

818 S. FLORES ST. **0**

Procurement Department

REQUEST FOR PROPOSALS

For

La Providencia Exterior Rehabilitation and Site **Improvements** For

HOUSING AUTHORITY OF THE **CITY OF SAN ANTONIO, TEXAS AND AFFILIATED ENTITIES**

RFP#: 2004-909-62-5017

Prepared by:

Department of Procurement

The San Antonio Housing Authority 818 South Flores Street San Antonio, Texas 78204

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Section A Background Information and Evaluation

Background Information and Evaluation

Founded in 1937, the San Antonio Housing Authority (SAHA) has committed more than 80 years to building and maintaining affordable housing for the residents of San Antonio.

SAHA is one of 39 public housing authorities throughout the nation with the Moving-to-Work (MTW) designation, which provides agencies with the flexibility to design and test innovative approaches to enhance the agency's programs.

SAHA provides housing assistance to more than 65,000 children, adults and seniors through its Public Housing, Housing Choice Voucher and Mixed-Income housing programs. As a compassionate agency, we understand safe and quality affordable housing is the foundation to success, and we have the privilege of managing nearly 70 public housing communities, 46 mixed-income apartment complexes, known as Beacon Communities, and administering nearly 14,000 rental vouchers throughout San Antonio.

SAHA is one of the largest housing authorities in the state of Texas and has an existing team of experienced staff and consultants assembled to facilitate the redevelopment of its properties. SAHA is committed to *creating dynamic communities where people thrive* and spurs economic growth through the awarding of local contractors with housing development projects, obtaining real estate and administering rental subsidies with private property owners.

SAHA is managed by President and CEO David Nisivoccia with an innovative executive team and with the guidance of seven Board of Commissioners appointed by the Mayor of San Antonio. The SAHA Board of Commissioners, upon the advice of the President and CEO, approves all major policy and contractual decisions. The President and CEO is then charged with implementing these actions.

SAHA is a unit of government and its functions are essential governmental functions. The property of SAHA is used for essential public and governmental purposes and is exempt from all taxes, including sales tax on all its purchases of supplies and services.

SAHA enters into and executes contracts and other instruments that are necessary and convenient to the exercise of its powers. SAHA maintains contractual arrangements with United States Department of Housing and Urban Development (HUD) to manage and operate its low rent public housing program and administers the Housing Assistance Payments Programs. SAHA programs are federally funded along with development and modernization grants and rental income.

SAHA has created a number of affiliated public facility corporations (PFCs) pursuant to Chapter 303 of the Texas Local Government Code (the Public Facility Corporation Act). In some instances, these PFCs own projects. In other cases, PFCs or other related entities serve as partners in partnerships that have been awarded low-income housing tax credits. SAHA's affiliated entities own and operate more than 3,000 units of affordable housing.

SAHA staff also manages the San Antonio Housing Finance Corporation (Finance Corporation), which is primarily a conduit issuer of bonds for consultants of affordable housing projects. The Finance Corporation was created pursuant to Chapter 394 of the Texas Local Government Code (the Texas Housing Finance Corporations Act). When used, SAHA shall include its affiliated entities.

As a part of our social mission and federal mandate, SAHA is committed to providing economic, training and educational opportunities to low-income individuals in the communities we serve. All consultants are required to recruit and hire low-income individuals for new positions and provide training and educational opportunities to the greatest extent feasible for these individuals.

I. Property Improvement Opportunities:

At this time, The Housing Authority of the City of San Antonio and its affiliated entities (SAHA) invite proposals from qualified, experienced general contractors to perform exterior building rehabilitation and selected site and sewer improvements and repairs at the La Providencia Apartments located at 2525 Castroville Road, San Antonio, TX 78237 as further described in Exhibit A. The property is geographically located in the Southwest quadrant of the City of San Antonio.

SAHA will consider proposals from responsible organizations or individuals currently engaged in the performance of property construction, rehabilitation and site improvement services who have competency in performing comparable on-site property improvements for similar properties, acceptable financial resources and personnel staffing to perform the services requested. The complex is currently approximately 95% occupied.

II. Timeline:

DATE ISSUED	May 7, 2019
NON-MANDATORY PRE-SUBMITTAL MEETING	None Scheduled due to current gathering restrictions.
MANDATORY SITE VISIT	May 19, 2020 by appointment only. Limited to 2 persons per company and must provide their own PPE (Gloves and Masks minimum).
LAST DATE FOR QUESTIONS	May 25, 2020
PROPOSAL DUE DATE	June 9, 2020 at 2:00 P.M. SAHA Procurement Dept. 818 S. Flores, San Antonio, TX 78204
ANTICIPATED APPROVAL BY THE BOARD	July Ops/August Board 2020
SUBMITTAL REQUIREMENTS	Submit a total of five (5) copies, one (1) Original marked as "ORIGINAL" and 3 copies marked "COPY" and one copy of the "Original" on a CD or Thumb Drive. Only the "ORIGINAL"s will contain the Pricing.

SAHA reserves the right to modify this schedule at their discretion. Notification of changes in connection with this solicitation will be made available to all interested parties via an emailed Addendum and by posting on SAHA's website and other websites.

III. Objectives:

The services to be provided include all aspects of demolition, rehabilitation, site drainage and sewer repair and improvements at the La Providencia Apartments including wall repairs/modifications, fencing and other work consistent with the attached plans and specifications, and applicable regulatory compliance standards, codes, rules statutes, and reporting.

The goals of the improvements to this property are to enhance and improve the asset and to extend its useable life as a safe and desirable residential facility. Achievement of this goal will include, but not be limited to the:

- Improvement of resident safety;
- Reduction of maintenance costs; and
- Improvement of aesthetics and livability;

IV. Desired Outcome:

- A. The successful Contractor will assume full responsibility for the property improvements at a date and time reflected in a Notice to Proceed issued by the SAHA Construction Services Department. SAHA expects an approximate **270** days construction period.
- **V. Evaluation:** Each proposal submittal will be evaluated based upon the following information and criteria:
 - **A. Initial Evaluation-Responsiveness:** Each proposal received will first be evaluated for responsiveness (i.e., meeting the minimum requirements as stated in the RFP)
 - **B. Evaluation-Responsibility:** SAHA shall select a minimum of a three-person panel, using the criteria established below, to evaluate each of the proposals submitted in response to this RFP to determine the Respondent's level of responsibility. SAHA will consider capabilities or advantages that are clearly described in the proposal that may be confirmed by oral presentations, site visits, demonstrations, and references contacted by SAHA. All proposals will be evaluated as to their overall value to SAHA.
 - C. Restrictions: ΑII and/or persons having familial (including in-laws) (past employment relationships or current) with principals and/or employees of a Respondent will be excluded from participation on SAHA's evaluation panel. Similarly, all persons having ownership interest in and/or contract with a Respondents will be excluded from participation on SAHA's evaluation panel.
 - **D. Evaluation Criteria:** The evaluation panel will use the following criteria to evaluate each proposal:
 - 5 Excellent
 - 4 Above Average
 - 3 Average
 - 2 Below Average
 - 1 Poor
 - 0 Non Responsive

Continues on next page.

No.	Points	Weight	CRITERION DESCRIPTION	
1	0-5	25%	Experience in affordable, mixed-income and multi-story construction, rehabilitation and site improvements: Depth and breadth of Respondent's experience and qualifications beyond the Minimum Qualifications; familiarity with exterior building rehabilitation, sewer and paving and site improvements at existing low-rise multi-story multifamily buildings. Proven record of accomplishment in working on similar projects with other private and governmental entities, including housing authorities, Non Profits, and multifamily industry.	
2	0-5	20%	Project Management: Respondent's proposed project approach and draft plan for this project including any use of technology in the plan to control risks and schedule slippage.	
3	0-5	10%	Capacity/Financial Viability: Respondent's financial and staffing capacity to support a project of this size and scope. Current number of active projects which may affect project manpower and schedules.	
4	0-5	10%	Construction Plan: Clarity and sufficiency of proposed Plan; Capacity to execute to proposed plan and complete construction in a timely and on budget manner. Proposed plan schedule and timeline for completion. Number and type of sub-contractors utilized vs. self-performed work.	
5	0-5	5%	Strength of the Contractor's S/W/MBE Utilization Plan	
6	0-5	30%	Price proposal: Competitive fee structure offered that's within SAHA's expected costs and available funding. Must provide a supporting schedule of values/build of materials.	
		100%	Total Points for Criteria	

- **E. Competitive Range:** Once a competitive range is established from the proposals submitted, SAHA reserves the right to require Respondents within the competitive range to make a presentation to the evaluation committee. Presentations, if requested, shall be a factor in the award recommendation.
- **VI. Minimum Qualifications:** Respondents must meet the following criteria:
 - A. Type of Organization: Firms or joint ventures of firms with a demonstrated record of expertise in one or more of the following:
 - Construction and completion of two or more projects within the past 5 years of a similar nature, size and scope as contemplated herein.
 - Completion of two or more projects in the past 5 years reflecting Respondent's experience in building rehabilitation, sewer, paving and site improvements of affordable multifamily housing properties.
 - Continuous operation for three (3) or more years as a construction firm or 10 or more years' experience of principals collectively in the construction, rehabilitation and modernization of multi-family residential housing.
 - Valid Contractor's license to do business in the State of Texas.
 - Project Manager shall have a minimum of 10 years of project management experience in the rehabilitation and site improvements of low-rise, multi-story, multi-family construction rehabilitation and improvement projects.
 - Proven ability to adhere to project budgets and schedules.
 - No material litigation matters within the past five (5) years.

End Section A

Section B Instructions to Respondents

I. Point of Contact: The point of contact for purposes of obtaining the Request for Proposal and to submit responses is:

POINT OF CONTACT

Charles Bode, Procurement Manager
San Antonio Housing Authority
818 S. Flores
San Antonio, TX 78204

Phone: (210) 477-6703

E-mail: charles_bode@saha.org

The Request for Proposals can be obtained by calling 210-477-6059 or online at

www.saha.org

https://ha.internationaleprocurement.com

http://www.publicpurchase.com

All Addenda will be posted on SAHA's website www.saha.org, https://ha.internationaleprocurement.com and www.publicpurchase.com. Any changes that are issued before the proposal submission deadline shall be binding upon all prospective Respondents.

Respondents shall address all communication and correspondences pertaining to this RFP process to only the Contact person identified above. Respondents must not inquire or communicate with any other SAHA staff member or official (including members of the Board of Commissioners) pertaining to this RFP. Failure to comply with this requirement is cause for a proposal to be disqualified. During the RFP solicitation process, SAHA will not conduct any ex parte conversations which may give one prospective Respondent an advantage over other prospective Respondents.

II. Prohibitions: Contact with members of the SAHA Board of Commissioners, or SAHA officers and employees other than the contact person listed herein, by any prospective Respondent, after publication of the RFP and prior to the execution of a contract with the successful Respondent(s) could result in disqualification of your proposal. In fairness to all prospective Respondent(s) during the RFP process, if SAHA meets in person with anyone representing a potential provider of these services to discuss this RFP other than at the pre-submittal meeting, an addendum will be issued to address all questions so as to insure no Respondent has a competitive advantage over another. This does not exclude meetings required to conduct business not related to the RFP, or possible personal presentations after written proposals have been received and evaluated.

III. Non-Mandatory Pre-Proposal Conference: A pre-proposal conference will not be held due to current gathering restrictions. Any questions must be submitted in writing (e-mail is acceptable) to the contact person listed herein and will be answered in an addendum.

IV. Mandatory Site Visit: Prospective Proposers must visit the site during the date established for the site visit. Site Visit is by appointment only and is limited to two (2) persons per company. Vendor must provide their own Personal Protective Equipment (Gloves and Masks are required at a minimum). Proposals from firms not registered on the site visit appointment sheet may be rejected and considered as non-responsive. To register for the site visit call Beacon Maintenance Superintendent Roy Menchaca at 210-477-6310 (office) or 210-559-1382 (cell) or Maintenance Supervisor Edward Rendon 210-760-8286 (cell).

V. SAHA'S Reservation of Rights:

SAHA reserves the right, without liability, to:

- reject any or all proposals, to waive any informality in the RFP process, or to terminate the RFP process at any time, if deemed by SAHA to be in its best interests.
- award a contract pursuant to this RFP to one or more Respondents.
- terminate a contract awarded pursuant to this RFP, at any time for its convenience upon 30 days written notice to the successful Respondent.
- determine the days, hours and locations in which the services are performed in this RFP.
- retain all proposals submitted and not permit withdrawal for a period of 90 days subsequent to the deadline for receiving proposals without the written consent from SAHA.
- negotiate the fees proposed by all Respondents. If such negotiations are not, in the opinion of SAHA successfully concluded within a reasonable timeframe as determined by SAHA, SAHA shall retain the right to end such negotiations.
- reject and not consider any proposal that does not meet the requirements of this RFP, including but not necessarily limited to rejection of incomplete proposals and/or proposals offering alternate or non-requested services and from Respondents deemed non- responsive and non-responsible.
- prohibit any further participation by a Respondent or reject any proposal submitted that does not conform to any of the requirements detailed herein. Each prospective Respondent further agrees that he/she will inform SAHA in writing within five (5) days of the discovery of any item that is issued thereafter by SAHA that he/she feels needs to be addressed. Failure to abide by this timeframe shall relieve SAHA, but not the prospective Respondents, of any responsibility pertaining to such issue.
- award, to revise, change, alter or amend any of the instructions, terms, conditions, and/or specifications identified within the RFP documents issued, within any attachment or drawing, or within any addenda issued.
- to advertise for new proposals or to proceed to do the work otherwise if proposals are rejected.

- cancel the award of any proposal(s) at any time before the execution of the contract documents by all parties.
- reduce or increase estimated or actual quantities in whatever amount necessary if funding is not available, legal restrictions are placed upon the expenditure of monies for this category of service or supplies, or SAHA's requirements in good faith change after award of the contract.
- make an award to more than one Respondents based on ratings or to make an award with or without negotiations or Best and Final Offers (BAFO)
- establish a competitive range for responses based on the initial scores and to require presentations by the Respondents within the competitive range.
- require additional information from all Respondents to determine level of responsibility. Such information shall be submitted in the form and time frame required by SAHA.
- amend the terms of the contract any time prior to contract execution.
- contact any individuals, entities, or organizations that have had a business relationship with the Respondents regardless of their inclusion in the reference section of the proposal submittal.
- VI. Timely Submissions: Late submissions will not be accepted. Proposals received prior to the submittal deadline shall be securely kept, unopened, by SAHA. No proposal received after the designated deadline shall be considered. Respondents are cautioned that any proposal submittal that is time-stamped as being received by SAHA after the exact time set as the deadline for the receiving of proposals shall not be considered. Any such proposal inadvertently opened shall be ruled to be invalid. No responsibility will attach to SAHA or any official or employee thereof, for the preopening of, or the failure to open a proposal not properly addressed and identified.
- **VII. Pre-Qualification:** Respondents will not be required to pre-qualify to submit a proposal. However, all Respondents will be required to submit adequate information showing that the Respondents is qualified to perform the required work
- VIII. Review of RFP Forms, Documents, Specifications and Drawings: It shall be each Respondent's responsibility to examine carefully and, as may be required, properly complete all documents issued pursuant to this RFP. Unless otherwise instructed, specifications and drawings (if provided) do not purport to show all of the exact details of the work. They are intended to illustrate the character and extent of the performance desired under the proposed contract and may be supplemented or revised from time to time.
- **IX. Responses:** A total of one (1) original signed copy (marked "ORIGINAL") using the Proposal Form attached as Attachment F, three (3) exact copies (marked copy), and one (1) copy on a CD or USB/Thumb drive shall be placed unfolded in a sealed package with the Respondent's name and return address and addressed as follows:

Continues on next page.

{RFP # {Insert Number} {Insert Exact Title of RFP} {Insert Month, day, year, Time of Bid Opening} The San Antonio Housing Authority Procurement Department 818 S. Flores San Antonio, Texas 78204

The Respondents shall bind the proposal such that SAHA can, if needed, remove the binding (i.e. "comb-type, etc.) or remove the pages from the cover (i.e. 3-ring binder, etc.) to make copies then return the proposal submittal to its original condition.

- X. Withdrawal of Proposals: A request for withdrawal of a proposal due to a purported error must be filed in writing by the Respondents within 48 hours after the proposal deadline. The request shall contain a full explanation of the purported error. The foregoing shall not be construed to violate the common law right of withdrawal for material error as defined in State statute. SAHA retains the right to accept or reject any and all bids to the extent permitted by law. Negligence on the part of the Respondents in preparing his/her proposal confers no right of withdrawal or modification of the proposal after such proposal has been received and opened.
- XI. Mistake in Proposal Submitted: After a proposal has been opened it may not be changed for the purpose of correcting an error in the pricing. This does not affect the common law right of the Respondent to withdraw a bid due to a material mistake in the bid.
 - **A. Irregular Proposal Submittal:** A proposal shall be considered irregular for any one of the following reasons, any one or more of which may, at SAHA's discretion, be reason for rejection:
 - If the forms furnished by SAHA are not used or are altered or if the proposed costs are not submitted as required and where provided.
 - If all requested completed attachments do not accompany the proposal submittal.
 - If there are unauthorized additions, conditional or alternate proposals, or irregularities of any kind which may tend to make the proposal incomplete, indefinite or ambiguous as to its meaning or give the Respondents submitting the same a competitive advantage over other Respondents.
 - If the Respondent adds any provisions reserving the right to accept or reject any award or to enter into a contract pursuant to an award.
- **XII. Disqualification of Respondents:** Any one or more of the following shall be considered as sufficient for the disqualification of a prospective Respondents and the rejection of his/her proposal:

 Evidence of collusion among prospective Respondents. Participants in such collusion will receive no recognition as Respondents or Respondents for any future work with SAHA until such participant shall have been reinstated as a qualified bidder or Respondent. The names of all participants in such collusion shall be reported to HUD and any other inquiring governmental agency.

- More than one proposal for the same work from an individual, firm, or corporation under the same or different name(s).
- Lack of competency, lack of experience and/or lack of adequate resources.
- Unsatisfactory performance record as shown by past work for SAHA or with any other local, state or federal agency, judged from the standpoint of workmanship and progress.
- Incomplete work, which in the judgment of SAHA, might hinder or prevent prompt completion of additional work, if awarded.
- Failure to pay or satisfactorily settle all bills due on former contracts still outstanding at the time of award.
- Failure to demonstrate minimum qualification requirements of SAHA.
- Failure to list, if required, all team members, subcontractors (if subcontractors are allowed by SAHA) who will be engaged by the successful Respondent(s) to participate in the Project.
- Failure of the successful Respondents to be properly licensed by the City, County and/or the State of Texas and/or to be insured by a commercial general liability policy and/or worker's compensation policy and/or business automobile liability policy, if applicable.
- Any reason to be determined in good faith, to be in the best interests of SAHA.
- **XIII. Questions/Inquiries:** A Respondent may inquire or question any of the proposal documents or any part of the information contained therein, by submitting, in writing to the contact person listed herein, at least eight (8) days prior to the proposal submission deadline, a complete and specific explanation as to what he/she is requiring clarification. SAHA reserves the right to issue a revision to the applicable RFP requirements in the form of an Addendum or may reject the Respondent's request.
- **XIV. Substitutions**: Respondents must propose a Project that meets the requirements of the RFP documents. All verbal communications or instructions provided by any SAHA personnel shall only become official and binding when issued as an addendum by the SAHA Procurement Department.
- **XV. No Liability for Costs**: SAHA assumes no liability or responsibility for the costs incurred by the Respondents for any materials, efforts or expenses required in the preparation of proposals or in connection with presentations or demonstrations prior to the issuance of a Contract.

XVI. Proposal Opening Results: Proposals are publicly opened and the results are generally a matter of public record. When SAHA has concluded all evaluations, has chosen a final top-rated Respondent/s, has completed the award and is ready to issue such results, SAHA shall notify the successful Respondent/s. All proposal documents submitted by the Respondents are generally a matter of public record unless such information is deemed to be proprietary.

- XVII. Award: Submissions will be evaluated on the criteria stated in Section A of this RFP. After evaluation of the responses, the Contract will be awarded to one or more the Respondent/s representing the "Best Value" to SAHA after preferences for Section 3 business concerns are considered. The Selected Contractor will then enter into a construction agreement with SAHA.
- **XVIII.** Taxes. SAHA, as a governmental entity, is exempt from Texas State Sales and Use Taxes and Federal Excise Taxes. A letter of Tax Exemption will be provided upon request.
- **XIX. Insurance**: If a Respondent receives an award and unless otherwise waived in the Contract, the Selected Developer will be required to provide an original Certificate of Insurance confirming the minimum requirements found within Exhibit I to SAHA within 10 days of contract signature.
- **XX. Exceptions**. SAHA will consider any exception to the RFP that the Respondent wishes to include but the failure of SAHA to include such exceptions does not give the successful Respondent the right to refuse to execute SAHA's contract form. It is the responsibility of each prospective Respondent to notify SAHA, in writing, in its Proposal of any exceptions to the RFP terms. SAHA will consider such clauses and determine whether or not to include in the Contract.

XXI. RIGHT TO PROTEST:

- A. Rights: Any prospective or actual Respondents or contractor, who is allegedly aggrieved in connection with the solicitation of a proposal or award of a contract, shall have the right to protest. Such right only applies to deviations from laws, rules, regulations, or procedures. Disagreements with the evaluators' judgments as to the number of points scored are not reasons for an appeal. An alleged aggrieved protestant claiming this right is hereby informed that these regulations do not provide for administrative appeal as a matter of right for that alleged aggrieved protestant.
 - A.1 **Definition:** An alleged aggrieved "protestant" is a prospective Respondent or Respondents who feels that he/she has been treated inequitably by SAHA and wishes SAHA to correct the alleged inequitable condition or situation.
 - A.2 Eligibility: To be eligible to file a protest with SAHA pertaining to an RFP or contract, the alleged aggrieved protestant must have been involved in the RFP process in some manner as a prospective Respondents (i.e. recipient of the RFP documents) when the alleged

situation occurred. SAHA has no obligation to consider a protest filed by any party that does not meet these criteria.

A.3 Procedure: Any actual or prospective contractor may protest the solicitation or award of a contract for material violation of SAHA's procurement policy. Any protest against a SAHA solicitation must be received before the due date for receipt of Proposals or proposals and any protest against the award of a contract must be received within ten calendar days after contract award or the protest will not be considered.

All protests must be in writing and submitted to the Director of Procurement for a written decision. The Director of Procurement shall make a recommendation to the Contracting Officer who shall issue a written decision and findings to the Contractor within 30 days from receipt of the written protest. This decision is then appealable to the Board of Commissioners within 30 days of receipt of the written decision. Appeals which are not timely filed will not be considered and the decision becomes final. All appeals shall be marked and sent to the address as listed in the following example:

APPEAL OF RFP NO. (insert exact number of RFP here)

San Antonio Housing Authority Attn: Procurement Department 818 South Flores Street San Antonio, TX 78204

- **XXI.** Bonding: Surety Bonds must be issued by companies with an "A" rating or better by AM Best and listed on the U.S. Treasury listing of Certified Companies.
 - A. SAHA requires a Bid Bond for this bid in the amount of 5% of the Base Bid. Bid Bond shall be placed behind the Proposal Fee Sheet. Bid Bond must be submitted with proposal. Proposals without Bid Bond shall be rejected. Non-surety bonds must be in certified funds (ex. Cashier's check) made payable to SAHA, personal or company checks are not acceptable.
 - **B. Performance Bond:** The Contractor must provide SAHA a 100% Performance Bond for total contract value, however if the Contractor is unable to acquire the equitable bonding that is acceptable to SAHA within ten (10) days of signed contract, then the Contractor will be deemed in breach of contract.
 - **C. Payment Bond:** The Contractor must provide SAHA a 100% Payment Bond for each Project Contract executed by SAHA, however if the Contractor is unable to acquire the equitable bonding that is acceptable to SAHA within ten (10) days of signed contract, then the Contractor will be deemed in breach of contract.
- **XXII. Escalation:** No escalations shall be considered, this will be a fixed fee contract.

End Section B

Section C Information To Be Submitted

The response to this RFP shall be submitted in the manner described in this Section. Each category must be separated by index dividers and the index divider must extend so that each tab can be located without opening the proposal and labeled with the corresponding tab reference noted below. Failure to submit the proposal in the manner specified may result in a premature opening of, post-opening of, or failure to open and consider that proposal and may be cause for elimination of that Respondent from consideration for award.

- **C.1 Tab 1, References:** The Respondent shall submit 3 former or current clients/projects within the past 10 years, preferably other than SAHA, for whom the Respondent has performed construction services similar to those being proposed herein. The list shall, at a minimum, include for each reference:
 - **C.1.1** The client's name and name of the contact
 - **C.1.2** The client's current telephone number and address
 - **C.1.3** Description of services provided to the client
 - **C.1.4** Project and construction type
 - C.1.5 Date of services

This information shall be submitted under the Tab 1 of the Proposal.

C.2 Tab 2, HUD Forms, Conflict of Interest Questionnaire and Form 1295: These Forms are attached hereto as Attachment B to this RFP document must be fully completed, except as noted, executed where provided thereon, and submitted under this tab as a part of the proposal submittal. *NOTE* Only the successful Respondent shall be required to submit a Form 1295 to the Texas Ethics Commission in compliance with Government Code 2252.908 and a copy of the submission along with the Certification prior to execution of the contract with SAHA.

This information shall be submitted in the form of Tab 2 to the Proposal.

C.3 Tab 3, Profile of Firm Form: The Profile of Firm Form is attached hereto as Attachment C to this RFP document and Respondent is required to describe its form of business (i.e., individual, sole proprietor, corporation, non-profit corporation, partnership, limited liability company). This Form must be fully completed, executed and submitted under this tab as a part of the submittal by the Respondent. Also submit the Company Biography under this tab.

This information shall be included as Tab 3 of the Proposal.

- **C.4 Tab 4, Evaluation Factors:** The Respondent must submit under this tab a response that addresses each of the following evaluation factors. Small/Minority/Woman/Veteran Owned Business Enterprise and Section 3 utilization plans are covered in Tabs 6 and 7 below.
 - A. Experience: Respondent shall provide a narrative describing the firm's credentials to deliver the required services including the firm's license information, number of employees, type of client base, and location of offices. Include awards or honors earned from industry organizations and publications. Respondent shall list current projects that the firm is presently committed, or will be committed, with client name, dollar amount, the start and completion dates, and the services being provided (e.g., Construction Manager, General Contractor, etc.). Respondent shall list at least two projects of similar type, scope, and complexity as the one contemplated herein that have been constructed within the past five (5) years or are being constructed by your firm and describe the services provided. Respondent shall provide information on two or more projects in the past 5 years reflecting Respondent's experience in building rehabilitation, sewer, paving and site improvement work on multifamily housing facilities by incorporation of sustainable use improvements and other innovative and modernizing products. Respondent shall state the extent to which it has worked with other governmental entities, including housing authorities. HUD. Non Profits, and multifamily industry.
 - **B. Project Management**: Respondent shall list the firm's management, supervisory, technical professional personnel, and consultants that will be assigned to the project and their time commitment in (a) the pre-construction phase and (b) the construction phase. Provide one-page résumés of key personnel with title/position, education, professional license or registration, general employment history, and experience with this type of project. Key personnel shall include at a minimum the project manager(s), superintendent(s), and pre-construction phase cost estimator. Provide relevant references names with contact information (email and phone number) for the project manager(s). Respondent shall provide a table identifying personnel named in this section that were assigned to projects listed in A and their job titles for that project. Respondent shall provide detail around project manager's experience reflecting a minimum of 10 years of project management experience in the rehabilitation and site improvements of low-rise, multi-story, multi-family construction rehabilitation and improvement projects. Respondent shall provide its estimated Number and type of sub-contractors to be utilized and the amount of work that it intends to self-perform..
 - **C. Capacity/Financial Viability:** Respondent shall provide a copy of the most recent audited (if available) annual and/or unaudited interim period financial statements. Respondent shall provide a short account of any legal conflict encountered with customers/clients dating to January 1, 2015 regarding contract disputes and non-performance. Respondent shall provide a letter from surety provider indicating bonding capacity and indicate currently available capacity.
 - **D. Construction Plan:** Respondent shall provide a comprehensive plan indicating how Respondent's firm will deliver the pre-construction and construction services required by this RFP. Respondent shall include a project organizational chart designating the lines of authority and discuss the roles and decision-making authority of each person on Respondent's team and specific experience each has with pre-construction services, constructability issues, modernization and energy usage techniques, and value engineering. Respondent shall provide a detailed construction schedule for the project based upon projected milestones and describe the method by which the Respondent intends to meet the schedule including any use of technology in the plan to control risks and schedule slippage. Respondent shall describe the methods it intends to use for a) tracking and reporting construction scope, schedule, and accounting information including contingency amount reporting, b) quality control program for

construction, c) safety program for construction, d) construction documentation including the use of technology to provide documentation to SAHA. Include information on Respondent's approach to maintaining a safe and secure work environment for workers and neighboring properties and indicate Respondent's approach to compliance with OSHA standards. Respondent shall provide its current safety EMR or equivalent rating.

E. Price Proposal: The Proposal (Attachment F) shall include the Respondent's not-to-exceed fee offer to perform all Services in the "Original" responses only. The not-to-exceed fee offer shall include, without limitation, all of Respondent's costs, overhead, and profit for the complete performance of Services for the Project. Respondent shall provide a supporting schedule of values/Build of Materials. *This will be included only in the "ORIGINAL" and its electronic copy and must be the first documents provided when opening the "ORIGINAL" binder.*

This information (Except Item E) shall be included as Tab 4 of the Proposal.

C.5 Tab 5, Small/Minority/Woman/Disadvantaged/Veteran Business Enterprise Utilization Plan: The Respondents shall submit a plan that details how the Contractor will make a good faith effort to subcontract with S/W/MBE companies. <u>FAILURE TO PROVIDE</u> <u>THE SWMBE PLAN MAY CAUSE THE RESPONSE TO BE DISQUALIFIED AS NON-RESPONSIVE.</u>

This information shall be included as Tab 5 of the Proposal.

C.6 Tab 6, Proposal Checklist and Certification: Respondent shall certify that the Proposal documents are complete and included in the response and to the Certification contained in Attachment E.

This information shall be included as Tab 6 of the Proposal.

C.7 Tab 7, Subcontractors: Respondent shall identify its proposed subcontractors and provide a completed Profile of Firm form for each (Attachment C).

This information shall be included as Tab 7 of the Proposal.

End Section C.

Section D Terms and Conditions

These Terms and Conditions shall be considered required terms of any Contract between the Successful Respondent and SAHA. The Contractor must also be familiar with federal guidelines issued by HUD. These guidelines, together with any supplemental general conditions issued by HUD, outline requirements for the conduct of work and administrative requirements. The guidelines include, but are not limited to, Termination for Convenience, Default, Clean Air and Water standards, and compliance with Davis-Bacon wage rates.

I. GENERAL RESPONSIBILITIES:

- **A. Specifications.** The Contractor shall provide the Project in accordance with the Specifications which are included herein.
- **B. Regulatory/Licensing.** Contractor shall comply with all applicable federal, state and local laws, rules, regulations, ordinances and codes and obtain any licenses or permits required to provide the services. Obtaining licenses and permits shall be the sole responsibility of the Contractor.
- **C. Timesheets.** Contractor shall keep accurate timesheets for all employees assigned to perform any project, task, or assignment in the Project.
- **D. Unacceptable Employees:** If any employee of the Contractor is deemed unacceptable by SAHA, Contractor shall immediately replace such personnel with a substitute acceptable to SAHA.
- **E. Uniforms/Badges:** Contractor shall provide uniforms and/or ID badges for all employees working on SAHA's properties. No employee will be allowed on SAHA's properties out of uniform and/or without an ID badge.
- **F. Criminal history:** Contractor shall perform criminal history checks on all employees performing work on SAHA property and if requested provide summaries of the results to SAHA. Prospective employees whose criminal history checks discloses a misdemeanor or felony conviction involving crimes of moral turpitude or harm to persons or property shall not be used to perform work under this RFP or any resulting contract. Criminal history checks will be completed at the sole expense of the Contractor.
- **G. Drug Screening:** Respondent by submitting a response to this solicitation certifies that it is in compliance with the "Drug Free Workplace Act". Respondent agrees that if awarded a contract and upon a reasonable request by SAHA respondent, will have tested immediately any employee suspected of being under the influence of drugs or alcohol and if positive remove them permanently from assignments on SAHA owned properties.

H. Work on SAHA Property: The Contractor shall take all necessary precautions to prevent the occurrence of any injury to persons or property during the progress of such work and shall immediately return said property to a condition equal to or better than the existing condition prior to the commencement of work at the site at no cost to SAHA.

- I. Wages. Contractor shall pay all salaries and expenses of, and all Federal, Social Security taxes, Federal and State Unemployment taxes, and any similar taxes relating to its employees used in the performance of the contract. The Contractor further agrees to comply with all Federal, State and local wage and hour laws and all licensing laws applicable to its employees or other personnel furnished under the agreement.
- **J. Independent Contractor:** The Contractor shall be considered an independent contractor. Nothing herein shall create any association, agency, partnership or joint venture between the parties hereto and neither shall have any authority to bind the other in any way.
- II. <u>SECTION 3 REQUIREMENTS</u>. Not Applicable to this Procurement.
- III. <u>SUBCONTRACTORS</u>. Contractor may not use any subcontractors to accomplish any portion of the services described within the RFP documents or the contract without the prior written permission of the SAHA. Also, any substitution of subcontractors must be approved in writing by SAHA prior to their engagement. All requirements for the "Prime" Contractor shall also apply to any and all subcontractors. It is the Contractors' responsibility to insure the compliance by the subcontractors. Regardless of subcontracting, the Contractor remains liable to SAHA for the performance under the contract. The Contractor shall assure that its subcontractors comply with all applicable HUD regulations and SAHA requirements including but not limited to Section 3 requirements, insurance, Davis Bacon wage requirements and reporting, permitting, code compliance, and licensure.

IV. <u>LIMITATION/INDEMNIFICATION/INSURANCE</u>

- **A. Limitation of Liability:** In no event shall SAHA be liable to the successful Respondents for any indirect, incidental, consequential or exemplary damages.
- B. Indemnification. The Contractor shall indemnify and hold harmless SAHA and its officers, agents, representatives, and employees from and against all claims, losses, damages, actions, causes of action and/or expenses resulting from, brought for, or on account of any bodily injury or death of an employee of the Contractor, its agent, or its subcontractor of any tier received or sustained by any persons or property growing out of, occurring, or attributable to any work performed under or related to this Agreement, to the extent resulting in whole or in part from the negligent acts or omissions of the Contractor, any subcontractor, or any employee, agent or representative the Contractor or any subcontractor. CONTRACTOR of ACKNOWLEDGES AND AGREES THAT THIS INDEMNITY CONTROLS OVER ALL OTHER PROVISIONS IN THE AGREEMENT, SURVIVES TERMINATION OF THIS AGREEMENT.

For clarification purposes, Contractor shall indemnify and hold harmless SAHA, their agents, consultants and employees from and against any and all property damage claims, losses, damages, costs and expenses relating to the performance of this Agreement, including any resulting loss of use, but only to the extent caused by the negligent acts or omissions of Contractor, its employees, sub-subcontractors, suppliers, manufacturers, or other persons or entities for whose acts Contractor may be liable.

- C. SAHA Actions. It is agreed by and between the parties hereto that in no event shall any official, officer, employee, or agent of SAHA in any way be personally liable or responsible for any covenant or agreement herein contained whether expressed or implied, nor for any statement, representation or warranty made herein or in any connection with this agreement.
- **D. Insurance:** The Contractor shall maintain in full force and effect during the entire contract term insurance in the form and in amounts found in Exhibit I.
- V. <u>LIQUIDATED DAMAGES</u>: For each day that performance under the contract is delayed beyond the time specified for completion, the successful Respondents shall be liable for liquidated damages in the amount of \$1,000 per day. However, the timeframe for performance may be adjusted at SAHA's discretion in writing prior to default under the contract.
- VI. <u>WARRANTY:</u> The Respondent represents and warrants to the Customer that the Respondent will perform the Services with reasonable care and skill and in accordance with best commercial practices and standards in the industry for similar services.

VII. INVOICING:

A. Invoices. Invoices must contain a complete description of the work or service that was performed, the contract price for each service, the purchase order number, contract number (if applicable), date of service, and address of service location or delivery address. Contractor(s) must submit a separate invoice for each purchase order issued by SAHA unless prior approval is obtained from SAHA. To insure prompt and timely payment of invoices, and unless utilizing a progress payment schedule, invoices shall be sent electronically to the following address:

Accounts_Payable@saha.org

If the Contractor does not have the capability to send invoices electronically, they may be mailed to:

San Antonio Housing Authority
Finance and Accounting
P.O. Box 830428
San Antonio, TX 78283-0428

B. Progress Payments. If applicable, SAHA may make progress payments approximately every 30 days as the work proceeds if work meets owner's standards, as approved by the Contracting Officer. SAHA may, subject to written determination and approval of the Contracting Officer, make more frequent payments to contractors which are qualified small businesses in accordance with HUD documents.

- **C. Direct Deposit**. Upon the Award of Contract, Contractor shall complete a form for direct deposit to process all payments electronically to insure prompt and efficient payment of all invoices.
- **D. Timely Invoicing:** Contractor shall invoice SAHA within 60 days after the delivery of the goods or service. If contractor fails to invoice within 60 days SAHA reserves the right to not pay the invoice.

VIII. Laws and Regulations

- A. General. SAHA is a governmental entity as that term is defined in the procurement statutes. SAHA and this RFP and all resulting contracts are subject to federal, state and local laws, rules, regulations and policies relating to procurement as applicable. Contractor shall comply with all local, state and federal laws concerning safety (OSHA) and environmental control (EPA and Bexar County Pollution Regulations) and any other enacted ordinance, code, law or regulation. Contractor shall be responsible for all costs incurred for compliance with any such possible ordinance, code, law or regulation. No time extensions shall be granted or financial consideration given to the Contractor for time or monies lost due to violations of any such ordinance, code, law or regulations that may occur.
- **B. Specific.** Contractors shall comply with all statutes, rules, regulations, executive orders affecting procurements by Housing Authorities including but not limited to:
 - Executive Order 11246
 - Executive Order 11063
 - Copeland "Anti-Kickback" Act (18 USC 874)
 - Davis Bacon and Related Acts (40 USC 276a-276a-7)
 - Clean Air & Water Acts (42 USC 1857(h); 33 USC 1368)
 - Contract Work Hours & Safety Standards Act (40 USC 327-330)
 - Energy Policy & Conservation Act (PL 94-163, 89 STAT 871)
 - Civil Rights Act of 1964, Title VI (PL 88-352)
 - Civil Rights Act of 1968, Title VIII (PL 90-284 Fair Housing Act)
 - Age Discrimination Act of 1975
 - Anti-Drug Abuse Act of 1988 (42 USC 11901 et. Seq.)
 - HUD Information Bulletin 909-
 - Immigration Reform & Control Act of 1986
 - Fair Labor Standards Act (29 USC 201, et. Seq.

C. Incorporation. Each provision of law and each clause, which is required by law to be inserted in this RFP or any contract, shall be deemed to have been inserted herein, and this RFP and any resulting contract shall be read and enforced as though such provision or clause had been physically inserted herein. If, through mistake or otherwise, any such provision is not inserted or is inserted incorrectly, this agreement shall forthwith be physically amended to make such insertion or correction upon the application of either party. The fore-mentioned statutes, regulations and executive orders are not intended as an indication that such statute, regulation or executive order is necessary applicable nor is an omission of such statute, regulation or executive order intended to indicate that it is not applicable.

IX. Termination.

- A. Early Termination. In the event any resulting contract is prematurely terminated due to non-performance and/or withdrawal by the Contractor, SAHA reserves the right to seek monetary restitution (to include but not limited to withholding of monies owed) from the Contractor to cover costs for interim services and/or cover the difference of a higher cost (difference between terminated Contractor's rate and new company's rate) beginning the date of Contractor's termination through the contract expiration date. The contract may be terminated under the following conditions:
 - a. Consent: By mutual consent of both parties, and
 - b. Termination For Cause: As detailed within the attached HUD Forms. SAHA may terminate any and all contracts for default at any time in whole or in part, if the Contractor fails to perform any of the provisions of any contract, so fails to pursue the work as to endanger performance in accordance with the terms of the RFP or any resulting contracts, and after receipt of written notice from SAHA, fails to correct such failures within seven (7) days or such other period as SAHA may authorize or require.
 - **c.** Failure to Fund. SAHA may terminate any contract resulting from this RFP in whole or in part, if funding is reduced, or is not obtained and continued at levels sufficient to allow for the expenditure.
 - **d. Termination for Convenience**: In the sole discretion of the Contracting Officer, SAHA may terminate any and all contracts resulting from this RFP in whole or part upon thirty days prior notice to the Contractor when it is determined to be in the best interest of SAHA.
- **B. Action Upon Termination**. Upon receipt of a notice of termination issued from SAHA, the Contractor shall immediately cease all activities under any contract resulting from this RFP, unless expressly directed otherwise by SAHA in the notice of termination.
- **C.** Remedies Cumulative. The rights and remedies of SAHA provided under this section are not exclusive and are in addition to any other rights and remedies provided by law or under any contract.

D. Rights Upon Termination. In the event the contract is terminated for any reason, or upon its expiration, SAHA shall retain ownership of all work products including deliverables, source and object code, microcode, software licenses, and documentation in whatever form that may exist. In addition to any other provision, the Contractor shall transfer title and deliver to SAHA any partially completed work products, deliverables, source and object code, or documentation that the Contractor has produced or acquired in the performance of the contract.

X. General Conditions

- **A. Severability:** If any provision of this agreement or any portion or provision hereof applicable to any particular situation or circumstance is held invalid, the remainder of this agreement or the remainder of such provision (as the case may be), and the application thereof to other situations or circumstances shall not be affected thereby.
- **B. Waiver of Breach:** A waiver of either party of any terms or conditions of this agreement in any instance shall not be deemed or construed as a waiver of such term or condition for the future, or of any subsequent breach thereof. All remedies, rights, undertakings, obligations, and agreements contained in this agreement shall be cumulative and none of them shall be in limitation of any other remedy, right, obligation or agreement of either party.
- **C. Time of the Essence:** Time is of the essence as to each provision in which a timeframe for performance is provided in this RFP. Failure to meet these timeframes may be considered a material breach, and SAHA may pursue compensatory and/or liquidated damages under the contract.
- **D. Examination and Retention of Contractor's Records:** SAHA, HUD, or Comptroller General of the United States, or any of their duly authorized representatives shall, until three years after final payment under all contracts executed as a result of this RFP, have access to and the right to examine any of the Contractor's directly pertinent books, documents, papers, or other records involving transactions related to this contract for the purpose of making audits, examinations, excerpts and transcriptions.
- **E. Right to data and Patent Rights:** In addition to other ownership & use rights SAHA shall have exclusive ownership of all, proprietary interest in, and the right to full and exclusive possession of all information, materials, documents, software, and all electronic data discovered or produced by Contractor and/or subcontractors pursuant to the terms of the contract, including but not limited to, reports, memoranda or letters concerning the research and reporting tasks of the contract. Both parties agree to comply with HUD Bulletin 909-23, which is the Notice of Assistance Regarding Patent and Copyright Infringement.
- F. **Force Majeure:** Neither SAHA nor Contractor shall be held responsible for delays or default caused by fire, flood, riot, acts of God or war where such cause was beyond, respectively, SAHA or Contractor's reasonable control. Contractor shall make all reasonable efforts to remove or eliminate such a cause of delay or default and shall, upon the cessation of the cause, diligently pursue performance of its obligations under this Agreement.

G. Proposed Fee:

G1. Base: All fees are all-inclusive of all related costs that a Respondent will incur to provide the noted services in compliance with this RFP, including, but not limited to: employee wages and benefits, clerical support, overhead, profit, licensing, insurance, materials, supplies, tools, equipment, long distance telephone calls, document copying and motor vehicle fuel unless otherwise specified in this RFP. Each fee proposed shall be fully "burdened" with profit and overhead costs.

- **G2. Additional:** In addition this fee must include all costs to recruit, hire, supervise, and monitor oversight staff of management agent, train personnel, establish and supervise all systems to keep property's books, records and accounts, management agent's overhead expenses to include and not limited to office space, supplies and equipment, bookkeeping expenses of management agent, bonds and insurance. In case of a discrepancy between a unit price and an extension, the unit price prevails.
- H. "Equal": Catalogs, brand names or manufacturer's references where provided are descriptive only and indicate type and quality desired. Bids on brands of like nature and quality will be considered unless specified otherwise. If bidding other than the referenced manufacturer, brand or trade name, Bidder must provide a complete description of product offered, and illustrations and must be included in the bid submittal. Failure to include the above referenced data will require Contractor to furnish specified brand names, numbers, etc.
- I. Notice to Proceed: Start work date will be determined by the SAHA Project Manager and Contractor's Manager. Contractor shall not begin work until a Notice to Proceed is received from SAHA signed by the Contracting Officer.

