealant manufacturer's standard offerings.**
- C. Siliconized Acrylic Sealant: Siliconized acrylic latex sealant. For general applications to fill gaps between countertops and at terminating substrates. Complies with ASTM C 834, Type OP, Grade NF, and SCAQMD Rule 1168.**
  - 1. Product: "Wilsonart Color Matched Caulk".**
  - 2. Color: Selected from sealant manufacturer's standard offerings.**
- D. Construction Adhesive: Countertop manufacturer's recommended silicone-based construction adhesive for backsplashes, endsplashes, and other applications according to manufacturer's published fabrication instructions.**

**2.4 FABRICATION**

- A. Fabricate components in shop, to greatest extent practicable, in sizes and shapes indicated according to approved shop drawings and Wilsonart published fabrication requirements.**
- B. Form joint seams between solid surfacing components with specified seam adhesive. Completed joints inconspicuous in appearance and without voids. Provide joint reinforced if required by manufacturer for particular installation conditions.**
- C. Provide holes and cutouts indicated on approved shop drawings. Rout cutouts and complete by sanding all edges smooth.**

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**PART 3 - EXECUTION**

**3.1 EXAMINATION**

- A. Examine substrates and conditions that could adversely affect the work of this Section.**
- B. Substrates must be sound, flat, smooth, and free from dust or other surface contaminants.**
- C. Commencement of work will constitute acceptance of substrates and conditions to receive the work.**

**3.2 COUNTERTOP INSTALLATION**

- A. Install solid surfacing components plumb, level, and true according to approved shop drawings and manufacturer's published installation instructions. Use woodworking and specialized fabrication tools acceptable to manufacturer.**
- B. Form joint seams with specified seam adhesive. Seams to be inconspicuous in completed work. Seams in locations shown on approved shop drawings and acceptable to manufacturer. Promptly remove excess adhesive.**
- C. Provide minimum 1/2 Inch radius for countertop inside corners.**
- D. Fill gaps between countertop and terminating substrates with specified silicone sealant.**
- E. Rout sink cutouts to manufacturer's template. Adhere solid surface cast sink units to countertops with specified adhesive.**
- F. Install backsplashes and endsplashes where indicated on Drawings. Adhere to countertops with specified construction adhesive.**
- G. Vanities: Secure front panels to solid substrate with specified construction adhesive. Maintain 1/16 inch gap between fixed and removable panels.**
  - 1. ADA Vanities: Angled front panel to permit wheelchair access to comply with referenced accessibility standard.**

**3.3 WINDOW SILL INSTALLATION**

- A. Install window sills for full length of each window unit, securing to substrates with concealed fasteners and specified adhesive.**
- B. Provide minimum 1/8 inch expansion gap on both sides of window sills. Fill gap with specified joint sealant.**

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- C. Completed work to be plumb, level, and true, with edges eased and sanded smooth.**

**3.4 REPAIRS**

- A. If permissible to Architect, minor surface marring for solid surfacing components may be repaired according to manufacturer's published installation instructions.**
- B. Remove and replace solid surfacing components that are damaged and cannot be satisfactorily repaired.**

**3.5 CLEANING AND PROTECTION**

- A. Clean solid surfacing components according to manufacturer's published maintenance instructions. Completely remove excess adhesives and sealants from finished surfaces.**
- B. Protect completed work from damage during remainder of construction period.**

**END OF SECTION 123661**



**ARCHITECTURAL ABBREVIATIONS**

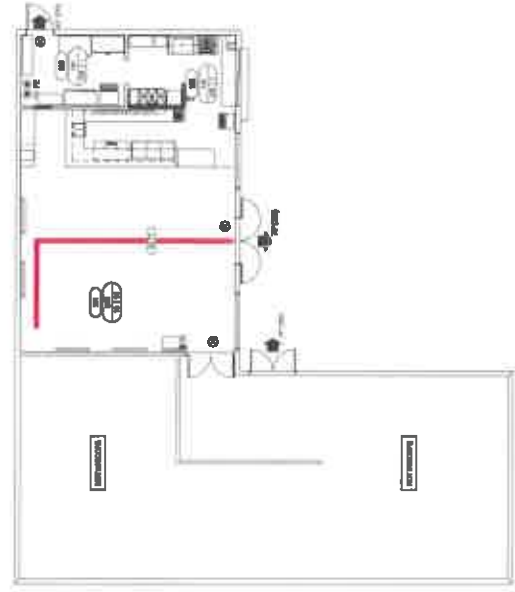
NOTE: THESE SYMBOLS OF A PROFESSIONAL SEAL SHALL BE ADDED TO ALL DRAWINGS.

1	AD	ADVERTISING	AD	ADVERTISING
2	AE	ARCHITECTURAL ENGINEER	AE	ARCHITECTURAL ENGINEER
3	AF	ARCHITECTURAL FINISHES	AF	ARCHITECTURAL FINISHES
4	AG	ARCHITECTURAL GRILLS	AG	ARCHITECTURAL GRILLS
5	AH	ARCHITECTURAL HANGINGS	AH	ARCHITECTURAL HANGINGS
6	AI	ARCHITECTURAL INTERIORS	AI	ARCHITECTURAL INTERIORS
7	AL	ARCHITECTURAL LIGHTING	AL	ARCHITECTURAL LIGHTING
8	AM	ARCHITECTURAL MATERIALS	AM	ARCHITECTURAL MATERIALS
9	AN	ARCHITECTURAL NOTATIONS	AN	ARCHITECTURAL NOTATIONS
10	AO	ARCHITECTURAL OPERATIONS	AO	ARCHITECTURAL OPERATIONS
11	AP	ARCHITECTURAL PLUMBING	AP	ARCHITECTURAL PLUMBING
12	AQ	ARCHITECTURAL QUALITY CONTROL	AQ	ARCHITECTURAL QUALITY CONTROL
13	AR	ARCHITECTURAL REPAIRS	AR	ARCHITECTURAL REPAIRS
14	AS	ARCHITECTURAL SIGNAGE	AS	ARCHITECTURAL SIGNAGE
15	AT	ARCHITECTURAL TRENCHES	AT	ARCHITECTURAL TRENCHES
16	AV	ARCHITECTURAL VENTILATION	AV	ARCHITECTURAL VENTILATION
17	AW	ARCHITECTURAL WALLS	AW	ARCHITECTURAL WALLS
18	AX	ARCHITECTURAL X-RAYS	AX	ARCHITECTURAL X-RAYS
19	AY	ARCHITECTURAL YARDWORK	AY	ARCHITECTURAL YARDWORK
20	AZ	ARCHITECTURAL ZONING	AZ	ARCHITECTURAL ZONING
21	BA	BATHS	BA	BATHS
22	BB	BENCHES	BB	BENCHES
23	BC	BLOCKS	BC	BLOCKS
24	BD	BUILDINGS	BD	BUILDINGS
25	BE	BELLS	BE	BELLS
26	BF	BELLS	BF	BELLS
27	BG	BELLS	BG	BELLS
28	BH	BELLS	BH	BELLS
29	BI	BELLS	BI	BELLS
30	BJ	BELLS	BJ	BELLS
31	BK	BELLS	BK	BELLS
32	BL	BELLS	BL	BELLS
33	BM	BELLS	BM	BELLS
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50	CD	CANALS	CD	CANALS
51	CE	CANALS	CE	CANALS
52	CF	CANALS	CF	CANALS
53	CG	CANALS	CG	CANALS
54	CH	CANALS	CH	CANALS
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66	CT	CANALS	CT	CANALS
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69	CW	CANALS	CW	CANALS
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71	CY	CANALS	CY	CANALS
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76	DD	DAMPS	DD	DAMPS
77	DE	DAMPS	DE	DAMPS
78	DF	DAMPS	DF	DAMPS
79	DG	DAMPS	DG	DAMPS
80	DH	DAMPS	DH	DAMPS
81	DI	DAMPS	DI	DAMPS
82	DJ	DAMPS	DJ	DAMPS
83	DK	DAMPS	DK	DAMPS
84	DL	DAMPS	DL	DAMPS
85	DM	DAMPS	DM	DAMPS
86	DN	DAMPS	DN	DAMPS
87	DO	DAMPS	DO	DAMPS
88	DP	DAMPS	DP	DAMPS
89	DQ	DAMPS	DQ	DAMPS
90	DR	DAMPS	DR	DAMPS
91	DS	DAMPS	DS	DAMPS
92	DT	DAMPS	DT	DAMPS
93	DU	DAMPS	DU	DAMPS
94	DV	DAMPS	DV	DAMPS
95	DW	DAMPS	DW	DAMPS
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103	EE	ELECTRICAL	EE	ELECTRICAL
104	EF	ELECTRICAL	EF	ELECTRICAL
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110	EL	ELECTRICAL	EL	ELECTRICAL
111	EM	ELECTRICAL	EM	ELECTRICAL
112	EN	ELECTRICAL	EN	ELECTRICAL
113	EO	ELECTRICAL	EO	ELECTRICAL
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118	ET	ELECTRICAL	ET	ELECTRICAL
119	EU	ELECTRICAL	EU	ELECTRICAL
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204	IB	INDUSTRIAL	IB	INDUSTRIAL
205	IC	INDUSTRIAL	IC	INDUSTRIAL
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207	IE	INDUSTRIAL	IE	INDUSTRIAL
208	IF	INDUSTRIAL	IF	INDUSTRIAL
209	IG	INDUSTRIAL	IG	INDUSTRIAL
210	IH	INDUSTRIAL	IH	INDUSTRIAL
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212	IJ	INDUSTRIAL	IJ	INDUSTRIAL
213	IK	INDUSTRIAL	IK	INDUSTRIAL
214	IL	INDUSTRIAL	IL	INDUSTRIAL
215	IM	INDUSTRIAL	IM	INDUSTRIAL
216	IN	INDUSTRIAL	IN	INDUSTRIAL
217	IO	INDUSTRIAL	IO	INDUSTRIAL
218	IP	INDUSTRIAL	IP	INDUSTRIAL
219	IQ	INDUSTRIAL	IQ	INDUSTRIAL
220	IR	INDUSTRIAL	IR	INDUSTRIAL
221	IS	INDUSTRIAL	IS	INDUSTRIAL
222	IT	INDUSTRIAL	IT	INDUSTRIAL
223	IU	INDUSTRIAL	IU	INDUSTRIAL
224	IV	INDUSTRIAL	IV	INDUSTRIAL
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226	IX	INDUSTRIAL	IX	INDUSTRIAL
227	IY	INDUSTRIAL	IY	INDUSTRIAL
228	IZ	INDUSTRIAL	IZ	INDUSTRIAL
229	JA	JANUARY	JA	JANUARY
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257	KC	KITCHENS	KC	KITCHENS
258	KD	KITCHENS	KD	KITCHENS
259	KE	KITCHENS	KE	KITCHENS
260	KF	KITCHENS	KF	KITCHENS