J. Communications:

- **J1. Form:** All claims, notices, demands, requests, instructions, approvals and proposals must be submitted in writing.
- J2. Notice to Contractor: Any Notices or Demands upon the Contractor shall be sufficiently given if delivered at the office of the Contractor stated on the signature page of the Contract or at such other office as he / she may from time to time designate in writing to SAHA or deposited in the United States mail in a sealed, postage-prepaid envelope or if delivered with charges prepaid to any telegraph company for transmission and addressed to the office of the Contractor indicated on the signature page of the contract or such other address as may be subsequently specified in writing to SAHA.
- J3. Notice to SAHA: All notification papers required to be delivered to SAHA or its designated representative shall, unless otherwise specified in writing to the Contractor, be delivered to attn. Procurement, SAHA at 818 South Flores, San Antonio, Texas, 78204; and any notice to or demand upon SAHA shall be sufficiently given if so delivered or deposited in the United States mail in a sealed, postage-prepaid envelope or delivered with charges prepaid to any telegraph company for transmission to SAHA at the above address or to such

- other address as SAHA may subsequently specify in writing to the Contractor for such purpose.
- **J4. Receipt:** Any such notice shall be deemed to have been given as of the time of actual delivery; or in the case of mailing, when the same should have been received in due course after the date of surrender to the Post Office; or in the case of telegrams, at the time of actual receipt, as the case may be.
- K. Time for Completion: The Contractor shall immediately mobilize and commence work at the time stipulated in the Notice to Proceed to the Contractor and shall be fully completed within 270 days unless specified otherwise in contractor's response.
- **L. Safety:** Subject to prior approval by SAHA as to size, design, type and location, and to local regulations, the Contractor and his/her subcontractors shall erect Temporary Safety Signs for purposes of identification and controlling traffic. The Contractor shall furnish, erect, and maintain such signs as may be required by safety regulations and as necessary to safeguard life and property.
- M. Builders Risk: Contractor is required to obtain Builder's Risk.
- N. Storage: The Contractor and his/her subcontractors may maintain with approval by the SAHA Property & Project Managers various Storage Facilities on the site as may be necessary in the proper conduct of the work. These shall be located to cause no interference with any work to be performed on the site by the Contractor or others. The Contractor shall consult with SAHA regarding the location(s) of these facilities on each site.
- O. Removal of Temporary Facilities: Upon completion of the project, or as directed by SAHA, the Contractor shall remove all temporary structures and facilities they installed from the site and leave the premises in equal or better condition than it was at turnover.

P. Final Inspection:

- P.1 Notice: The Contractor shall provide prompt written notification to SAHA when all work is completed. A final project inspection shall be made when all work is completed. Until the final inspection has been made and project accepted by SAHA, SAHA shall not advance any of the retainage or make the final payment to the Contractor without the approval and concurrence of the Contracting Officer.
- **P.2** Inspection Date: Upon receipt of the Contractor's notification of the date when the work has been completed, SAHA shall conduct a final Inspection within 2 calendar days.
- **P.3** Inspection Participants: The final inspection shall be conducted by a SAHA representative/s, any System Manufacturer's Representative/s, and the Contractor's representative/s at a minimum.

- P.4 Inspection Conference: The inspection team shall meet after completing the final inspection to determine whether the work has been completed in accordance with these specifications and produce a Punch List Schedule which describes any minor items of incomplete or unsatisfactory work and document if there are any major deficiencies which must be corrected by the Contractor and additional inspections scheduled prior to contract settlement.
- Q. Settlement Documents: The settlement document shall state that the work was completed in accordance with the construction documents, including change orders except any minor items identified on SAHA's proposed certificate of completion, the total amount due the Contractor and a separately stated amount for each unsettled claim against SAHA. It shall also state that SAHA is released of all liens and all claims except those expressly stated in the Contractor's release and that wages paid to laborers or mechanics were consistent with the wage rate requirements of the contract and there are no outstanding claims for unpaid wages, materials, or supplies.
- **R. Wage Rate:** The Davis Bacon and Related Acts wage and reporting requirements do not apply to this project.

End Section D.

EXHIBIT I Insurance Requirements

Contractor is required to have in place during the term of the contract the following minimum insurance requirements. Contractor will be required to provide an original Certificate of Insurance to SAHA within 10 days of contract signature:

Professional Liability	Required Limits
SAHA and its affiliates must be named as a Certificate Holder. This is required for vendors who render observational services to SAHA such as appraisers, inspectors, attorneys, engineers or consultants.	\$1,000,000 Not Required for this Project
Business Automobile Liability	Required Limits
SAHA and its affiliates must be named as an additional insured and as the certificate holder. This is required for any vendor that will be using their vehicle(s) to do work on SAHA properties.	\$500,000 combined Single limit, Per occurrence
Workers Compensation and Employer's Liability	Required Limits
Workers' Compensation coverage is Statutory and has no pre-set limits. Employer's Liability limit is \$500,000. Workers' Compensation is required for any vendor made up of more than two persons. A Waiver of Subrogation in favor of SAHA must be included in the Workers' Compensation policy. SAHA and its affiliates must be a Certificate Holder.	Statutory Employer's Liability is \$500,000
Commercial General Liability	Required Limits
This is required for any vendor who will be doing hands on work at SAHA properties. SAHA and its affiliates must be named as an Additional Insured and as the Certificate Holder.	\$1,000,000 per accident \$2,000,000 aggregate
Builders Risk	Required Limits
Builder shall carry Builder's Risk to cover the loss of materials, and/or the building under construction/rehabilitation. SAHA and its affiliates must be named as an Additional Insured and as the Certificate Holder.	Not Required

ATTACHMENT A Reports, Specifications, and Drawings

NOTES:

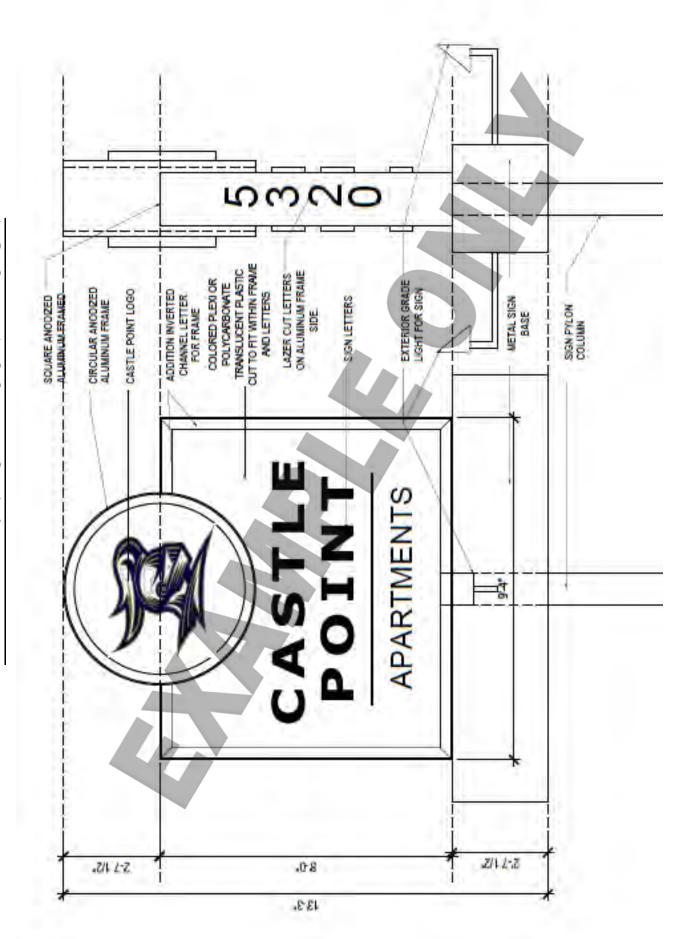
The warranty language contained in the specifications conflicts with SAHA's standard warranty requirements. Understand that SAHA's standard terms of two (2) years from date of final acceptance will prevail over any other warranty provision.

La Providencia Exterior Rehab. Clarification notes.

- KEYED NOTES #1: SHEET A-107 DEMO EXISTING ROOF TO DECK. REPLACE ROTTED OR DAMAGED SHEATHING AS REQUIRED. MATCH EXISTING CONDITIONS. PROVIDE NEW 30 YEAR SHINGLED ROOF BY OWENS CORNING OR APPROVED EQUAL. PROVIDE COLOR SELECTION FOR OWNERS APPROVAL PRIOR TO ORDERING. SEE DETAIL. 4/A-118
- 2. KEYED NOTES #2: SHEET A-107 WHERE SIDING EXISTS REMOVE EXISTING SIDING DOWN TO SHEATHING. PROVIDE AND INSTALL NEW R-11 BLOW IN INSULATION BETWEEN EXISTING STUDS WITH NEW MOISTER BARRIER UNDER NEW HARDY BOARD SIDING OR APPROVED EQUAL. REFER TO DRAWING 8/A-118. ALL TRIM & SOFFIT TO BE REPLACED WITH NEW HARDI-VENEER. INSTALL EXPANSION JOINTS PER ENGINEERS RECOMMENDATION. PREP AND PAINT ALL NEW MATERIALS AS SCHEDULED REFER SHEET A-105. CONTRACTOR RESPONSIBLE TO PROTECT CABLE LINES, CONDENSATION LINES AND SIGNAGE PRIOR TO REMOVABLE AND INSTALLATION OF SIDING.
- 3. CONTRACTOR RESPONSIBLE FOR INSTALLING NEW FLASHING AND 2X4 NAILER OR DIRECTED PER MANUFACTURE RECOMMENDATIONS AND CONSTRUCTION STANDARDS. AT ENTRY DOOR, STORAGE DOOR, SLIDING PATIO DOOR, & INSIDE & OUTSIDE CORNERS OF THE BUILDINGS.
- C. ALL LAMPS ARE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE (THIS APPLIES TO ALL NEW FIXTURES). REPLACE ALL BURNT OUT OR DEFECTIVE LAMPS AND BALLAST WITHIN 6 MONTHS AFTER ACCEPTANCE OF SUBSTANTIAL COMPLETION AT NO ADDITIONAL COST TO THE OWNER (THIS APPLIES TO NEW FIXTURES ONLY, NOT REUSED/EXISTING FIXTURES).

SIGN NOTES:

- 1. TOP OF PYLON SIGNS SHALL NOT EXCEED 24'0-" HEIGHT. TOP OF PYLON SIGNS SHALL NOT EXCEED 24'0-" HEIGHT.
- 2. THE SIGNS SHALL NOT EXCEED 150 SQFT IN AREA. THE SIGNS SHALL NOT EXCEED 150 SQFT IN AREA.
- 3. SIGN WILL NEED TO ABIDE BY THE SET-BACKS AS SPECIFIED. SIGN WILL NEED TO ABIDE BY THE SET-BACKS AS SPECIFIED.
- 4. ALL APARTMENT SIGNS SHALL NOT PROTRUDE PASS THE ALL APARTMENT SIGNS SHALL NOT PROTRUDE PASS THE PROPERTY LINE.
- 5. ALL SIGNS SHALL HAVE THE NECESSARY PERMITS NEEDED TO ALL SIGNS SHALL HAVE THE NECESSARY PERMITS NEEDED TO BUILD THE SIGN.
- 6. PYLON POST IS TO BE PAINTED BLACK TO MATCH EXISTING PYLON POST IS TO BE PAINTED BLACK TO MATCH EXISTING STEEL FENCE.
- 7. PRIME AND PAINT USING MATTHEW AUTOMOTIVE PAINT. PRIME AND PAINT USING MATTHEW AUTOMOTIVE PAINT.
- 8. DIGITAL DECAL AND COLORS WILL BE SPECIFIED AND APPROVED DIGITAL DECAL AND COLORS WILL BE SPECIFIED AND APPROVED BY OWNER.
- 9. SIGN GRAPHICS CAN BE IN 3M VINYL ONLY IF THE OWNER SIGN GRAPHICS CAN BE IN 3M VINYL ONLY IF THE OWNER APPROVES. PLEASE SEEK OWNERS APPROVAL FOR ALL GRAPHIC AND COLOR APPROVALS.
- 10. ALL RETAINER PIECES ARE TO BE MITERED AS SPECIFIED. ALL RETAINER PIECES ARE TO BE MITERED AS SPECIFIED.
- 11. PLEXI COLOR AND TEXTURE IS TO BE DETERMINED BY THE PLEXI COLOR AND TEXTURE IS TO BE DETERMINED BY THE OWNER.
- 12. USE EXT. GRADE PLEXI OR POLYCARBONATE USE EXT. GRADE PLEXI OR POLYCARBONATE
- 13. SIGN ON BLANCO IS TO BE INTERNALLY LIT USING THE SIGN ON BLANCO IS TO BE INTERNALLY LIT USING THE MANUFACTURES SPECIFIED FIXTURE.
- 14. SIGNS DRESDEN ARE TO HAVE EXTERNAL LIGHTS AS SPECIFIED SIGNS DRESDEN ARE TO HAVE EXTERNAL LIGHTS AS SPECIFIED BY MANUFACTURE. SIGNS SHALL COMPLY WITH ALL CITY OF SAN ANTONIO REGULATIONS INVOLVING SIGNS.



Monument Ground sign.



Leasing Office Sign



Shop Performance Spec.

Special Terms and Conditions

- 1. Scope: The purpose and intent of this Specification is to secure firm pricing to provide a new storage building for La Providencia Apartments. The awarded contractor will provide all necessary equipment, material, labor, architectural drawings, permits, & supervision to build Storage building. Plans will need to be approved by Property Management and Project manager before submitting for permitting.
- 2. Substitutions and Alternates: Products other than specified are acceptable if in compliance with all requirements of these specifications and are of the same or better quality.

Specifications, Requirements, and Submissions

- 1. Required Submissions.
 - Shop Drawings: (Awarded Respondent must supply the following).
 - Architectural Renderings or Engineer Drawings of proposed facility.
 - Electrical diagram.
 - · Plumbing diagram.
 - Structural plan.

Quality Assurance

- 2. Storage facility must pass all building, electrical, plumbing, and fire safety inspections upon completion.
 - Facility needs to be ready for immediate use once all city inspections have been completed.
- 3. Design Services: Successful bidder will provide design services and drawings/renderings as specified herein.
- 4. Maintenance and Service Requirements: Awarded bidder must provide a maintenance and/or service guide for completed facility.

Technical Specifications

Project Preparation

a. Provide/obtain permits needed to begin, execute, and complete project per submitted and approved design.

Foundation

- a. Site will need to be cleared of trees/debris and graded, if needed. Also, staking the buildings location in preparation for concrete foundation to be poured.
- b. Pour, place, and finish 320 SF. 4" Monolithic slab: including all reinforcement steel anchor bolts and moisture barrier.

Structure

- a. Erect a 16'x20'x8'- 320 SF Wood Framed Storage shed, 2"x4" wood studs @16" O.C.
- b. Roof Pitch: 3:12, include ridge vent.

- c. 3 Tab Composition Shingles (match shingles being installed on surrounding Buildings).
- d. Underlayment (match underlayment being installed on surrounding Buildings).

Exterior: Supply and install the following.

- a. Cementitious lap siding. (Painted to math surroundings buildings).
- b. Tyvek House Wrap.
- c. ½ Sheathing.
- d. One (1) 8'x 8' coil over door.
- e. One (1) Exterior Flat Panel metal insulated door with hinges, seals, & thresholds, deadbolt, and passage Knob (painted).
- f. Gutters and downspouts.
- g. Gable vents (2).

Interior: Supply and install the following.

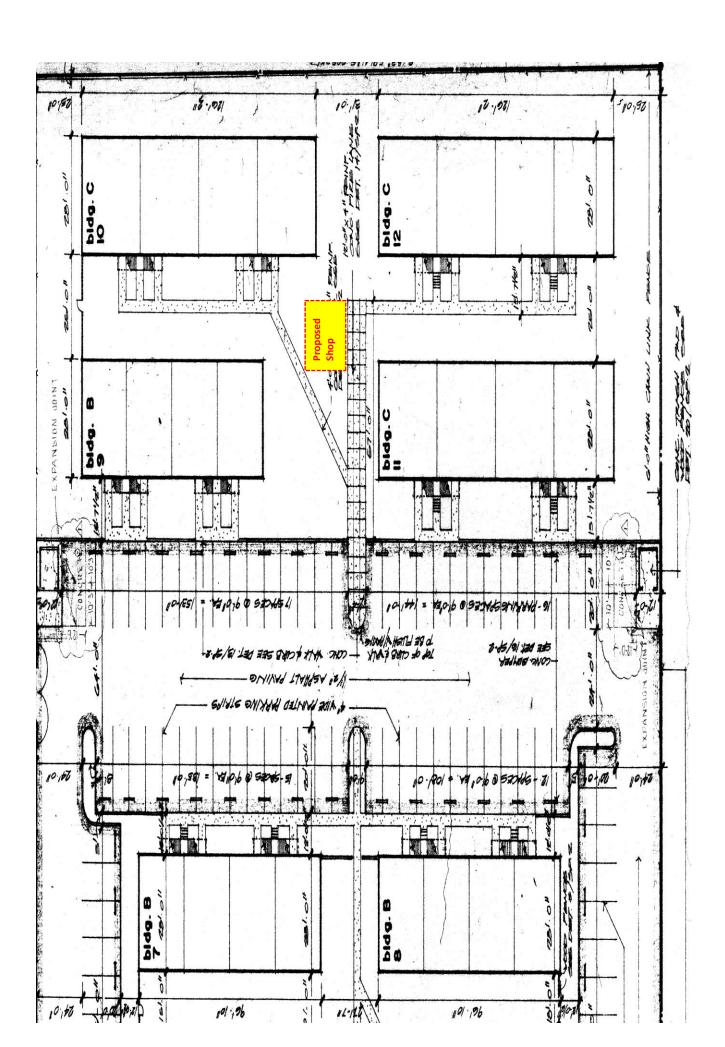
- a. R-15 Batt insulation.
- b. 5/8 Gypboard walls and ceiling (Painted).
- c. Batt Insulation.
- d. 4" wood baseboard (Painted).

Mechanical

- a. 200 AMP electrical service with receptacles and lights per owner's specifications
- b. (2) 32-Watt 2-Light White 4 ft. Fluorescent Strip Light with wire cage.
- c. Four (3) exterior wall pack lights (LITHONIA #KAXW LED-P1-40K-R3-MVOLT-PER-DBLXD-DLL127F 1.5) with dusk to dawn sensor.
- d. (5) 20 Amp Commercial Grade Duplex Outlet, White.
- e. (1) 30 Amp Industrial Flush Mount Shallow Single Outlet, Black.
- f. (1) 20 Amp Single-Pole AC Quiet Toggle Switch, White.
- g. Stainless Steel switch & Receptacle covers.

Plumbing

- a. 24" W x 24" L x 10" H, Mop Sink Kit Drain Seal, Stainless Steel Strainer, Hose and Holder, Mop Service Dual Handle Faucet and Hanger.
- b. 24" W x 24" L x 12" H, Wall Mount, 304 Stainless Steel, Wall Guards.
- c. Install water supply line, ball valve cutoff, tie drainage into closest sewer line.



LIMITED ASBESTOS SURVEY REPORT

La Providencia Apartments, Exterior Renovation Areas 2525 Castroville Road San Antonio, Texas

> August 7, 2019 Terracon Project No. 90187612



Prepared for: sing Authority

San Antonio Housing Authority San Antonio, Texas

Prepared by:

Terracon Consultants, Inc. San Antonio, Texas

6911 Blanco Road San Antonio, TX 78216 (210) 641-2112 terracon.com





San Antonio Housing Authority 818 S. Flores San Antonio, Texas 78204

Attn: Mrs. Patti Keller, CTP

P: (210) 477-6170

E: patti keller@saha.org

Re: Limited Asbestos Survey Report

La Providencia Apartments, Exterior Renovation Areas

2525 Castroville Road San Antonio, Texas 78237 Terracon Project No. 90187612

Dear Mrs. Keller:

The purpose of this report is to present the results of the limited asbestos survey performed on July 29, 2019, at the above referenced La Providencia Apartments in San Antonio, Texas. This survey was conducted in general accordance with our proposal dated November 6, 2018. We understand that this survey was requested to provide information prior to renovation activities. The Client provided Terracon access to the proposed exterior renovation areas. Terracon was able to access select exterior renovation areas including ten (10) storage units scheduled for exterior renovation. For the purposes of this report, the accessed units are assumed to be typical and representative of the exterior renovation areas scheduled for exterior renovations in the complex that were not inspected.

None of the suspect building materials sampled and analyzed were found to contain asbestos. Please refer to the attached report for details.

Terracon appreciates the opportunity to provide this service to San Antonio Housing Authority. If you have any questions regarding this report, please contact the undersigned at (210) 641-2112.

Sincerely,

Terracon Consultants, Inc.

Inspected By:

Gabriel Gonzalez

TDSHS Asbestos Inspector

License No. 603052

Reviewed By

Will C. DeVeau

TDSHS Individual Asbestos Consultant

License Number 105734



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LIMITED ASBESTOS SURVEY REPORT

La Providencia Apartments, Exterior Renovation Areas 2525 Castroville Road San Antonio, Texas Terracon Project No. 90187612 August 7, 2019

1.0 INTRODUCTION

Terracon Consultants, Inc. (Terracon) conducted a limited asbestos survey of select exterior renovation areas at the La Providencia Apartments located at 2525 Castroville Road in San Antonio, Texas. The survey was conducted on July 29, 2019, by a State of Texas licensed Asbestos Inspector in general accordance with our proposal dated November 6, 2018.

Building components were surveyed in select exterior renovation areas and homogeneous areas of suspect asbestos-containing materials (ACM) were visually identified and documented. Although reasonable effort was made to survey accessible suspect materials, additional suspect but un-sampled materials could be located in walls, in voids or in other concealed areas. Suspect ACM samples were collected in general accordance with the sampling protocols outlined in Environmental Protection Agency (EPA) regulation 40 CFR 763, The Asbestos Hazard Emergency Response Act (AHERA). Samples were delivered to a National Voluntary Laboratory Accreditation Program (NVLAP) accredited and Texas Department of State Health Services (TDSHS) licensed laboratory for analysis by Polarized Light Microscopy (PLM) protocol.

1.1 Project Objective

We understand this limited asbestos survey was requested to identify and quantify asbestos containing materials (ACM) associated with exterior renovation areas including storage units associated with the apartment complex. The Texas Asbestos Health Protection Rules (TAHPR) and EPA regulation 40 CFR 61, Subpart M, The National Emission Standards for Hazardous Air Pollutants (NESHAP) requires that an asbestos survey be performed prior to renovation or demolition activities.

2.0 BUILDING DESCRIPTION

Apartment Buildings - The La Providencia Apartment Buildings are two-story apartment structures. The buildings are wood and brick structures atop slab-on-grade foundations with a sloped composition roof system. The walls and ceilings throughout the observed exterior renovation areas consisted of drywall construction with painted and textured finishes. The floors in the observed exterior renovation areas were comprised of bare concrete.



3.0 FIELD ACTIVITIES

The survey was conducted by Mr. Gabriel Gonzalez (License No. 603052); a TDSHS licensed and EPA accredited Asbestos Inspector. A copy of his license is attached as Appendix C. The survey was conducted in general accordance with the sample collection protocols established in the TAHPR and/or EPA regulation 40 CFR 763, the AHERA. A summary of survey activities is provided below.

3.1 Visual Assessment

Our survey activities began with visual observation of select exterior renovation areas to identify homogeneous areas of suspect ACM. A homogeneous area consists of building materials that appear similar throughout in terms of color, texture and date of application. A limited assessment was conducted throughout visually accessible areas of the select exterior renovation areas. Building materials identified as concrete, glass, wood, masonry, metal or rubber were not considered suspect ACM.

Suspect materials located within wall or ceiling cavities were not sampled in order to prevent excessive damage to the material. Suspect materials, such as vermiculite fill, mastic or other materials (i.e. overspray texturizers) which were not accessible on the day of the survey should be sampled prior to demolition or renovation activities if the activities will disturb the materials.

3.2 Physical Assessment

A physical assessment of each homogeneous area of suspect ACM was conducted to assess the friability and condition of the materials. A friable material is defined by the EPA as a material which can be crumbled, pulverized or reduced to powder by hand pressure when dry. Friability was assessed by physically touching suspect materials.

3.3 Sample Collection

Based on results of the visual observation, bulk samples of suspect ACM were collected in general accordance with AHERA and TAHPR sampling protocols. Random samples of suspect materials were collected in each homogeneous area. The sample team member collected bulk samples using wet methods as applicable to reduce the potential for fiber release. Samples were placed in sealable containers and labeled with unique sample numbers using an indelible marker.

Ten (10) bulk samples were collected from three (3) homogeneous areas of suspect ACM. A summary of suspect ACM samples collected during the survey is included as Appendix A.



3.4 Sample Analysis

Bulk suspect asbestos samples were submitted under chain of custody to Steve Moody Micro Service, LLC of Farmers Branch, Texas for analysis by PLM with dispersion staining techniques per EPA's Method for the Determination of Asbestos in Bulk Building Materials (600/R-93-116). The percentage of asbestos, where applicable, was determined by microscopic visual estimation. Steve Moody Micro Service, LLC is accredited under the National Voluntary Laboratory Accreditation Program (NVLAP Accreditation No. 102056-0) and licensed by the TDSHS (License Number: 300084). Reports of laboratory analysis of all suspect asbestos samples collected and sample chain-of-custody documentation are included in Appendix B.

4.0 REGULATORY OVERVIEW

The State of Texas has established the TAHPR which requires any asbestos-related activity to be performed by an individual licensed by the State of Texas, through the TDSHS. An asbestos related activity consists of the disturbance (whether intentional or unintentional), removal, encapsulation, or enclosure of asbestos, including preparations or final clearance, the performance of asbestos surveys, the development of management plans and response actions, asbestos project design, the collection or analysis of asbestos samples, monitoring for airborne asbestos, bidding for a contract for any of these activities, or any other activity required to be licensed under TAHPR.

Abatement must be performed by a State of Texas licensed asbestos abatement contractor in accordance with a project design prepared by a State of Texas licensed asbestos consultant. In addition, third party air monitoring must be conducted during the abatement activities.

The asbestos NESHAP (40 CFR Part 61 Subpart M) regulates asbestos fiber emission and asbestos waste disposal practices. It also requires the identification and classification of existing building materials prior to demolition or renovation activity. Under NESHAP, asbestos containing building materials are classified as either friable, Category I non-friable or Category II non-friable ACM. Friable materials are those that, when dry, may be crumbled, pulverized or reduced to powder by hand pressure. Category I non-friable ACM includes packing, gaskets, resilient floor coverings and asphalt roofing products containing more than 1% asbestos. Category II non-friable ACM are any materials other than Category I materials that contain more than 1% asbestos.

Friable ACM, Category I and II non-friable ACM in poor condition and has become friable or which will be subject to drilling, sanding, grinding, cutting, or abrading and which could be crushed or pulverized during anticipated renovation or demolition activities are considered regulated ACM (RACM). RACM must be removed prior to renovation or demolition activities.

Limited Asbestos Survey Report

La Providencia Apartments San Antonio, Texas August 7, 2019 Terracon Project No. 90187612



The TAHPR and NESHAP require that written notification be submitted before beginning renovation or demolition projects which include the disturbance of any asbestos-containing material (ACM) in a building or facility, or before the demolition of a building or facility, even when no asbestos is present. This written notification must be provided to the TDSHS at least 10 working days prior to the commencement of asbestos abatement or demolition activities. Removal of RACM must be conducted by a State of Texas licensed asbestos contractor. In addition, third party air monitoring must be performed during the abatement.

The OSHA Asbestos standard for the construction industry (29 CFR 1926.1101) regulates workplace exposure to asbestos. The OSHA standard requires employee exposure to airborne asbestos fibers be maintained below 0.1 asbestos fibers per cubic centimeter of air (0.1 f/cc).

The OSHA standard classifies construction and maintenance activities which could disturb ACM and specifies work practices and precautions which employers must follow when engaging in each class of regulated work. States that administer their own federally approved state OSHA programs may require other precautions.

5.0 FINDINGS AND RECOMMENDATIONS

None of the suspect building materials sampled and analyzed were found to contain asbestos.

It should be noted that suspect materials, other than those identified during the July 29, 2019, survey may exist within the exterior renovation areas. Should suspect materials other than those which were identified during this survey be uncovered prior to or during the renovation process, those materials should be assumed asbestos-containing until sampling and analysis can confirm or deny their asbestos content.

6.0 GENERAL COMMENTS

This survey was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. The results, findings, conclusions and recommendations expressed in this report are based on conditions observed during our survey of the exterior renovation areas. The information contained in this report is relevant to the date on which this survey was performed and should not be relied upon to represent conditions at a later date. This report has been prepared on behalf of and exclusively for use by the San Antonio Housing Authority for specific application to their project as discussed. This report is not a bidding document. Contractors or consultants reviewing this report must draw their own conclusions regarding further investigation or remediation deemed necessary. Terracon does not warrant the work of regulatory agencies, laboratories or other third parties supplying information which may have been used in the preparation of this report. No warranty, express or implied is made.



APPENDIX A

ASBESTOS SURVEY SAMPLE SUMMARY



APPENDIX A ASBESTOS SAMPLING SUMMARY

La Providencia, Exterior Renovations 2525 Castroville Road San Antonio, Texas Terracon Project No. 90187612

SAMPLE NUMBER	MATERIAL DESCRIPTION	HOMOGENEOUS AREA	SAMPLE LOCATION	LAB RESULTS
P-01	Drywall Construction – White with Orange Peel Texture	Utilized as the walls and ceilings of the exterior storage units.	Unit 102 – Southwest	No Asbestos Detected
P-02	Drywall Construction – White with Orange Peel Texture	Utilized as the walls and ceilings of the exterior storage units.	Unit 204 - Northwest	No Asbestos Detected
P-03	Drywall Construction – White with Orange Peel Texture	Utilized as the walls and ceilings of the exterior storage units.	Unit 304 - Northeast	No Asbestos Detected
P-04	Drywall Construction – White with Orange Peel Texture	Utilized as the walls and ceilings of the exterior storage units.	Unit 403 - Southwest	No Asbestos Detected
P-05	Drywall Construction – White with Orange Peel Texture	Utilized as the walls and ceilings of the exterior storage units.	Unit 504 - Southeast	No Asbestos Detected
P-06	Drywall Construction – White with Orange Peel Texture	Utilized as the walls and ceilings of the exterior storage units.	Unit 604 - Southwest	No Asbestos Detected
P-07	Drywall Construction – White with Orange Peel Texture	Utilized as the walls and ceilings of the exterior storage units.	Unit 701 - Northwest	No Asbestos Detected
P-08	Drywall Construction – White with Orange Peel Texture	Utilized as the walls and ceilings of the exterior storage units.	Unit 902 - Northeast	No Asbestos Detected
P-09	Drywall Construction – White with Orange Peel Texture	Utilized as the walls and ceilings of the exterior storage units.	Unit 1004 - Northeast	No Asbestos Detected
P-10	Drywall Construction – White with Orange Peel Texture	Utilized as the walls and ceilings of the exterior storage units.	Unit 1102 - Northeast	No Asbestos Detected
P-11	Felt Paper - Black	Utilized behind exterior wooden siding of buildings.	Building #8 - Northeast	No Asbestos Detected
P-12	Felt Paper - Black	Utilized behind exterior wooden siding of buildings.	Building #8 - Northeast	No Asbestos Detected
P-13	Felt Paper - Black	Utilized behind exterior wooden siding of buildings.	Building #5 - West	No Asbestos Detected
P-14	Roof Shingles with Black Felt	Utilized on roof of buildings.	Building #8 Roof - Northeast	No Asbestos Detected



SAMPLE NUMBER	MATERIAL DESCRIPTION	HOMOGENEOUS AREA	SAMPLE LOCATION	LAB RESULTS
P-15	Roof Shingles with Black Felt	Utilized on roof of buildings.	Building #11 Roof – Southeast	No Asbestos Detected
P-16	Roof Shingles with Black Felt	Utilized on roof of buildings.	Building #5 Roof – Southwest	No Asbestos Detected
P-17	Roof Shingles with Black Felt	Utilized on roof of buildings.	Building #2 Roof – Southeast	No Asbestos Detected



APPENDIX A

ASBESTOS SURVEY SAMPLE SUMMARY



APPENDIX A ASBESTOS SAMPLING SUMMARY

La Providencia, Exterior Renovations 2525 Castroville Road San Antonio, Texas Terracon Project No. 90187612

SAMPLE NUMBER	MATERIAL DESCRIPTION	HOMOGENEOUS AREA	SAMPLE LOCATION	LAB RESULTS
P-01	Drywall Construction – White with Orange Peel Texture	Utilized as the walls and ceilings of the exterior storage units.	Unit 102 – Southwest	No Asbestos Detected
P-02	Drywall Construction – White with Orange Peel Texture	Utilized as the walls and ceilings of the exterior storage units.	Unit 204 - Northwest	No Asbestos Detected
P-03	Drywall Construction – White with Orange Peel Texture	Utilized as the walls and ceilings of the exterior storage units.	Unit 304 - Northeast	No Asbestos Detected
P-04	Drywall Construction – White with Orange Peel Texture	Utilized as the walls and ceilings of the exterior storage units.	Unit 403 - Southwest	No Asbestos Detected
P-05	Drywall Construction – White with Orange Peel Texture	Utilized as the walls and ceilings of the exterior storage units.	Unit 504 - Southeast	No Asbestos Detected
P-06	Drywall Construction – White with Orange Peel Texture	Utilized as the walls and ceilings of the exterior storage units.	Unit 604 - Southwest	No Asbestos Detected
P-07	Drywall Construction – White with Orange Peel Texture	Utilized as the walls and ceilings of the exterior storage units.	Unit 701 - Northwest	No Asbestos Detected
P-08	Drywall Construction – White with Orange Peel Texture	Utilized as the walls and ceilings of the exterior storage units.	Unit 902 - Northeast	No Asbestos Detected
P-09	Drywall Construction – White with Orange Peel Texture	Utilized as the walls and ceilings of the exterior storage units.	Unit 1004 - Northeast	No Asbestos Detected
P-10	Drywall Construction – White with Orange Peel Texture	Utilized as the walls and ceilings of the exterior storage units.	Unit 1102 - Northeast	No Asbestos Detected
P-11	Felt Paper - Black	Utilized behind exterior wooden siding of buildings.	Building #8 - Northeast	No Asbestos Detected
P-12	Felt Paper - Black	Utilized behind exterior wooden siding of buildings.	Building #8 - Northeast	No Asbestos Detected
P-13	Felt Paper - Black	Utilized behind exterior wooden siding of buildings.	Building #5 - West	No Asbestos Detected
P-14	Roof Shingles with Black Felt	Utilized on roof of buildings.	Building #8 Roof - Northeast	No Asbestos Detected



SAMPLE NUMBER	MATERIAL DESCRIPTION	HOMOGENEOUS AREA	SAMPLE LOCATION	LAB RESULTS
P-15	Roof Shingles with Black Felt	Utilized on roof of buildings.	Building #11 Roof – Southeast	No Asbestos Detected
P-16	Roof Shingles with Black Felt	Utilized on roof of buildings.	Building #5 Roof – Southwest	No Asbestos Detected
P-17	Roof Shingles with Black Felt	Utilized on roof of buildings.	Building #2 Roof – Southeast	No Asbestos Detected



APPENDIX B ASBESTOS LABORATORY ANALYTICAL REPORTS

Terracon

Page 1 of 2



BULK ASBESTOS CHAIN OF CUSTODY

LABORATORY INFORMATION	CLIENT INFORMATION	
Moody Labs	Terracon Consultants, Inc.	
2051 Valley View Ln	6911 Blanco Road	
Farmers Branch, Texas 75234	San Antonio, Texas 78216	
Phone: (972) 241-8460	Phone: (210) 641-2112	
Facsimile: (972) 241-8461	Facsimile: (210) 641-2124	

PROJECT INFORMATION		
Contact Person:	Gabriel Gonzalez	
Email Address:	Will.Deveau@Terracon.com / Gabriel.Gonzalez@Terracon.com	
Project Number:	90187612	
Project Name:	La Providencia Apartments	
Sample Date:	7/29/19	
Total Samples:	17	
Positive Stop:	Y / (N) (Circle One)	

Collected by:	Gabriel Gonzalez	
TDSHS License No.	603052	

SAMPLE IDENTIFICATION	REQUESTED ANALYSIS	TURNAROUND TIME
P-01 P-17	PLM	Immed 1d 2d 3d 5d

Released By:	Storal	Received By:) Fear
Date:	7-29-19	Date:	30/19
Time:	1206	Time:	10:15 az

Terracon Modulate



1 10		Section to the section of	
1-10	1	DWC	
11-13 4-17	2	Felt Paper	
14-17	3	Felt Paper Roof Shingle w/ Felt Paper	
	+	may make the state of the state	
	1		
-	-		
	+		
	-		

Released By:	Glosply	Received By:		Feel
Date:	7-29-19	Date:	7/20/19	
Time:	1700	Time:	1/2/	15



PLM Summary Report

NVLAP Lab Code 102056-0

2051 Valley View Lane

TDSHS License No. 30-0084

Farmers Branch, TX 75234 Phone: (972) 241-8460

Client: Terracon - San Antonio Lab Job No. : 19B-09509

Project: La Providencia Apartments Report Date : 08/01/2019

Project #: 90187612 Sample Date : 0729/2019

Project #: 90187612
Identification: Asbestos, Bulk Sample Analysis

Test Method: Polarized Light Microscopy / Dispersion Staining (PLM/DS)

EPA Method 600 / R-93 / 116

On 7/30/2019, seventeen (17) bulk material samples were submitted by Gabriel Gonzalez of Terracon - San Antonio for asbestos analysis by PLM/DS. The PLM Detail Report is attached; additional information may be found therein. The results are summarized below:

Page 1 of 2

mple Number	Client Sample Description / Location	Asbestos Content		
P-01	Drywall Construction	None Detected - Drywall Material None Detected - Joint Compound		
		None Detected - Texture		
P-02	Drywall Construction	None Detected - Drywall Material		
		None Detected - Joint Compound		
		None Detected - Texture		
P-03	Drywall Construction	None Detected - Drywall Material		
		None Detected - Joint Compound		
		None Detected - Texture		
P-04	Drywall Construction	None Detected - Drywall Material		
	2.7	None Detected - Joint Compound		
		None Detected - Texture		
P-05	Drywall Construction	None Detected - Drywall Material		
		None Detected - Joint Compound		
		None Detected - Paint		
P-06	Drywall Construction	None Detected - Drywall Material		
		None Detected - Joint Compound		
	the state of the s	None Detected - Texture		
P-07	Drywall Construction	None Detected - Drywall Material		
	A contract of the contract of	None Detected - Joint Compound		
		None Detected - Texture		
P-08	Drywall Construction	None Detected - Drywall Material		
		None Detected - Joint Compound		
		None Detected - Paint		
P-09	Drywall Construction	None Detected - Drywall Material		
7.77	A 14 COLE SECTION DIVINE	None Detected - Joint Compound		
		None Detected - Texture		
P-10	Drywall Construction	None Detected - Drywall Material		
- 27%		None Detected - Joint Compound		
		None Detected - Texture		



PLM Summary Report

NVLAP Lab Code 102056-0 TDSHS License No. 30-0084

Lab Job No.: 19B-09509

Report Date: 08/01/2019

Sample Date :0729/2019

2051 Valley View Lane

Client:

Farmers Branch, TX 75234 Phone: (972) 241-8460

Terracon - San Antonio

Project: La Providencia Apartments

Project #: 90187612

Identification: Asbestos, Bulk Sample Analysis

Polarized Light Microscopy / Dispersion Staining (PLM/DS) Test Method:

EPA Method 600 / R-93 / 116

Page 2 of 2

On 7/30/2019, seventeen (17) bulk material samples were submitted by Gabriel Gonzalez of Terracon - San Antonio for asbestos analysis by PLM/DS. The PLM Detail Report is attached; additional information may be found therein. The results are summarized below:

Client Sample Description / Location	Asbestos Content		
Felt Paper	None Detected - Felt Paper None Detected - Underlayment		
Felt Paper	None Detected - Felt Paper None Detected - Underlayment		
Felt Paper	None Detected - Felt Paper None Detected - Underlayment		
Roof Shingle with Felt Paper	None Detected - Roofing Shingle None Detected - Felt Paper		
Roof Shingle with Felt Paper	None Detected - Roofing Shingle None Detected - Felt Paper		
Roof Shingle with Felt Paper	None Detected - Roofing Shingle None Detected - Felt Paper		
Roof Shingle with Felt Paper	None Detected - Roofing Shingle None Detected - Felt Paper		
	Felt Paper Felt Paper Felt Paper Roof Shingle with Felt Paper Roof Shingle with Felt Paper Roof Shingle with Felt Paper		

These samples were analyzed by layers. Quantification, unless otherwise noted, is performed by calibrated visual estimate. The test report shall not be reproduced, except in full, without written approval of the laboratory. The results relate only to the items tested. These test results do not imply endorsement by NVLAP or any agency of the U.S. Government. Accredited by the National Voluntary Laboratory Accreditation Program for Bulk Asbestos Fiber Analysis under Lab Code 102056-0.

Analyst(s): Kirsten Tye

Lab Manager: Heather Lopez Lab Director: Bruce Crabb

Thank you for choosing Moody Labs

Approved Signatory: See Lall

Moody Labs

PLM Detail Report

2051 Valley View Lane

Supplement to PLM Summary Report

NVLAP Lab Code 102056-0 TDSHS License No. 30-0084

Farmers Branch, TX 75234 Phone: (972) 241-8460

Client:

Terracon - San Antonio

Project: La Providencia Apartments

Lab Job No.: 19B-09509

Report Date: 08/01/2019

Project #: 90187612

Page 1 of 4

					Га	ge 1 of 4
Sample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
P-01	Drywall Material (Pale Pink)	87%	Glass Wool Fibers	2%	08/01	KT
			Cellulose Fibers	1%		
			Gypsum / Binders	97%		
	DW Paper / Tape (Tan / White)	8%	Cellulose Fibers	100%		
	Joint Compound (Off-White)	5%	Calcite / Talc / Binders	100%		
	Texture (Off-White)	<1%	Calcite / Talc / Binders	100%		
P-02	Drywall Material (Pale Pink)	82%	Glass Wool Fibers	2%	08/01	KT
			Cellulose Fibers	1%		
			Gypsum / Binders	97%		
	DW Paper / Tape (Tan / White)	10%	Cellulose Fibers	100%		
	Joint Compound (Off-White)	3%	Calcite / Talc / Binders	100%		
	Texture (Off-White)	5%	Calcite / Talc / Binders	100%		
P-03	Drywall Material (Pale Pink)	25%	Glass Wool Fibers	2%	08/01	KT
			Cellulose Fibers	1%		
			Gypsum / Binders	97%		
	DW Paper / Tape (Tan / White)	25%	Cellulose Fibers	100%		
	Joint Compound (Off-White)	49%	Calcite / Talc / Binders	100%		
	Texture (Off-White)	1%	Calcite / Talc / Binders	100%		
P-04	Drywall Material (Pale Pink)	45%	Glass Wool Fibers	2%	08/01	KT
			Cellulose Fibers	1%		
			Gypsum / Binders	97%		
	DW Paper / Tape (Tan / White)	20%	Cellulose Fibers	100%		
	Joint Compound (Off-White)	33%	Calcite / Talc / Binders	100%		
	Texture (Off-White)	2%	Calcite / Talc / Binders	100%		
P-05	Drywall Material (Pale Pink)	80%	Glass Wool Fibers	2%	08/01	KT
			Cellulose Fibers	1%		
			Gypsum / Binders	97%		
	DW Paper / Tape (Tan / White)	15%	Cellulose Fibers	100%		
	Joint Compound (White)	3%	Calcite / Talc / Binders	100%		
	Paint (Cream)	2%	Pigment / Binders	100%		

Moody Labs

Project:

PLM Detail Report

2051 Valley View Lane

Supplement to PLM Summary Report

NVLAP Lab Code 102056-0 TDSHS License No. 30-0084

Farmers Branch, TX 75234 Phone: (972) 241-8460

La Providencia Apartments

Client: Terracon - San Antonio

Lab Job No.: 19B-09509

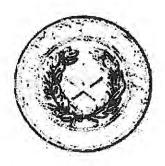
Report Date: 08/01/2019

Project #: 90187612

ample Number	Layer	% Of Sample	Components	% of Layer	Analysis Date	Analyst
P-17	Sand Layer (Black)	25%	Aggregate	100%	08/01	KT
	Roofing Shingle (Black)	50%	Glass Wool Fibers	20%		
			Sand	20%		
			Calcite / Tar Binders	60%		
	Felt Paper (Black)	25%	Cellulose Fibers	85%		
			Tar Binders	15%		
		111				



APPENDIX C LICENSES AND CERTIFICATIONS



Texas Department of State Health Services

TERRACON CONSULTANTS INC

is certified to perform as an

Asbestos Consultant Agency

in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1954 and Title 12, Texas Administrative Code, Chapter 295 relating to Texas Asbestos Health Protection, as long as this license is not suspended or revoked.