NO. OF SHEETS	12
SHEET NO.	12
DATE	08/14/18
PROJECT NO.	18-001
PROJECT NAME	TAMPA SPORTS AUTHORITY - BABE ZAHARIAS GRILL RENOV.
ARCHITECT	KERN ARCHITECTS
OWNER	TAMPA SPORTS AUTHORITY
DESIGNED BY	J. KERN
CHECKED BY	J. KERN
DATE	08/14/18



**LIFE SAFETY LEGEND**

- 1. EXIT
- 2. EXIT SIGN
- 3. EXIT LIGHT
- 4. EXIT DOOR
- 5. EXIT DOOR LOCK
- 6. EXIT DOOR HANDLE
- 7. EXIT DOOR SILENCER
- 8. EXIT DOOR STOP
- 9. EXIT DOOR SWELLER
- 10. EXIT DOOR STRIKE
- 11. EXIT DOOR THRESHOLD
- 12. EXIT DOOR WEATHERSTRIP
- 13. EXIT DOOR WEDGE
- 14. EXIT DOOR WEDGE STOP
- 15. EXIT DOOR WEDGE STOP PIN
- 16. EXIT DOOR WEDGE STOP PIN STOP
- 17. EXIT DOOR WEDGE STOP PIN STOP PIN STOP
- 18. EXIT DOOR WEDGE STOP PIN STOP PIN STOP PIN STOP
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- 20. EXIT DOOR WEDGE STOP PIN STOP PIN STOP PIN STOP PIN STOP PIN STOP