License Number: 100157

Expiration Date: 11/30/2020

Control Number: 97144

John Hellerstedt, M.D., Commissioner of Health

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

SEE BACK



Texas Department of State Health Services

Asbestos Individual Consultant

WILL C DEVEAU License No. 105734 Control No. 97504

Expiration Date: 10-Mar-2021





Asbestos Inspector

GABRIEL A GONZALEZ License No.603052 Control No. 99086

Expiration Date: 11/7/2020





TEXAS DEPARTMENT OF STATE HEALTH SERVICES

STEVE MOODY MICRO SERVICES LLC

is certified to perform as a

Asbestos Laboratory PCM, PLM, TEM

in the State of Texas within the purview of Texas Occupations Code, chapter 1954, so long as this license is not suspended or revoked and is renewed according to the rules adopted by the Texas Board of Health.

Je the

John Hellerstedt, M.D. Commissioner of Health

License Number: 300084

Control Number: 96287

(Void After Expiration Date)

Expiration Date: 5/31/2020

VOID IF ALTERED NON-TRANSFERABLE

United States Department of Commerce National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 102056-0

Steve Moody Micro Services, LLC Farmers Branch, TX is accredited by the National Voluntary Laboratory Accreditation Program for specific services, listed on the Scope of Accreditation, for:

Asbestos Fiber Analysis

This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017. management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).

2019-07-01 through 2020-06-30

Effective Dates



For the National Voluntary Laboratory Accreditation Program



SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

Steve Moody Micro Services, LLC

2051 Valley View Lane Farmers Branch, TX 75234-8956 Mr. Bruce Crabb

Phone: 972-241-8460 Fax: 972-241-8461 Email: bruce.crabb@moodylabs.com http://www.moodylabs.com

ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 102056-0

Bulk Asbestos Analysis

Code

)escription

18/A01

EPA - 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of

Asbestos in Bulk Insulation Samples

18/A03

EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

Airborne Asbestos Analysis

Code

Description

18/A02

U.S. EPA's "Interim Transmission Electron Microscopy Analytical Methods-Mandatory and Nonmandatory-and Mandatory Section to Determine Completion of Response Actions" as found in

40 CFR, Part 763, Subpart E, Appendix A.

For the National Voluntary Laboratory Accreditation Program







2525 CASTROVILLE RD. SAN ANTONIO, TX 78237 LA PROVIDENCIA APARTMENTS

CIVIL REPORT

Prepared for San Antonio Housing Authority

Prepared by KCI Technologies, Inc.

13750 San Pedro Ave, Suite 640 San Antonio, Texas, 78232 TBPE No. 10573

Date: December 10, 2017



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I. Introduction

San Antonio Housing Authority (SAHA) manages a twelve (12) building apartment community located at 2525 Castroville Road, San Antonio, Texas, 78237. La Providencia apartment community was built and constructed in the 1980's and assists families and elderly alike; the community consists of 90 units that are one and two story buildings. La Providencia also features a community pool accessible by all residents. The following assessment details the existing site conditions, limited to the paved parking area, and provides recommendations for the design of proposed improvements.

II. Existing Conditions

KCI conducted multiple site visits, and several issues were noted. These issues range from poor drainage conditions on and off permeable surfaces, and pavement/parking lot deficiencies such as cracking, distortion, and disintegration. Pavement cracking can be load related, or may occur due to the effects of temperature or environment. Distortion is caused by instability of an asphalt mix or weakness of the base or subgrade layers. And disintegration is the breakup of a pavement into small pieces that are lost with time and traffic. Also, sections of existing concrete curb throughout the property have failed its original purpose of intent, and have broken into sections, leaving rebar exposed at sections. In some areas, the



concrete curb has been removed all together or is reduced down to less than an inch due to multiple layers of asphalt overlay applied throughout the years. In addition, there are missing or broken wheel stops, lack of ADA compliance accessible parking spaces, and/or ADA accessible routes to include sidewalks, walkways, and leadwalks.

Figure 1 – Fatigue cracking, a load associated structure failure, is sometimes called alligator cracking due to the interconnected cracks which resembles an alligator skin..

There are three typical characteristics associated with this type of pavement failure:

- 1. The failure can be due to weakness in the surface, base or sub grade,
- 2. A surface or base that is too thin,
- 3. Overloading,

or the combination of all three conditions mentioned above. It often starts in the wheel path as longitudinal cracking and ends up alligator cracking after severe distress. In addition to the fatigue cracking shown in Figure 1, distortion failure is also present as a depression. Depressions, which are also





called bird-baths, are localized low spots in the pavement surface. These flaws can be caused by settlement or other failure in the lower pavement layers or by poor construction techniques.

Figure 2 and 3 - Represent two of the subcategories of distortion: Rutting and Shoving. Ruts in asphalt pavement are characterized by channelized depressions in the wheel tracks. Rutting results from consolidation or lateral movement of any pavement layers or the subgrade under traffic (load). It is typically caused by insufficient pavement thickness, lack compaction and weak asphalt mixtures. Shoving is a longitudinal displacement of a localized area of the pavement surface. Generally caused by braking or accelerating vehicles, it also may have vertical displacement. Shoving is present near the dumpster collection areas. Additional fatigue cracking and depressions are also present in Figure 2 and Figure 3.



Figure 4 – Patch failures are also a distortion pavement failure. As shown in Figure 4, asphalt patches are present throughout the community and all of them present distress in their outmost layer. Asphalt patches deteriorate at a rate influenced by compaction, material selection and the quality of the surrounding or underlying pavement structure.



throughout the community with potholes. Potholes are bowl-shaped holes caused by the localized disintegration of the pavement surface. Potholes typically results from the continued deterioration of the asphalt layer and mainly they are the result of moisture infiltration and usually the end result of untreated fatigue/alligator cracking. As fatigue cracking becomes severe, the interconnected cracks create small chunks of pavement, which can be dislodged as vehicles drive over them.

Figure 6 – Poor drainage conditions are visible throughout the community, while some of the pavement failures previously described in this report are related to loading conditions experienced on site, other failures are enhanced or continue to deteriorate the pavement layer due to water infiltration to the base or sub-base layers.





Figure 6 also represents a fair amount of longitudinal cracking; longitudinal cracking occurs parallel to the centerline of the pavement or in this case parallel to a pavement patch or a channelized drainage path. They are mainly caused by poorly constructed joints, shrinkage of the asphalt layer, cracks reflecting up from an underlying layer, or segregation due to improper paver operation. These type of pavement failures are not load related, however, moisture will continue to enter the longitudinal cracks and further affect other areas of the pavement.

III. Recommendations

The pavement failures described in the report are conditions normally found in long stretches of city streets and/or local highways; however, the La Providencia Apartments community is host to an

approximately 75% of pavement failures known throughout the industry.

- KCI recommends a geotechnical study to find the local physical properties of soil and rock found on site. A recommended pavement structure shall be part of the deliverable based on local traffic conditions.
- A topographical survey of the entire property is recommended. The survey will be used to design parking lot improvements to properly drain water off the property. In doing so, a new grading will be implemented within the parking lot footprint of the community. Also, if desired by SAHA, the topographic survey can be utilized to design drainage improvements off the parking lot and around the buildings, which appear to have poor drainage conditions.
- It is of KCI's opinion a full depth pavement replacement and reconstruction of the entire parking lot is warranted, based on the existing conditions of the property. New wheel stops, new curb, and a new striping and signage plan must be included.
- If desired by SAHA, fencing and driveway improvements can be included in the design.
- The design must include an evaluation of required ADA accessible features, including parking spaces, and routes, and these features and routes must be included in the design documents.

IV. Site Layout





VALLA Construction, Inc.

VALLA Design Group

SDB HUB SBE MBE DBE

1232 North Hackberry,

San Antonio, Texas 78202

Phone (210) 641-0258

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valla@valla-inc.com



SAHA – La Providencia Apartments Property Feasibility

2525 Castroville Road, San Antonio, Texas 78237 December 10, 2017



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Section 3 – Recommendations

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D – Interior Elements

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Section 5 - Summary

Exhibits:

Exhibit "A" Overall Site Plan

Exhibit "B" Leasing Office Floor Plan

Exhibit "C" Site Photos



Project Executive Summary

San Antonio Housing Authority (SAHA) oversees a multi-building, two-story apartment complex. The existing complex consists of twelve (12) multi-family buildings; four (4) are Type 'A', four are Type 'B', three are Type 'C' and the leasing office which is Type 'D'. The project site is bounded on the north by private property, east by private property, south by Castroville Road and west by SW 38th Street. La Providencia is an apartment community constructed in the City of San Antonio. Built in 1980's is a family/elderly community, it consists of, 90 units that are one- and two-story buildings.

The extent of this study was to assess the existing conditions of the multi-family building exterior of all twelve buildings on the property and evaluate each for deterioration and structural compromise. The interiors of each building is not included in this scope. The scope was to include structural deficiencies of foundations, exterior stairwells and exterior balconies. The architectural evaluation was limited to the replacement of building siding, roof, decking and gutters. The only interior scope included in this study was the leasing office lighting and paint only. Site assessment was limited to fencing.

The assessment performed by Valla Construction & Design Group included both design professionals and building construction specialists. Structural evaluation was performed by Beicker Consultants. The first of multiple site visits occurred on November 14, 2017 between the hours of 9:00 and 10:30 AM.

Based on observation it was concluded that the main issues noted during our site evaluation pertain to aged and deteriorated exterior materials inclusive of materials previously mentioned, rotted and/or broken exterior siding, old and weathered exterior wall pack lighting, possible termite damage, possible water



damage, rotting of steel stair treads, the connections of the stair landings to the adjacent buildings, rusted out stair landings and columns (in some cases), holes in perimeter slab grade beams, and signs of movement in expansion joints. Reference attached structural report for detailed recommendations.

As previously mentioned this assessment was primarily limited to the exterior. No construction or demolition occurred in evaluating the existing conditions of the property. Unforeseen conditions could not be determined and further investigation may be needed during the demolition phase which may uncover additional scope requirements. ADA \ TAS accessibility requirements were not reviewed or proposed at this time. An asbestos report was not performed and therefore it is unknown if abatement may be required.



Existing conditions:

A. Building Envelope

- 1. Several exterior entry / storage doors are in very poor condition; interior doors being used in lieu of exterior doors.
- 2. Roof throughout is in poor to fair condition.
- 3. Exterior siding throughout complex are in poor to fair condition.
- Wood balcony fencing at first floor in poor to fair condition. Some have been replaced.
- 5. Multiple single pane windows; should be double pane.
- 6. Exterior stairwells throughout are in poor to fair condition. Metal tread supports have rusted, and some have been replaced.

B. Structural

Attachment: Structural Assessment

C. Electrical

- 1. At this time, only interior lighting fixtures of Leasing Office and exterior wall packs have been assessed. Fixtures have been found to be in poor to fair condition. All fixtures are old and not energy efficient.
- 2. Surface mount fixture in storage area (lavatory) appears to be loose from ceiling.
- 3. Recessed ceiling fixture in toilet/shower room missing cover plate.
- 4. Exterior wall packs to be replaced with siding.

D. Interior Elements

At this time, only interior walls of Leasing Office have been assessed. Interior walls are gypsum wallboard (GWB). Interior walls in fair/good condition.



E. Miscellaneous

Perimeter fencing is shown to be damaged and weathered throughout.

Recommendations

A. Building Envelope

Doors:

Remove and replace exterior storage doors as needed where interior hollow core doors are used.

Building Glazing/Windows:

Remove any single pane windows and replace with double pane. Size and style to match surrounding windows.

Building Roof:

Demo roof decking and shingles throughout. Install new roof decking with ½ radiant barrier plywood; Install new roof shingles with 30-year warrant with ridge cap; Blow-In insulation as needed.

Exterior Walls:

Demo existing siding, fascia boards, sheathing and gutters throughout. Install new ½ sheathing and wrap with Tyvek (building envelope); Install new hardy siding 8 ¼ lap with 1x6 and 1x8 fascia boards and soffit panels; Install rigid expansion joints as per engineers recommendation; Prep and paint all new siding and fascia boards (allow for 2 colors).

Prep and paint all metal railing for staircases throughout.

Install new 6" aluminum exterior grade gutters and 6 down spouts per building. Remove and replace first floor wood balcony fences as needed, first level only. Per structural engineers recommendation, replace any deteriorated wood

columns where signs of termites are visible.



B. Structural

See Structural Letter under Assessments

C. Electrical

Replace exterior wall packs throughout Replace interior lighting fixtures in leasing office.

D. Interior Elements

Interior Walls at Leasing office:

Throughout: Clean, patch and paint all interior walls.

E. Miscellaneous

Replace chain link fence surrounding perimeter of property. Gates appear to be in good and operable condition.



Summary

This feasibility study took into consideration many factors. Site assessments of the existing equipment, systems, and buildings were conducted by specialty team members. Based on these assessments recommendations are provided to upgrade the facility in order to meet current building codes and adopted City of San Antonio standards. The recommendations of this report are what we consider to be the most economical and in the interest of the owner.

As per the City of San Antonio, a remodel permit application is appropriate for any type of alteration to an existing building that is currently, or has been legally occupied. The remodel permit is intended for the following:

- Changes to the exterior of a building.
- Any alterations to a building including structural work to the building (cutting away
 of any wall, partition or portion thereof, and the removal or cutting of any
 structural beam or load bearing support)
- A remodel may include exterior Site Work which requires additional plans submitted.

A commercial remodel permit requires that construction plans be submitted for plan review prior to issuance of the permit. The plans may need to be stamped by an architect or engineer, registered in the State of Texas for institutional buildings, residential buildings and for any public building over \$50,000 in project costs where the alteration requires removal, relocation, or addition of walls or partitions or alteration or addition of an exit.

This study and budgets are based solely on the recommendations of qualified contractors, and final pricing will be impacted by final architectural and engineering design requirements.



Exhibit A - Overall Site Plan

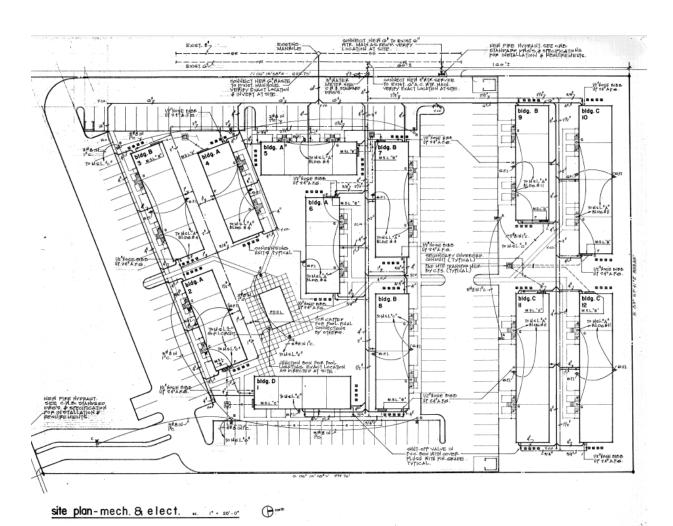
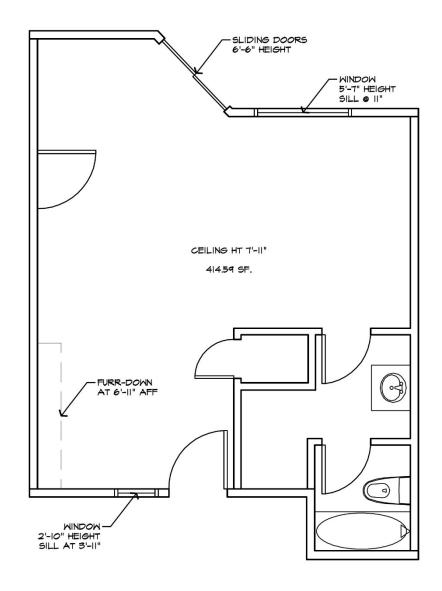




Exhibit B – Leasing Office Floor Plan



SCALE: **½**" = 1'-0"



Exhibit A - Site Photos

Photos in exhibit are not all inclusive of property deficiencies – they are typical representations throughout.



Figure 1 One Level Building (front)



Figure 2 One Level Building (rear)





Figure 3 Two Level Building (front)



Figure 4 Two Level Building (rear)





Figure 5 Attic Vent



Figure 8 Patio Connection



Figure 6 Attic Vent



Figure 7 Patio Connection





Figure 9 Balcony





Figure 10 Porch



Figure 12 Downspout (Balcony)



Figure 11 Downspout





Figure 13 Siding



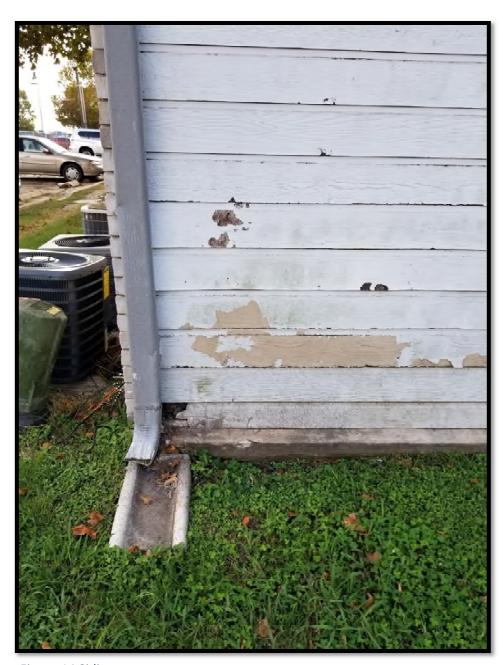


Figure 14 Siding





Figure 16 Siding



Figure 15 Balcony





Figure 17 Balcony





Figure 18 Storage Door / Trim



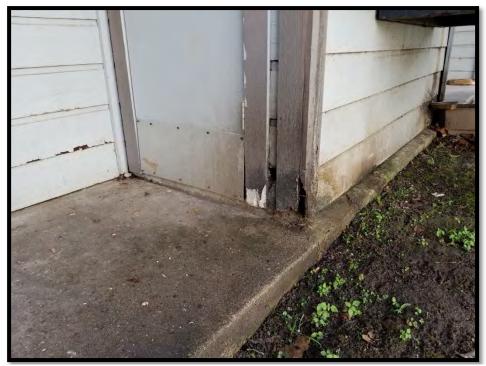


Figure 19 Storage Door / Trim



Figure 20 Storage Door / Trim





Figure 21 Siding at Stair Landing





Figure 22 Stairs





Figure 23 Stairs



Figure 24 Stairs





Figure 26 Light in Rest Room (Leasing Office)



Figure 25 Light in Storage Area (Leasing Office)



Figure 27 Light in Lavatory (Leasing Office)



Figure 28 Lighting in Leasing Office



Structural / Construction Engineers

December 1, 2017

Mrs. JoAnn Sosa **Valla Design Group** 1232 N. Hackberry San Antonio, Texas 78202

Re: La Providencia — Structural Condition Survey

BC Project #17408-0

2525 Castroville Road San Antonio, Texas

Dear Mrs. Sosa:

You contacted Beicker Consultants, LLC (BC) to provide a structural condition assessment of the existing buildings at the above referenced apartment complex. The existing complex consist of a total of twelve (12) buildings; four (4) are Type 'A', four (4) are Type 'B', three (3) are Type 'C', and the lease office/clubhouse is Type 'D'. You are working with the owner to renovate the exteriors of the buildings and had concerns about possible structural issues that may be present due to deterioration of existing construction.

I visited the complex to visually observe the existing condition of the exteriors of each building and note any possible structural issues that were apparent. Overall, the building structures appear to be structurally sound and do not show major signs of structural integrity loss. There are areas of the existing buildings that are damaged and need to be addressed during the renovation as well as other areas that show signs of possible structural integrity loss but need to be investigated further.

Based on my observations, some of the main issues noted during my site visit pertain to possible termite damage, possible water damage, rotting of steel stair treads, the connections of the stair landings to the adjacent building, rusted out stair landings and columns, holes in perimeter slab grade beams, openings in exterior facades, and signs of movement at expansion joints. Below is information on these issues and what is needed:

- Areas that appeared to have, or could possibly have, termite or water damage.
 - o Additional investigation efforts are needed to determine the structural integrity of the existing construction. These areas were mostly covered by the existing siding but some were not.
- Termite damage at balcony support columns.
 - o The wood columns showing signs of termite damage shall be replaced to match original construction. The balconies above shall be appropriately shored during this column replacement.
- Rotting of steel stair tread.
 - o The rotted stair steps shall be removed and replaced with a pre-cast concrete step as previously done on numerous steps throughout the complex. These pre-cast concrete steps shall be able to support a minimum of 100 psf for the width needed to fit within the stair framing. Steel angles shall be welded to the stair stringers to match what was previously done, and as required for the pre-cast steps to bolt to the angles. In the attachments mentioned below, I have noted the number of treads needing to be replaced on each circled section of the stair framing.
- Stair landing connections to adjacent buildings showing signs of connection structural integrity loss.
 - o Additional investigative efforts are needed to determine the requirements of the reconnection of the damaged stair landings. At minimum, additional blocking will need to be added between the existing wall studs for reconnection of the stair landing.
- Rusted out stair landings and steel columns
 - o I recommend complete replacement of the stair landings that have a rusted out/deteriorated steel pan. These steel pans support the concrete above and cannot support them correctly if they are

rusted through. Like the steel pans, rusted/deteriorated steel columns supporting the landings shall be replaced to match the original construction.

- Holes in perimeter slab grade beams.
 - o A large hole was observed in the perimeter grade beam of the building slab. This hole shall be filled to prevent any water or animal intrusion below the building. The area shall be cleaned and filled with a non-shrink 3/8" aggregate concrete or grout mix.
- Openings in exterior facades.
 - Numerous openings in the exterior facades were observed through the complex. These openings are not particularly a structural issue but they can lead to structural issues if left unattended too. These openings can be avenues for animals and/or water to get into the wall section and damage structural members. These openings shall be cleaned out, investigated for possible damage, and if no damage is present, then they should be sealed up to prevent any issues in the future. If damage is present, then the damaged members shall be repaired and then the opening shall be sealed appropriately.
- Signs of movement at expansion joints.
 - The existing wall expansion joints are comprised of a rigid wood board spanning across the joint. Expansion joints are designed to allow movement between the two sections of the building but this rigid board is not designed to move. When the building sections move independently of one another, this rigid board becomes damaged and shows signs of possible structural integrity loss. I recommend having a flexible joint material installed over the expansion joint with two rigid boards along the length of each side. The roof joint has a flexible joint overlay and I recommend having one installed over the wall joints as well.

As mentioned in some of the bulleted items above, additional investigative efforts may still be needed. Once the contractor has exposed the areas that show signs of possible termite or water damage, BC can revisit the site to determine if additional structural support or full member replacement is needed.

Attached to this report is an overall complex layout and building elevations of all twelve (12) buildings. These elevations note areas of concern that need attention, or that need further investigation due to the possibility of structural integrity loss. Photographs are also provided of some of the areas mentioned above in the bulleted items on pages 3 through 6.

If you have any questions, please call.

Respectfully,

BEICKER CONSULTANTS, LLC

Mike Bratten, PE

Texas Professional Engineer License Number 121512

Beicker Consultants, LLC investigated only the portion of the building described. Other buildings that are part of this complex were never considered as part of our investigation. Our investigation did not include discovery, testing, monitoring, cleanup or neutralization of pollutants, hazardous substances or asbestos. Our investigation also did not include reviewing mechanical, electrical or plumbing conditions. Our opinions and recommendations expressed are based on the condition of the structure, as we were able to visually see it during our investigation at the site. Means, methods, procedures, techniques, sequencing, completing construction and safety on the job site should remain the responsibility of the Contractor hired to carry out the repair work. No warranty of this structure for future use, operability or suitability is expressed or implied.

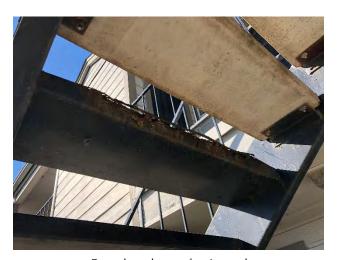
Photographs



Signs of possible termite or water damage.



Waviness of roof decking.



Rotted steel pan of stair tread.



Rotted steel pan of stair tread.



Opening in building façade.



Rotted steel sheet on bottom of stair landing.

Photographs (cont.)



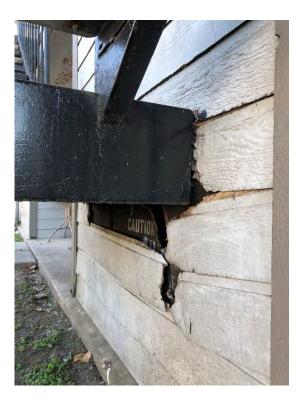
Signs of possible termite damage.



Stair landing connection integrity loss.



Signs of possible termite damage.



Stair landing connection integrity loss.

Photographs (cont.)



Opening in building façade.



Ant and/or termite infestation.



Signs of possible water or termite damage.



Signs of possible water or termite damage.



Signs of possible water or termite damage.



Signs of possible water or termite damage.

Photographs (cont.)



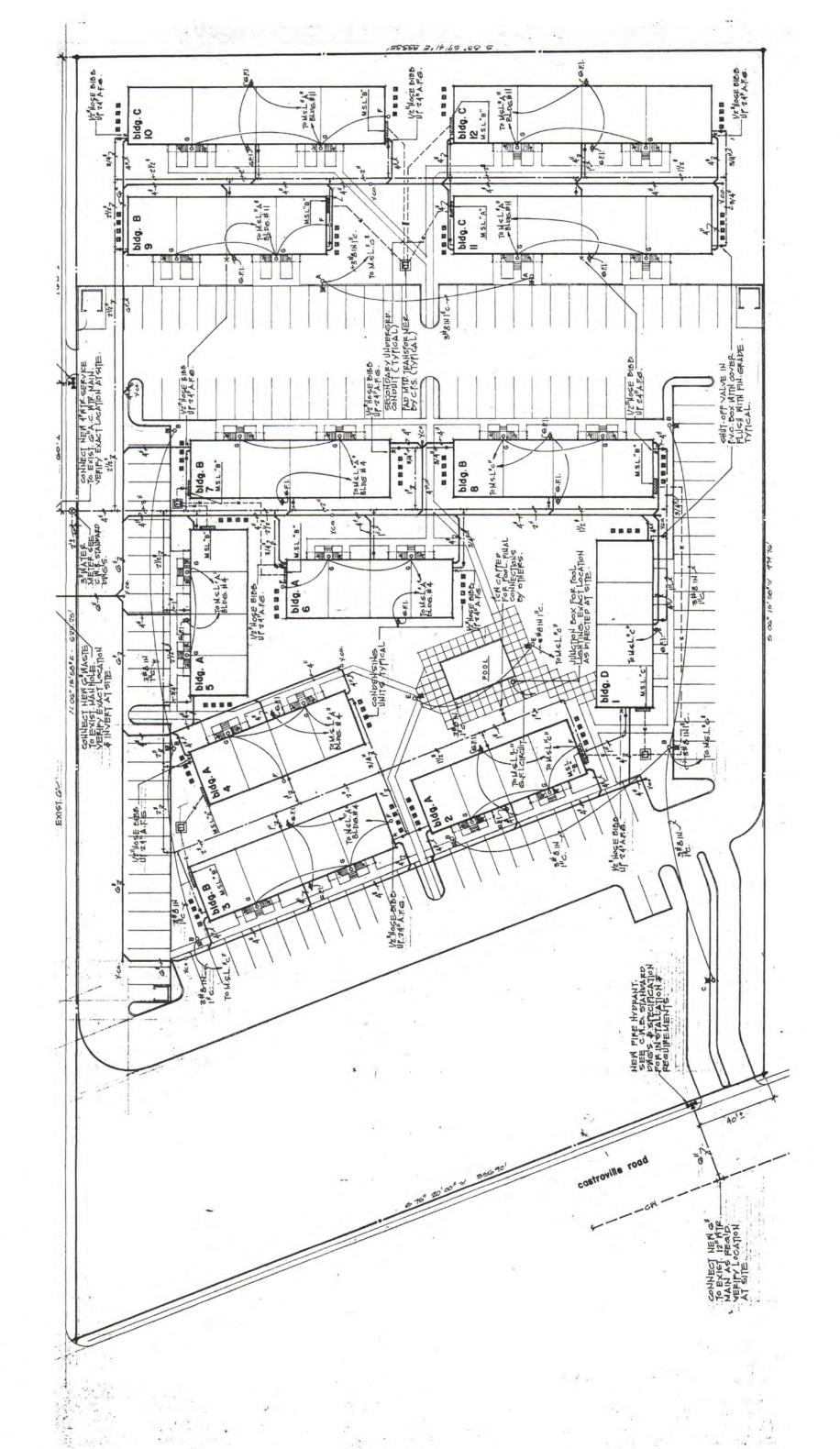
Signs of possible termite damage.

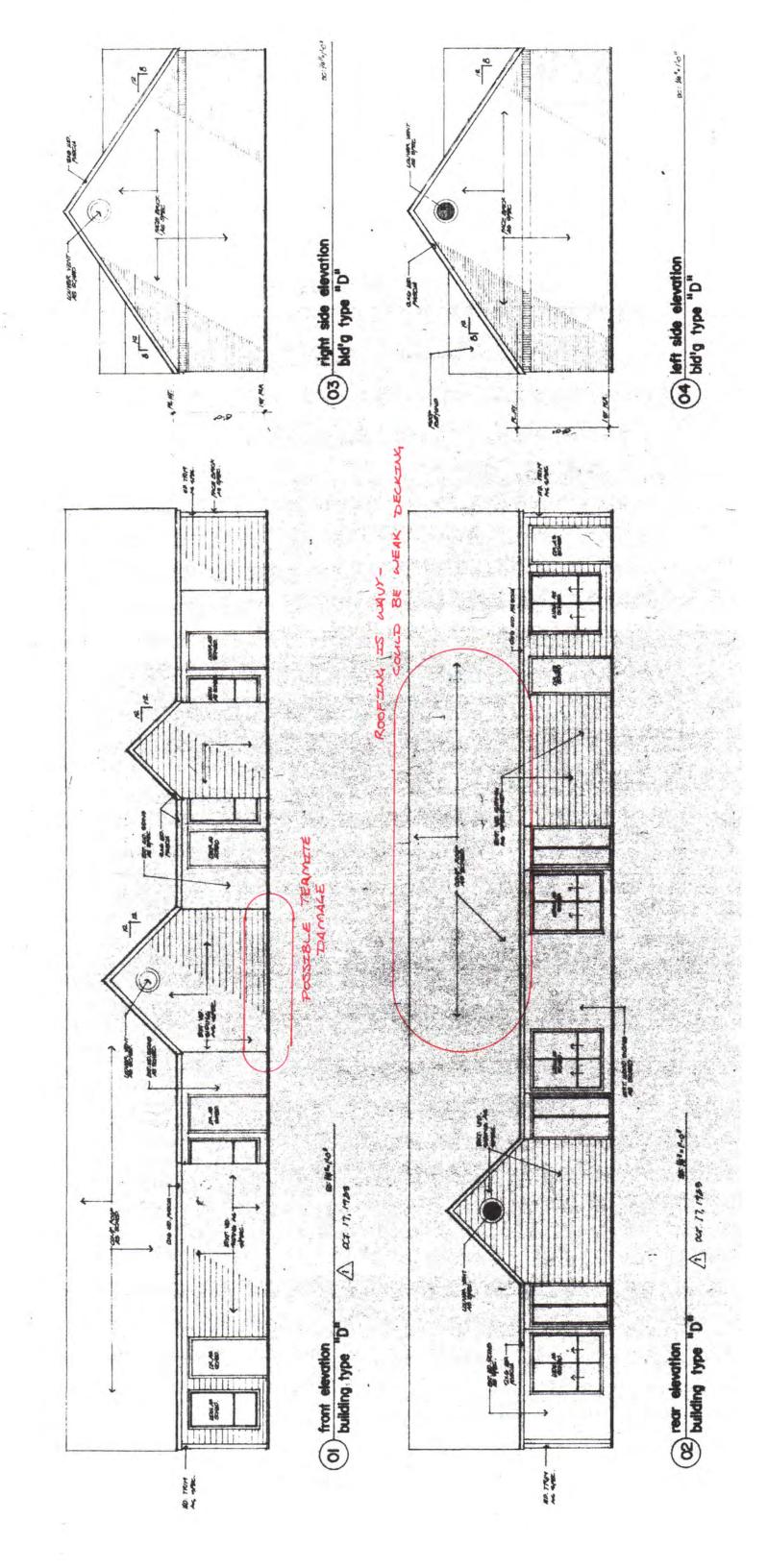


Rigid expansion joint board showing signs of movement.

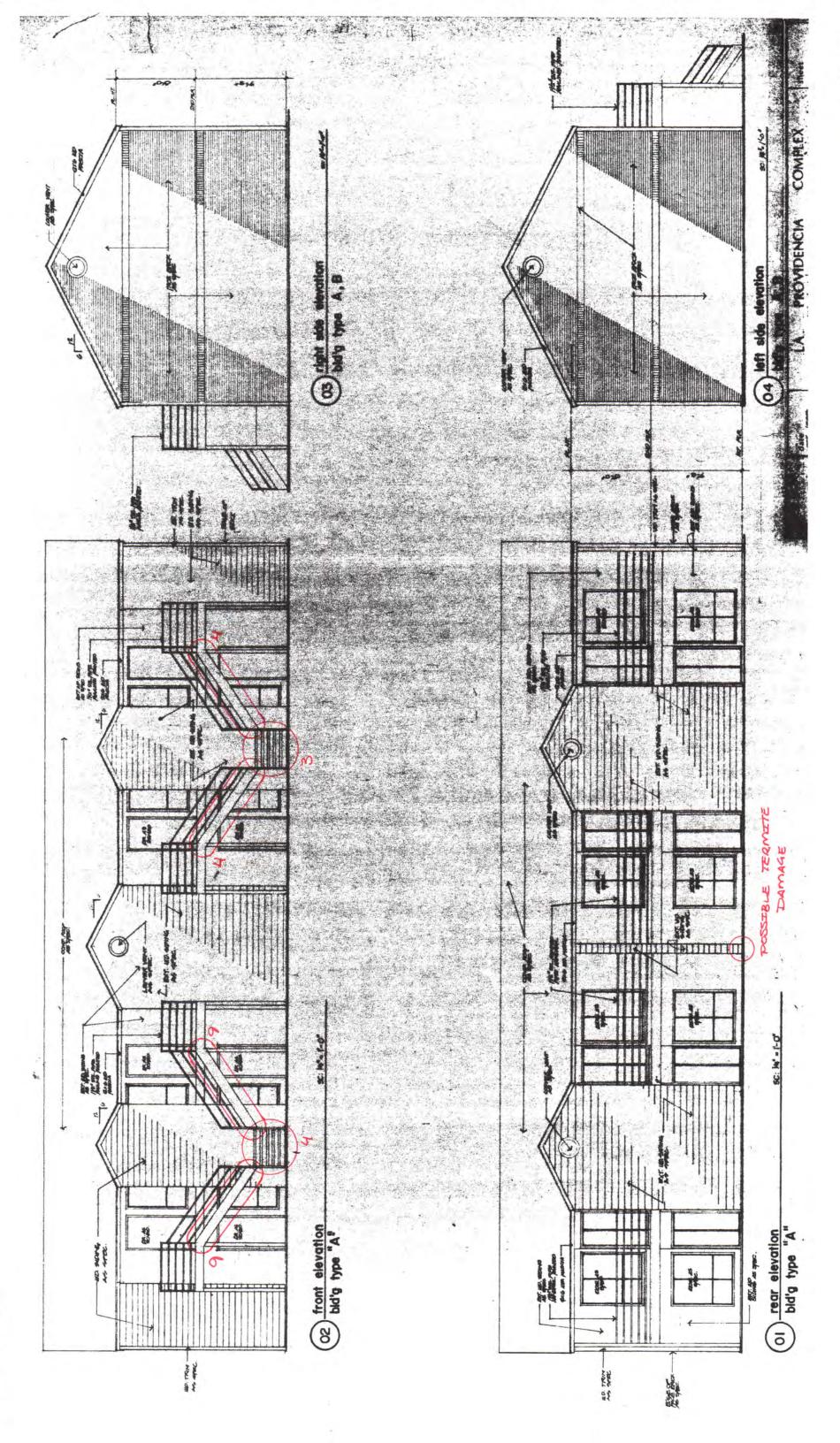


Base of rigid expansion joint showing signs of movement.

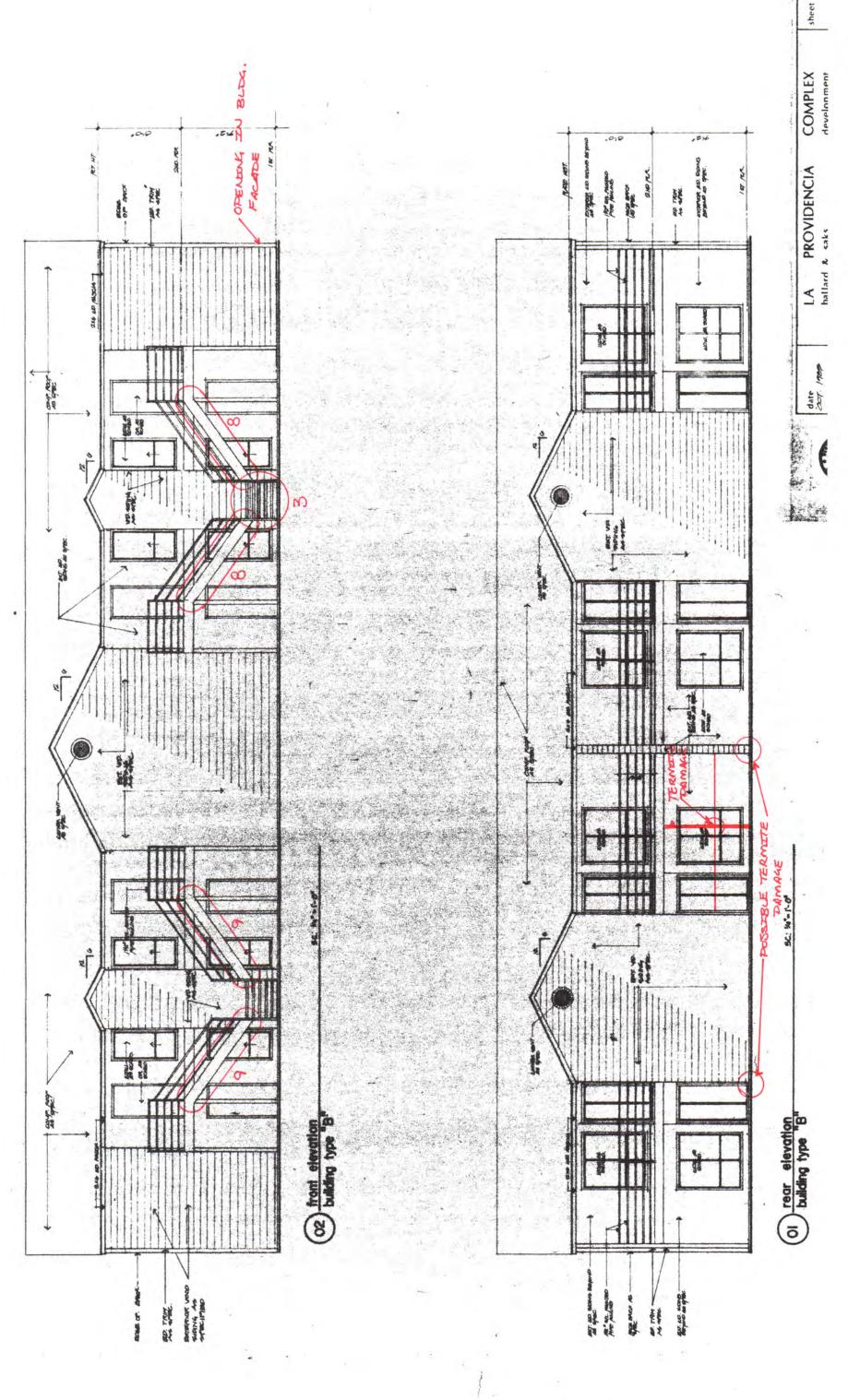




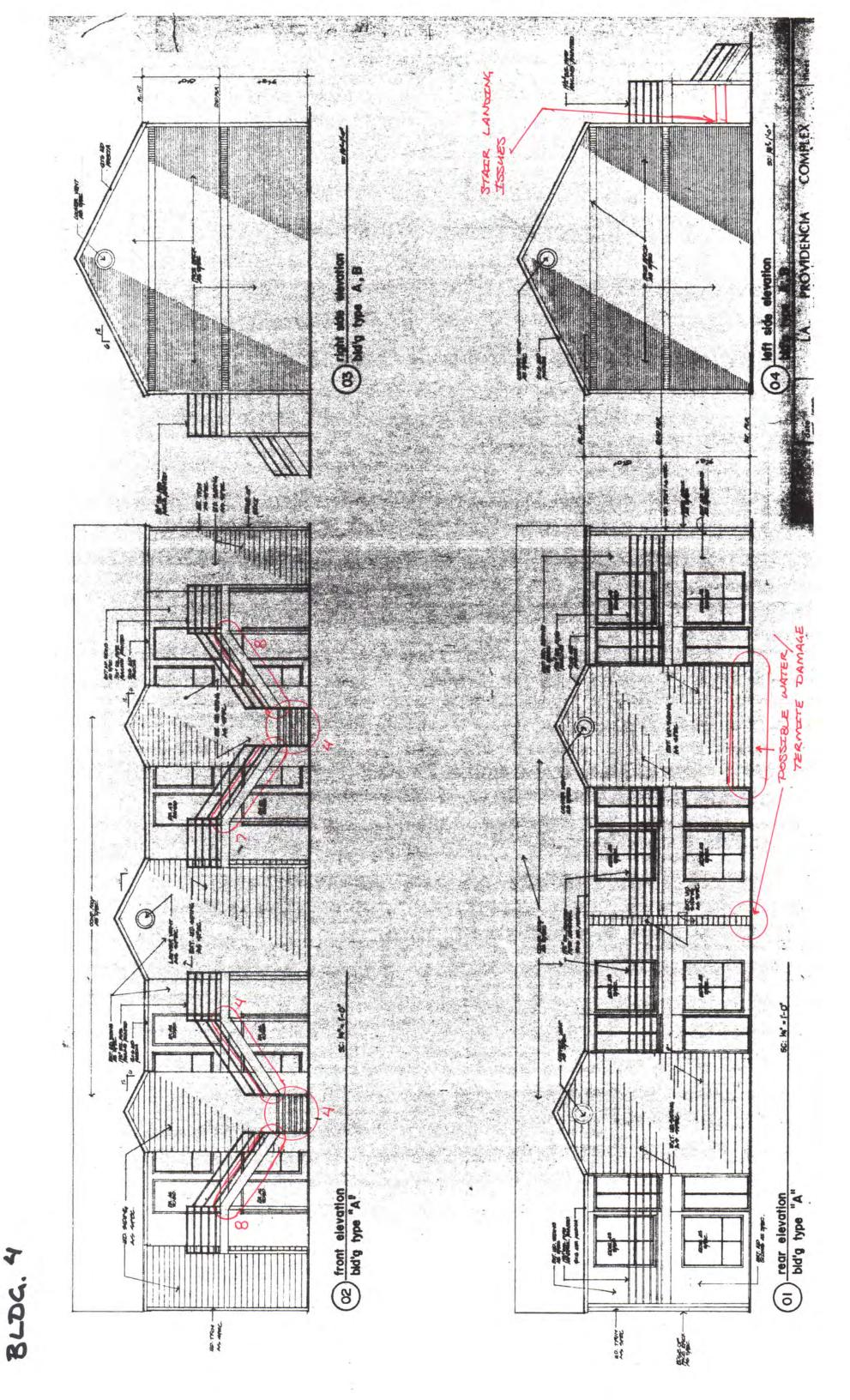
BLDG. 1

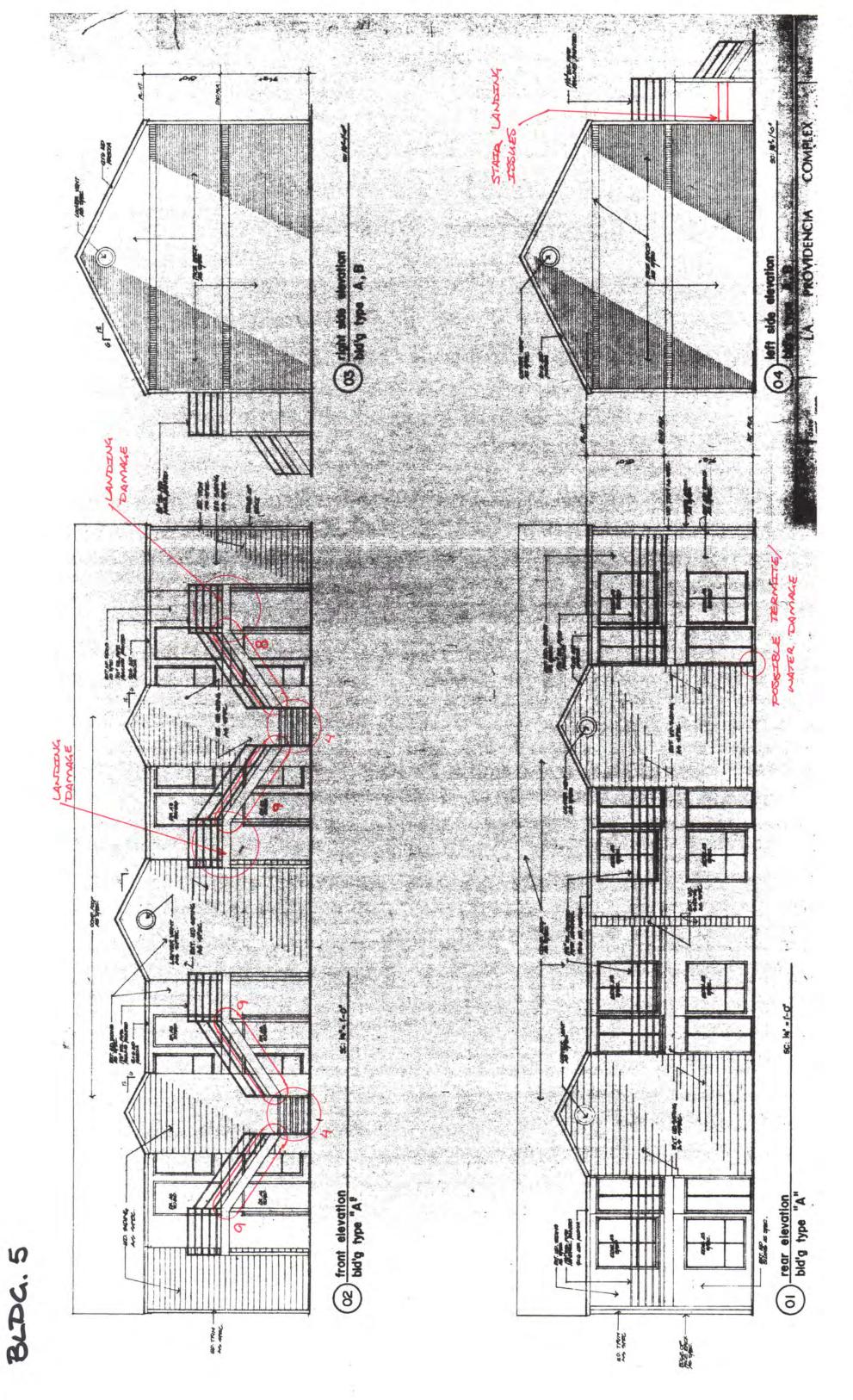


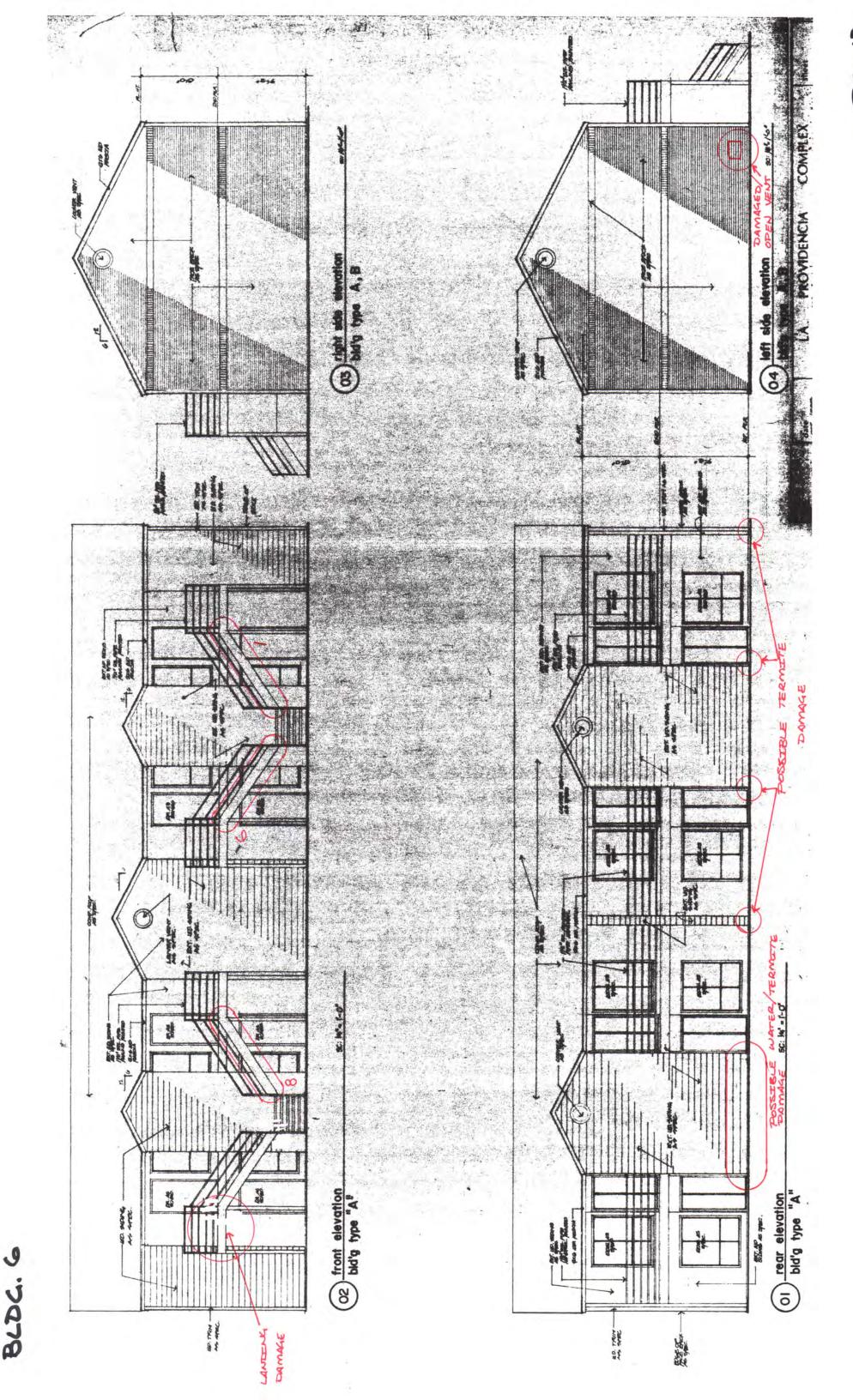
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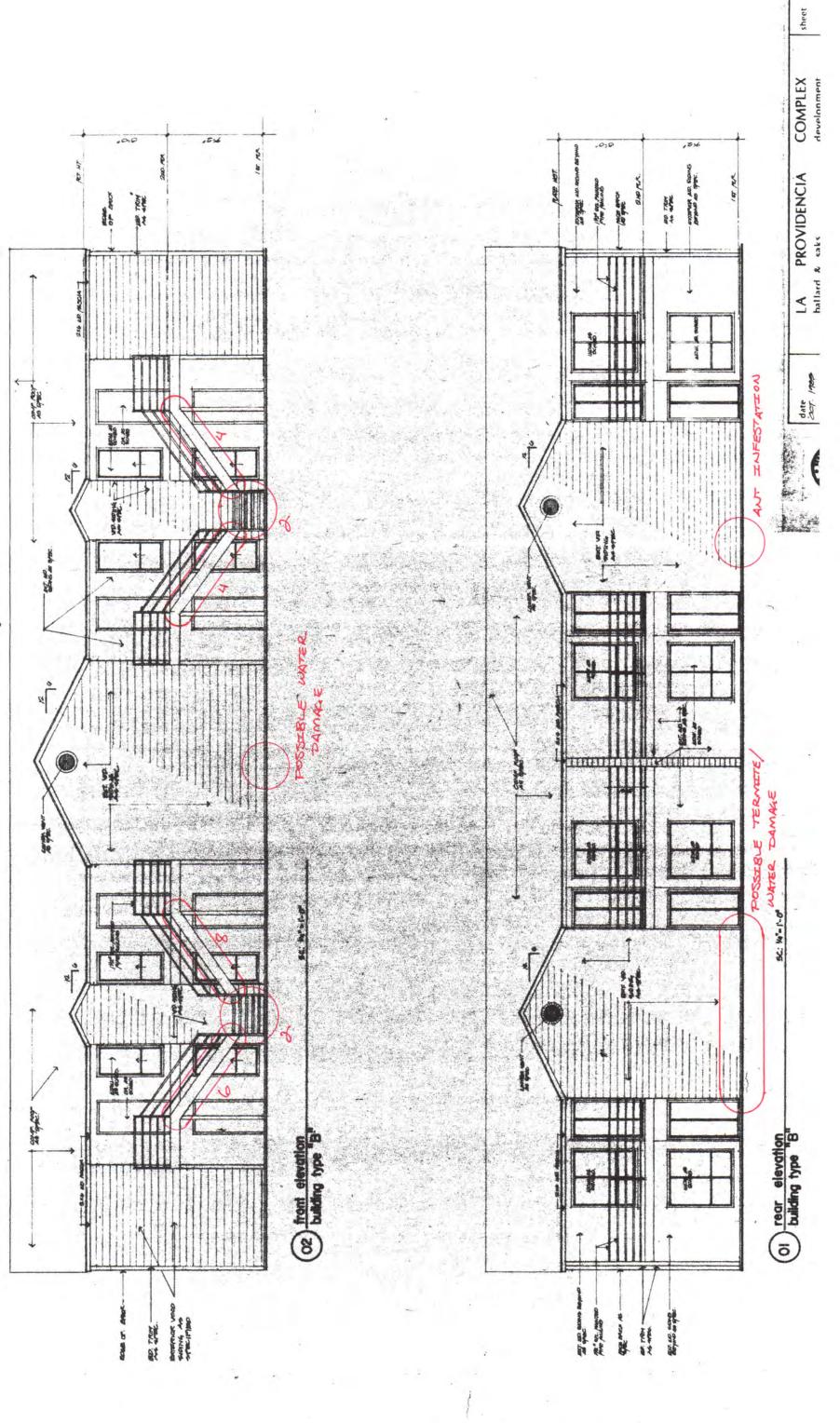


PG. 10

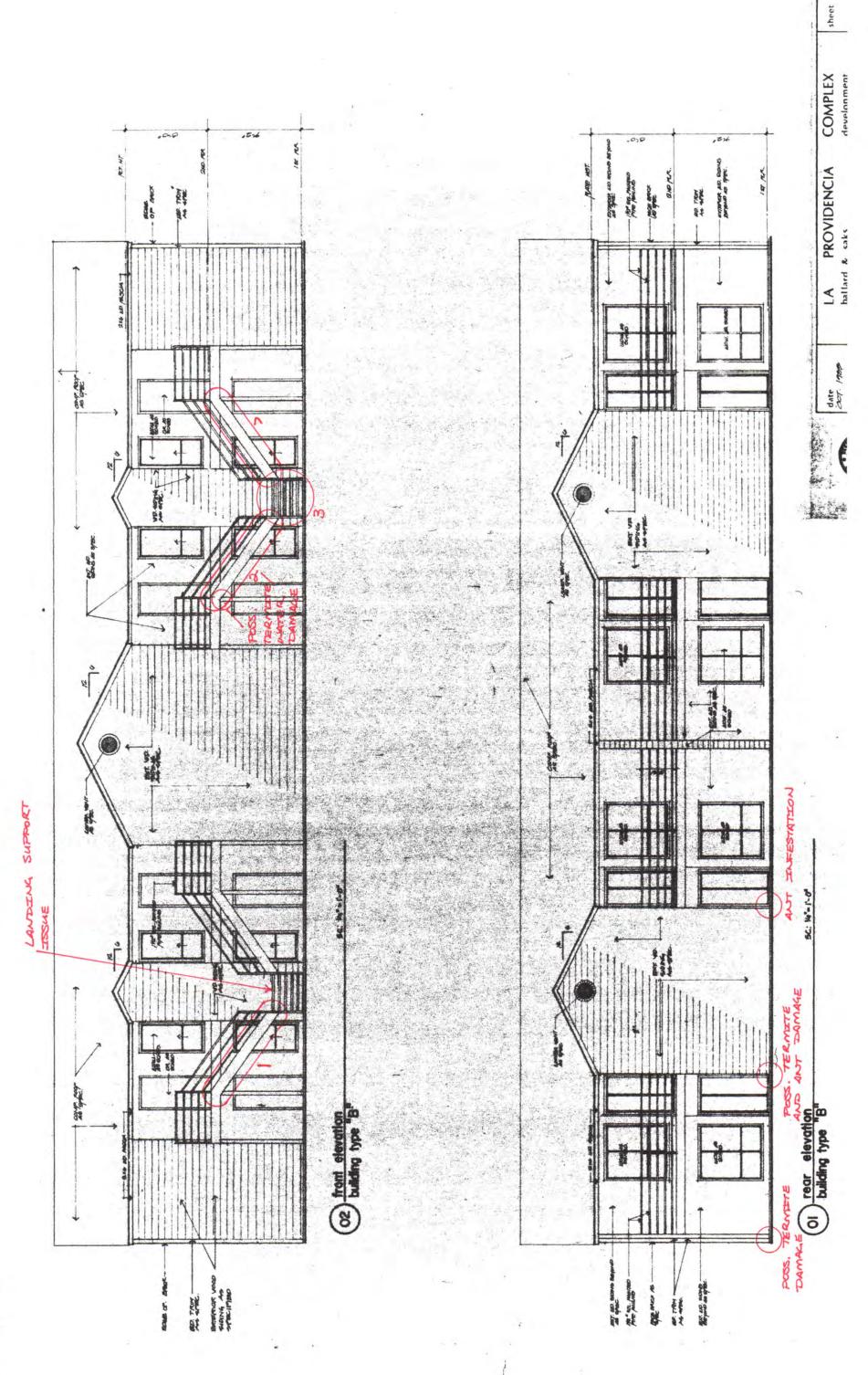




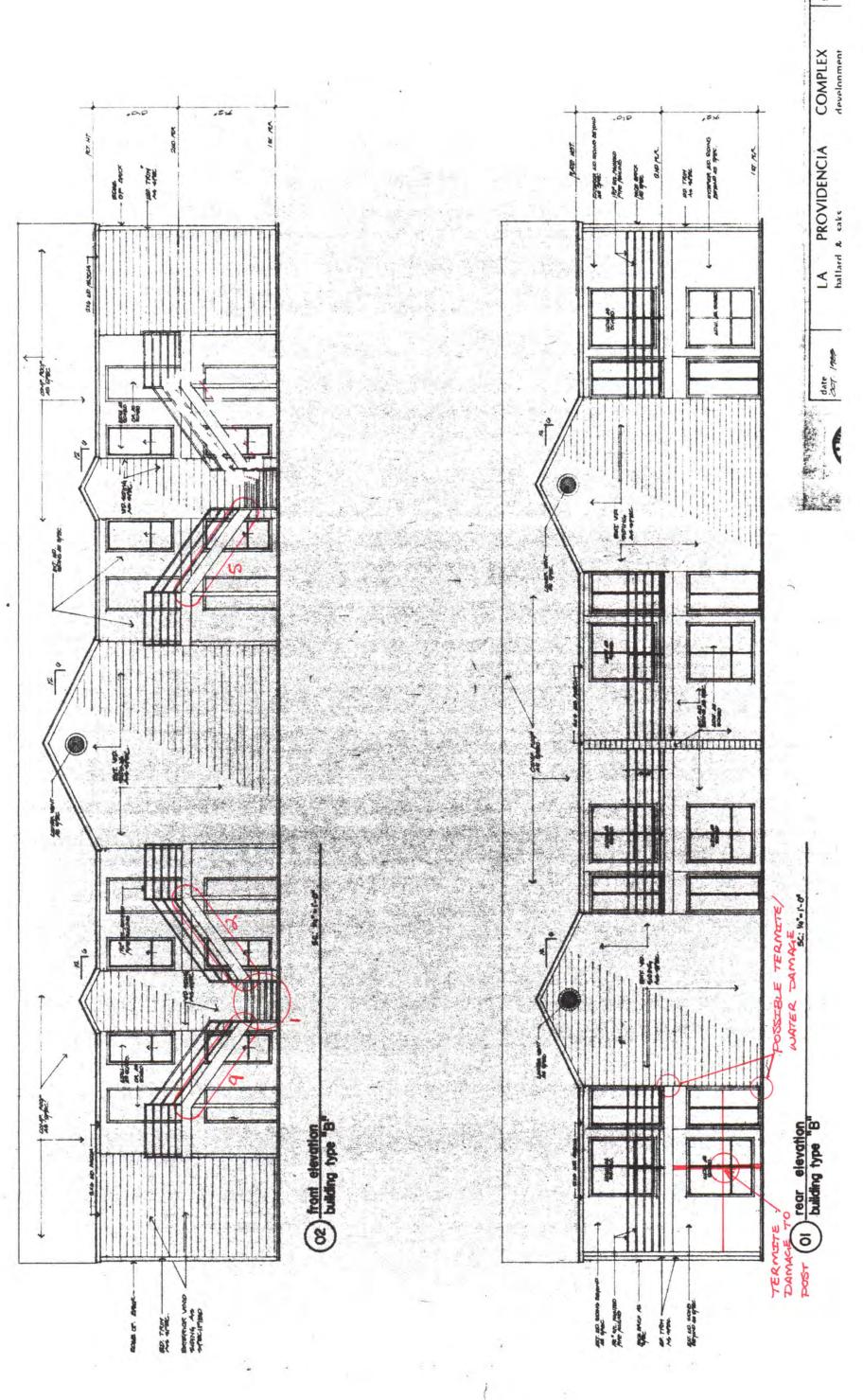




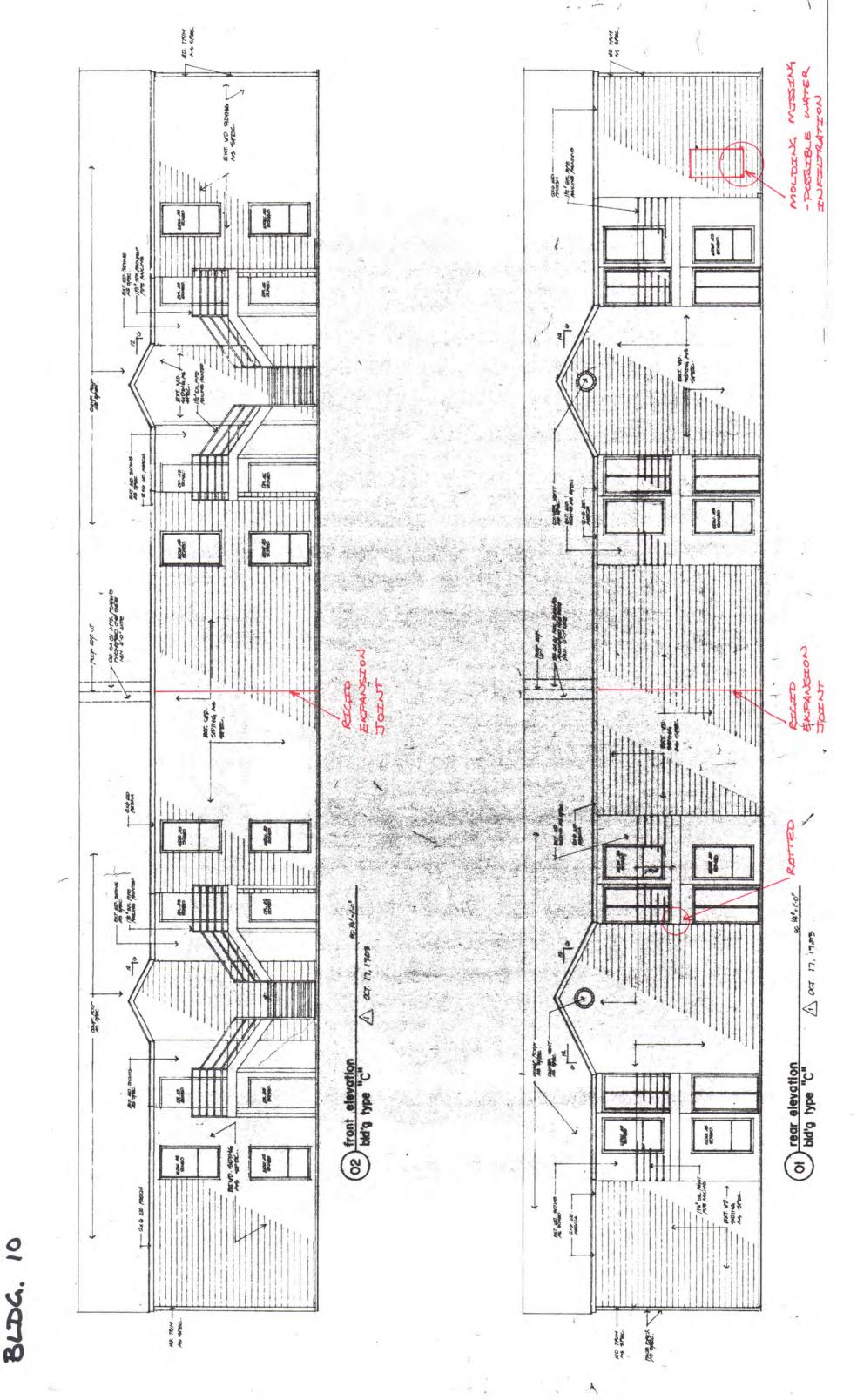
PG. 14

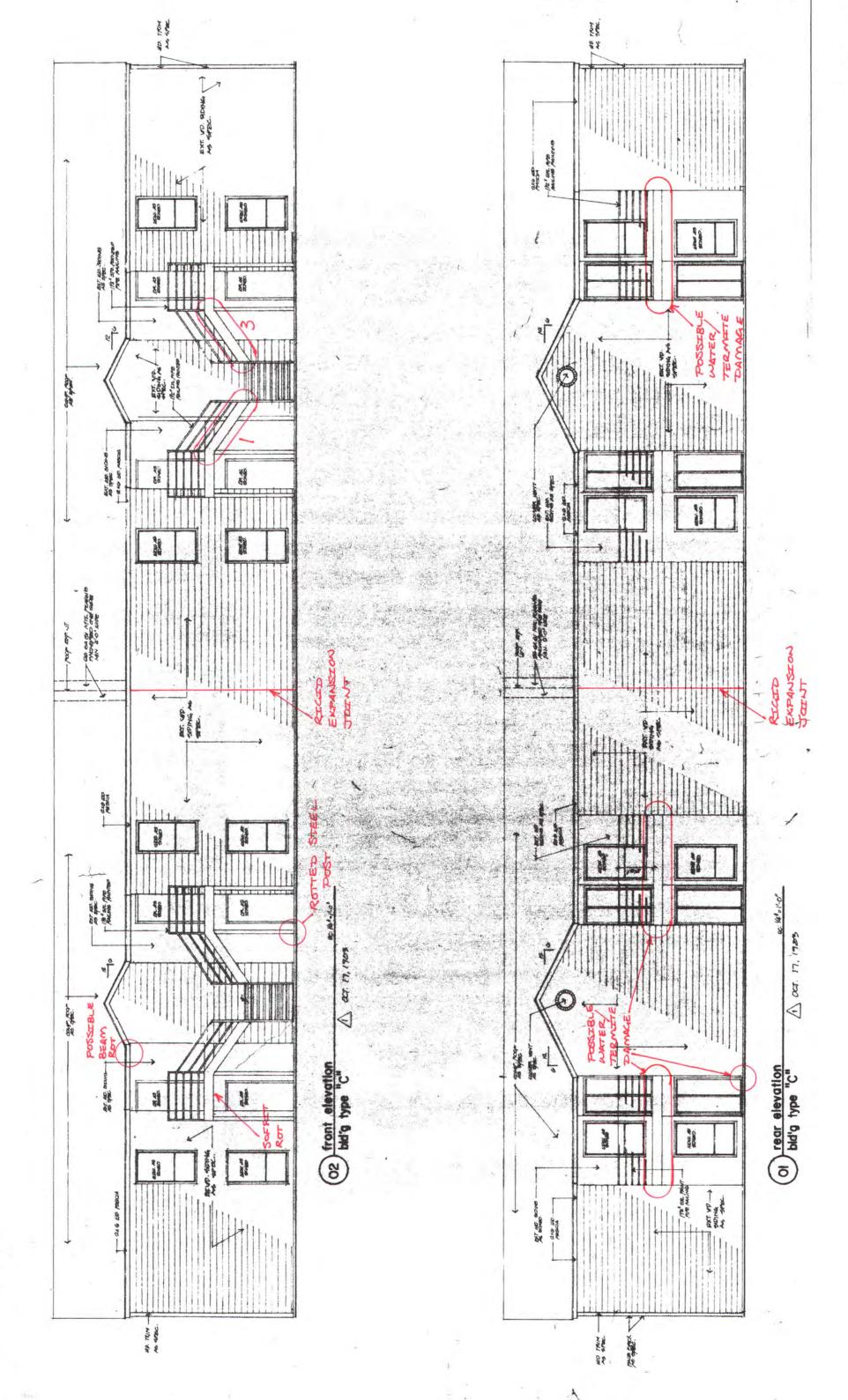


PG. 15

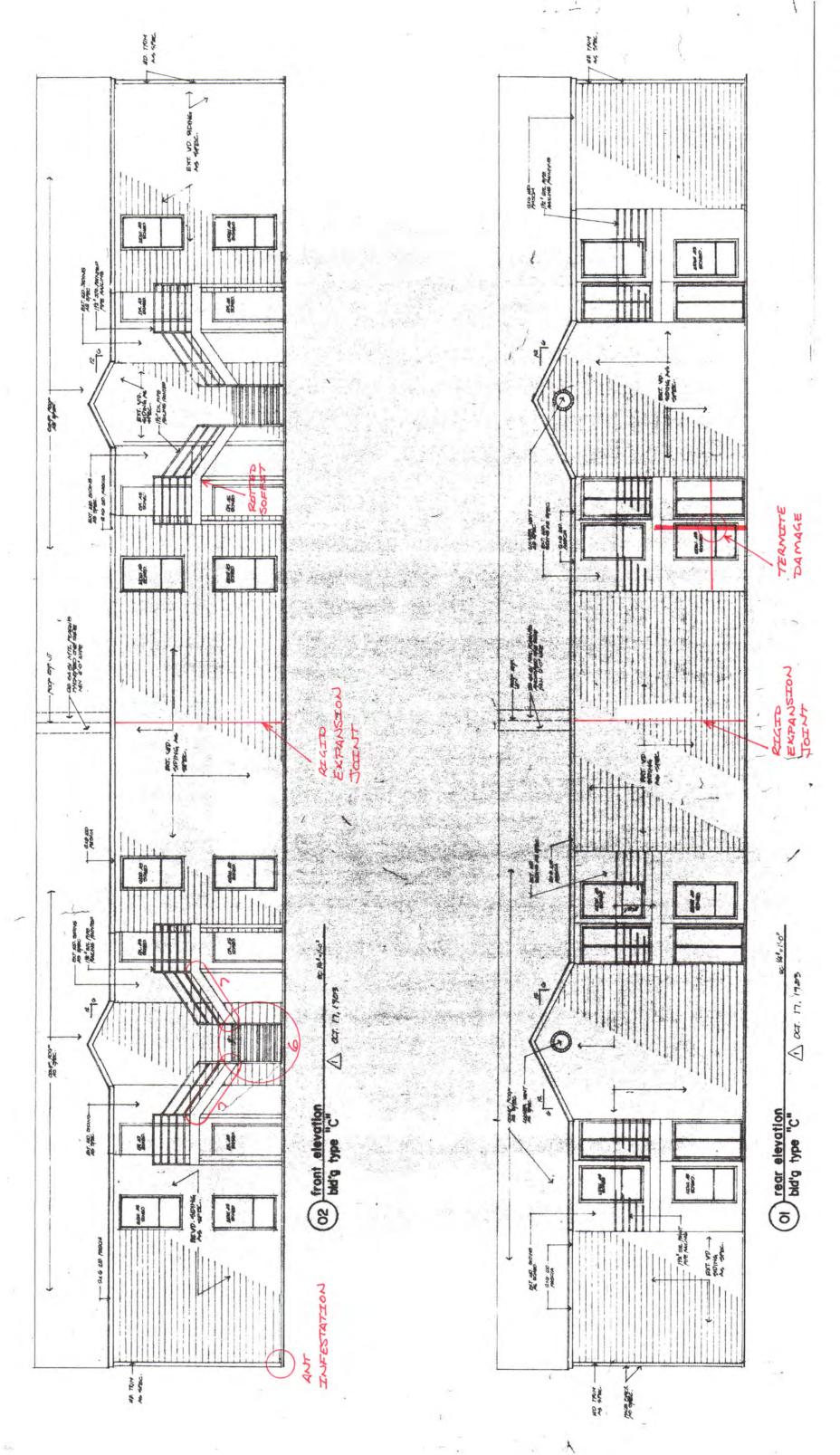


P. 6





8600.



P. 19

LA PROVIDENCIA CAPITAL IMPROVEMENTS CONSTRUCTION PLANS

2525 CASTROVILLE ROAD, SAN ANTONIO TEXAS

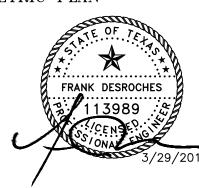


ISSUED FOR PERMIT & PRICING



INDEX OF SHEETS:

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GENERAL NOTES

- I. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION JUNE 2008, OR LATEST.
- 2. NO EXTRA PAYMENT SHALL BE ALLOWED FOR WORK CALLED FOR ON THE PLANS, BUT NOT INCLUDED IN THE BID PROPOSAL. THIS INCIDENTAL WORK WILL BE REQUIRED AND SHALL BE INCLUDED IN THE PAY ITEM TO WHICH IT RELATES.
- 3. THE CONTRACTOR SHALL PROVIDE ACCESS FOR THE DELIVERY OF MAIL BY THE U.S. POSTAL
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING FENCES, CONCRETE ISLANDS, STREET PAVING, CURBS, SHRUBS, BUSHES OR DRIVEWAYS. (NO SEPARATE PAY ITEM)
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ALL SIGNS AND BARRICADES ARE PROPERLY INSTALLED AND MAINTAINED. ALL LOCATIONS AND DISTANCES WILL BE DECIDED UPON IN THE FIELD BY THE CONTRACTOR, USING THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". THE CITY'S CONSTRÚCTION INSPECTOR AND TRAFFIC ENGINEERING REPRESENTATIVE WILL ONLY BE RESPONSIBLE TO INSPECT BARRICADES AND SIGNS. IF IN THE OPINION OF THE TRAFFIC ENGINEERING REPRESENTATIVE AND THE CONSTRUCTION INSPECTOR, THE BARRICADES AND SIGNS DO NOT CONFORM TO ESTABLISHED STANDARDS OR ARE INCORRECTLY PLACED OR ARE INSUFFICIENT IN QUANTITY TO PROTECT THE GENERAL PUBLIC, THE CONSTRUCTION INSPECTOR SHALL HAVE THE OPTION TO STOP OPERATIONS UNTIL SUCH TIME AS THE CONDITIONS ARE CORRECTED.
- 6. IF THE NEED ARISES, ADDITIONAL BARRICADES AND DIRECTIONAL DEVICES MAY BE ORDERED BY THE TRAFFIC ENGINEERING REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- 7. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.171 C.P.S. MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
- CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR TWENTY FOUR (24) HOURS PRIOR TO BACKFILL OF ANY UTILITY TRENCHES TO SCHEDULE FOR DENSITY TEST AS REQUIRED.
- 9. CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES, MARKS, ETC. IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- 10. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO DETERMINE THE LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE FOLLOWING AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO EXCAVATION OPERATION:

SAN ANTONIO WATER SYSTEM (SAWS) COSA DRAINAGE COSA SIGNAL OPERATIONS TEXAS STATE WIDE ONE CALL LOCATOR

233-2010 207-8048 207-7720 / 207-7765 1-800-344-8377

- CITY PUBLIC SERVICE ENERGY

- TIME WARNER

- II. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM AVAILABLE RECORDS AND ARE NOT GUARANTEED, BUT SHALL BE INVESTIGATED AND VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO AND FOR THE MAINTENANCE AND PROTECTION OF THE EXISTING UTILITIES EVEN IF THEY ARE NOT SHOWN ON THE PLANS. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HERE ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND HE SHALL BE RESPONSIBLE FOR PROTECTION OF SAME DURING CONSTRUCTION.
- 12. ALL WASTE MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE HIS SOLE REPONSIBILITY TO DISPOSE OF THIS MATERIAL OFF THE LIMITS OF THE PROJECT. NO WASTE MATE-RIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF EXISTING ARTIFICIAL OR NATURAL DRAINAGE.
- 13. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIAL IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT.
- 14. THE CONTRACTOR SHALL MAINTAIN ALL ADJOINING STREETS AND TRAVELED ROUTES FREE FROM SPILLED AND / OR TRACKED CONSTRUCTION MATERIALS AND / OR DEBRIS.
- -15. IF THE CONTRACTOR ENCOUNTERS ANY ARCHAEOLOGICAL DEPOSITS DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR MUST STOP EXCAVATION IMMEDIATELY, CONTACT THE CITY INSPECTOR. AND CALL THE CITY HISTORIC PRESERVATION OFFICE AT 207-7306 OR 207-3327 FOR AN ARCHAEOLOGICAL INVESTIGATION. THE CONTRACTOR CANNOT BEGIN EXCAVATION AGAIN WITHOUT WRITTEN PERMISSION FROM THE CITY. IF MORE THAN THREE (3) DAYS ARE REQUIRED FOR INVESTIGATION (NOT INCLUDING HOLIDAY AND WEEKENDS) AND IF THE CONTRACTOR IS UNABLE TO WORK IN OTHER AREAS. THEN THE CONTRACTOR WILL BE ALLOWED TO NEGOTIATE FOR ADDITIONAL CONSTRUCTION TIME UPON WRITTEN REQUEST WITHIN TEN (10) DAYS AFTER THE FIRST NOTICE TO THE CITY OF ARCHAEOLOGICAL INVESTIGATION FOR EACH EVENT IF THE TIME REQUIRED FOR INVESTIGATION IS LESS THAN OR EQUAL TO THREE (3) DAYS FOR EACH EVENT, CONTRACT DURATION WILL NOT BE EXTENDED.
- 16. IF SUSPECTED CONTAMINATION IS ENCOUNTERED DURING CONSTRUCTION OPERATIONS, C.O.S.A. SHALL BE NOTIFIED IMMEDIATELY WHEN CONTAMINATED SOILS AND / OR GROUNDWATER ARE ENCOUNTERED AT LOCATIONS NOT IDENTIFIED IN THE PLANS. THE NOTIFICATION SHOULD INCLUDE THE STATION NUMBER, TYPE OF CONTAMINATED MEDIA, EVIDENCE OF CONTAMINATION AND MEASURES TAKEN TO CONTAIN THE CONTAMINATED MEDIA AND PREVENT PUBLIC ACCESS. THE CONTAMINATED SOIL AND / OR GROUNDWATER SHALL NOT BE REMOVED FROM THE LOCATION WITHOUT PRIOR C.O.S.A. APPROVAL
- THE CONTRACTOR MUST STOP THE EXCAVATION IMMEDIATELY AND CONTACT THE C.O.S.A. INSPECTOR. THE CONTRACTOR CANNOT BEGIN EXCAVATION ACTIVITIES WITHOUT WRITTEN PERMISSION FROM THE CITY.
- 17. CONTRACTOR IS TO INCLUDE A MAILBOX POST BLOCKOUT FOR VACANT LOTS AND ALL RESIDENCES WHICH DO NOT HAVE MAILBOXES AT THE CURB. BLOCKOUTS ARE PROVIDED FOR FUTURE USE BY THE POST OFFICE.
- 18. CONTRACTOR SHALL NOT REMOVE OR ADJUST ANY VIA FACILITIES. THE CONTRACTOR MUST CONTACT VIA FOURTEEN DAYS PRIOR. FOR THE REMOVAL OF BENCHES, STOP POLES OR ANY OTHER VIA FACILITIES THAT MAY BE PRESENT. PLEASE PROVIDE THIRTY DAYS PRIOR NOTICE FOR SHELTER REMOVAL (TELEPHONE NOS: (210) 362-2155 OR (210) 362-2096). THE CONTRACT-OR WILL BE LIABLE FOR ANY DAMAGES TO VIA FÁCILITIES NOT REMOVÉD BY VIA. THE CON-TRACTOR IS REQUIRED TO REPLACE ALL FLATWORK REMOVED OR DAMAGED IN THE COURSE OF EXECUTING THE CONTRACT UNLESS OTHERWISE NOTED BY VIA. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING VIA FACILITIES IF ADJACENT TO WORK AREA.

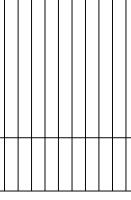
TREE PROTECTION AND PRESERVATION GENERAL NOTES

- I. NO UTILITY OR STREET EXCAVATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
- 2. TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. DURING CONSTRUCTION ACTIVITY. AT LEAST A SIX-INCH LAYER OF COARSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE ROOT PROTECTION ZONE (NO SEPARATE PAY ITEM).
- THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR FOR GUIDANCE.
- 4. ROOTS WILL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.
- 5. ALL CURB AND SIDEWALK WORK SHALL USE ALTERNATIVE CONSTRUCTION METHODS TO MINIMIZE EXTENSIVE ROOT DAMAGE TO TREES (REFER TO DETAILS).
- 6. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH, OR WET BURLAP.

- 7. NO EQUIPMENT, VEHICLES OR MATERIALS SHALL OPERATE OR BE STORED WITHIN THE ROOT PROTECTION ZONE OF ANY TREE NEAR THE PROJECT. ROOT PROTECTION ZONE IS I FOOT OF RADIUS PER INCH OF TREE'S DIAMETER. A 10-INCH DIAMETER TREE WOULD HAVE A I O FOOT RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. OAK WOUNDS SHALL BE PAINTED OVER WITHIN 30 MINUTES TO PREVENT OAK WILT.
- 8. SAPLINGS, SHRUBS OR BUSHES TO BE CLEARED FROM THE PROTECTED ROOT ZONE AREA OF A LARGE TREE SHALL BE REMOVED BY HAND AS DESIGNATED BY THE INSPECTOR.
- 9. NO WIRES, NAILS OR OTHER MATERIAL MAY BE ATTACHED TO PROTECTED TREES.
- 10. TREES, TREE LIMBS, BUSHES AND SHRUBS LOCATED IN THE CITY STREET OR ALLEY RIGHT-ÓF-WAY OR PÉRMANENT EASEMENTS WHICH INTERFERE WITH PROPOSED CONSTRUCTION ACTIVITIES SHALL BE PROPERLY PRUNED FOLLOWING THE ANSI A-300 STANDARDS FOR PRUNING. ALL TREE PRUNING SHALL BE COMPLETED BY A CITY OF SAN ANTONIO TREE MAINTENANCE LICENSED CONTRACTOR (ARTICLE 21-171, CITY CODE) ONLY AFTER APPROVAL FROM THE CAPITAL PROJECTS MANAGEMENT THROUGH THE INSPECTOR.
- II. NO EXCESSIVE TREE TRIMMING WILL BE PERMITTED
- 12. ALL DEBRIS GENERATED BY THE PRUNING AND TRIMMING OF THE TREES AND / OR BUSHES SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PROPERLY (NO SEPARATE PAY ITEM).
- 13. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS MAINTENANCE MAY INCLUDE, BUT NOT LIMITED TO: WATERING THE ROOT PROTECTION ZONE WASHING FOLIAGE, FERTILIZÁTION, PRUNING, ADDITIONAL MULCH APPLICATIONS AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.
- 14. ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST. (207-0278)
- 15. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE CITY'S SATISFACTION.
- 16. TREE PLANTING FOR MITIGATION OR ENHANCEMENT: ALL PLANTED TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THIS INCLUDES IRRIGATION, FERTILIZING. PRUNING AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT. TREES THAT DIE WITHIN TWELVE (12) MONTHS SHALL BE REPLACED WITH A TREE OF EQUAL SIZE AND SPECIES.

ACCESSIBILITY REQUIREMENTS

- I. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS AT ALL TIMES TO LOCAL RESIDENCES AND BUSINESSES.
- 2. WHEN THE WORK REQUIRES THE EXCAVATION OF THE STREET AND THE REMOVAL OF THE EXISTING DRIVEWAY APPROACHES AND SIDEWALKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORÁRY ALL-WEATHER ACCESS TO THE BUSINESSES AND RESIDENCES. THE TEMPORARY DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH FLEXIBLE BASE OR GRAVEL MATERIAL AT NO SEPARATE COST TO THE CITY.
- 3. PRIOR TO INITIATING THE CONSTRUCTION OF NEW DRIVEWAY APPROACHES, THE CONTRACTOR SHALL GIVE ADVANCE WARNING IN PERSON, OR IN WRITING, OF AT LEAST 48 HOURS TO EACH RESIDENCE THAT WILL BE IMMEDIATELY AFFECTED, SO THAT ALTERNATE PLANS MAY BE MADE BY THE RESIDENTS.
- FOR BUSINESSES WITH MORE THAN ONE DRIVEWAY, AT LEAST ONE DRIVEWAY SHALL REMAIN OPEN WHILE THE OTHER NEW DRIVEWAY APPROACHES ARE CONSTRUCTED. FOR BUSINESSES WITH ONLY ONE DRIVEWAY, THE NEW DRIVEWAY APPROACH SHALL BE CONSTRUCTED IN HALF WIDTHS, UNLESS A TEMPORARY ASPHALT DRIVEWAY IS FIRST INSTALLED AT NO SEPÄRATE COST





TECHNOLOGIES, SAN PERO AND TEXT \prod

Check: DR

Orafting: NP Check: FJD Design: FJD PLAT ID: 429718 DATE: 03-29-2019 (CI JOB #: 7918092

SHEET: C2

LA PROVIDENCIA APARTMENTS 2525 CASTROVILLE RD, SATX 78237

GEO ID: 08991-019-0102 LOTS 10 AND 11 AND PART OF LOTS 12 AND 13 BLOCK 19. NCB 8991 LADY OF THE LAKE GARDENS 3.482 AC. DEED: VOLUME 9705 / PAGE 2378.

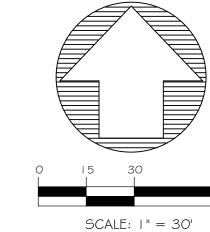
BENCHMARKS:

BM 1: N: 13,697,812.70 E: 2102943.93 ELEV: 706.35

> BM 7: N: 13697497.05 E: 2102613.88

ELEV: 706.92 BM 10: N: 13697405.12 E: 2102928.11

ELEV: 706.12



COORDINATION NOTES:

1. CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.

CAUTION !! :

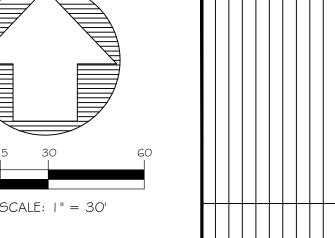
THE CONTRACTOR SHALL BE REQUIRE TO LOCATE ALL PUBLIC OF PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELPHONE AND FIBER OPTIC LINES, SITE LIGHT ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANK, LANDSCAPE IRRIGATION FACILITIES AND GAS LINE. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE SOLE RESPONSIBILITY OF THE CONTRACTOR AND REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

TRENCH EXCAVATION SAFETY PROTECTION :

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/ EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/ OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEM, PROGRAMS AND/ OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATION. SPECIFICALLY, CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUAL WORKING IN AND AROUND TRENCH EXCAVATION.

EXISTING UTILITY NOTES:

- I. THIS PLAN HAS BEEN PREPARED TO THE BEST OF OUR ABILITY USING DATA AVAILABLE. EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS OBTAINED FROM A SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FROM UTILITY COMPANIES.
- 2. IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION. (SEE COORDINATION NOTES ON THIS SHEET.)
- 3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ALSO THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
- 4. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF SAME DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.