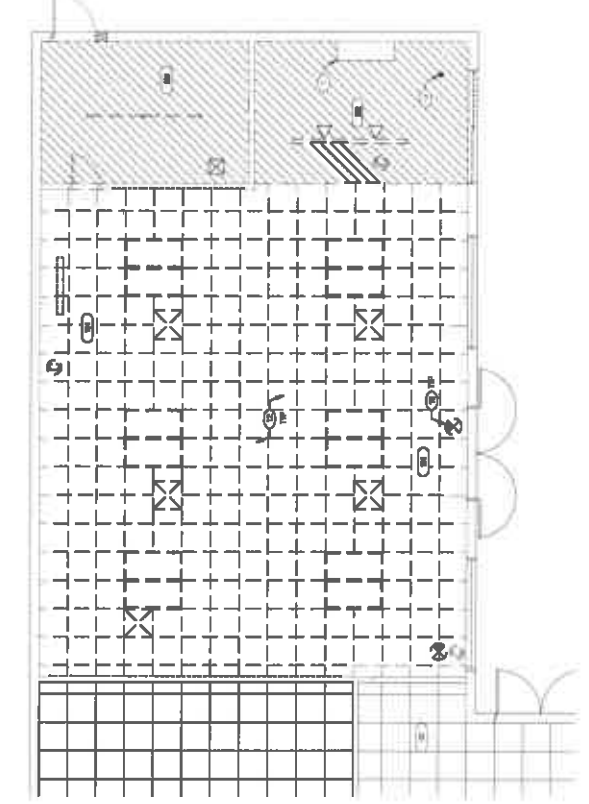
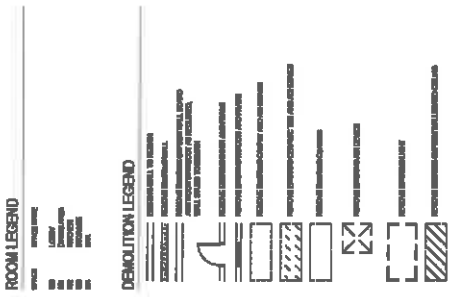
**LIFE SAFETY PLAN**  
DATE: 08/14/18



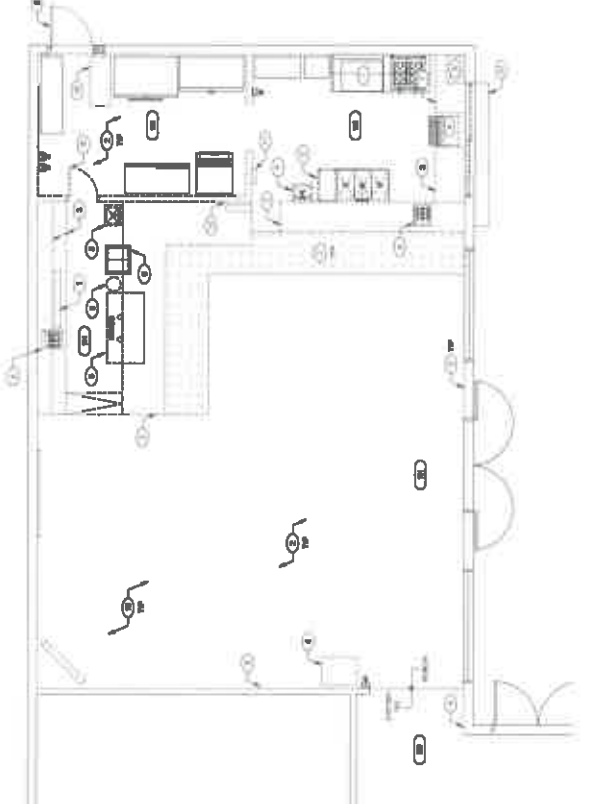


- DEMOLITION PLAN SPECIFIC NOTES**
1. REMOVE ALL EXISTING CEILING JOISTS AND TRUSS SYSTEMS.
  2. REMOVE ALL EXISTING CEILING LIGHT FIXTURES AND TRUSS SYSTEMS.
  3. REMOVE ALL EXISTING CEILING LIGHT FIXTURES AND TRUSS SYSTEMS.
  4. REMOVE ALL EXISTING CEILING LIGHT FIXTURES AND TRUSS SYSTEMS.
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  19. REMOVE ALL EXISTING CEILING LIGHT FIXTURES AND TRUSS SYSTEMS.
  20. REMOVE ALL EXISTING CEILING LIGHT FIXTURES AND TRUSS SYSTEMS.

- DEMOLITION GENERAL NOTES**
1. REMOVE ALL EXISTING CEILING JOISTS AND TRUSS SYSTEMS.
  2. REMOVE ALL EXISTING CEILING LIGHT FIXTURES AND TRUSS SYSTEMS.
  3. REMOVE ALL EXISTING CEILING LIGHT FIXTURES AND TRUSS SYSTEMS.
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  20. REMOVE ALL EXISTING CEILING LIGHT FIXTURES AND TRUSS SYSTEMS.