TECHNOLOGIES, INC. 0 SAN PEDRO AVENUE- SUITE 640- SAN ANTONIO, TEXAS 78222 KOI

IMPROVEMEN

EXISTING LEGEND:

TREE LIGHT POST SIGN

FIRE HYDRANT EXISTING BUILDING

PARKING STRIPES

Design: FJD PLAT ID: 429718

KCI JOB #: 7918092 SHEET: C3

A DESCRIPTION AND TIME FRAME FOR INSTALLATION OF

STABILIZATION PRACTICES IN CONJUNCTION WITH CONSTRUCTION: ALL STORM WATER BMP'S WILL BE SET IN PLACE

BEFORE ANY CONSTRUCTION TAKES PLACE AND WILL NOT BE REMOVED UNTIL ALL

GROUND COVER IS RE-ESTABLISH, ESTIMATED TIME OF CONSTRUCTION IS 3 - 6 MONTHS

78229 09/20/19 REV. 1 - CITY COM

SAN ANTONIO HOUSING AUTI SAN ANTONIO, TEXAS 78 P (210) 477-6262

TECHNOLOGIES, INC.
) SAN PEDRO AVENUE - SUITE 640 - SAN ANTONIO, TEXÁS 78232
PHONE: (210) 544 - 5751 Website: www.koi.com

KCI TECH 13750 SAN PEDRO A 19750 SAN PEDRO A PHONE: (TEXAS REGISTERS

SW3P NARRATIVE

LA PROVIDENO

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Design: FJD Che
PLAT ID: 429718
DATE: 03-29-2019

 DATE:
 KCI JOB #: 7918092

 SHEET NO.:
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 SHEET:
 C4

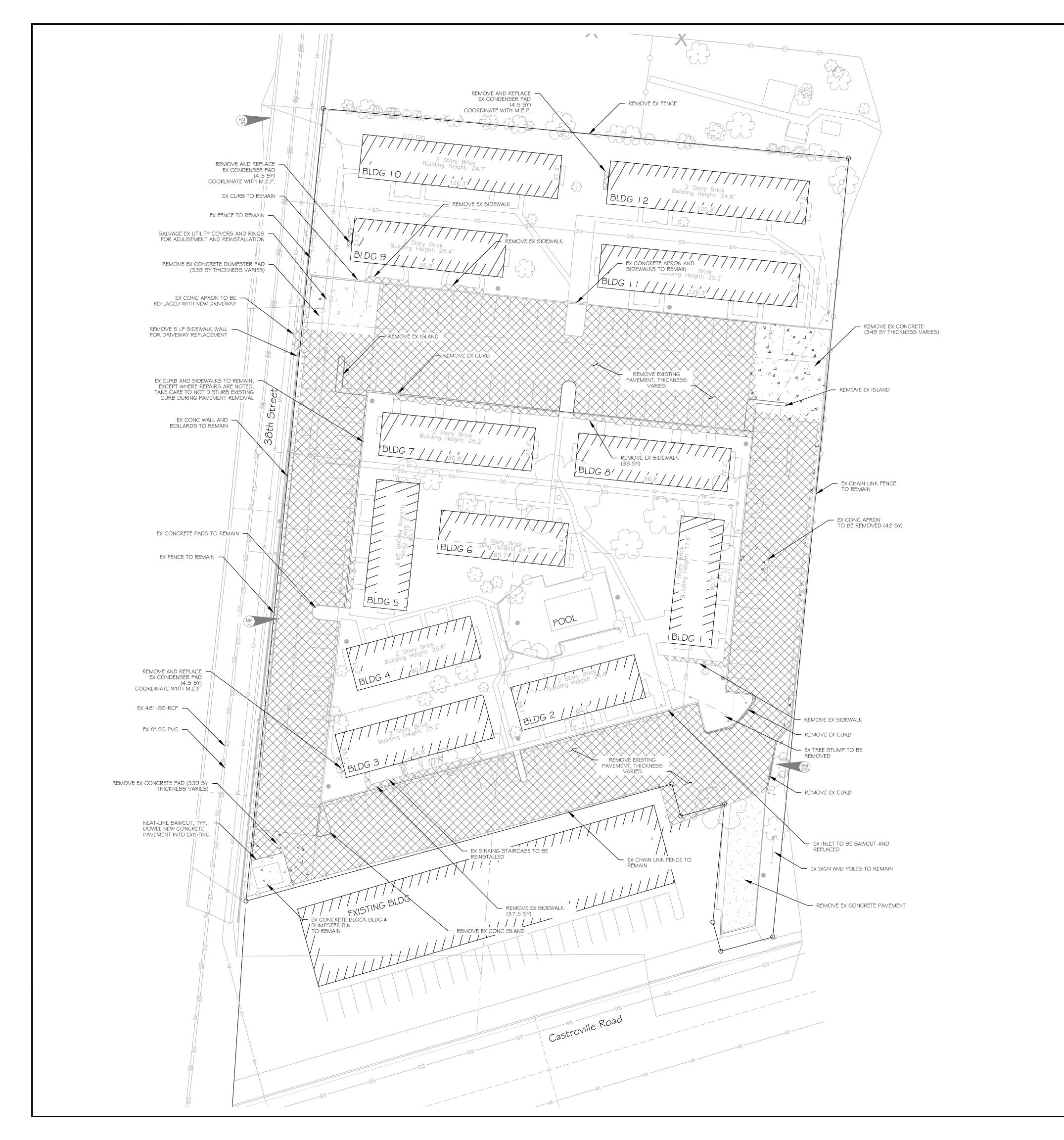
STORM WATER POLLUTION

PREVENTION PLAN (SWP3) NARRATIVE

CHKD. BY:

_% SUBMITTAL PROJECT NO.:

DRWN. BY: V. VASQUEZ DSGN. BY:



LA PROVIDENCIA APARTMENTS

GEO ID: 08991-019-0102 LOTS 10 AND 11 AND PART OF LOTS 12 AND 13 BLOCK 19. NCB 8991 LADY OF THE LAKE GARDENS DEED: VOLUME 9705 / PAGE 2378.

2525 CASTROVILLE RD, SATX 78237

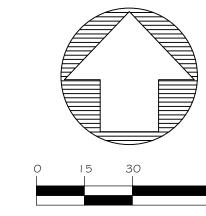
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BENCHMARKS:

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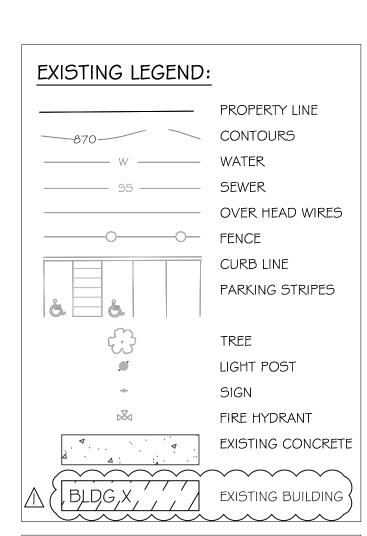
SCALE: I'' = 30'

COORDINATION NOTES:

- 1. CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
- 2. CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL REMOVED MATERIALS, AND FOR FOLLOWING ALL APPLICABLE REGULATIONS.
- 3. DWELLING UNITS ARE OCCUPIED. CONTRACTOR SHALL PRESENT PLAN FOR APPROVAL TO MINIMIZE DUST AND

DEMOLITION NOTES:

- I. DEMOLITION OF EXISTING STRUCTURES AND IMPROVEMENTS SHALL INCLUDE ALL WORK CONTAINED IN THE PLANS, BUT SHALL NOT BE LIMITED TO THE ITEMS SPECIFICALLY IDENTIFIED. ANY MATERIALS TO BE DEMOLISHED OR CLEARED SHALL BE COMPLETELY REMOVED AND DISPOSED OF, OFF-SITE. THIS WORK WILL NOT ONLY CONSIST OF ABOVE GROUND ITEMS, BUT UNDERGROUND IMPROVEMENTS AND FEATURES (GRAVEL BASE MATERIAL, ETC.) AS WELL, INCLUDING BUT NOT LIMITED TO: ROOT SYSTEMS, PIPES, ETC. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY ADDITIONAL ITEMS THAT REQUIRE DEMOLITION NOT IDENTIFIED IN THE PLANS PRIOR TO REMOVAL.
- 2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO STAGE AND SEQUENCE ALL DEMOLITION WORK WITH UTILITY COMPANIES TO PROVIDE MINIMAL INTERRUPTION AND INCONVENIENCE OF UTILITY SERVICES.
- 3. DEMOLISHED SURPLUS MATERIALS SHALL BE LEGALLY DISPOSED OF OFF-SITE.
- 4. ALL PAVEMENT EDGES BOUNDING THE CONSTRUCTION AREA AND MATCHING WITH NEW CONSTRUCTION SHALL BE NEATLY SAW CUT.
- 5. THE CONTRACTOR SHALL CLEAR ALL RIGHT-OF-WAY AND EASEMENTS SHOWN ON CONSTRUCTION DOCUMENTS
- 6. THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON-SITE PRIOR TO DEMOLITION.
- 7. THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN IN THE PLANS AS DIRECTED BY
- 8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY NECESSARY OR REQUIRED PERMITS FOR DEMOLITION ACTIVITIES.
- 9. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO COMMENCING DEMOLITION
- IO. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES THAT ARE TO REMAIN IN PLACE.
- II. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID DAMAGE TO ANY EXISTION ROAD SURFACE TO REMAIN IN PLACE.
- I 2. SHOULD ANY EXISTING UTILITIES NOT SHOWN, OR SHOWN INCORRECTLY IN THE PLANS, BE FOUND ON-SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY TO DISCUSS ANY POSSIBLE CONFLICTS BEFORE PROCEEDING WITH ANY WORK IN THAT AREA.
- 13. AREAS BENEATH REMOVED PAVEMENT SHALL BE CLEARED OF ALL LOOSE OR DISTURBED MATERIAL OR WATER. THE AREAS SHALL BE MANUALLY COMPACTED AND REPLACED WITH SIMILAR MATERIALS PRIOR TO NEW CONCRETE PLACEMENT.
- 14. CONTRACTOR TO PROTECT ALL EXISTING TREES, LANDSCAPING, LANDSCAPE DRAINS AND IRRIGATION TO REMAIN DURING DEMOLITION AND CONSTRUCTION ACTIVITIES
- 15. ACCESS TO NATURAL GAS VALVES MUST BE MAINTAINED WITHOUT INTERRUPTION.



DEMOLITION LEGEND:

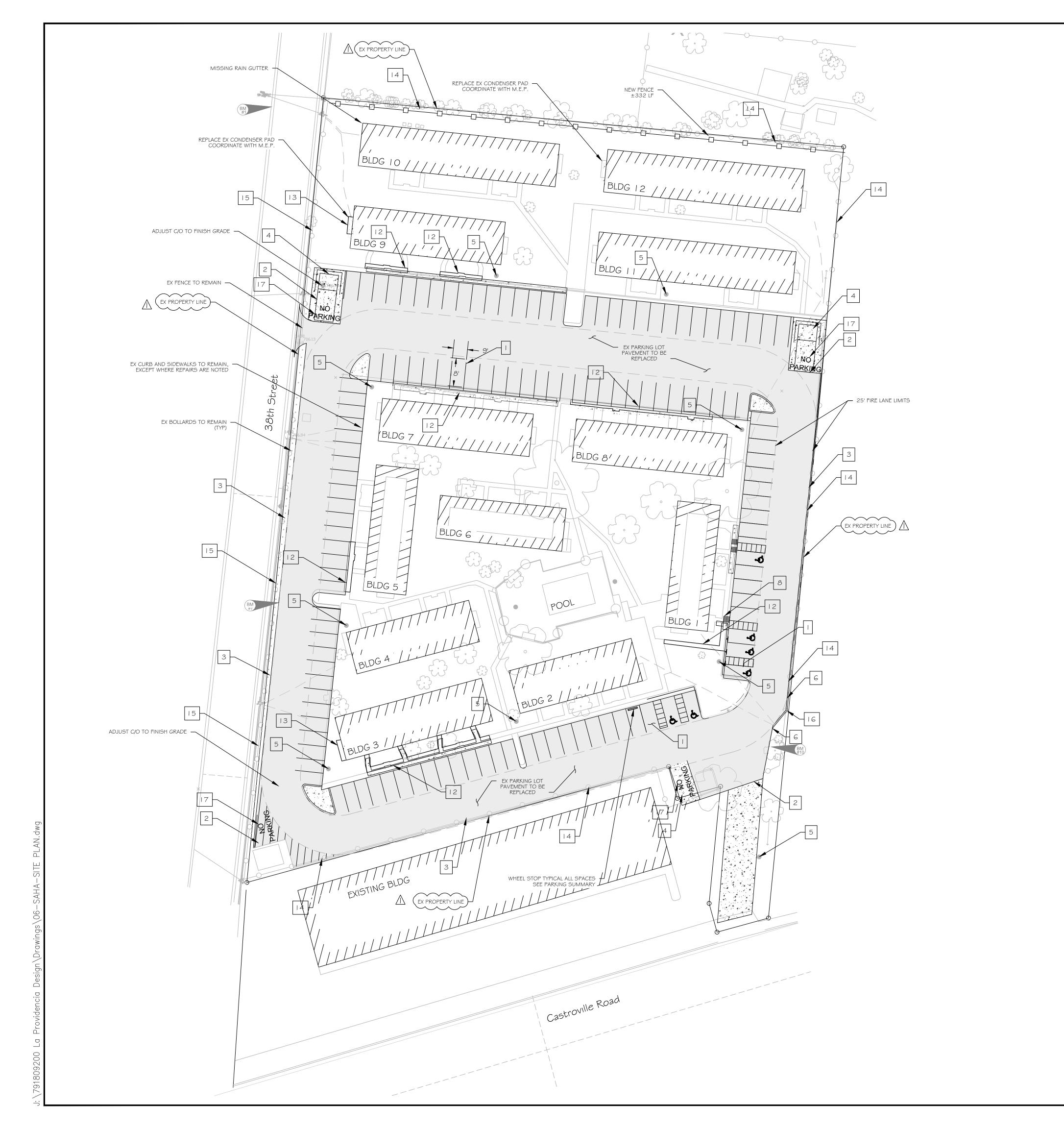


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PLAN

DEMOLITION

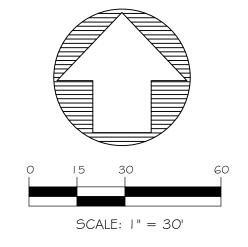


LA PROVIDENCIA APARTMENTS

2525 CASTROVILLE RD, SATX 78237

DEED: VOLUME 9705 / PAGE 2378.

GEO ID: 08991-019-0102 LOTS 10 AND 11 AND PART OF LOTS 12 AND 13 BLOCK 19. NCB 8991 LADY OF THE LAKE GARDENS 3.482 AC.

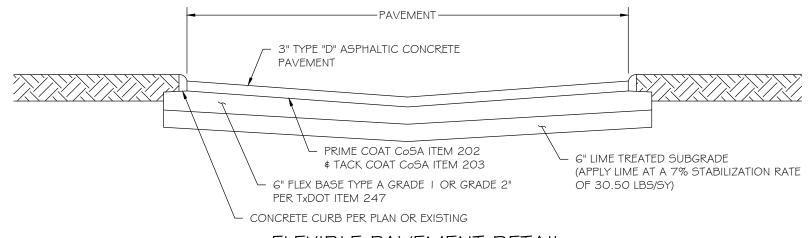


COORDINATION NOTES:

- I. CONTRACTOR SHALL CONTACT I-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
- 2. ALL PARKING LOT STRIPING AND PAINTING TO FOLLOW CITY OF SAN ANTONIO SPECIFICATIONS.

PARKING TABULATION	
PARKING REQUIREMENT:	1.5 / UNIT
TOTAL PARKING REQUIRED	90 UNITS X 1.4 - 135 SPACES
EXISTING PARKING	128 SPACES
REMOVED PARKING	0
ADDED PARKING	3
TOTAL PARKING PROVIDED	131 SPACES (126 STD, 5HC)
ADA SPACES	6
ADA VAN	





FLEXIBLE PAVEMENT DETAIL

I. ALL MATERIALS SHALL BE INSTALL IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARDS SPECIFICATIONS OF CONSTRUCTION.

DETAIL N.T.S.

GENERAL ROADWAY NOTES:

9 HANDICAR LANGUAGE (SEE DETAIL THIS SHEETS)

| | | PROPOSED CURB OPENING

14 SILT FENCING

15 SAND FILTER BAGS

16 CONCRETE CURB

HANDICAP PARKING DETAIL "A"

CONCRETE SIDEWALK DRAIN DETAIL 12" WIDTH (SEE DETAIL SHEETS)

CONCRETE SIDEWALK SECTION (SEE DETAIL SHEETS)

NO PARKING STRIPING (4" WIDE YELLOW)
AND LETTERING

13 PROPOSED CONCRETE PAD (SEE DETAIL SHEETS)

KEY NOTES:

PARKING SPACES AND PARKING STRIPING

RIBBON CURB (SEE DETAIL SHEETS) RIBBON CURB

6 2' CURB TRANSITION (SEE DETAIL SHEETS)

7 CONSTRUCTION

(SEE DETAIL SHEETS)

(SEE DETAIL SHEETS)

8 CoSA WHEELCHAIR RAMP STANDARDS

4 DUMPSTER PAD

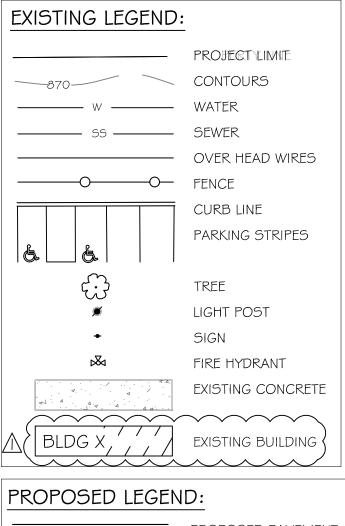
(SEE DETAIL SHEETS)

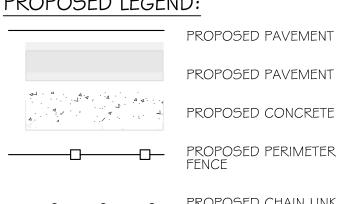
2 ASPHALT/CONCRETE JUNCTURE (SEE DETAIL SHEETS)

5 EXISTING PARKING LOT LIGHTS

CONSTRUCTION STANDARD I

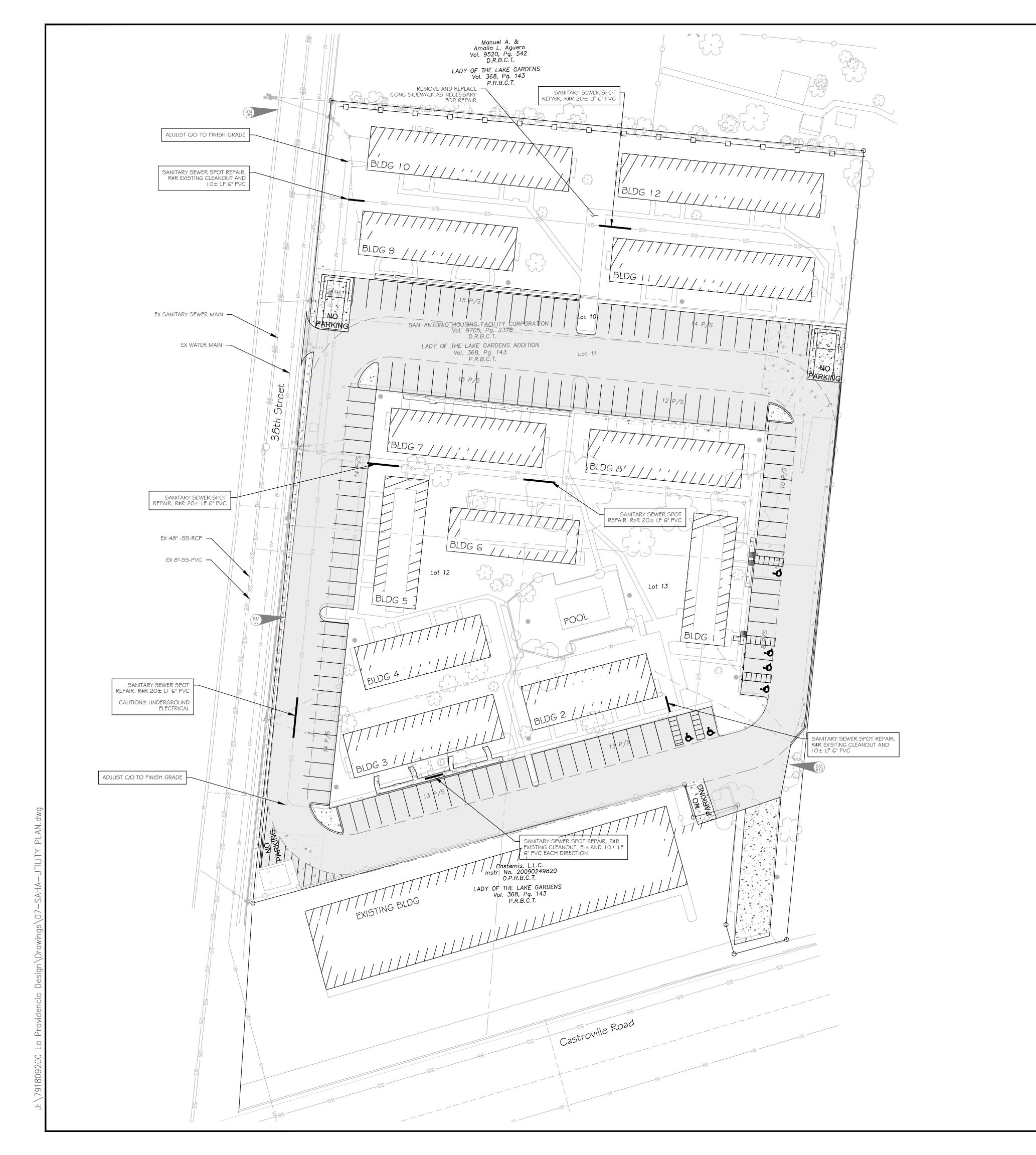
- SPECIFICATIONS: CITY OF SAN ANTONIO STANDARDS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- INSPECTIONS: ALL WORK IS SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF SAN ANTONIO. 3. UTILITIES: THE EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS HAVE BEEN TAKEN FROM AVAILABLE DATA PROVIDED BY THE UTILITY COMPANIES AND IN MANY INSTANCES FROM FIELD LOCATION. THERE MAY BE OTHER PIPELINES OR INSTALLATIONS. LOCATIONS AND DEPTH OF EXISTING UTILITIES WILL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO AVOID DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.
- 4. ONE CALL: NOTIFY ONE CALL NUMBER AT 1-800-344-8377 OR 811 AT LEAST 40 HOURS PRIOR TO EXCAVATION IN THE VICINITY OF OTHER EXISTING UTILITIES.
- 5. REPAIRS: CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL CONDITION OR BETTER ANY DAMAGE DONE TO EXISTING PAVEMENT, STRUCTURES, AND/ OR FENCES (NO SEPARATE PAY ITEM).
- 6. GAS: DUE TO FEDERAL REGULATION TITLE 49 PART 192.181, CPS MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA. 7. CURBS: CONTRACTOR TO COORDINATE WITH DEVELOPER FOR LOCATION OF CONCRETE CURB DEPRESSIONS, NO
- SEPARATE PAY ITEM. 8. SIDEWALK RAMPS: SIDEWALK RAMPS SHALL BE SUFFICIENT LENGTH TO MAINTAIN A MAXIMUM LONGITUDINAL SLOPE OF
- 9. <u>SIDEWALKS:</u> SIDEWALK HORIZONTAL TRANSITIONS SHALL OCCUR AT A 1': 1' TAPER UNLESS OTHERWISE SHOWN





Orafting: NP Check: FJD esign: FJD Check: DR PLAT ID: 429718 ATE: 03-29-2019 (CI JOB #: 7918092 SHEET: C6

KCI TECHNOLOGIES, 137751 SAN PEDISO ANNINI - SAILTE RAIL - SAN ANTONIO TEXAS



LA PROVIDENCIA APARTMENTS 2525 CASTROVILLE RD. SATX 7

2525 CASTROVILLE RD, SATX 78237

GEO ID: 08991-019-0102

LOTS 10 AND 11 AND PART OF LOTS 12 AND 13

BLOCK 19. NCB 8991 LADY OF THE LAKE GARDENS
3.482 AC.

DEED: VOLUME 9705 / PAGE 2378.

BM 1: N: 13,697,812.70 E: 2102943.93 ELEV: 706.35 BM 7: N: 13697497.05 E: 2102613.88

BENCHMARKS:

ELEV: 706.92

BM 10: N: 13697405.12

E: 2102928.11

ELEV: 706.12

0

O 15 30 SCALE: I" = 30'

COORDINATION NOTES:

- I. CONTRACTOR SHALL CONTACT I-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
- 2. CONTRACTOR SHALL CLEAN SANITARY SEWER AFTER COMPLETION OF REPAIRS, PER CoSA SPEC. 868.

PROJECT SPECIFIC NOTES:

- 1. R\$R = REMOVE AND REPLACE
- 2. C/O = CLEAN OUT

UED FOR PERMIT, PRICING, AND USTRUCTION

AL:

FRANK DESROCHES

FRANK DESROCHES

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KCI TECHNOLOGIES, INC.

13750 SAN PEDRO AVENUE - SUITE 640 - SAN ANTONO, TEXÁS 78232

PHONE: (210) 544 - 5751 Websire: www.kgi.com

TEXAS REGISTERED ENGINEERING FIRM, TBPE FIRM NO. F-10573



UTILITY PLAN SIA CAPITAL IMPROVEMENTS

PROPOSED LEGEND:

PROPOSED PAVEMENT LIMITS

PROPERTY LINE

OVER HEAD WIRES

TREE

SIGN

LIGHT POST

FIRE HYDRANT

EXISTING CONCRETE

PARKING STRIPES

EXISTING LEGEND:

PROPOSED AC PAVEMENT

PROPOSED CONCRETE

Drafting: NP Check: FJD

Design: FJD Check: DR

PLAT ID: 429718

DATE: 03-29-2019

KCI JOB #: 7918092

SHEET: C7

SOVIDEN

LA PROVIDENCIA APARTMENTS 2525 CASTROVILLE RD, SATX 78237

GEO ID: 08991-019-0102 LOTS 10 AND 11 AND PART OF LOTS 12 AND 13 BLOCK 19. NCB 8991 LADY OF THE LAKE GARDENS 3.482 AC. DEED: VOLUME 9705 / PAGE 2378.

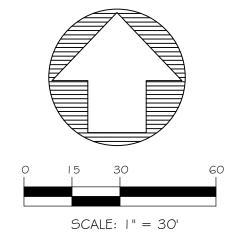
BENCHMARKS:

BM 1: N: 13,697,812.70 E: 2102943.93 ELEV: 706.35

BM 7: N: 13697497.05 E: 2102613.88

BM 10: N: 13697405.12 E: 2102928.11 ELEV: 706.12

ELEV: 706.92



COORDINATION NOTES:

I. CONTRACTOR SHALL CONTACT I-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.

GRADING NOTES:

- I. ALL UNPAVED AREAS SHALL BE ADEQUATELY GRADED TO DRAIN AT A MINIMUM OF 2.0% SLOPE, UNLESS OTHERWISE NOTED, SO THAT NO PONDING OCCURS.
- 2. WHEN TOP OF CURB ELEVATIONS ARE SHOWN, THE CURB IS A STANDARD 6" CURB, UNLESS OTHERWISE NOTED.
- 3. THE CONTRACTOR SHALL FOLLOW THE GENERAL INTENT OF THE GRADING PLANS. MINOR ADJUSTMENTS TO THE ACTUAL ELEVATIONS SHOWN ON THE GRADING PLAN MAY BE REQUIRED TO MATCH EXISTING GROUND ELEVATIONS AND STRUCTURES. CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO ANY MODIFICATIONS.
- 4. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
- 5. THE APPROVAL OF THE PLANS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM AFFECT PROPERTY OWNER(S). ANY ADJACENT PROPERTY OR RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO EXISTING CONDITIONS OR BETTER.
- 6. UNLESS OTHERWISE DETERMINED BY APPLICABLE GEOTECHNICAL REPORT, UNDER PROPOSED STREETS, PAVEMENT, AND STRUCTURES (INCLUDING SIDEWALKS), BACKFILL SHALL BE FINELY DIVIDED SOIL AND SHALL BE COMPACTED IN LIFTS NO GREATER THAN 8" LOOSE THICKNESS TO A DENSITY OF AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D698) WITH A MOISTURE CONTENT OF +/- 2% OF OPTIMUM.
- 7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. WITHIN THE AREA OF CONSTRUCTION. THEY MUST BE ADJUSTED TO PROPER GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PAVEMENT AND GRADING.
- 8. SIDEWALKS SHALL HAVE A SLOPE NO GREATER THAN 5% AND A CROSS SLOPE NOT GREATER THAN 2%.
- 9. HANDICAP ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS.
- 10. CONTRACTOR SHALL CONTACT ENGINEER IF DISCREPANCIES EXIST AT EXISTING GRADE TIE-INS.
- II. CONTRACTOR TO VERIFY WITH ADJACENT PROPERTY OWNER WHEN GRADING NEXT TO ADJACENT PROPERTY.
- I 2. ALL VEGETATED AREAS TO BE RESTORED AND MAINTAINED UNTIL GRASS/ TURF IS RE-ESTABLISHED.
- 13. ALL DISTURBED VEGETATED OR BARE SOIL AREAS SHALL BE COVERED WITH 4-INCHES OF TOPSOIL AND SEEDED AS SOON AS POSSIBLE FOR THAT AREA. CONTRACTOR SHALL FOLLOW ALL REGULATORY STORMWATER RUNOFF REQUIREMENTS IN ADDITION AND IN COORDINATION WITH THIS.
- 14. ALL DISTURBED LANDSCAPING IMPROVEMENTS TO BE RETURNED TO PR-CONSTRUCTION CONDITION. COORDINATE WITH OWNER AND ENGINEER PRIOR TO REMOVING ANY LANDSCAPE IMPROVEMENTS.





GRADING PLAN

GRADIN OVIDENCIA CAPITA

Drafting: NP Check: FJD

Design: FJD Check: DR

PLAT ID: 429718

DATE: 03-29-2019

KCI JOB #: 7918092

SHEET: C8

EGULATORY STORMWATER RUNOFF

STRUCTION CONDITION.

APE IMPROVEMENTS.

PROJECT LIMITE

OVER HEAD WIRES

CURB LINE

LIGHT POST

TREE

GRADING LEGEND:

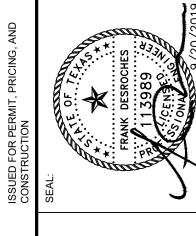
● TC XXX.XX PROPOSED TOP OF CURB ELEV

● TP XXX.XX PROPOSED TOP OF PAVEMENT ELEV

PARKING STRIPES

O FENCE

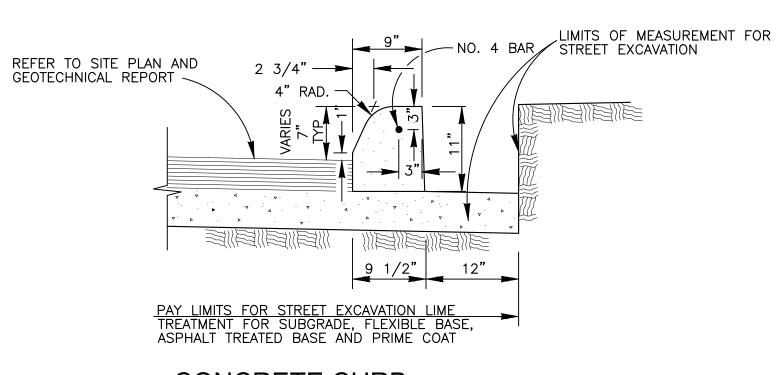
EXISTING LEGEND:



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13750 SAN PEDRO AVENUE - SUITE 640 - SAN ANTONNO, TEXAS 78232
PHONE: (210) 544 - 5751 Website: www.kci.com
TEXAS REGISTERED ENGINEERING FIRM, TBPE FIRM NO. F-10573

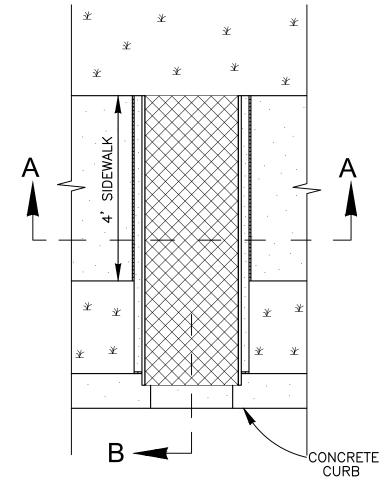
Drafting: NP Check: FJD
Design: FJD Check: DR
PLAT ID: 429718
DATE: 03-29-2019
KCI JOB #: 7918092

SHEET: C9

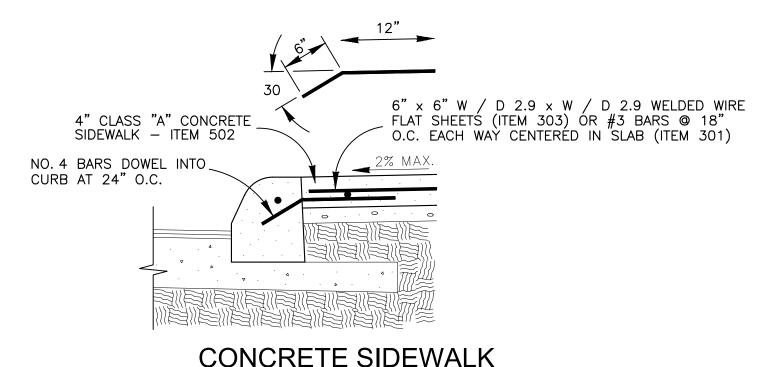


CONCRETE CURB

ITEM 500 ON ASPHALT TREATED BASE OR ASPHALTIC CONCRETE BASE SCALE: 1"=2'

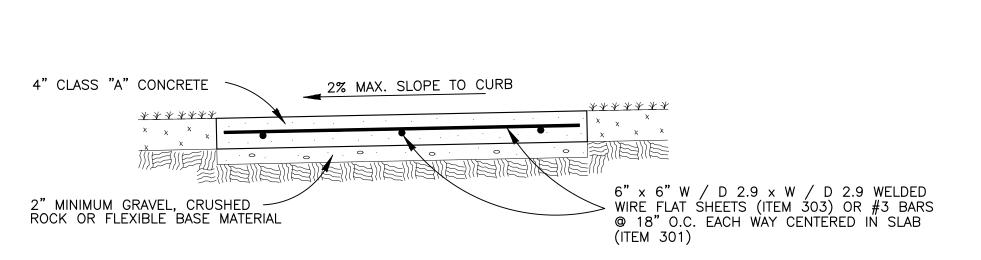


CONCRETE SIDEWALK DRAIN DETAIL



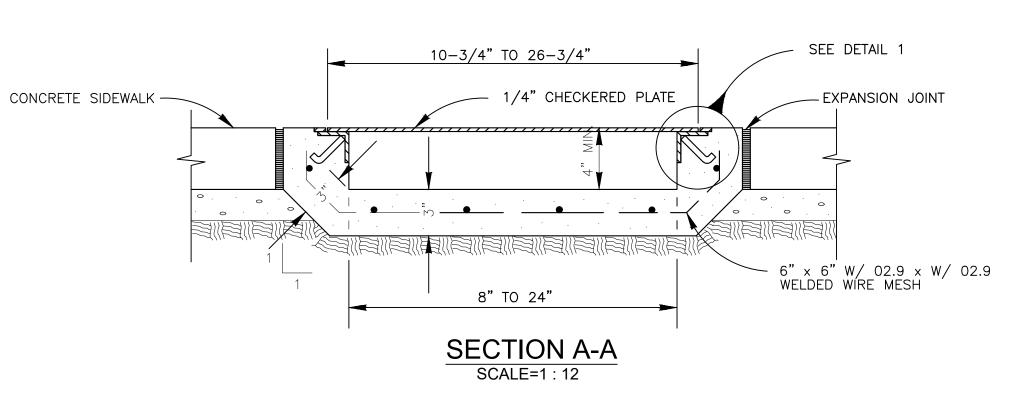
CONCRETE SIDEWALK
ABUTTING CURB SECTION

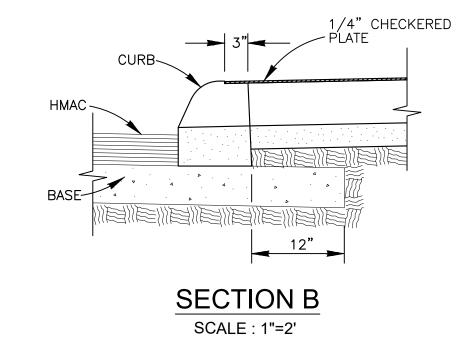
ITEM 502
SCALE: 1"=2'

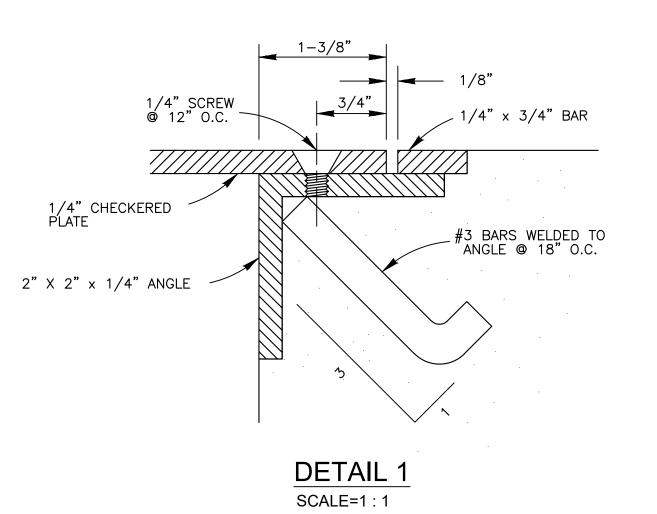


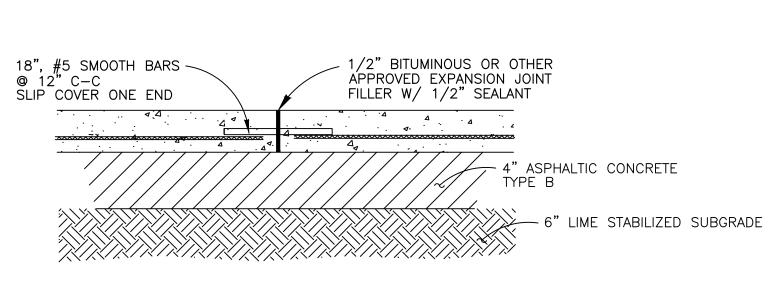
CONCRETE SIDEWALK SECTION

ITEM 502
SCALE: 1"=2'







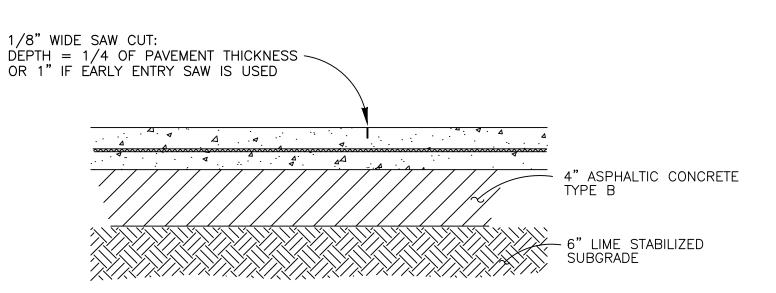


6" JOINTED REINFORCED CONCRETE PAVEMENT

4" ASPHALTIC CONCRETE TYPE B

- 6" LIME STABILIZED SUBGRADE

EXPANSION JOINT

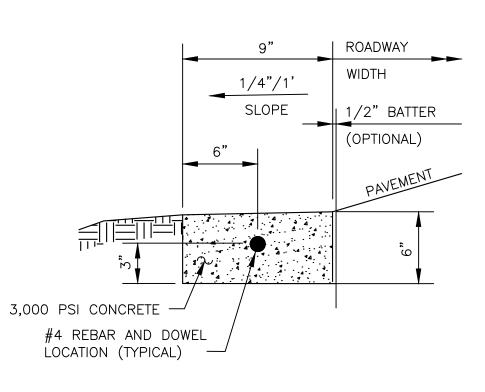


NOTE: THE SAW CUT OPERATION SHALL BEGIN WITHIN 2 TO 6 HOURS OF CONCRETE PLACEMENT

CONTRACTION JOINT

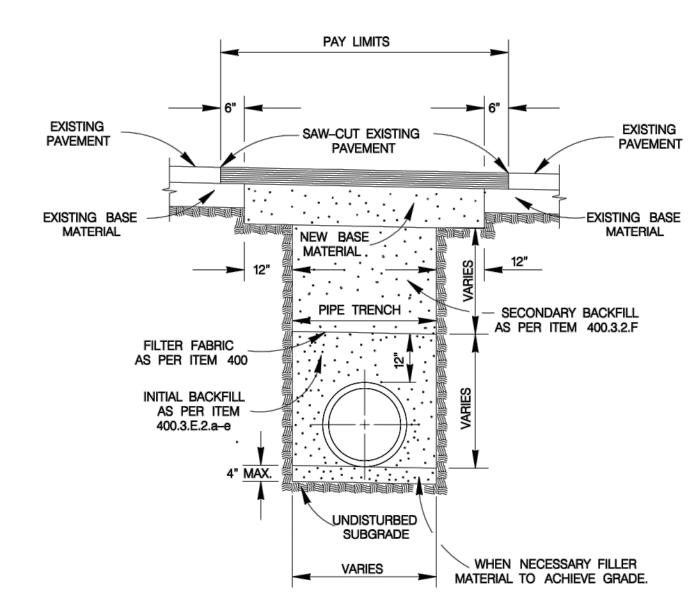
RIGID PAVEMENT DESIGN DUMPSTER PAD

SCALE: NTS



RIBBON CURB SCALE: NTS

SCALE : 1" = 2'



NOTES:
1. FOR LOCAL TYPE "A" & "B" STREETS (RESIDENTIAL) USE 6" ASPHALT CONCRETE BASE TYPE "B" WITH 1-1/2" TYPE "D" HOT MIX ASPHALTIC CONCRETE PAVEMENT.

2. FOR ARTERIAL & SECONDARY STREETS (COMMERCIAL) USE 12.5" TYPE "B" HOT MIX ASPHALTIC CONCRETE PAVEMENT LEVELING-UP COURSE & 1-1/2" TYPE "D" HOT MIX ASPHALTIC CONCRETE PAVEMENT SURFACE COURSE.