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



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





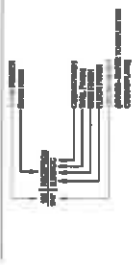
**FLOOR PLAN GENERAL NOTES**

1. FLOOR PLAN SHALL BE CONSIDERED APPROVED FOR CONSTRUCTION ONLY.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL WORK AND MATERIALS BEFORE BEGINNING CONSTRUCTION.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.

**FLOOR PLAN SPECIFIC NOTES**

1. ALL WALLS SHALL BE 1/2" GYP BOARD ON STUDS.
2. ALL CEILING SHALL BE 5/8" GYP BOARD ON JOISTS.
3. ALL FLOOR SHALL BE 1/2" GYP BOARD ON JOISTS.

**ROOM LEGEND**



**FINISH SCHEDULE**

NO.	DESCRIPTION	FINISH
1	WALLS	1/2" GYP BOARD ON STUDS
2	CEILING	5/8" GYP BOARD ON JOISTS
3	FLOOR	1/2" GYP BOARD ON JOISTS
4	DOORS	1 3/4" SOLID CORE
5	WINDOWS	ALUMINUM FRAME WITH GLASS

**EQUIPMENT SCHEDULE**

NO.	DESCRIPTION	TYPE	FINISH
1	COUNTERTOP	1/2" GYP BOARD ON STUDS	1/2" GYP BOARD ON STUDS
2	CABINETS	1/2" GYP BOARD ON STUDS	1/2" GYP BOARD ON STUDS
3	SEATING	1/2" GYP BOARD ON STUDS	1/2" GYP BOARD ON STUDS
4	STOVE	1/2" GYP BOARD ON STUDS	1/2" GYP BOARD ON STUDS
5	SINK	1/2" GYP BOARD ON STUDS	1/2" GYP BOARD ON STUDS

**WALL TYPE LEGEND**



**ALTERNATES**

1. ALTERNATE 1: ALL WALLS SHALL BE 1/2" GYP BOARD ON STUDS.
2. ALTERNATE 2: ALL CEILING SHALL BE 5/8" GYP BOARD ON JOISTS.
3. ALTERNATE 3: ALL FLOOR SHALL BE 1/2" GYP BOARD ON JOISTS.
4. ALTERNATE 4: ALL DOORS SHALL BE 1 3/4" SOLID CORE.
5. ALTERNATE 5: ALL WINDOWS SHALL BE ALUMINUM FRAME WITH GLASS.

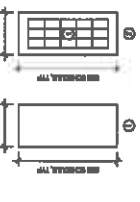
**FLORIDA PRODUCT APPROVAL APPROVED PRODUCTS LIST**

PRODUCT CATEGORY	PRODUCT NAME	MANUFACTURER	APPROVAL OR LISTING NUMBER
GLASS	TEMPERED GLASS	AGC	AGC-1
ALUMINUM	ALUMINUM WINDOW	ALUMINUM	ALUMINUM-1
DOORS	DOOR	DOORS	DOORS-1

**DOOR FRAME AND HARDWARE SCHEDULE**

NO.	DESCRIPTION	TYPE	FINISH
1	DOOR	1 3/4" SOLID CORE	1 3/4" SOLID CORE
2	DOOR FRAME	ALUMINUM	ALUMINUM
3	HARDWARE	BRASS	BRASS

**DOOR TYPES**



**HOLLOW METAL FRAME TYPES**



**GLASS SCHEDULE**

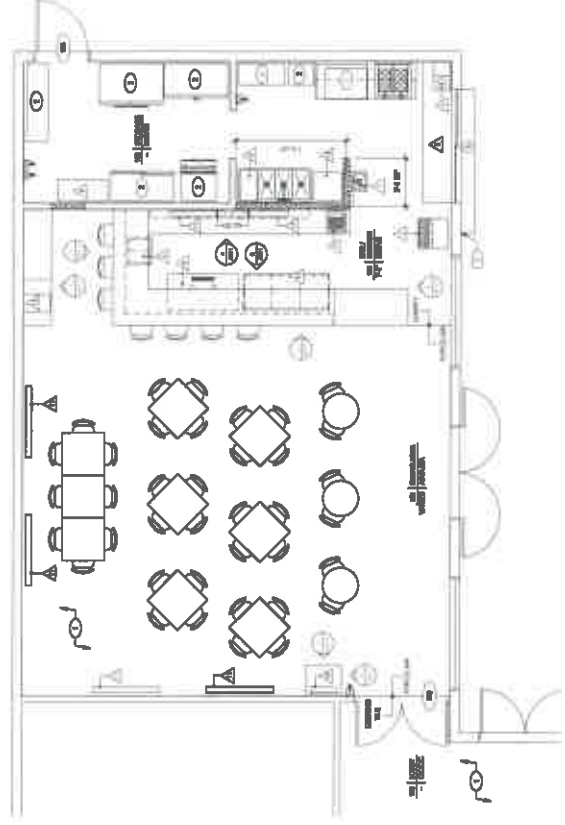
GLASS TYPE	DESCRIPTION	FINISH
1	TEMPERED GLASS	TEMPERED GLASS
2	LOW EMISSIVITY GLASS	LOW EMISSIVITY GLASS

**ALUMINUM WINDOW TYPES**



**FINISH SCHEDULE**

NO.	DESCRIPTION	FINISH
1	WALLS	1/2" GYP BOARD ON STUDS
2	CEILING	5/8" GYP BOARD ON JOISTS
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5	WINDOWS	ALUMINUM FRAME WITH GLASS



**1 FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**FINISH SCHEDULE**

NO.	DESCRIPTION	FINISH
1	WALLS	1/2" GYP BOARD ON STUDS
2	CEILING	5/8" GYP BOARD ON JOISTS
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**GLASS SCHEDULE**

GLASS TYPE	DESCRIPTION	FINISH
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**ALUMINUM WINDOW TYPES**



**DOOR TYPES**



**HOLLOW METAL FRAME TYPES**



**GLASS SCHEDULE**

GLASS TYPE	DESCRIPTION	FINISH
1	TEMPERED GLASS	TEMPERED GLASS
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**ALUMINUM WINDOW TYPES**



**DOOR TYPES**



**HOLLOW METAL FRAME TYPES**



**GLASS SCHEDULE**

GLASS TYPE	DESCRIPTION	FINISH
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**ALUMINUM WINDOW TYPES**



**DOOR TYPES**



**HOLLOW METAL FRAME TYPES**



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**GLASS SCHEDULE**

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**ALUMINUM WINDOW TYPES**



**DOOR TYPES**



**HOLLOW METAL FRAME TYPES**



**GLASS SCHEDULE**

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**ALUMINUM WINDOW TYPES**



**DOOR TYPES**



**HOLLOW METAL FRAME TYPES**



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**ALUMINUM WINDOW TYPES**



**DOOR TYPES**



**HOLLOW METAL FRAME TYPES**



**GLASS SCHEDULE**

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**ALUMINUM WINDOW TYPES**



**DOOR TYPES**



**HOLLOW METAL FRAME TYPES**



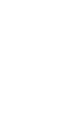
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**ALUMINUM WINDOW TYPES**



**DOOR TYPES**



**HOLLOW METAL FRAME TYPES**



**GLASS SCHEDULE**

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**ALUMINUM WINDOW TYPES**



**DOOR TYPES**



**HOLLOW METAL FRAME TYPES**



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**ALUMINUM WINDOW TYPES**



**DOOR TYPES**



**HOLLOW METAL FRAME TYPES**



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**ALUMINUM WINDOW TYPES**



**DOOR TYPES**



**HOLLOW METAL FRAME TYPES**



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**ALUMINUM WINDOW TYPES**



**DOOR TYPES**



**HOLLOW METAL FRAME TYPES**



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**ALUMINUM WINDOW TYPES**



**DOOR TYPES**



**HOLLOW METAL FRAME TYPES**



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**ALUMINUM WINDOW TYPES**



**DOOR TYPES**



**HOLLOW METAL FRAME TYPES**



**GLASS SCHEDULE**

GLASS TYPE	DESCRIPTION	FINISH
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10000 10th Avenue, Suite 1000, Tampa, Florida 33607
Phone: (813) 288-1111
Fax: (813) 288-1112
www.engine-architects.com



NOT FOR CONSTRUCTION
REVISED 8. 2008, BY T.C.
PROJECT NO. 0800000000

TAMPA SPORTS AUTHORITY - BABE ZAHARIAS GRILL RENOV.

17472 N. FOREST HILLS DR TAMPA, FLORIDA 33613

Table with 2 columns: Item No., Description. Includes items like 1.0000000000000000, 1.0000000000000000, etc.