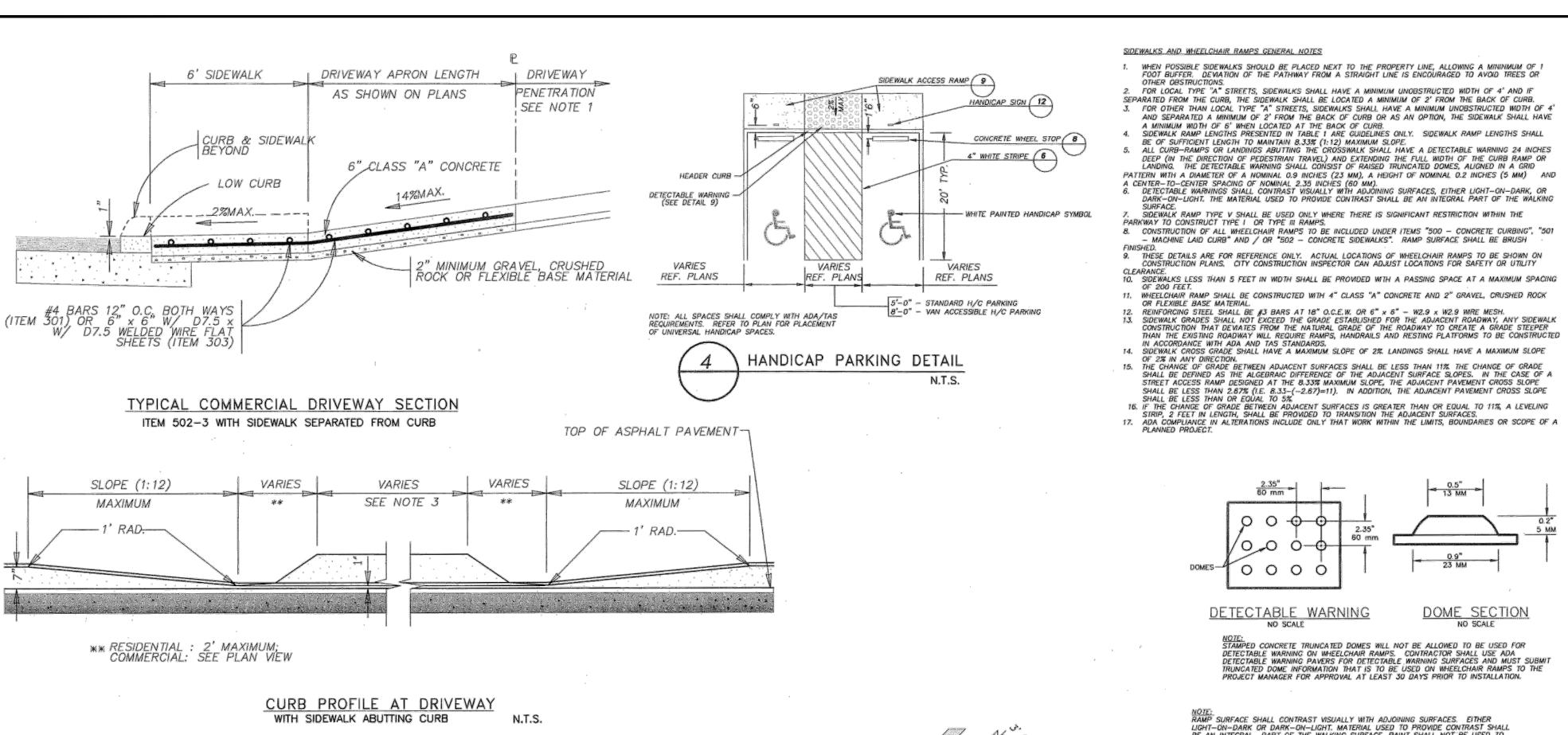
TYPICAL PAVEMENT REPLACEMENT SCALE : 1" = 4'

KCI TECHNOLOGIES, INC.
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PHONE: [210] 544 - 5751 Website: www.xci.com
Texas registered engineering firm, Tape Firm no. F-10573

IMPROVEMENTS

Drafting: NP Check: FJD

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KCI JOB #: 7918092
SHEET: C10

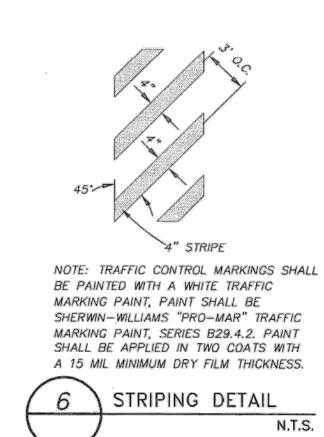


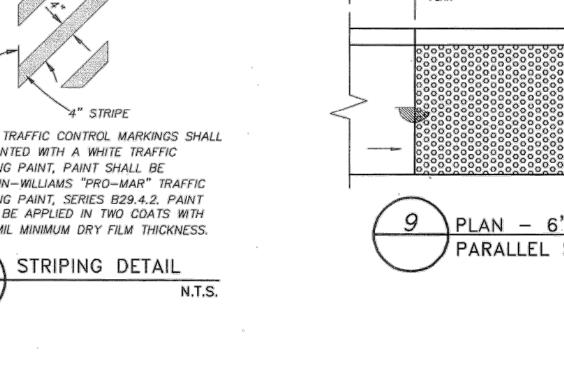
- R.O.W. LINE

SLOPE(1:12)

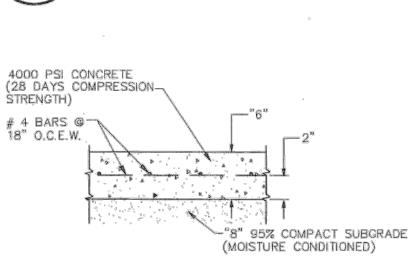
MAX.

1/2" EXPANSION JOINT MATERIAL OR 3/4" REDWOOD OR CYPRESS WOOD JOINT

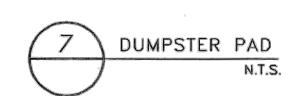


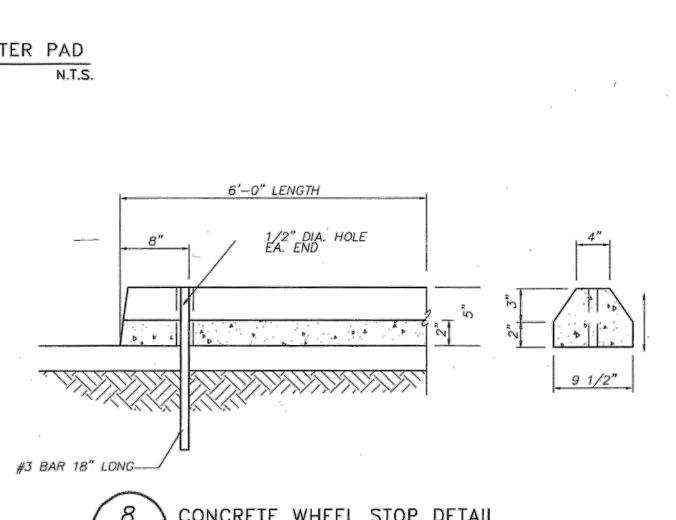


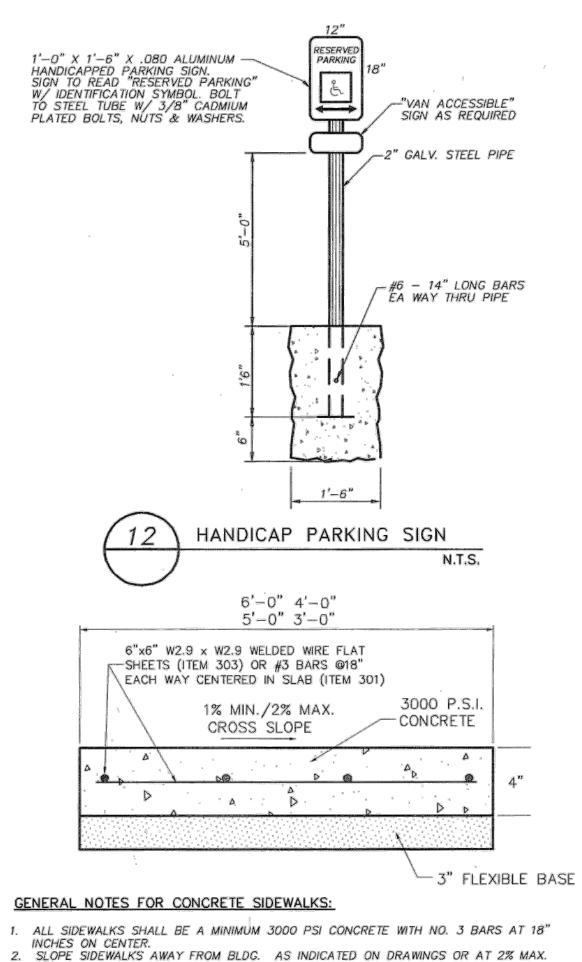
OTHER OBSTRUCTIONS.



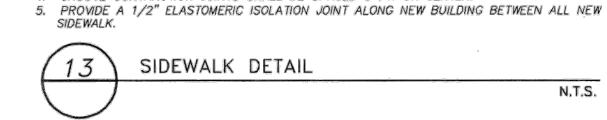


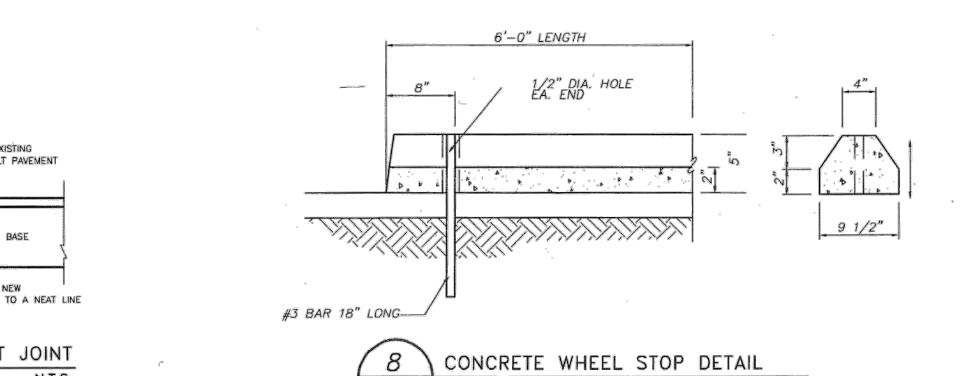


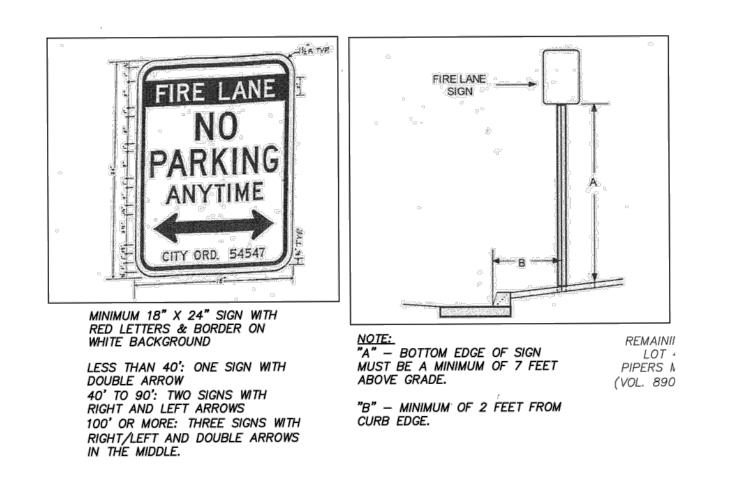




3. PROVIDE SIDEWALK WITH A HORIZONTAL (CROSS) BRUSH FINISH ON ALL SURFACES. 4. GROOVE CONTRACTION JOINTS SHALL BE SPACED 5 FT. ON CENTER.



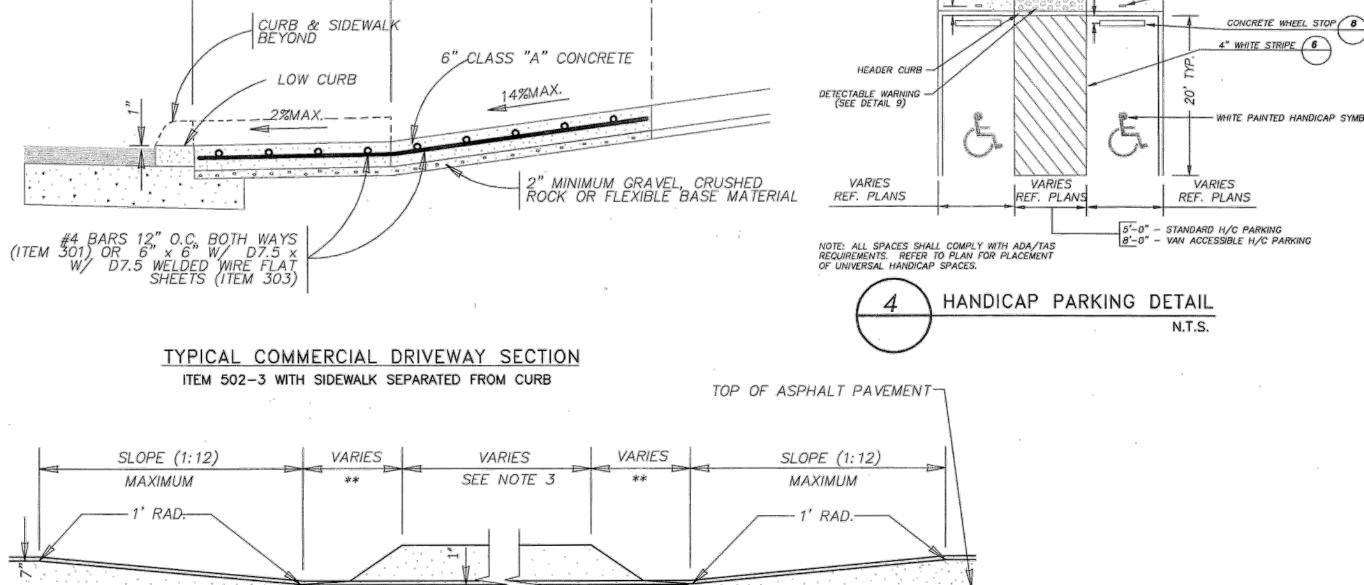






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VARIES

SEE NOTE 3

RADIUS PER

YPICAL COMMERCIAL DRIVEWAY

PLANS

CONCRETE DRIVEWAY NOTES

OPTION, THE SIDEWALK SHALL BE A MINIMUM OF 6' WIDE WHEN LOCATED AT THE BACK OF CURB.

7. WHERE SIDEWALKS CROSS DRIVEWAYS, THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%

1. DRIVEWAY PENETRATION REFERS TO A PORTION OF THE DRIVEWAY THAT MAY BE NECESSARY TO RECONSTRUCT WITHIN PRIVATE PROPERTY

7" MINIMUM HEIGHT WILL NOT NECESSARILY OCCUR AT THE PROPERTY LINE, IT MAY OCCUR WITHIN THE RIGHT OF WAY OR WITHIN THE

PROPOSED DRIVEWAYS ARE TO MATCH EXISTING SIZES BUT ARE NOT TO EXCEED 30' AT THE PROPERTY LINE, UNLESS AUTHORIZED BY

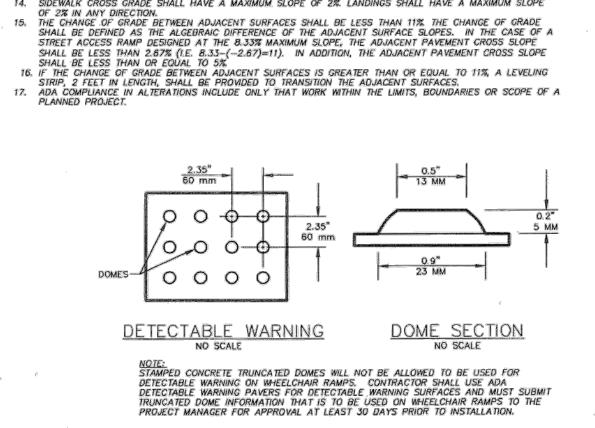
4. FOR LOCATION OF THE PROPOSED SIDEWALK SEE PLANS. FOR LOCAL TYPE "A" STREETS, SIDEWALK SHALL BE A MINIMUM OF 4' WIDE AND

"A" STREETS, THE SIDEWALK SHALL BE A MINIMUM OF 4' WIDE AND SEPARATED A MINIMUM OF 2' FROM THE BACK OF CURB OR AS AN

IF SEPARATED FROM THE CURB. THE SIDEALK SHALL BE LOCATED A MINIMUM OF 2' FROM THE BACK OF CURB. FOR OTHER THAN LOCAL TYPE

5. DUMMY JOINTS PARALLEL TO THE CURB SHALL BE PLACED WHERE THE SIDEWALK MEETS THE DRIVEWAY. DUMMY JOINTS PERPENDICULAR TO THE CURB, AND WITHIN THE BOUNDARIES OF THE PARALLEL DUMMY JOINTS, SHALL BE PLACED AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK.

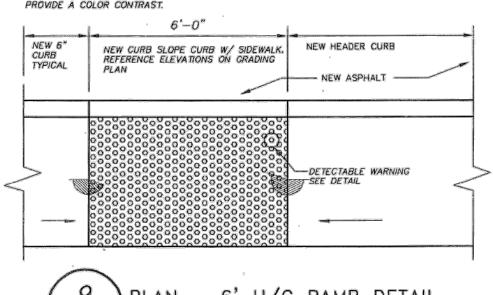
6. A MINIMUM OF TWO ROUND AND SMOOTH DOWEL BARS 3/8" IN DIAMETER AND 18" IN LENGTH SHALL BE SPACED 18" APART AT EACH EXPANSION JOINT.

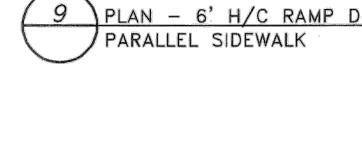


FOR LOCAL TYPE "A" STREETS, SIDEWALKS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 4' AND IF

- MACHINE LAID CURB" AND / OR "502 - CONCRETE SIDEWALKS". RAMP SURFACE SHALL BE BRUSH

NOTE: NOTE:





2.5" HOT MIX ASPHALT BASE MATERIAL-ALTERNATE: 6" ASPHALT TREATED BASE 8" 95% COMPACTED SUBGRADE —

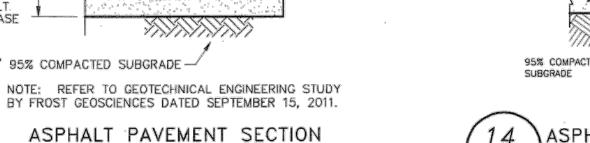
EXPANSION JOINT

TO COMPLY WITH A MAXIMUM DRIVEWAY SLOPE.

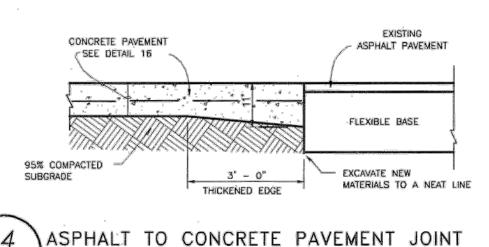
DRIVEWAY PENETRATION ON PRIVATE PROPERTY.

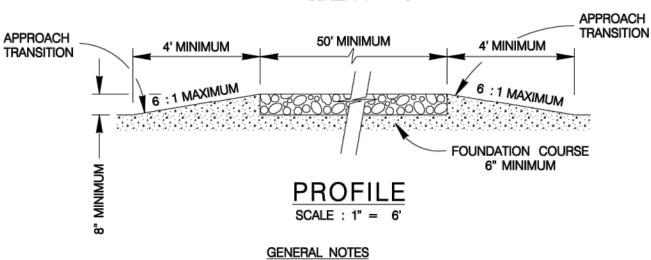
THE CITY TRAFFIC ENGINEER.

MAX.



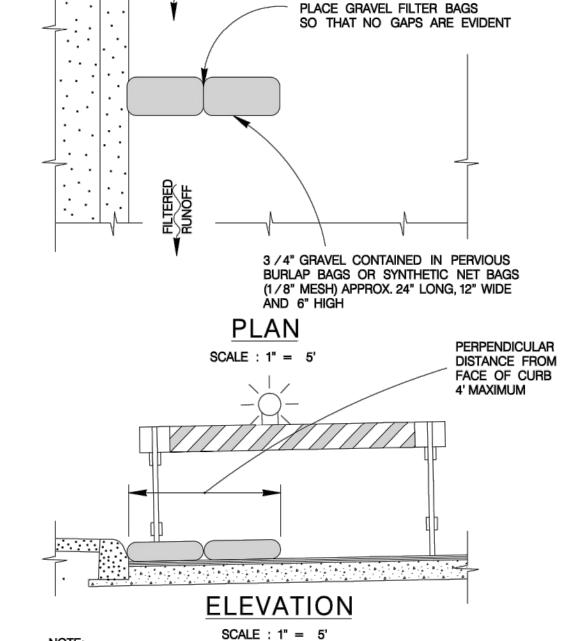
N.T.S.





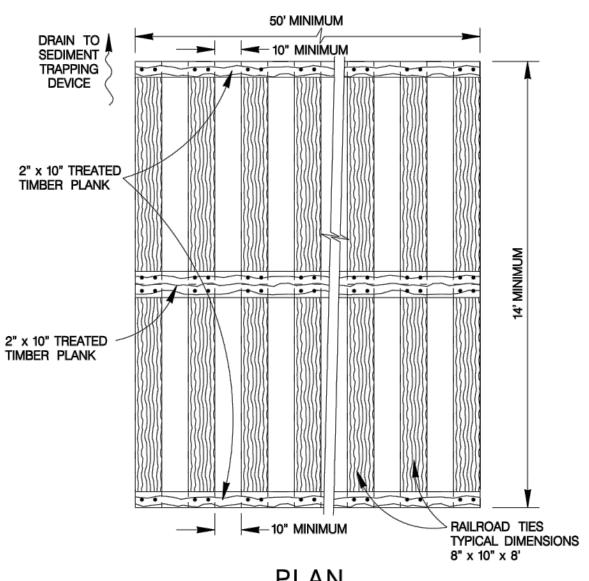
- 1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
- 2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8".
- 3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER. 4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS
- CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE
- 5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
- 6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

CONSTRUCTION EXIT - TYPE 1

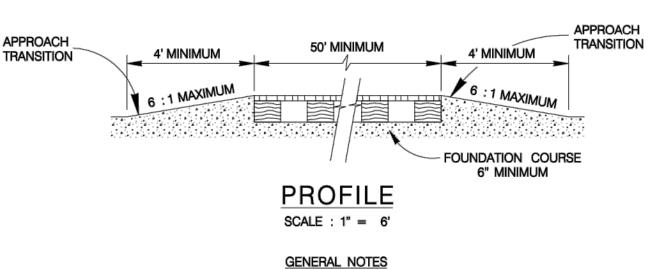


STRADDLE GRAVEL FILTER BAGS WITH TYPE 1 BARRICADES MOUNTED WITH TYPE "A" FLASHING WARNING LIGHT. SEE BARRICADE CONSTRUCTION SIGN DETAILS. PLACE FLASHING LIGHTS AWAY FROM GUTTER, FLUSH WITH OUTSIDE EDGE OF BAG CONFIGURATION.

GRAVEL FILTER BAGS



PLAN SCALE: 1" = 6'



- 1. THE LENGTH OF THE TYPE 2 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
- 2. THE TREATED TIMBER PLANKS SHALL BE ATTACHED TO THE RAILROAD TIES WITH 1/2" x 6" MIN. LAG BOLTS. OTHER FASTENERS MAY BE USED AS APPROVED BY THE
- 3. THE TREATED TIMBER PLANKS SHALL BE #2 GRADE MIN., AND SHOULD BE FREE FROM LARGE AND LOOSE KNOTS.
- 4. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
- 5. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE

6. THE CONSTRUCTION EXIT SHOULD BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT

7. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

CONSTRUCTION EXIT - TYPE 2

3 / 4" GRAVEL CONTAINED IN

PERVIOUS SYNTHETIC NET BAGS

(1/8" MESH) APPROX. 24" LONG,

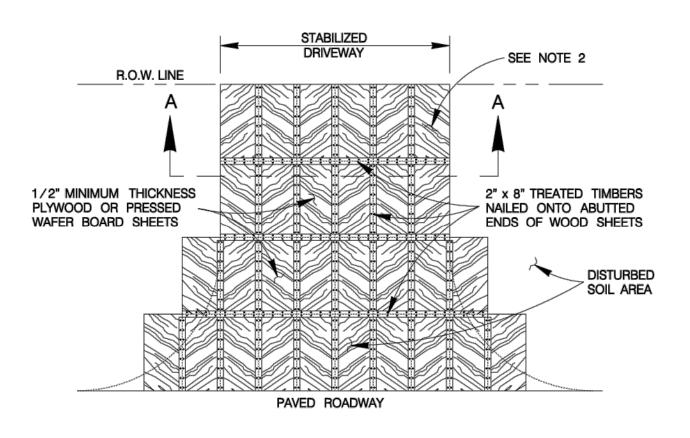
12" WIDE AND 6" (I.E. BLOCK

HEIGHT) HIGH.

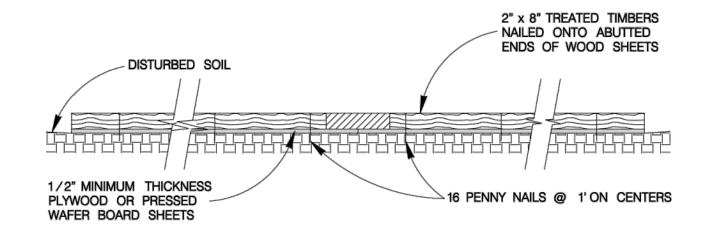
CONCRETE BLOCKS (6" x 8" x 16")

PLACE GRAVEL FILTER BAGS SO THAT NO -

GAPS ARE EVIDENT



PLAN SCALE : 1" = 20'



SECTION A-A SCALE : 1" = 2'

GENERAL NOTES

- 1. THE LENGTH OF THE TYPE 3 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, OR AS DIRECTED BY THE ENGINEER.
- 2. THE TYPE 3 CONSTRUCTION EXIT MAY BE CONSTRUCTED FROM OPEN GRADED CRUSHED STONE WITH A SIZE OF 2 TO 4 INCHES SPREAD A MINIMUM OF 4 INCHES THICK TO THE LIMITS SHOWN ON THE PLANS.
- 3. THE TREATED TIMBER PLANKS SHALL BE #2 GRADE MIN., AND SHOULD BE FREE FROM LARGE AND LOOSE KNOTS.
- 4. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

CONSTRUCTION EXIT - TYPE 3

RUNOFF

FILTERED RUNOFF

SECTION G-G

SCALE: 1" = 5"

INSTALL END BLOCKS / BAGS

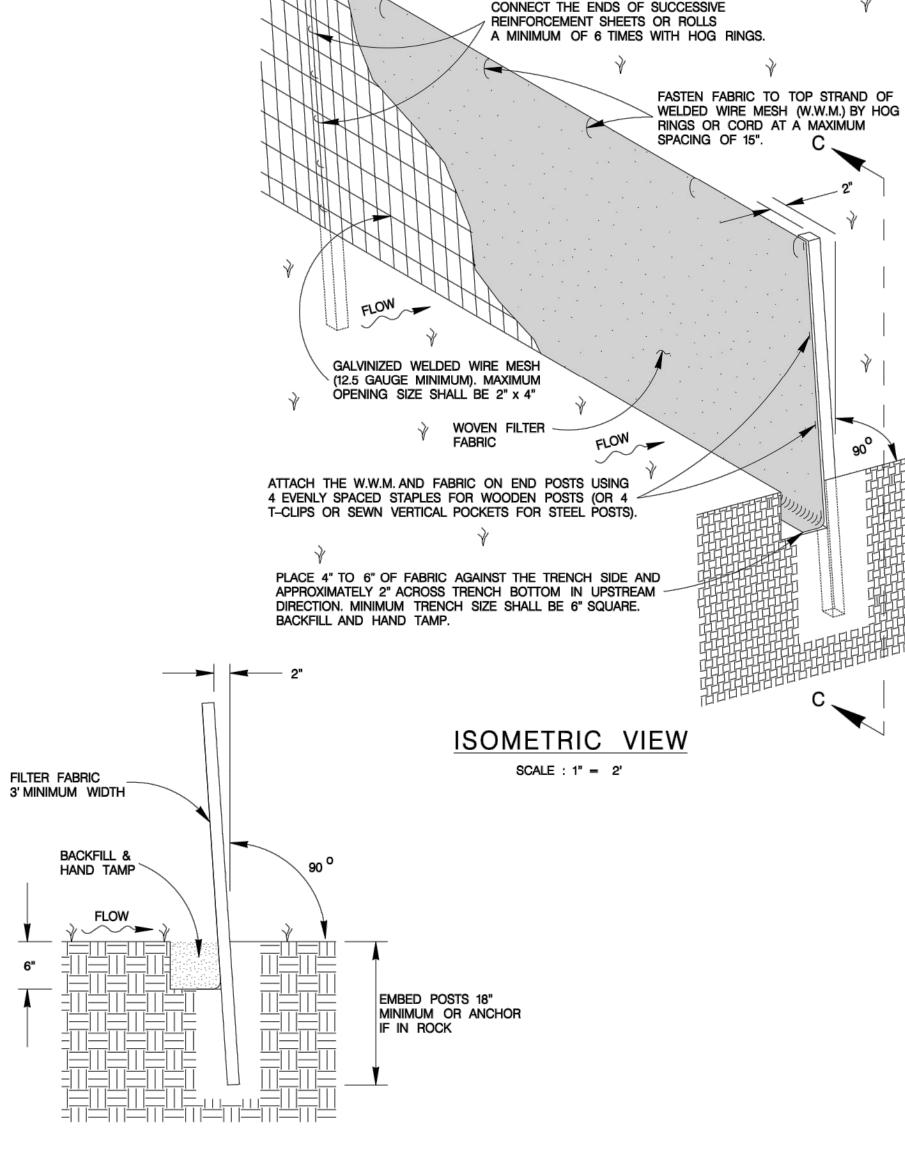
WHERE NO CURB IS IN PLACE

OR AROUND ENTIRE PERIMETER

AS EXPLAINED IN SPECIFICATIONS

2" x 4" TREATED WOOD STUD EXTENDED INTO

CONCRETE BLOCKS



SECTION C-C SCALE : 1" = 2'

2" x 4" TREATED WOOD STUD

SEDIMENT CONTROL FENCE USAGE GUIDELINES

A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUN-OFF. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE

4' MINIMUM STEEL OR WOOD POSTS SPACED AT 6' TO 8'. SOFTWOOD

POSTS SHALL HAVE A MINIMUM CROSS SECTION OF 1.5" x 1.5".

POSTS SHALL BE 3" MINIMUM DIAMETER OR NOMINAL 2" x 4". HARDWOOD

SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THRU RATE OF 100 GPM /FT SQUARED. SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN 2 ACRES.

GENERAL NOTES

1. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

TEMPORARY SEDIMENT CONTROL FENCE



GRAVEL FILTERS CAN BE USED

ON PAVEMENT OR BARE GROUND.

2' MAX.

 $G \longrightarrow$

VARIES WITH INLET LENGTH

PLAN

SCALE: 1" = 5

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POLLUTION PREVENTION PLAN CAPITAL IMPROVEMENTS

I TECHNOLOGIES, I

PLAT ID: 429718 DATE: 03-29-2019 KCI JOB #: 7918092 SHEET: C12

ROCK FILTER DAMS SHOULD BE CONSTRUCTED DOWNSTREAM FROM DISTURBED AREAS TO

INTERCEPT SEDIMENT FROM OVERLOAD RUNOFF AND /OR CONCENTRATED FLOW. THE DAMS SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THRU RATE OF 60 GPM /FT SQUARED OF CROSS SECTIONAL AREA.. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE

TYPE 1 (18" HIGH WITH NO WIRE MESH)

TYPE 1 MAY BE USED AT THE TOE OF SLOPES, AROUND INLETS, IN SMALL DITCHES AND AT DIKE OR SWALE OUTLETS. THIS TYPE OF DAM IS RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA OF 5 ACRES OR LESS. TYPE 1 MAY NOT BE USED IN CONCEN-TRATED HIGH VELOCITY FLOWS (APPROXIMATELY 8 FT./SEC. OR MORE) IN WHICH AGGREGATE WASH OUT MAY OCCUR. SANDBAGS MAY BE USED AT THE EMBEDDED FOUNDATION (4" DEEP MIN.) FOR BETTER FILTERING EFFICIENCY OF LOW FLOWS IF CALLED FOR ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

TYPE 2 (18" HIGH WITH WIRE MESH):

TYPE 2 MAY BE USED IN DITCHES AND AT DIKE OR SWALE OUTLETS.

TYPE 3 (36" HIGH WITH WIRE MESH):

POLLUTION PREVENTION PLANS.

TYPE 3 MAY BE USED IN STREAM FLOW AND SHOULD BE SECURED TO THE STREAM BED.

TYPE 4 (SACK GABIONS)

TYPE 4 MAY BE USED IN DITCHES AND SMALLER CHANNELS TO FORM AN EROSION CONTROL DAM.

GENERAL NOTES

- 1. IF SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, FILTER DAMS SHOULD BE PLACED NEAR THE TOE OF SLOPES WHERE EROSION IS ANTICIPATED, UPSTREAM AND / OR DOWNSTREAM AT DRAINAGE STRUCTURES, AND IN ROADWAY DITCHES AND CHANNELS TO COLLECT SEDIMENT.
- 2. MATERIALS (AGGREGATE, WIRE MESH, SANDBAGS, ETC.) SHALL BE AS INDICATED BY THE SPECIFICATION FOR ROCK FILTER DAMS FOR EROSION AND SEDIMENTATION CONTROL.
- 3. THE ROCK FILTER DAM DIMENSIONS SHALL BE AS INDICATED ON THE STORM WATER
- 4. SIDE SLOPES SHOULD BE 2:1 OR FLATTER. DAMS WITHIN THE SAFETY ZONE SHALL HAVE SIDE SLOPES OF 6:1 OR FLATTER.
- 5. MAINTAIN A MINIMUM OF 1' BETWEEN TOP OF ROCK FILTER DAM WEIR AND TOP OF EMBANKMENT FOR FILTER DAMS AT SEDIMENT TRAPS.
- 6. FILTER DAMS SHOULD BE EMBEDDED A MINIMUM OF 4" INTO THE EXISTING GROUND.
- 7. THE SEDIMENT TRAP FOR PONDING OF SEDIMENT LADEN RUNOFF SHALL BE OF THE DIMENSIONS SHOWN ON THE PLANS.
- 8. ROCK FILTER DAM TYPES 2 & 3 SHALL BE SECURED WITH 20 GAUGE GALVANIZED WOVEN WIRE MESH WITH 1" DIAMETER HEXAGONAL OPENINGS. THE AGGREGATE SHALL BE PLACED ON THE MESH TO THE HEIGHT AND SLOPES SPECIFIED. THE MESH SHALL BE FOLDED AT THE UPSTREAM SIDE OVER THE AGGREGATE AND TIGHTLY SECURED TO ITSELF ON THE DOWNSTREAM SIDE USING WIRE TIES OR HOG RINGS. IN STREAM USE, THE MESH SHOULD BE SECURED OR STAKED TO THE STREAM BED PRIOR TO AGGREGATE PLACEMENT.
- 9. SACK GABIONS SHOULD BE STAKED DOWN WITH 3 /4" DIA. REBAR STAKES.
- 10. FLOW OUTLET SHOULD BE ONTO A STABILIZED AREA (VEGETATION, ROCK, ETC.).
- 11. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY

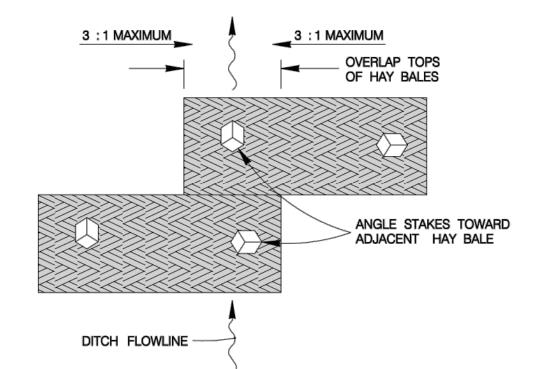
LENGTH FOR PAYMENT-OPTIONAL SANDBAGS (SEE USAGE GUIDELINES)



1/2 OF HEIGHT OF HAY BALE

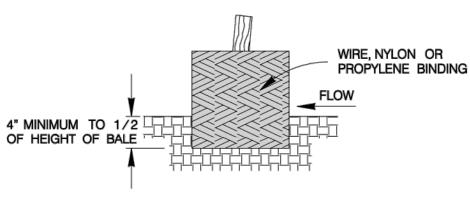
ANGLE STAKES TOWARD

ADJACENT BALE

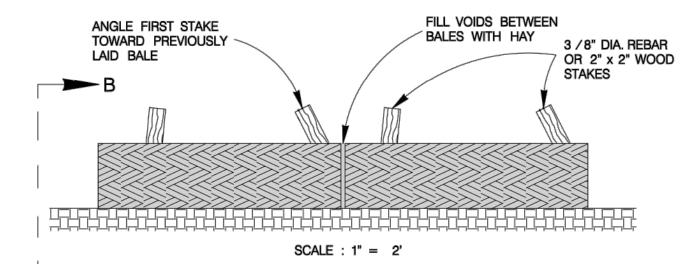


PLAN VIEW

SCALE : 1" = 2'



SECTION B-B SCALE : 1" = 2'



BALED HAY USAGE GUIDELINES

A BAILED HAY INSTALLATION MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A TWO YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED. THE INSTALLATION SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THRU RATE OF 5 GPM /FT SQUARED OF CROSS SECTIONAL AREA. BALED HAY MAY BE USED AT THE FOLLOWING LOCATIONS:

- 1. WHERE THE RUNOFF APPROACHING THE BALED HAY FLOWS OVER DISTURBED SOIL FOR LESS THAN 100'. IF THE SLOPE OF THE DISTURBED SOIL EXCEEDS 10 %, THE LENGTH OF SLOPE UPSTREAM OF THE BAILED HAY SHOULD BE LESS THAN 50'.
- 2. WHERE THE INSTALLATION WILL BE REQUIRED FOR LESS THAN 3 MONTHS.
- 3. WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1/2 ACRE.

TIONAL CONSIDERATIONS APPLY: 1. THE DITCH SIDESLOPES SHOULD BE GRADED AS FLAT AS POSSIBLE TO MAXIMIZE THE

DRAINAGE FLOW RATE THRU THE HAY.

FOR BALED HAY INSTALLATIONS IN SMALL DITCHES, THE FOLLOWING ADDITIONAL CONDI-

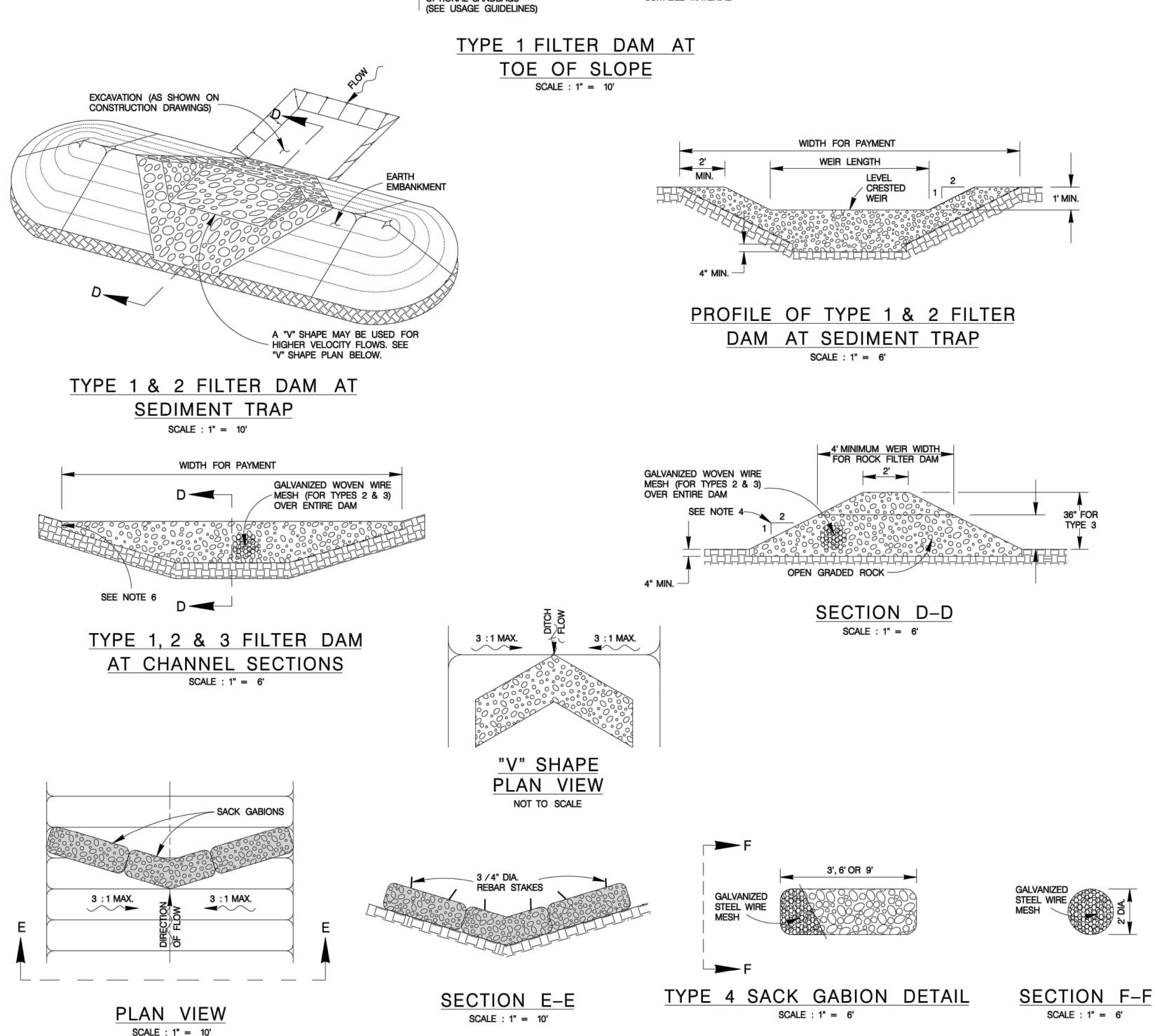
2. THE DITCH SHOULD BE GRADED LARGE ENOUGH TO CONTAIN THE OVERLAPPING DRAINAGE WHEN SEDIMENT HAS FILLED TO THE TOP OF THE BAILED HAY.

BALES SHOULD BE REPLACED USUALLY EVERY 2 MONTHS OR MORE OFTEN DURING WET WEATHER WHEN LOSS OF STRUCTURAL INTERGRITY IS ACCELERATED.

GENERAL NOTES

- 1. HAY BALES SHALL BE A MINIMUM OF 30" IN LENGTH AND WEIGH A MINIMUM OF 50 LBS. 2. HAY BALES SHALL BE BOUND BY EITHER WIRE OR NYLON OR POLYPROPYLENE STRING.
- THE BALES SHALL BE COMPOSED ENTIRELY OF VEGETABLE MATTER.
- 3. HAY BALES SHALL BE EMBEDDED IN THE SOIL A MININMUM OF 4" AND, WHERE POSSIBLE, ONE-HALF THE HEIGHT OF THE BALE.
- 4. HAY BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES. THE BALES SHALL BE PLACED WITH BINDINGS PARALLEL TO THE GROUND.
- 5. HAY BALES SHALL BE SECURELY ANCHORED IN PLACE WITH 3 / 8" DIA. REBAR OR 2" x 2" WOOD STAKES DRIVEN THROUGH THE BALES. THE FIRST STAKE SHALL BE ANGLED TO-WARDS THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
- 6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED

BALED HAY FOR EROSION CONTROL



ROCK FILTER DAMS

TYPE 4 FILTER DAM AT DITCHES

& SMALLER CHANNELS PLAN VIEW

Orafting: NP Check: FJD esign: FJD Check: DR PLAT ID: 429718 DATE: 03-29-2019 (CI JOB #: 7918092 SHEET: C13

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TECHNOLOGIES,

- 2) The structural engineer-of-record prepared specifications for structural related portions of the project and has included these specifications on the structural drawings. Architectural specifications for non-structural portions of the project are included in the project manual.
- 3) Drawings of specific details on the drawings indicate the intent of the structural design and in most cases, are typical conditions or very similar to other details. Consider typical conditions not necessarily noted as typical as typical for other conditions.
- 4) Understanding the structural requirements shown on the structural documents requires cooperation among all parties involved. Design and construction are complex. Although Beicker Consultants LLC designed the project with due care and diligence, we do not guarantee perfection. Communication is necessary. Immediately report structural discrepancies for our interpretation Consider unresolved discrepancies as the more costly interpretation of the discrepancy.
- 5) The structural documents represent the finished structure. Total project definition (and therefore the definition of all requirements) will be provided by combining all documents with the Structural Documents. The Contractor shall verify all field conditions which will affect the fabrication of components for new construction prior to the start of construction. Unless otherwise indicated, the documents do not indicate the method of construction. The Contractor shall take all measures necessary to protect the safety of the public aling with the safety of the structure during construction. Such measures shall include but not be limited to bracing and shoring of dead loads, construction loads, and wind loads. The Contractor will be required to correct at his/her own expense any subsidence structural damage or other objectionable conditions caused by his operations.

6) Structural design is based on the following:

Dwelling rooms = 40 psf, private balconies = 40 psf Floor live loads shall be posted for each floor or part thereof Floor dead load = 20 psf Roof live load = 20 psf, Tributary area considered, Ponding not considered Roof dead load top chord = 10 psf, bottom chord = 5 psf

Ground Snow Load = 5 psf, Importance Factor (I) = 1.0

Design Load Combinations (Allowable Stress Design Method)

D + .75(L) + .75(Lr or S or R)D + (.6W or 0.7E) D + .75(.6W)+ .75L + .75(Lr or S or R)D + .75 (.7E) + .75 L + .75 S .6D + .6W 0.6D + 0.7E

Structural Submittals

Submit to the Structural Engineer for review appropriate schedules, shop drawings, samples, test reports, and product data that is related to the structural portion of the Work according to Standard General Conditions of the Construction Contract prepared by Engineers Joint Contract Documents Committee (EJCDC). No work shall be fabricated until Structural Engineer's review has been obtained. A list of structural submittals required for this project is:

Structural Submittal Items: Pre-manufactured Concrete Steps: Non-Shrink Grout Material:

Stair Treads 1) Design stair tread to support a 300 pound concentrated load at center of tread.

2) Coordinate structural engineer's review.

Non-Shrink Grout

1) Non-shrink grout concrete fill shall have a maximum aggregate diameter of 3/8" and shall be proportioned according to the manufacturers recommendations. Grout shall have a minimum 28-day compressive strength of

2) Coordinate structural engineer's review.