PLUMBING SPECIFICATIONS

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1000 N. GORRISON AVENUE  
 TAMPA, FLORIDA 33606  
 TEL: 813.288.1100  
 FAX: 813.288.1101  
 WWW.HENBARCHITECTS.COM

**KEY PLAN**

**AGI**  
 Aviation Graphics, Inc.  
 1400 N. GORRISON AVENUE  
 TAMPA, FLORIDA 33606  
 TEL: 813.288.1100  
 FAX: 813.288.1101  
 WWW.AGIARCHITECTS.COM

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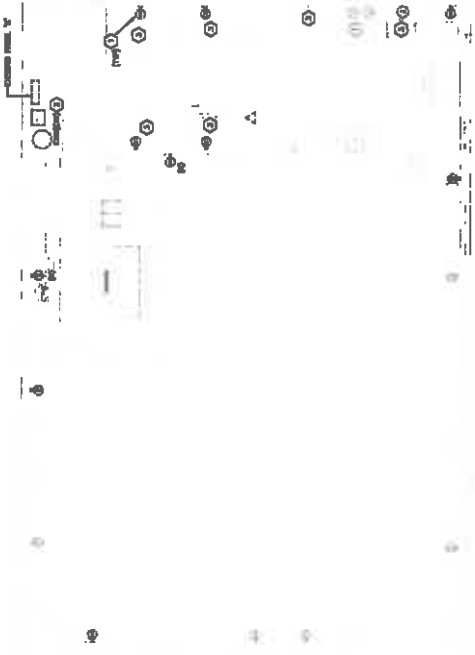
**TAMPA SPORTS AUTHORITY - BABE ZAHARIAS GRILL RENOV.**

14013 N. ROBERT WALKER  
 TAMPA, FLORIDA 33613

PROJECT NO.	14013
DATE	08/14/13
SCALE	AS SHOWN
DESIGNED BY	AGI
CHECKED BY	AGI
DATE	08/14/13

**ELECTRICAL RENOVATION PLAN**

**E2.1**



**POWER AND SYSTEMS DEMOLITION PLAN**  
 SCALE: 1/8" = 1'-0"



**POWER AND SYSTEMS RENOVATION PLAN**  
 SCALE: 1/8" = 1'-0"



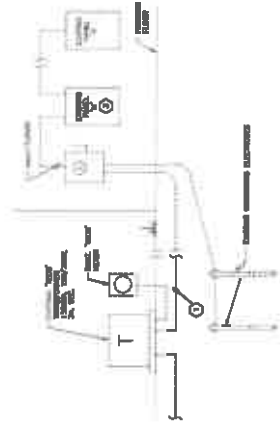


**LEVER ARCHITECTS**

1000 N. GORRISON AVENUE  
SUITE 100  
TAMPA, FL 33602  
TEL: 813.241.1111  
WWW.LEVERARCHITECTS.COM

**RISER DIAGRAM NOTES:**

- 1. EXISTING ELECTRICAL RISER, SEE EXISTING POWER TRUSS ELECTRICAL RISER.
- 2. EXISTING 200A 480V-3-PHASE 4-WIRE DISTRIBUTION PANEL AT TOP.
- 3. EXISTING 400A 480V 3-PHASE 4-WIRE DISTRIBUTION PANEL AT TOP.
- 4. EXISTING 400A 480V 3-PHASE 4-WIRE DISTRIBUTION PANEL AT TOP.



**EXISTING ELECTRICAL RISER DIAGRAM**  
SCALE: NONE

**AGI**  
Amason-Crescenzio, Inc.  
1000 N. GORRISON AVENUE  
SUITE 100  
TAMPA, FL 33602  
TEL: 813.241.1111  
WWW.AGICONSTRUCTION.COM

**NOT FOR CONSTRUCTION**  
ISSUED: 11/11/2011

**TAMPA SPORTS  
AUTHORITY -  
BABIE ZAHARIAS  
GRILL RENOV.**

14152 N. FOREST HILLS DR  
TAMPA, FLORIDA 33613

NO. OF SHEETS	1
SHEET NO.	1
TITLE	ELECTRICAL RISER DIAGRAM
DATE	11/11/2011
DESIGNED BY	AGI
CHECKED BY	AGI
APPROVED BY	AGI

**ELECTRICAL  
RISER DIAGRAM**

**E3.0**