Reinforcing steel shall comply with the requirements of ASTM A-615, grade 60. Welded wire mesh shall comply with the requirements of ASTM A- 185, flat sheets only. Reinforcing steel shall be continuous with splices lapped at least 40 diameters. Stirrups and ties may be grade 40 for bars #3 and smaller. Tie wire shall be 18 gage

- 2) Concrete shall develop a 28-day compressive stress (fc) of at least 3,000 psi. Mix concrete according to ACI 301. Water cement ratio shall not exceed 0.50. Use a maximum aggregate size of 1 1/8", or according to ACI 318. Maximum aggregate size between bars shall also pertain to between the forms and bars.
- 3) The proportions of materials and use of admixtures influence the concrete strength along with the means and methods of construction. The contractor is responsible to determine that the concrete is suitable for its intended purpose. The engineer recommends the contractor consider the following in determining the concrete for this project. Cement shall be Type 1 (gray). Fly ash shall be Boral Materials, Class C (Class F fly ash is not acceptable). If fly ash is used, do not exceed 20% of the total fly ash and cement used by weight. Include a polymenic compound water-reducing admixture that complies with ASTM C494. Do not add an air entrainment additive. Mix shall result in a finished concrete product with moisture contents necessary to properly cure the concrete. Floor sealers, hardeners, finishes and coverings shall be compatible with concrete properties (ie, but not limited to, moisture and alkalinity properties).
- 4) Place and cure concrete according to ACI 302. 1R. Do not use concrete that has not been placed in the forms before 1.5 hours after the initial mixing water was added, regardless of temperature or slump - No Exceptions.
- 5) Coordinate structural engineer's review, the building official inspection before each concrete placement. The Building Official shall inspect footings and foundations (IBC Section 110.3.1). The Building Official may accept a review by the structural engineer in place of the Building Official conducting the review.

Before concrete placement, the structural engineer shall inspect all reinforcing steel, verify quantities and placement along with proper concrete protection for reinforcement, inspect welded reinforcing steel, inspect all bolts installed in concrete, and verify the use of the reported mix design(s) at the beginning of each day's pour for each type of concrete.

Structural Steel

Rolled steel angles, plates, and bars shall be structural quality complying with ASTM A-36 (fy=36 ksi). Rolled steel shapes shall be structural quality carbon steel complying with ASTM A-36/A50 dual grade complying

2) Weld as recommended by applicable AWS specifications. All welds are 1/4" single pass fillet welds unless noted otherwise.

1) All lumber shall be PS 20, new and undamaged graded lumber in accordance with NFPA Grading Rules. Lumber stresses specified do not include repetitive member use. Framing members shall be S4S unless noted otherwise. All wood bearing on concrete or masonry shall be wolmanized. All structural framing lumber shall be #2 grade or better and as noted below:

a) Rough framing shall consist of #2 spruce-pine-fir (SPF) having no less than an allowable bending stress (Fb) of 875 psi, a Modulus of Elasticity of 1,400,000 psi, and an allowable shear stress of 70 psi, unless indicated otherwise. All wood bearing on concrete or masonry shall be wolmanized.

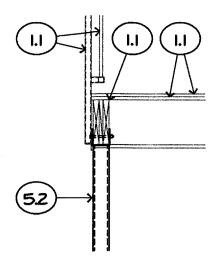
b) Blocking shall consist of #2 southern yellow pine (SYP) with 19 percent maximum moisture content having no less than an allowable bending stress (Fb) of 1,500 psi (2x4), 1,250 psi (2x6), 1,200 psi (2x8), 1,050 psi (2x10) and 975 psi (2x12), a Modulus of Élasticity of 1,600,000 psi, and an allowable shear stress of 90 psi.

2) Nails, spikes, and staples shall be galvanized for exterior locations, high humidity locations, and treated wood; size and type to suit application. Typical nailing shall be with common wire nails.

Bolts, nuts, washers, lags and screws shall be medium carbon steel; size and type to suit application; galvanized for exterior locations, high humidity locations, and treated wood; plain finish for other intenor

Fasteners shall be expansion shield lag bolt type for anchorage to solid masonry or concrete.

- 3) Submit evidence of compliance with specified requirements showing design values for selected species and
- 4) Store framing material a minimum of 12" above the ground in a manner to allow for proper drainage, ventilation and protection from the weather.



(12)

D- Rotted Wood Column Replacement at Existing Patio

A- Rotted Wood Column

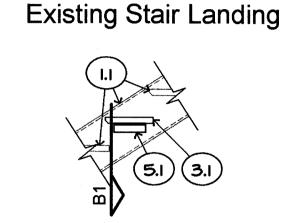
Typical Structural Sections and Details

Note: Contractor shall refer to investigation report dated 12/1/17 for noted locations of

repairs detailed above. New or additional locations may have developed since the

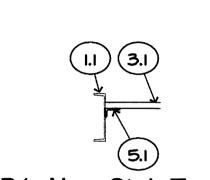
investigation report was submitted requiring these repairs to be made at areas not shown in the report. Contractor shall notify design team if additional locations are

Replacement



E- Patio Wood Beam at

B- New Stair Tread to Existing Stringer

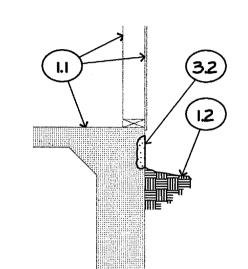


B1- New Stair Tread to Existing Stringer

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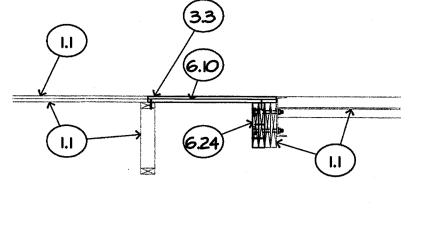
F- Patio Wood Beam

Replacement

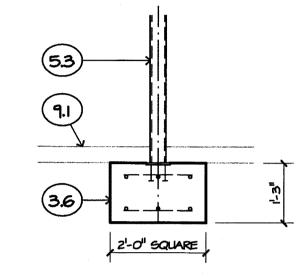


G- Stair Landing

C- Existing Beam Patch



H- New 2x Beam at Stair Landing Support Blocking



J- Stair Landing Column to Footing

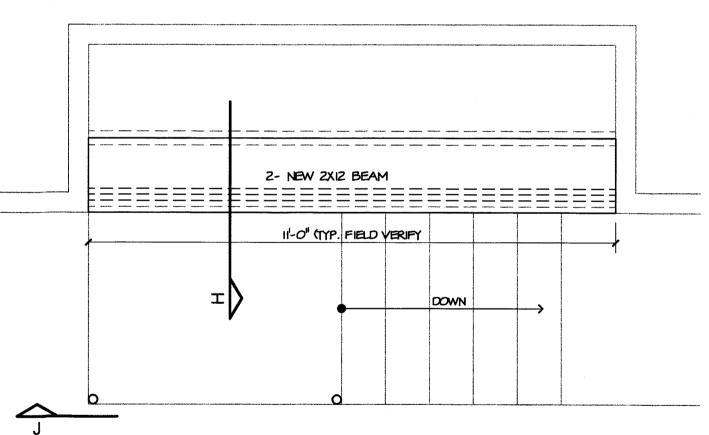
Rotted post at building 11 stair requires replacement and any others as determined by owner.

Keynotes

1.1) Existing construction to remain.

If any sign of structural intergrity loss or rot is observed, the existing member is to be replaced with a new member matching the existing construction.

- 1.2) Existing exterior grade. Contractor shall make sure grade allows water runoff to drain freely away
- 3.1) Pre-manufactured concrete stair tread to match existing stair treads that have been replaced already throughout the site. Field measure for total width of the tread. Tread shall be designed to support to support a 300 pound concentrated load at center and at each end of tread.
- 3.2) Patch exterior foundation opening with a non-shrink grout repair material. Clean surface prior to placing repair material within the opening being filled. Refer to manufacturers recommendations for additional surface prep and application requirements.
- 3.3) New concrete topping over floor deck to match existing
- 3.6) Footing reinforcing shall be #6 bars at 8" on center each way.
- 5.1) Provide a 2" x 2" x 1/4" thick steel angle welded to the existing stair stringer and bolted to the premanufactured stair tread. Refer to tread manufacturers requirements for total length of the angle for support of the tread and attachement requirements. Weld all around steel angle for attachment to the
- Number of treads to be replaced on each stair case is noted on the investigation report submitted on December 1, 2017. Refer to building elevations for number of treads noted next to circled area needing
- 5.2) 4" x 4" x 1/4" HSS steel column at all patios requiring post replacement. Provide an 8" x 4" x 1/2" column base plate welded to the column and botted to the existing concrete slab with two (2) 1/2" diameter all-thread anchors embedded and epoxied 4" into the concrete. Provide a 1/4" thick x 6" long steel U-plate at the top of the column extending up the sides of the patio beam 4" and through bolt with two (2) 1/2" diameter through bolts.
- 5.3) 2" diameter standard pipe column welded to a 6" x 6" x 1/2" thick steel base plate embedded into the concrete footing. Provide two (2) 1/2" diameter x 4" long HCA anchors welded to the bottom of the base plate for embedment into the concrete footing. Weld top of column all around to the bottom side
- 6.10) Plywood Flooring shall be 3/4" APA rated, 42/24 Exposure 1, tongue and groove plywood floor deck. Place tongue an groove plywood floor with required joint spaces between sheets and with end joints staggered. Plywood grain shall be perpendicular to framing. Secure sheets over firm bearing. Provide edge blocking at all floor openings. Nail to framing members at plywood edges at 6" on center and at intermediate supports at 6" on center. Nail with at least 8d screw shank nails.
- 6.24) New wood beam installed at all patio or stair landing locations where existing beam has rotted or is showing signs of structural integrity loss after removal of exterior facade covering. Replace existing beam with a new beam that matches the existing beam size and attachment method.
- 6.25) Provide 2x12 blocking between the existing studs for attachment of the stair landing at the building wall. Build up number of blocking pieces to match the width of the existing stud wall. Toe nail blocking to studs with four (4) 10d nails at each end and nail blocking pieces to one another with a minimum of four (4) 10d nails. Through bolt stair landing to blocking with a minimum 1/2" diameter through bolt at all existing bolt holes in the stair landing frame. Provide a minimum of four (4) bolts for attachment to
- 9.1) Concrete sidewalk flatwork refer to architectural/civil plans
- 9.2) New metal railing refer to architectural plans



Second Story Stair Landing

5) At headers built-up with multiple SYP #1/#2 2x members, nail together with at least 16d nails at 16" on center along each edge and with at least 1-16d nail per 6" nominal depth of header. Provide plywood spacers between 2x members to widen header to the width of the stud wall.

6) The "Manual of House Framing" by National Lumber Manufacturer's Association shall set the minimum standard of workmanship. Install main framing miscellaneous blocking, furring, nailing strips, framing, and sheathing. Install members true, plumb, and level, install shimming where required to set framing in proper alignment. Secure framing in place. Space miscellaneous framing and furring no more than 24 inches on center. Construct members of continuous pieces of longest possible lengths. Framing member connections shall be nailed with no less than 2-16d nails, or as noted. Provide rough hardware as indicated. Comply with Fair Housing Act provisions. Install fire and draftstops according to code requirements.

Make proper provisions for the Work of other trades. Refer to the Drawings for wood blocking and plywood required as back-up and framed openings for all other trades and their accessories. All bathrooms on all handicap accessible levels shall receive solid 2x6 wall blocking for grab bars at toilets and tub/shower surrounds.

- 7) Framing members shall be installed within 1/4" from true position. Square end cuts shall be within 1/16" per foot of depth and width. End surfaces shall be cut to provide contact over substantially the entire surface. Lengths of framing members shall be 1/16" + up to 20 feet in length, and 1/16" per 20 feet of specified length for members over 20 feet in length.
- 8) Coordinate structural engineer's review, the building official inspection.

The Building Official shall inspect the primary structural framing. The Building Official may accept a review by a licensed professional engineer in place of the Building Official conducting his inspection. (IBC Chapter 110.3.4)

BEICKER CONSULTANTS, LLC

2525 Castroville Road San Antonio, Texas_

STRUCTURAL / CONSTRUCTION ENGINEERS Revised plan and sections Revised IBC date

Beicker Consultants LLC, Structural / Construction Engineers • 2702 N Loop 1604 E, Suite 201 • San Antonio, Texas, 78232 • Phone (210) 824-2908 • Fax (210) 496-9330

DATE: 01-30-2019 KCI JOB #: 7918092

THE STRUCTURAL DOCUMENTS REPRESENT THE FINISHED STRUCTURE. TOTAL PROJECT DEFINITION (AND THEREFORE THE DOCUMENTS OF ALL REQUIREMENTS) WILL BE PROVIDED BY COMBINING ALL DOCUMENTS WITH THE STRUCTURAL DOCUMENTS. THE CONTRACTOR SHALL VERIFY OF THE FUBLIC ALONG WITH THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLIDE BUT NOT BE LIMITED TO BRACING AND SHORING OF DEAD LOADS, CONSTRUCTION LOADS, AND WIND LOADS, THE CONTRACTOR WILL BE REQUIRED TO CORRECT AT HIS OWN EXPENSE ANY SUBSIDENCE, STRUCTURAL DAMAGE OR OTHER COLUMENTS CAUSED BY HIS OPERATIONS.

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December 1, 2017

Mrs. JoAnn Sosa Valla Design Group 1232 N. Hackberry San Antonio, Texas 78202

Re: La Providencia - Structural Condition Survey 2525 Castroville Road San Antonio, Texas

Dear Mrs. Sosa:

You contacted Beicker Consultants, LLC (BC) to provide a structural condition assessment of the existing buildings at the above referenced apartment complex. The existing complex consist of a total of twelve (12) buildings; four (4) are Type 'A', four (4) are Type 'B', three (3) are Type 'C', and the lease office/clubhouse is Type 'D'. You are working with the owner to renovate the exteriors of the buildings and had concerns about possible structural issues that may be present due to deterioration of existing construction.

I visited the complex to visually observe the existing condition of the exteriors of each building and note any possible structural issues that were apparent. Overall, the building structures appear to be structurally sound and do not show major signs of structural integrity loss. There are areas of the existing buildings that are damaged and need to be addressed during the renovation as well as other areas that show signs of possible structural integrity loss but need to be investigated further.

Based on my observations, some of the main issues noted during my site visit pertain to possible termite damage, possible water damage, rotting of steel stair treads, the connections of the stair landings to the adjacent building, rusted out stair landings and columns, holes in perimeter slab grade beams, openings in exterior facades, and signs of movement at expansion joints. Below is information on these issues and what is needed:

- Areas that appeared to have, or could possibly have, termite or water damage. o Additional investigation efforts are needed to determine the structural integrity of the existing
- construction. These areas were mostly covered by the existing siding but some were not. Termite damage at balcony support columns. o The wood columns showing signs of termite damage shall be replaced to match original
- construction. The balconies above shall be appropriately shored during this column replacement.
- The rotted stair steps shall be removed and replaced with a pre-cast concrete step as previously done on numerous steps throughout the complex. These pre-cast concrete steps shall be able to support a minimum of 100 psf for the width needed to fit within the stair framing. Steel angles shall be welded to the stair stringers to match what was previously done, and as required for the pre-cast steps to bolt to the angles. In the attachments mentioned below, I have noted the number of treads needing to be replaced on each circled section of the stair framing.
- Stair landing connections to adjacent buildings showing signs of connection structural integrity loss.
 Additional investigative efforts are needed to determine the requirements of the reconnection of the damaged stair landings. At minimum, additional blocking will need to be added between the existing wall studs for reconnection of the stair landing.
- Rusted out stair landings and steel columns o I recommend complete replacement of the stair landings that have a rusted out/deteriorated steel pan. These steel pans support the concrete above and cannot support them correctly if they are

La Providencia — Structural Condition Survey #17408-0

rusted through. Like the steel pans, rusted/deteriorated steel columns supporting the landings shall be replaced to match the original construction.

- Holes in perimeter slab grade beams. A large hole was observed in the perimeter grade beam of the building slab. This hole shall be filled to prevent any water or animal intrusion below the building. The area shall be cleaned and filled with a non-shrink 3/8" aggregate concrete or grout mix.
- Openings in exterior facades. D Numerous openings in the exterior facades were observed through the complex. These openings are not particularly a structural issue but they can lead to structural issues if left unattended too. These openings can be avenues for animals and/or water to get into the wall section and damage structural members. These openings shall be cleaned out, investigated for possible damage, and if no clamage is present, then they should be sealed up to prevent any issues in the future. If clamage is present, then the damaged members shall be repaired and then the opening shall be sealed appropriately.

Signs of movement at expansion joints.

The existing wall expansion joints are comprised of a rigid wood board spanning across the joint. Expansion joints are designed to allow movement between the two sections of the building but this rigid board is not designed to move. When the building sections move independently of one another, this rigid board becomes damaged and shows signs of possible structural integrity loss. I recommend having a flexible joint material installed over the expansion joint with two rigid boards along the length of each side. The roof joint has a flexible joint overlay and I recommend having one installed over the wall joints as well.

As mentioned in some of the bulleted items above, additional investigative efforts may still be needed. Once the contractor has exposed the areas that show signs of possible termite or water damage, BC can revisit the site to determine if additional structural support or full member replacement is needed.

Attached to this report is an overall complex layout and building elevations of all twelve (12) buildings. These elevations note areas of concern that need attention, or that need further investigation due to the possibility of structural integrity loss. Photographs are also provided of some of the areas mentioned above in the bulleted items on pages 3 through 6.

If you have any questions, please call.

Respectfully,

BEICKER CONSULTANTS, LLC



Texas Professional Engineer License Number 121512

Beicker Consultants, LLC investigated only the portion of the building described. Other buildings that are part of this complex were never considered as part of our investigation. Our investigation did not include discovery, testing, monitoring, cleanup or neutralization of pollutants, hazardous substances or asbestos. Our investigation also did not include reviewing mechanical, electrical or plumbing conditions. Our opinions and recommendations expressed are based on the condition of the structure, as we were able to visually see it during our investigation at the site. Means, methods, procedures, techniques, sequencing, completing construction and safety on the job site should remain the responsibility of the Contractor hired to carry out the repair work. No warranty of this structure for future use, operability or suitability is expressed or implied.

La Providencia — Structural Condition Survey #17408-0

Photographs



Waviness of roof decking. Signs of possible termite or water damage.



Opening in building façade.





Rotted steel pan of stair tread.



Rotted steel sheet on bottom of stair landing.

Stair landing connection integrity loss.

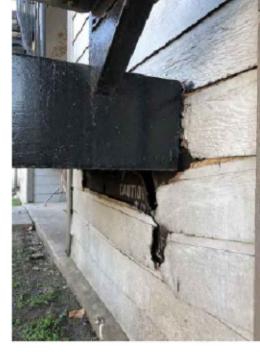
Signs of possible termite damage.

La Providencia — Structural Condition Survey #17408-0

Photographs (cont.)



Page 4



Stair landing connection integrity loss.

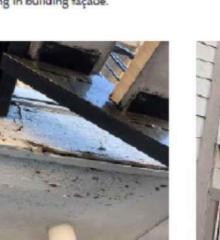
BC Project #17408-0

2702 N Loop 1604 E, Suite 201 • San Antonio, Texas 78232 • Phone (210) 824-2908 • Fax (210) 496-9330 F-17115

La Providencia — Structural Condition Survey #17408-0

Photographs (cont.)

Opening in building façade.



Signs of possible water or termite damage.



Signs of possible water or termite damage. Signs of possible water or termite damage.

Ant and/or termite infestation.

La Providencia — Structural Condition Survey #17408-0



Signs of possible termite damage.



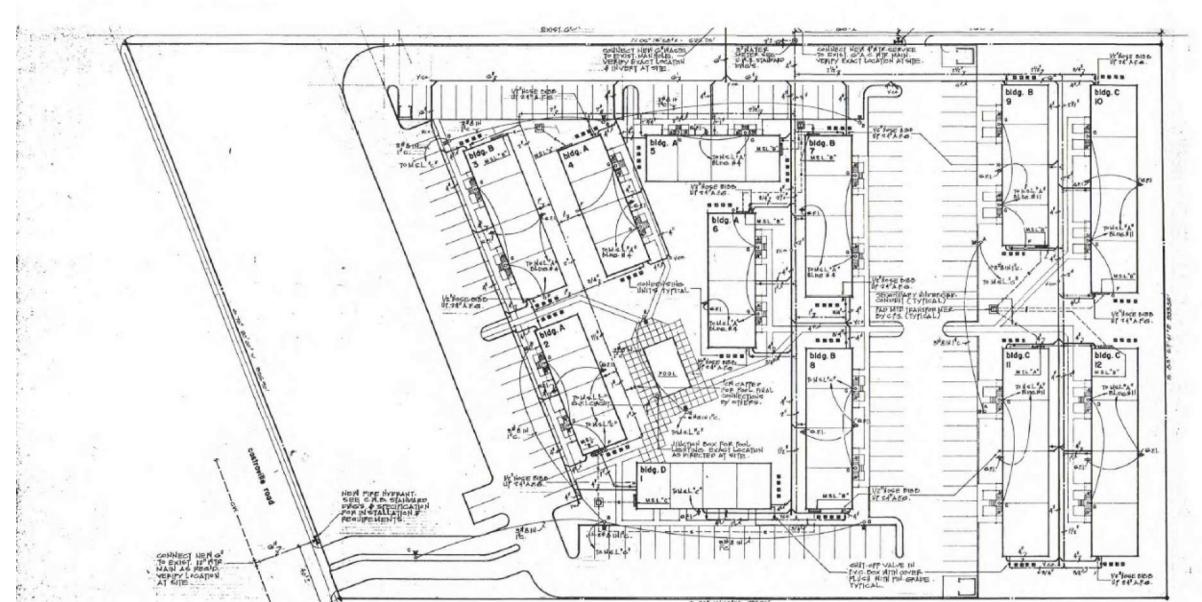
Page 6

Rigid expansion joint board showing signs of movement.



signs of movement.

PROPERTY LAYOUT



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KCI TECHNOLOGIES, INC.

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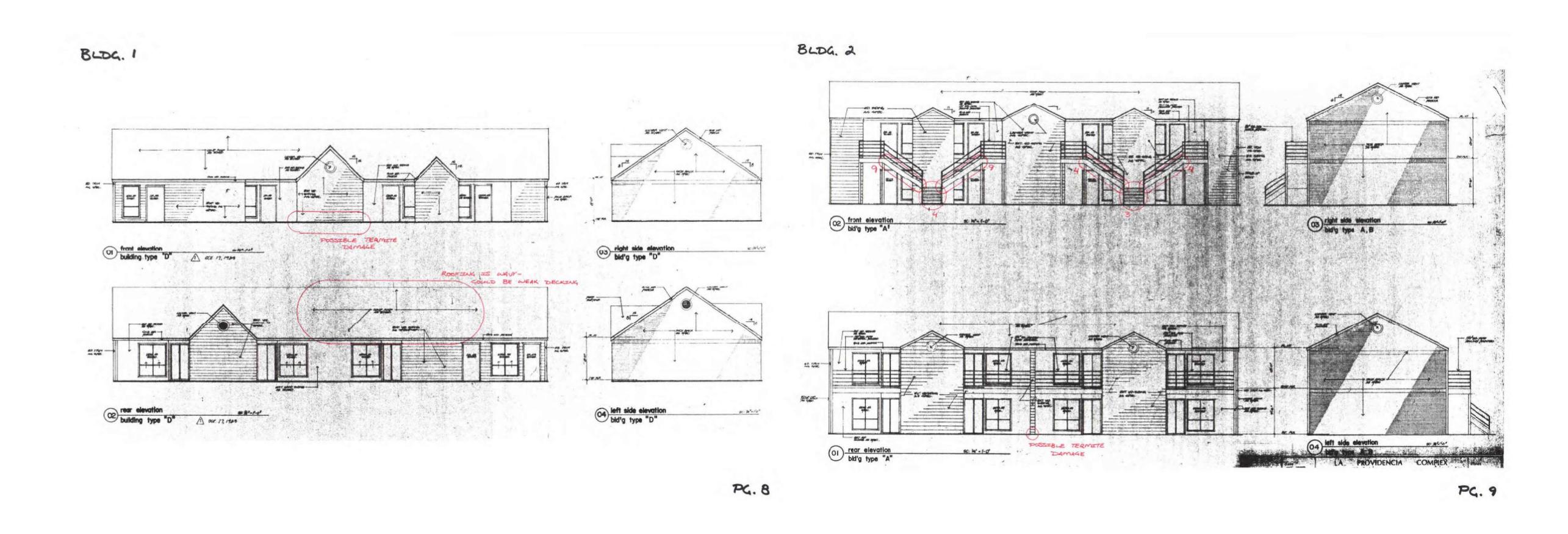
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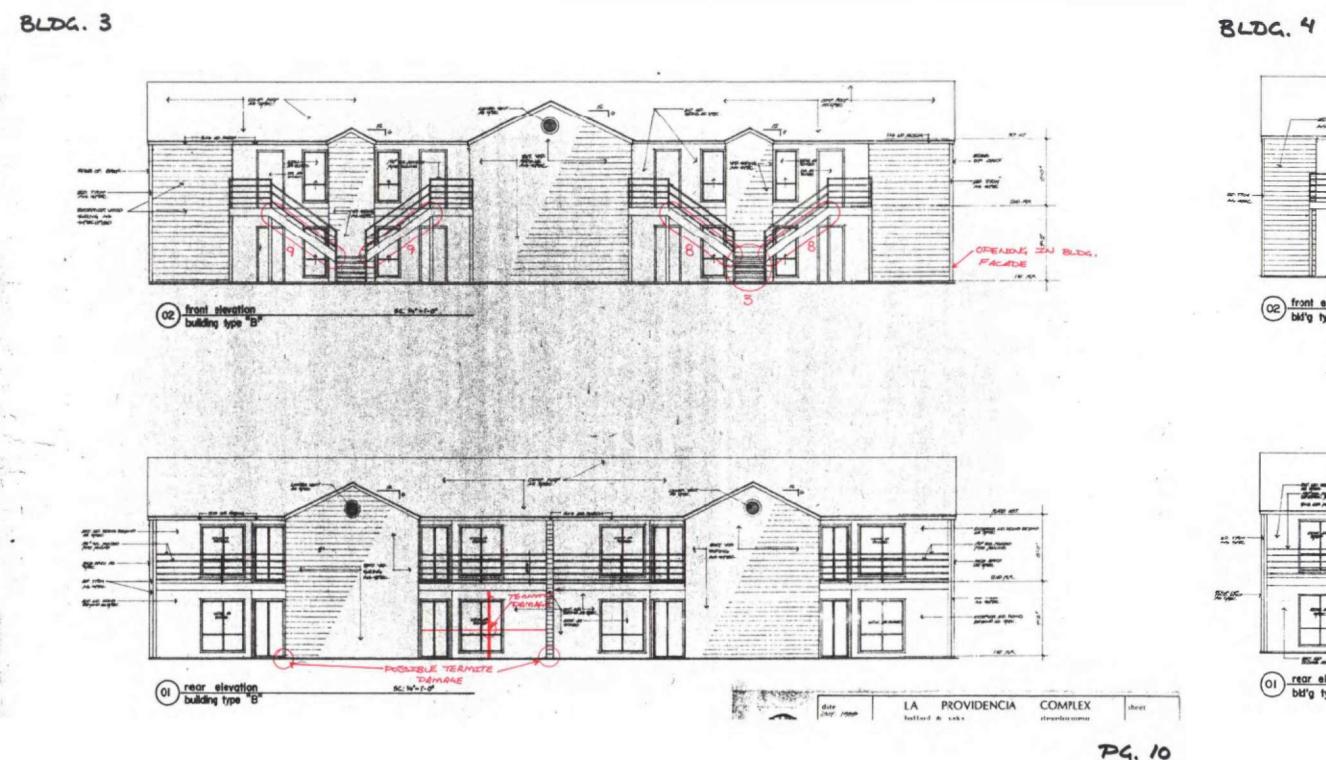
KCI TECHNOLOGIES, INC.

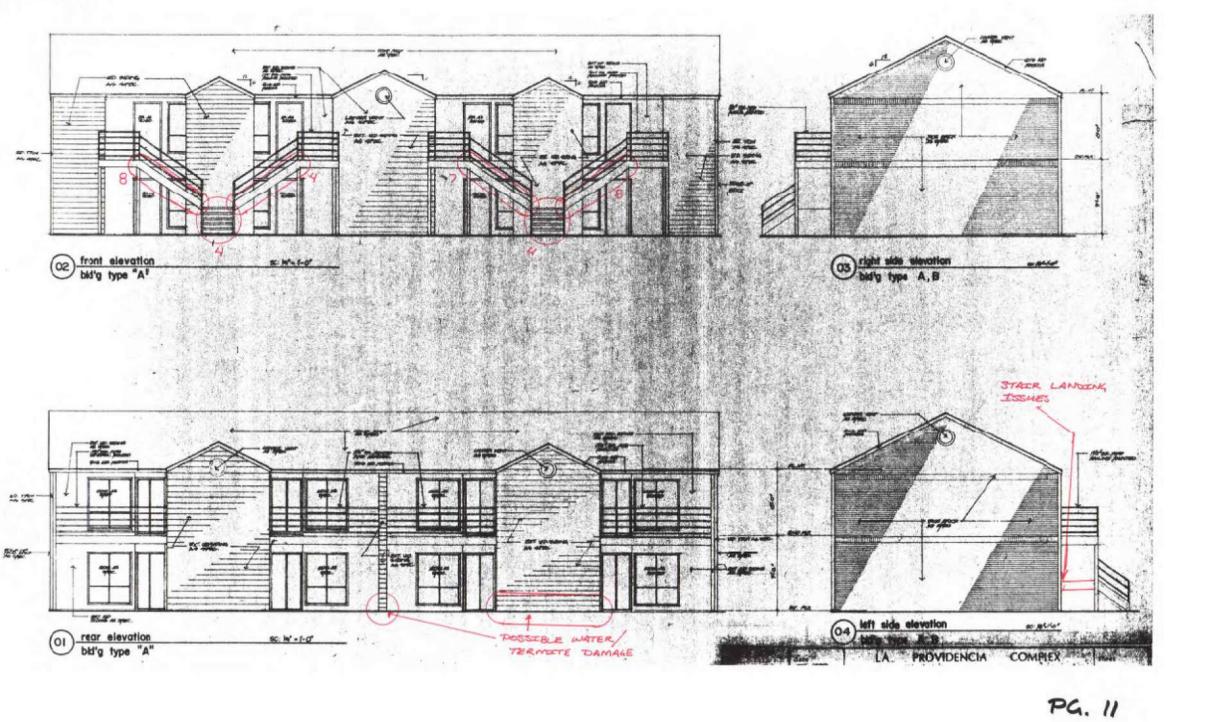
13750 SAN PEDRO AVENUE - SUITE 640 - SAN ANTONIO, TEXAS 78232
PHONE: (210) 544 - 5751 Website: www.kci.om
TEXAS REGISTERED ENGINEERING FIRM, TBPE FIRM NO. F-10573

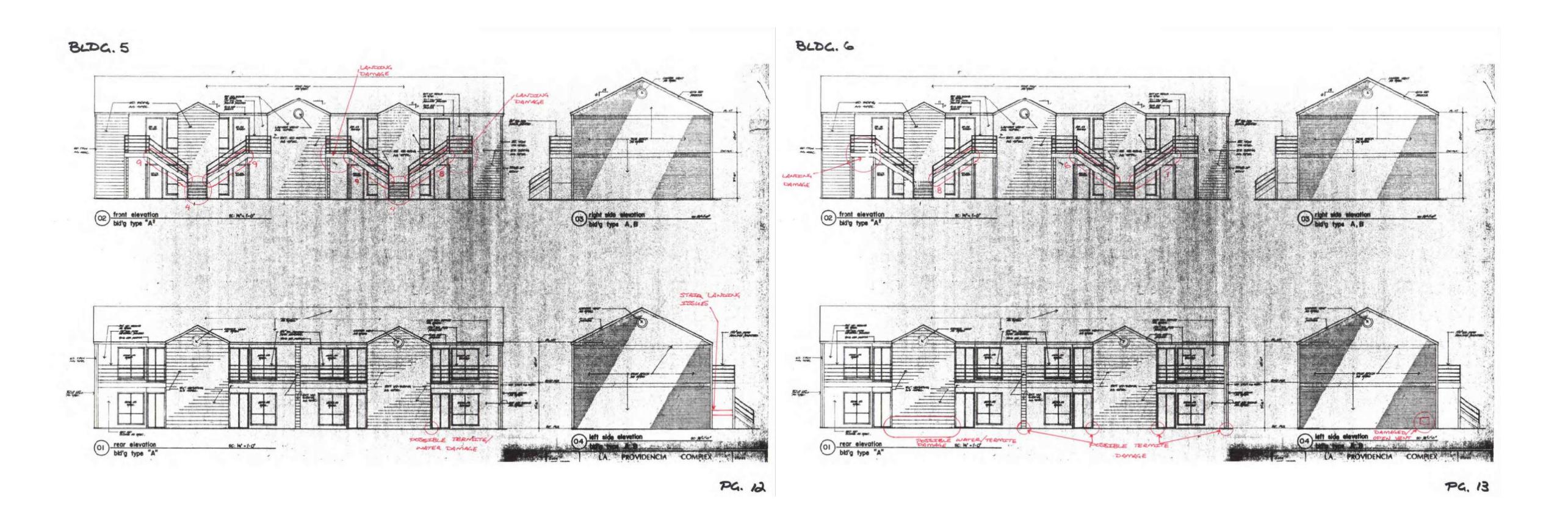
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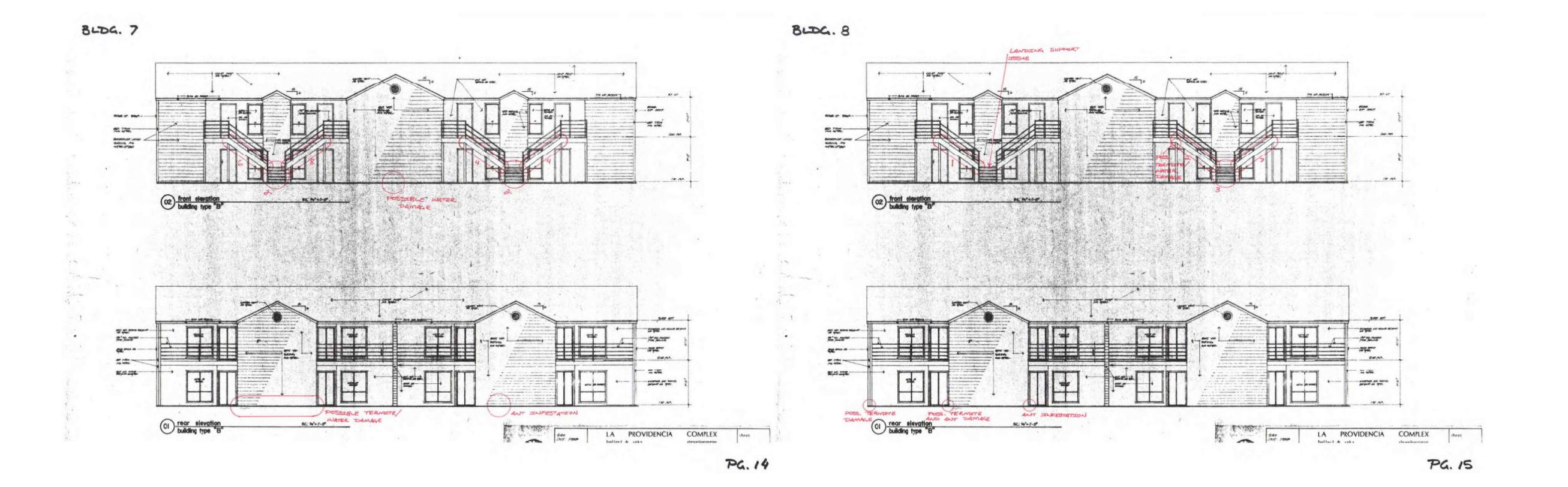
DATE: 01-30-2019 KCI JOB #: 7918092 SHEET: S2.2











KCI TECHNOLOGIES, INC. 13750 SAN PEDRO AVENUE - SUITE 640 - SAN ANTONIO, TEXAS 78232 PHONE: (210) 544 - 5751 Website, www.kgi.com Texas registered engineering firm, tbpe firm no. f-10573

IMPROVEMENT

CAPITAL **PROVIDENCIA**

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DATE: 01-30-2019 KCI JOB #: 7918092

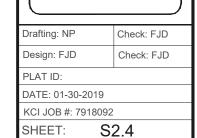
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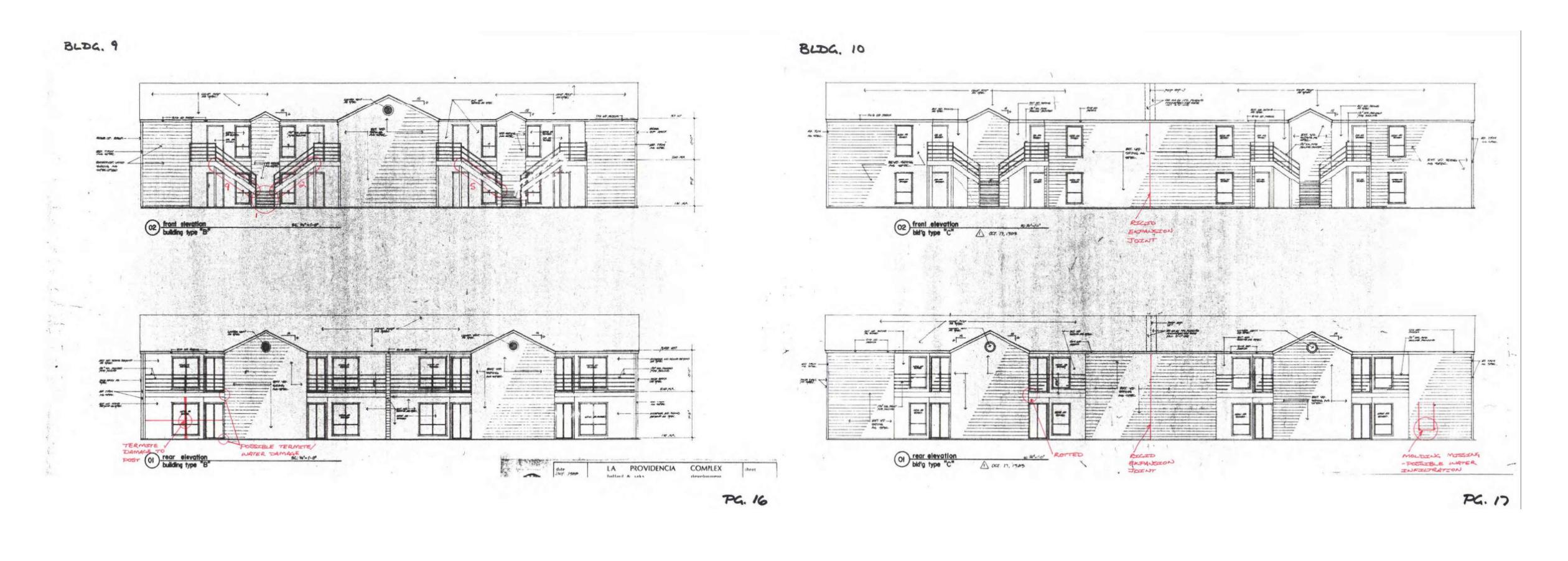


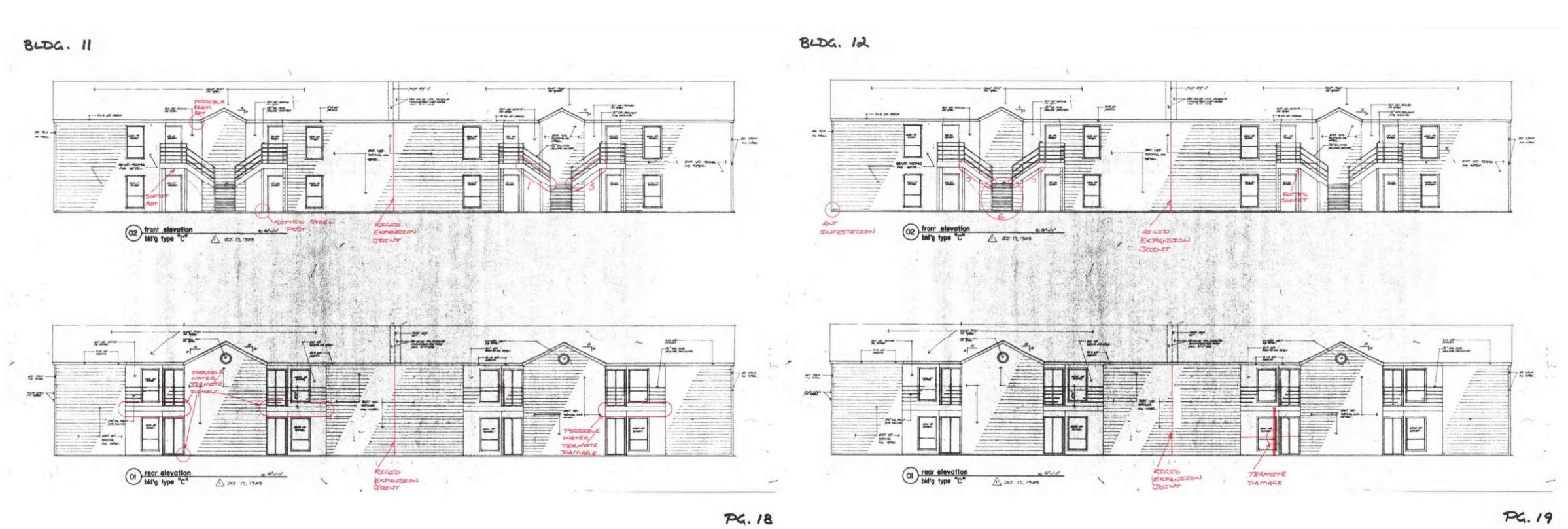


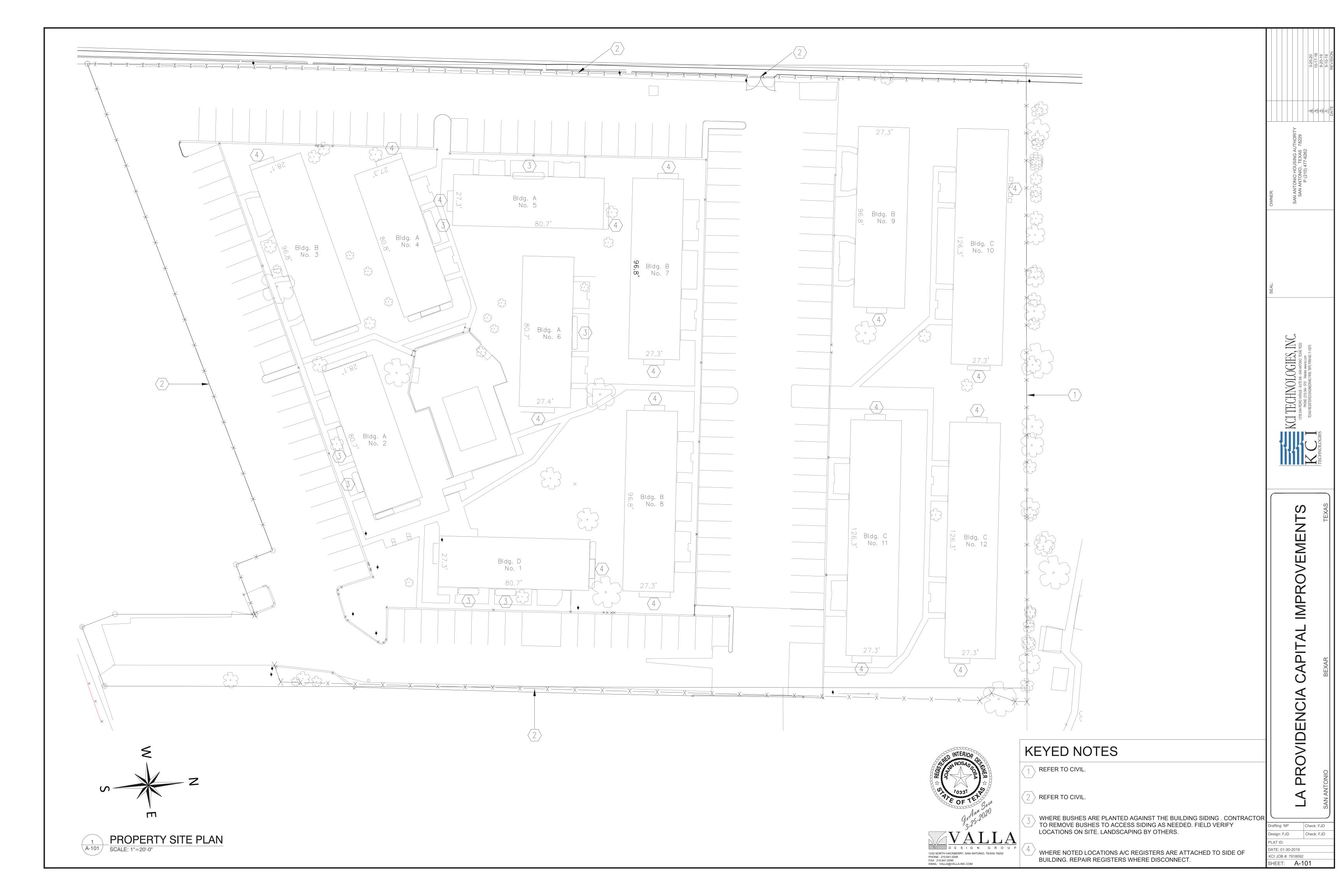


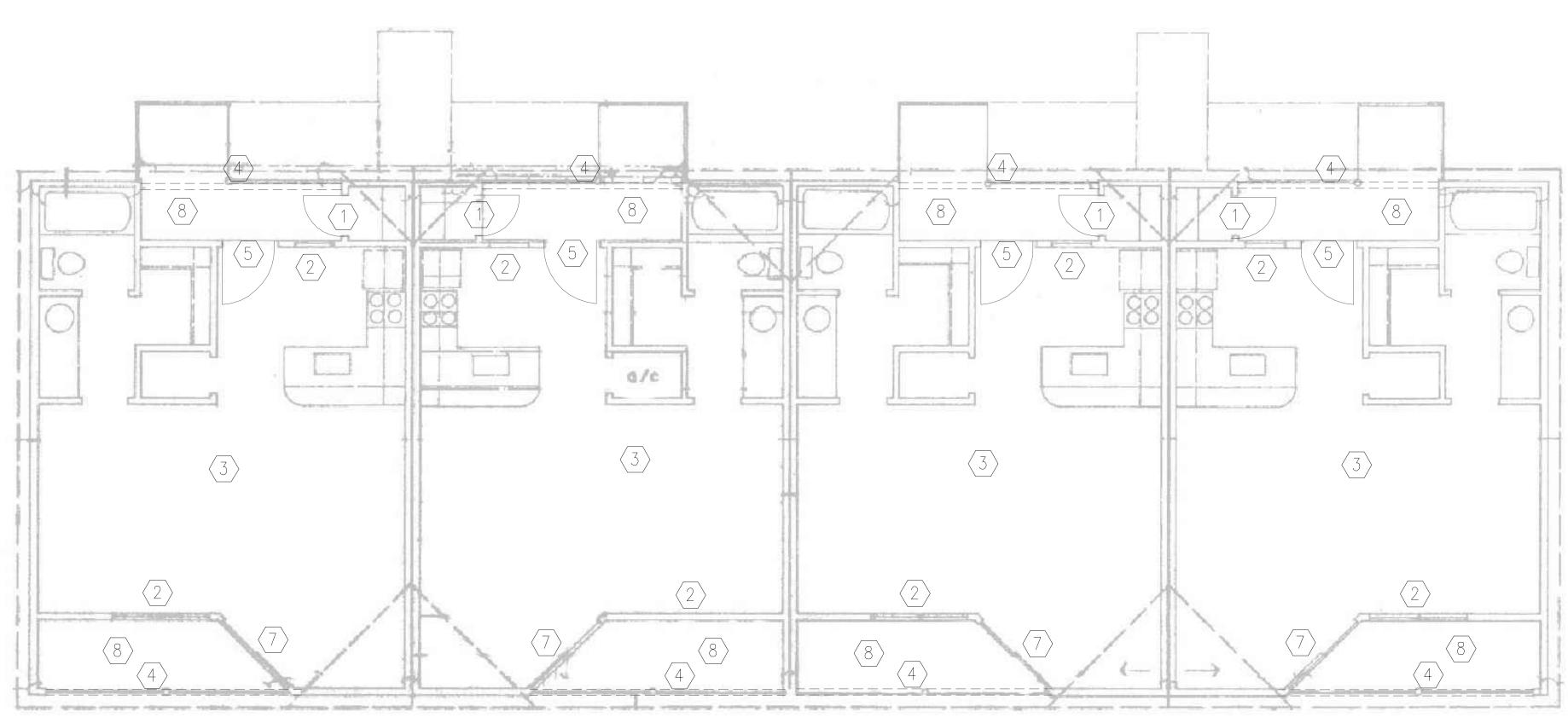




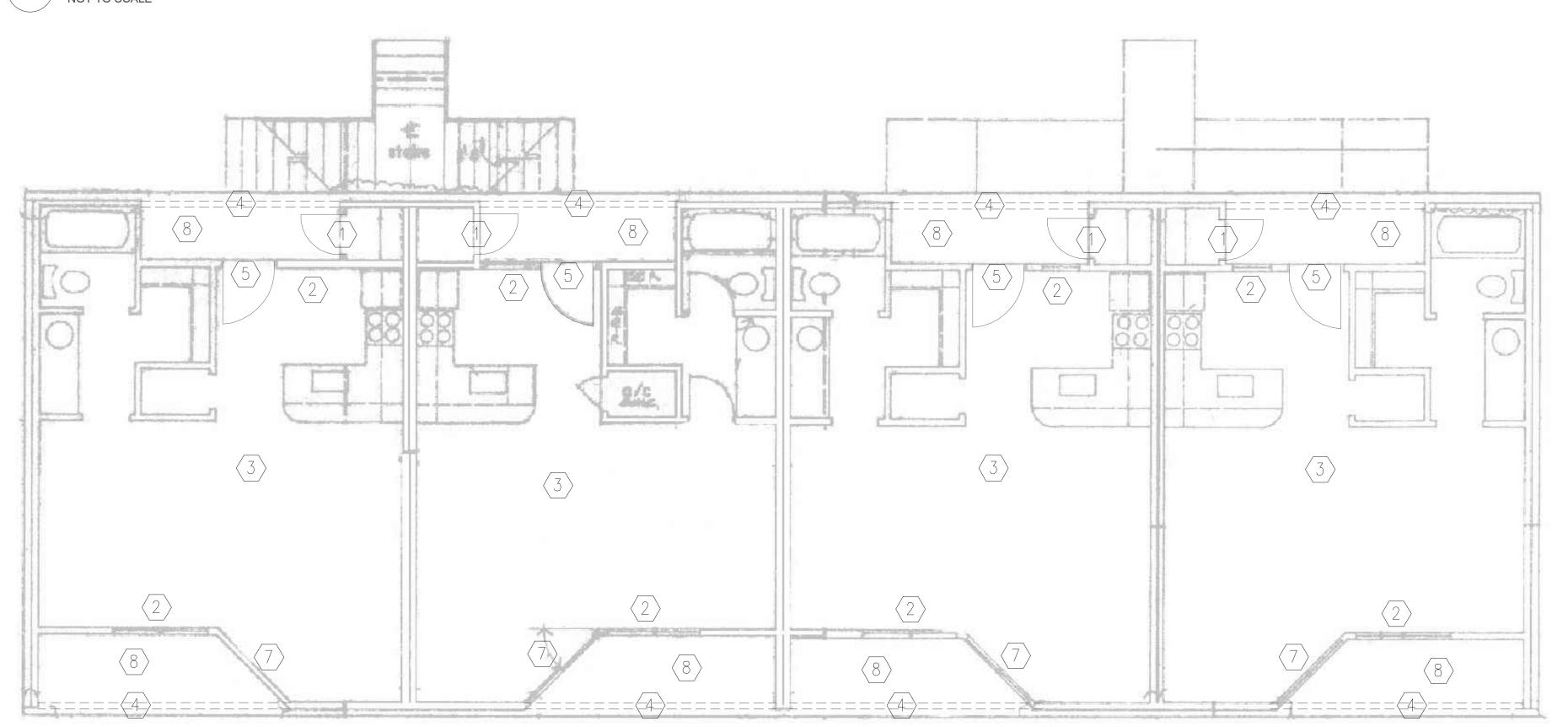








SECOND FLOOR TYPICAL BLDG. TYPE "A" (BUILD. 2,4,5,6) NOT TO SCALE



FIRST FLOOR TYPICAL BLDG. TYPE "A" (BUILD. 2,4,5,6) NOT TO SCALE

GENERAL NOTES

- PLANS FOR REFERENCE ONLY. NOT TO SCALE. ALL CONDITIONS AND
- DIMENSIONS ARE TO BE FIELD VERIFIED GENERAL CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE
- WITH ALL STATE, LOCAL NATIONAL GOVERNING CODE REQUIREMENTS. ĂLL CONSTRUCTION NĚEDS TO BE BUILT PER CONSTRUCTION STANDARDS. WHERE MATERIAL ARE REPLACE ALL ADJOINING TRIM, FLASHING, ETC. NEEDS TO ALSO BE REPLACE PER MANUFACTURE RECOMMENDATIONS AND MEANS AND METHODS STANDARD PRACTICES.

GENERAL CONTRACTOR TO APPLY FOR ALL REQUIRED PERMITS, INSPECTIONS, TESTING AS REQUIRED.

- GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE WORK ENVIRONMENT THROUGHOUT THE PROJECT SCOPE.
- PROVIDE ADEQUATE BARRICADES SURROUNDING AREA OF WORK. GENERAL CONTRACTOR TO PROTECT AREA OF THE PROPERTY NOT INCLUDED IN COPE OF WORK. WHERE DAMAGE OCCURS OUTSIDE SCOPE OF WORK GENERAL CONTRACTOR RESPONSIBLE FOR REPAIRS.
- 8. WHERE DISCREPANCIES OCCUR THE CONTRACTOR IS REQUIRED TO PROVIDE WRITTEN INSTRUCTIONS TO OWNER REPRESENTATIVE/ ARCHITECT FOR DIRECTION.
- 9. WHERE DEMOLITION OCCUR CONTRACTOR RESPONSIBLE FOR REMOVING DEBRIS FROM THE JOB SITE DAILY.
- 10. IT IS THE CONTRACTOR RESPONSIBILITY TO CLEAN THE JOB SITE DAILY AND HAVE A SAFE AND ACCESSIBLE PATH FOR THE RESIDENCES.
- 11. CONTRACTOR TO PROVIDE SUBMITTALS FOR APPROVAL OF ALL MATERIALS PRIOR TO ORDER OR PURCHASING.

BUILDING CODE ANALYSIS

BUILDING CODES:

2018 INTERNATIONAL BUILDING CODE

2018 INTERNATIONAL EXISTING BUILDING CODE

2018 INTERNATIONAL FIRE CODE

2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL MECHANICAL CODE

2017 NEC

2018 IECC

BEXAR COUNTY TEXAS BUILDING CODE AMENDMENTS ARCHITECTURAL BARRIERS ACT, TEXAS CIVIL STATUTES ARTICLE 9102 AND

ADMINISTRATIVE RULES & TEXAS DEPARTMENT OF LICENSING AND REGULATION, TEXAS CIVIL STATUTES ARTICLE 9100, 2012

PROJECT SCOPE: BUILDING TYPE "A"

This is a renovation of an existing apartment complex which includes the replacement of siding, exterior doors, exterior lights, minor site work and exterior stairs. Interior spaces are not included in the perimeter renovation scope of work.

Type VB (Section 602 and Table 601)- NOT-FULLY FIRE SPRINKLED

OCCUPANCY AND OCCUPANT LOAD:

Residential Group R-2, with a max of 2 stories above grade plane (per Table 504.4) or 40 feet (per Table 504.3)

Actual height of this buildings is 25 feet above grade (2 stories) Occupant Load:16

AREA LIMITATION:

R-2 Occupancy - 7,000 SF. per floor (per Table 506.2)

Area of this occupancy is 3,728 square feet.

KEYED NOTES

- AT EXTERIOR STORAGE CLOSET GENERAL CONTRACTOR TO REMOVE EXISTING DOOR, FRAME & HARDWARE TO BE REPLACED WITH NEW. PROVIDE NEW 2'-0" X 6'-8" X 1-3/4" THICK PREHUNG DOOR 1800 SERIES STANDARD FLUSH AND FRAME BY DKS DOORS SHOP FINISH WITH DOOR SWEEP AND SEAL WITH KWIKSET 788CN-15BB CAMERON REVERSIBLE ONE-SIDE DUMMY DOOR KNOB SATIN NICKEL FINISH.
 - EXISTING WINDOWS AND TRIM SILL TO REMAIN. WHEN REPLACING ADJOINING SIDING CONTRACTOR RESPONSIBLE FOR INSTALLING NEW FLASHING AND 1X2 NAILER OR DIRECTED PER MANUFACTURE RECOMMENDATIONS AND CONSTRUCTION STANDARDS.
 - INTERIOR SPACES ARE NOT INCLUDED IN THE PERIMETER RENOVATION SCOPE OF WORK.
- AT ALL FIRST & SECOND FLOOR BALCONIES ADD NEW VENTILATED 12" SOFFIT STRIP TO MATCH HARDY BOARD. INSTALL PER CONSTRUCTION STANDARDS.
- AT EXTERIOR MAIN ENTRY DOOR GENERAL CONTRACTOR TO REMOVE EXISTING DOOR, FRAME & HARDWARE TO BE REPLACE WITH NEW. PROVIDE NEW 3'-0" X 6'-8" X 1-3/4" THICK PREHUNG DOOR 1700 SERIES 6-PANEL DOOR AND FRAME BY DKS DOORS SHOP FINISH WITH 200 DEGREE DOOR VIEWER BY DEFIANT SATIN NICKEL FINISH, WITH DOOR SWEEP AND SEAL WITH KWIKSET 780-15S SINGLE CYLINDER DEADBOLT WITH SMARTKEY FROM THE 780 SERIES SATIN NICKEL FINISH, KWIKSET 663-15V1 SECURITY SERIES ONE SIDED DEADBOLT WITHOUT BACK PLATE SATIN NICKEL FINISH, KWIKSET 720CN-15BB SIGNATURE SERIES CAMERON PASSAGE DOOR KNOBSET SATIN NICKEL FINISH. NEW TRESHOLDS TO BE SET IN SEALANT BED FOR WATER PROOF INSTALLATION.

NOT USED.

PHONE: 210.641.0258

- CONTRACTOR TO REMOVE EXISTING SLIDING DOORS, FRAME AND HARDWARE TO BE REPLACE WITH NEW SLIDING DOORS, CHARLEY BAR LOCK SET AND SCREENS. ALL SLIDING DOORS GLAZING TO COMPLY WITH IMPACT TEST AS PER SECTION 2406.2 GLASS TO BE $\frac{1}{4}$ " TEMPERED. GENERAL CONTRACTOR TO FIELD VERIFY CONDITIONS PRIOR TO ORDERING.
- CONTRACTOR TO REMOVE PORCH AND PATIO CEILING AND REPLACE WITH NEW HARDI-VENEER. REPLACE EXTERIOR LIGHT WITH NEW PROGRESS LIGHTING P5745-31 2 LIGHT FLUSH MOUNT OUTDOOR CEILING FIXTURE 10"

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ATE: 01-30-2019 (CI JOB #: 7918092

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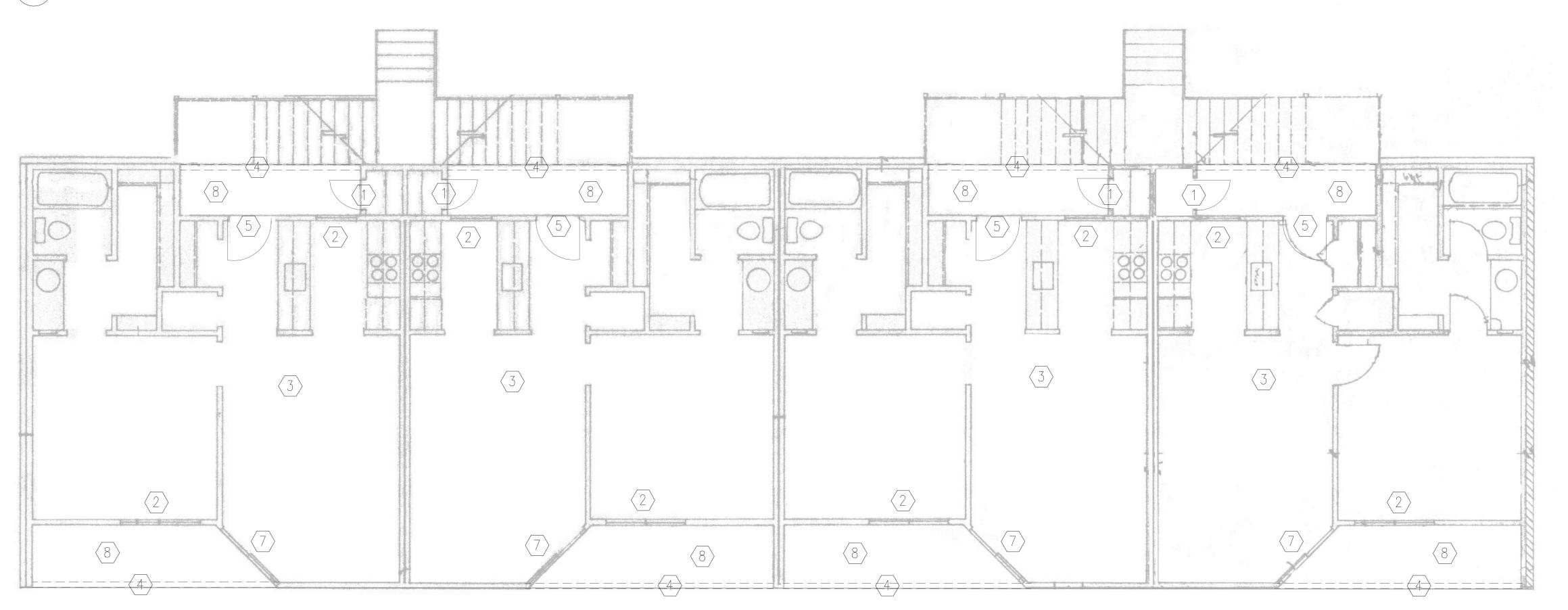




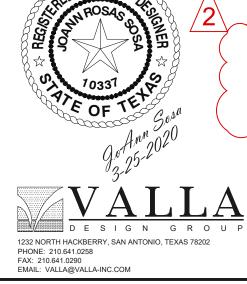


Y

SECOND FLOOR TYPICAL BLDG. TYPE "B" (BUILD. 3,7,8,9) NOT TO SCALE



FIRST FLOOR TYPICAL BLDG. TYPE "B" (BUILD. 3,7,8,9) NOT TO SCALE



GENERAL NOTES

- PLANS FOR REFERENCE ONLY. NOT TO SCALE. ALL CONDITIONS AND
- DIMENSIONS ARE TO BE FIELD VERIFIED
- GENERAL CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL STATE, LOCAL, NATIONAL GOVERNING CODE REQUIREMENTS.
- ALL CONSTRUCTION NEEDS TO BE BUILT PER CONSTRUCTION STANDARDS. WHERE MATERIAL ARE REPLACE ALL ADJOINING TRIM, FLASHING, ETC. NEEDS TO ALSO BE REPLACE PER MANUFACTURE RECOMMENDATIONS AND MEANS AND METHODS STANDARD PRACTICES,
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- GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE WORK ENVIRONMENT THROUGHOUT THE PROJECT SCOPE.
- PROVIDE ADEQUATE BARRICADES SURROUNDING AREA OF WORK. GENERAL CONTRACTOR TO PROTECT AREA OF THE PROPERTY NOT INCLUDED IN COPE OF WORK. WHERE DAMAGE OCCURS OUTSIDE SCOPE OF WORK GENERAL CONTRACTOR RESPONSIBLE FOR REPAIRS.
- 8. WHERE DISCREPANCIES OCCUR THE CONTRACTOR IS REQUIRED TO PROVIDE WRITTEN INSTRUCTIONS TO OWNER REPRESENTATIVE/ ARCHITECT FOR DIRECTION.
- 9. WHERE DEMOLITION OCCUR CONTRACTOR RESPONSIBLE FOR REMOVING
- DEBRIS FROM THE JOB SITE DAILY. 10. IT IS THE CONTRACTOR RESPONSIBILITY TO CLEAN THE JOB SITE DAILY
- AND HAVE A SAFE AND ACCESSIBLE PATH FOR THE RESIDENCES.
- 11. CONTRACTOR TO PROVIDE SUBMITTALS FOR APPROVAL OF ALL MATERIALS PRIOR TO ORDER OR PURCHASING.

BUILDING CODE ANALYSIS

BUILDING CODES:

2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL EXISTING BUILDING CODE

2018 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL PLUMBING CODE

2018 INTERNATIONAL MECHANICAL CODE 2017 NEC

2018 IECC

BEXAR COUNTY TEXAS BUILDING CODE AMENDMENTS ARCHITECTURAL BARRIERS ACT, TEXAS CIVIL STATUTES ARTICLE 9102 AND ADMINISTRATIVE RULES & TEXAS DEPARTMENT OF LICENSING AND

REGULATION, TEXAS CIVIL STATUTES ARTICLE 9100, 2012

PROJECT SCOPE : BUILDING TYPE "B"

This is a renovation of an existing apartment complex which includes the replacement of siding, exterior doors, exterior lights, minor site work and exterior stairs. Interior spaces are not included in the perimeter renovation scope of work.

Type VB (Section 602 and Table 601)- NOT-FULLY FIRE SPRINKLED

OCCUPANCY AND OCCUPANT LOAD:

Residential Group R-2, with a max of 2 stories above grade plane (per Table 504.4) or 40 feet (per Table 504.3)

Actual height of this buildings is 25 feet above grade (2 stories)

Occupant Load:24

AREA LIMITATION:

R-2 Occupancy - 7,000 SF. per floor (per Table 506.2)

Area of this occupancy is 4,472 square feet.

KEYED NOTES

- AT EXTERIOR STORAGE CLOSET GENERAL CONTRACTOR TO REMOVE EXISTING DOOR, FRAME & HARDWARE TO BE REPLACED WITH NEW. PROVIDE NEW 2'-0" X 6'-8" X 1-3/4" THICK PREHUNG DOOR 1800 SERIES STANDARD FLUSH AND FRAME BY DKS DOORS SHOP FINISH WITH DOOR SWEEP AND SEAL WITH KWIKSET 788CN-15BB CAMERON REVERSIBLE ONE-SIDE DUMMY DOOR KNOB SATIN NICKEL FINISH.
- EXISTING WINDOWS AND TRIM SILL TO REMAIN. WHEN REPLACING ADJOINING SIDING CONTRACTOR RESPONSIBLE FOR INSTALLING NEW FLASHING AND 1X2 NAILER OR DIRECTED PER MANUFACTURE RECOMMENDATIONS AND CONSTRUCTION STANDARDS.
- INTERIOR SPACES ARE NOT INCLUDED IN THE PERIMETER RENOVATION SCOPE OF WORK.
- AT ALL FIRST & SECOND FLOOR BALCONIES ADD NEW VENTILATED 12" SOFFIT STRIP TO MATCH HARDY BOARD. INSTALL PER CONSTRUCTION STANDARDS.
- AT EXTERIOR MAIN ENTRY DOOR GENERAL CONTRACTOR TO REMOVE EXISTING DOOR, FRAME & HARDWARE TO BE REPLACE WITH NEW. PROVIDE NEW 3'-0" X 6'-8" X 1-3/4" THICK PREHUNG DOOR 1700 SERIES 6-PANEL DOOR AND FRAME BY DKS DOORS SHOP FINISH WITH 200 DEGREE DOOR VIEWER BY DEFIANT SATIN NICKEL FINISH, WITH DOOR SWEEP AND SEAL WITH KWIKSET 780-15S SINGLE CYLINDER DEADBOLT WITH SMARTKEY FROM THE 780 SERIES SATIN NICKEL FINISH, KWIKSET 663-15V1 SECURITY SERIES ONE SIDED DEADBOLT WITHOUT BACK PLATE SATIN NICKEL FINISH, KWIKSET 720CN-15BB SIGNATURE SERIES CAMERON PASSAGE DOOR KNOBSET SATIN NICKEL FINISH. NEW TRESHOLDS TO BE SET IN SEALANT BED FOR WATERPROOF INSTALLATION.

- NOT USED.
- CONTRACTOR TO REMOVE EXISTING SLIDING DOORS, FRAME AND HARDWARE TO BE REPLACE WITH NEW SLIDING DOORS, CHARLEY BAR LOCK SET AND SCREENS. ALL SLIDING DOORS GLAZING TO COMPLY WITH IMPACT TEST AS PER SECTION 2406.2 GLASS TO BE $\frac{1}{4}$ " TEMPERED. GENERAL CONTRACTOR TO FIELD VERIFY CONDITIONS PRIOR TO ORDERING.

CONTRACTOR TO REMOVE PORCH AND PATIO CEILING AND REPLACE WITH NEW HARDI-VENEER. REPLACE EXTERIOR LIGHT WITH NEW PROGRESS LIGHTING P5745-31 2 LIGHT FLUSH MOUNT OUTDOOR CEILING FIXTURE 10"

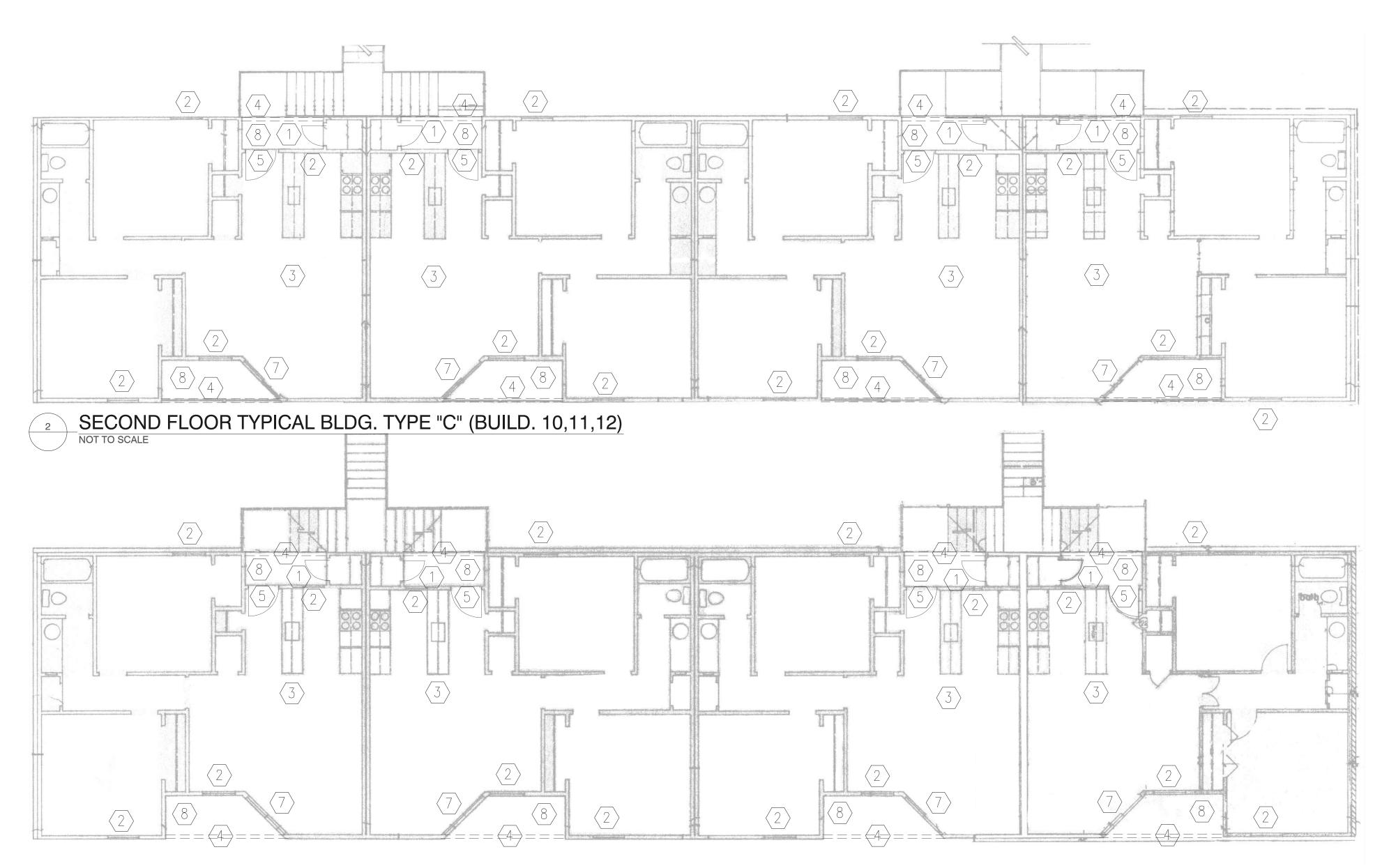
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SHEET: **A-103**

KCI TECHNOLOGIES, INC. 13750 SAN PEDRO AVENUE - SAUT AND TEXAS 78232

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ATE: 01-30-2019 (CI JOB #: 7918092



FIRST FLOOR TYPICAL BLDG. TYPE "C" (BUILD. 10,11,12)

GENERAL NOTES

1. PLANS FOR REFERENCE ONLY. NOT TO SCALE. ALL CONDITIONS AND DIMENSIONS ARE TO BE FIELD VERIFIED

GENERAL CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL STATE, LOCAL, NATIONAL GOVERNING CODE REQUIREMENTS.
ALL CONSTRUCTION NEEDS TO BE BUILT PER CONSTRUCTION STANDARDS. WHERE MATERIAL ARE REPLACE ALL ADJOINING TRIM, FLASHING, ETC. NEEDS TO ALSO BE REPLACE PER MANUFACTURE RECOMMENDATIONS AND

MEANS AND METHODS STANDARD PRACTICES.
GENERAL CONTRACTOR TO APPLY FOR ALL REQUIRED PERMITS,

INSPECTIONS, TESTING AS REQUIRED. 5. GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE WORK ENVIRONMENT THROUGHOUT THE PROJECT SCOPE.

PROVIDE ADEQUATE BARRICADES SURROUNDING AREA OF WORK. GENERAL CONTRACTOR TO PROTECT AREA OF THE PROPERTY NOT INCLUDED IN COPE OF WORK. WHERE DAMAGE OCCURS OUTSIDE SCOPE OF WORK GENERAL CONTRACTOR RESPONSIBLE FOR REPAIRS.

WHERE DISCREPANCIES OCCUR THE CONTRACTOR IS REQUIRED TO PROVIDE WRITTEN INSTRUCTIONS TO OWNER REPRESENTATIVE/ ARCHITECT FOR DIRECTION.

9. WHERE DEMOLITION OCCUR CONTRACTOR RESPONSIBLE FOR REMOVING DEBRIS FROM THE JOB SITE DAILY.

10. IT IS THE CONTRACTOR RESPONSIBILITY TO CLEAN THE JOB SITE DAILY AND HAVE A SAFE AND ACCESSIBLE PATH FOR THE RESIDENCES.

CONTRACTOR TO PROVIDE SUBMITTALS FOR APPROVAL OF ALL MATERIALS PRIOR TO ORDER OR PURCHASING.

BUILDING CODE ANALYSIS

BUILDING CODES:

2018 INTERNATIONAL BUILDING CODE

2018 INTERNATIONAL EXISTING BUILDING CODE

2018 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL PLUMBING CODE

2018 INTERNATIONAL MECHANICAL CODE

2017 NEC 2018 IECC

BEXAR COUNTY TEXAS BUILDING CODE AMENDMENTS ARCHITECTURAL BARRIERS ACT, TEXAS CIVIL STATUTES ARTICLE 9102 AND ADMINISTRATIVE RULES & TEXAS DEPARTMENT OF LICENSING AND REGULATION, TEXAS CIVIL STATUTES ARTICLE 9100, 2012

PROJECT SCOPE: BUILDING TYPE "C"

This is a renovation of an existing apartment complex which includes the replacement of siding, exterior doors, exterior lights, minor site work and exterior stairs. Interior spaces are not included in the perimeter renovation scope of work.

CONSTRUCTION:

Type VB (Section 602 and Table 601)- NOT-FULLY FIRE SPRINKLED

OCCUPANCY AND OCCUPANT LOAD:

Residential Group R-2, with a max of 2 stories above grade plane (per Table 504.4) or 40 feet (per Table 504.3)

Actual height of this buildings is 25 feet above grade (2 stories)

Occupant Load:32

AREA LIMITATION:

R-2 Occupancy - 7,000 SF. per floor (per Table 506.2)

Area of this occupancy is 6,304 square feet

KEYED NOTES

AT EXTERIOR STORAGE CLOSET GENERAL CONTRACTOR TO REMOVE EXISTING DOOR, FRAME & HARDWARE TO BE REPLACED WITH NEW. PROVIDE NEW 2'-0" X 6'-8" X 1-3/4" THICK PREHUNG DOOR 1800 SERIES STANDARD FLUSH AND FRAME BY DKS DOORS SHOP FINISH WITH DOOR SWEEP AND SEAL WITH KWIKSET 788CN-15BB CAMERON REVERSIBLE ONE-SIDE DUMMY DOOR KNOB SATIN NICKEL FINISH.

EXISTING WINDOWS AND TRIM SILL TO REMAIN. WHEN REPLACING ADJOINING SIDING CONTRACTOR RESPONSIBLE FOR INSTALLING NEW FLASHING AND 1X2 NAILER OR DIRECTED PER MANUFACTURE RECOMMENDATIONS AND CONSTRUCTION STANDARDS...

INTERIOR SPACES ARE NOT INCLUDED IN THE PERIMETER RENOVATION SCOPE OF WORK.

AT ALL FIRST & SECOND FLOOR BALCONIES ADD NEW VENTILATED 12" SOFFIT STRIP TO MATCH HARDY BOARD. INSTALL PER CONSTRUCTION STANDARDS.

AT EXTERIOR MAIN ENTRY DOOR GENERAL CONTRACTOR TO REMOVE EXISTING DOOR, FRAME & HARDWARE TO BE REPLACE WITH NEW. PROVIDE NEW 3'-0" X 6'-8" X 1-3/4" THICK PREHUNG DOOR 1700 SERIES 6-PANEL DOOR AND FRAME BY DKS DOORS SHOP FINISH WITH 200 DEGREE DOOR VIEWER BY DEFIANT SATIN NICKEL FINISH, WITH DOOR SWEEP AND SEAL WITH KWIKSET 780-15S SINGLE CYLINDER DEADBOLT WITH SMARTKEY FROM THE 780 SERIES SATIN NICKEL FINISH, KWIKSET 663-15V1 SECURITY SERIES ONE SIDED DEADBOLT WITHOUT BACK PLATE SATIN NICKEL FINISH, KWIKSET 720CN-15BB SIGNATURE SERIES CAMERON PASSAGE DOOR KNOBSET SATIN NICKEL FINISH. NEW TRESHOLDS TO BE SET IN SEALANT BED FOR WATERPROOF INSTALLATION.

NOT USED.

CONTRACTOR TO REMOVE EXISTING SLIDING DOORS, FRAME AND HARDWARE TO BE REPLACE WITH NEW SLIDING DOORS, CHARLEY BAR LOCK SET AND SCREENS. ALL SLIDING DOORS GLAZING TO COMPLY WITH IMPACT TEST AS PER SECTION 2406.2 GLASS TO BE $\frac{1}{4}$ " TEMPERED. GENERAL CONTRACTOR TO FIELD VERIFY CONDITIONS PRIOR TO ORDERING.

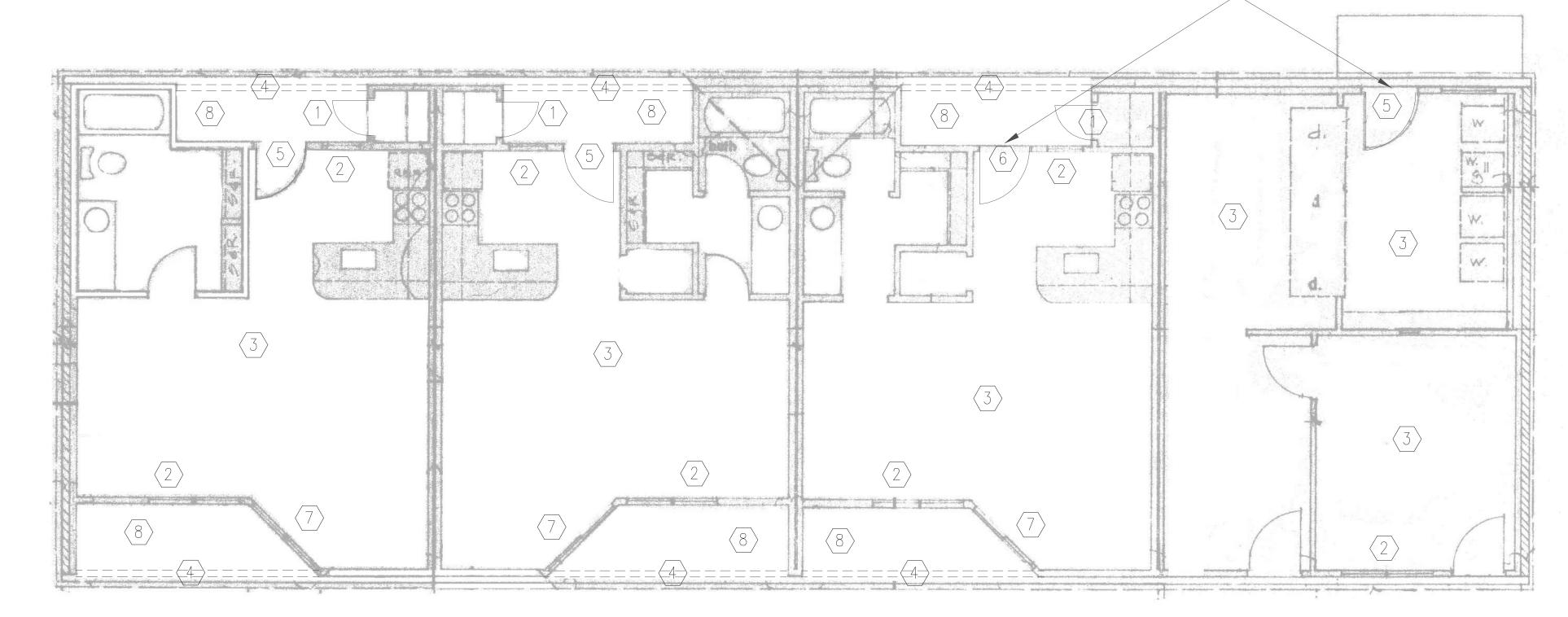
CONTRACTOR TO REMOVE PORCH AND PATIO CEILING AND REPLACE WITH NEW HARDI-VENEER. REPLACE EXTERIOR LIGHT WITH NEW PROGRESS LIGHTING P5745-31 2 LIGHT FLUSH MOUNT OUTDOOR CEILING FIXTURE 10"

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TECHNOLOGIES,

DATE: 01-30-2019 CI JOB #: 7918092 SHEET: **A-104**

1232 NORTH HACKBERRY, SAN ANTONIO, TEXAS 78202 PHONE: 210.641.0258 FAX: 210.641.0290 EMAIL: VALLA@VALLA-INC.COM





PAINT SCHEDULE

PRIMED HARDY PLANK SIDING TO BE PAINTED "ANTIQUATED WHITE" BY SHERWIN WILLIAMS #SW 6119 PAINT VERTICAL CLOSING TRIM BOARDS AT BUILDING EDGES SAME COLOR.

EXT-2 PAINT ALL TRIM BOARDS AROUND WINDOWS AND FASCIA "SAMOVAR SILVER" BY SHERWIN WILLIAMS #SW 6233

EXT-3 PAINT ALL STEEL RAILINGS AND GUARDS "GRAY HARBOR" BY SHERWIN WILLIAMS #SW6236

PAINT ALL VENTED AND NON-VENTED SOFFIT PANELS "ANTIQUATED WHITE" BY SHERWIN WILLIAMS #SW6119

NOTE: PAINT ALL ELECTRICAL PANEL BOXES TO MATCH HANDRAIL PAINT

CONTRACTOR TO SUBMIT FINISH SPECIFICATIONS AND 4'X4' SAMPLES ON SITE OF PAINT COLORS PRIOR TO ORDERING FOR FINAL

APPROVAL.

/3**BUILDING CODE ANALYSIS**

BUILDING CODES:

2018 INTERNATIONAL BUILDING CODE

2018 INTERNATIONAL EXISTING BUILDING CODE

2018 INTERNATIONAL FIRE CODE

2018 INTERNATIONAL PLUMBING CODE

2018 INTERNATIONAL MECHANICAL CODE

2017 NEC

2018 IECC

BEXAR COUNTY TEXAS BUILDING CODE AMENDMENTS

ARCHITECTURAL BARRIERS ACT, TEXAS CIVIL STATUTES ARTICLE 9102 AND ADMINISTRATIVE RULES & TEXAS DEPARTMENT OF LICENSING AND

REGULATION, TEXAS CIVIL STATUTES ARTICLE 9100, 2012

PROJECT SCOPE : BUILDING TYPE "D"

This is a renovation of an existing apartment complex which includes the replacement of siding, exterior doors, exterior lights, minor site work and exterior stairs. Interior spaces are not included in the perimeter renovation scope of work.

CONSTRUCTION:

Type VB (Section 602 and Table 601)- NOT-FULLY FIRE SPRINKLED

OCCUPANCY AND OCCUPANT LOAD:

Residential Group R-2, with a max of 2 stories above grade plane (per Table 504.4) or 40 feet (per Table 504.3)

Actual height of this buildings is 17'9" above grade (1 story)

Occupant Load:8

AREA LIMITATION:

R-2 Occupancy - 7,000 SF. per floor (per Table 506.2)

Area of this occupancy is 2,057 square feet.

GENERAL NOTES

1. PLANS FOR REFERENCE ONLY. NOT TO SCALE. ALL CONDITIONS AND DIMENSIONS ARE TO BE FIELD VERIFIED

2. GENERAL CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL STATE LOCAL, NATIONAL GOVERNING CODE REQUIREMENTS. ALL CONSTRUCTION NEEDS TO BE BUILT PER CONSTRUCTION STANDARDS. WHERE MATERIAL ARE REPLACE ALL ADJOINING TRIM, FLASHING, ETC. NEEDS TO ALSO BE REPLACE PER MANUFACTURE RECOMMENDATIONS AND

MEANS, AND METHODS, STANDARD PRACTICES. 4. GENERAL CONTRACTOR TO APPLY FOR ALL REQUIRED PERMITS, INSPECTIONS, TESTING AS REQUIRED.

5. GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE WORK ENVIRONMENT THROUGHOUT THE PROJECT SCOPE.

PROVIDE ADEQUATE BARRICADES SURROUNDING AREA OF WORK. GENERAL CONTRACTOR TO PROTECT AREA OF THE PROPERTY NOT INCLUDED IN COPE OF WORK. WHERE DAMAGE OCCURS OUTSIDE SCOPE OF WORK GENERAL CONTRACTOR RESPONSIBLE FOR REPAIRS.

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11. CONTRACTOR TO PROVIDE SUBMITTALS FOR APPROVAL OF ALL MATERIALS PRIOR TO ORDER OR PURCHASING.

KEYED NOTES

AT EXTERIOR STORAGE CLOSET GENERAL CONTRACTOR TO REMOVE EXISTING DOOR, FRAME & HARDWARE TO BE REPLACED WITH NEW. PROVIDE NEW 2'-0" X 6'-8" X 1-3/4" THICK PREHUNG DOOR 1800 SERIES STANDARD FLUSH AND FRAME BY DKS DOORS SHOP FINISH WITH DOOR SWEEP AND SEAL WITH KWIKSET 788CN-15BB CAMERON REVERSIBLE ONE-SIDE DUMMY DOOR KNOB SATIN NICKEL FINISH.

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INTERIOR SPACES ARE NOT INCLUDED IN THE PERIMETER RENOVATION

AT ALL FIRST & SECOND FLOOR BALCONIES ADD NEW VENTILATED 12"

AT EXTERIOR MAIN ENTRY DOOR GENERAL CONTRACTOR TO REMOVE EXISTING DOOR, FRAME & HARDWARE TO BE REPLACE WITH NEW. PROVIDE NEW 3'-0" X 6'-8" X 1-3/4" THICK PREHUNG DOOR 1700 SERIES 6-PANEL DOOR AND FRAME BY DKS DOORS SHOP FINISH WITH 200 DEGREE DOOR VIEWER BY DEFIANT SATIN NICKEL FINISH, WITH DOOR SWEEP AND SEAL WITH KWIKSET 780-15S SINGLE CYLINDER DEADBOLT WITH SMARTKEY FROM THE 780 SERIES SATIN NICKEL FINISH, KWIKSET 663-15V1 SECURITY SERIES ONE SIDED DEADBOLT WITHOUT BACK PLATE SATIN NICKEL FINISH, KWIKSET 720CN-15BB SIGNATURE SERIES CAMERON PASSAGE DOOR KNOBSET SATIN NICKEL FINISH. NEW TRESHOLDS TO BE SET IN SEALANT BED FOR WATERPROOF INSTALLATION.

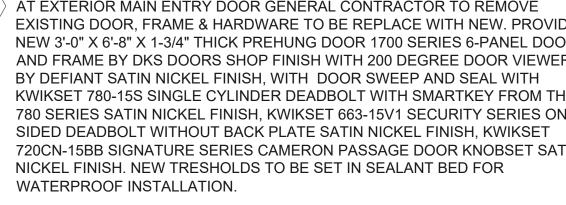
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CONTRACTOR TO REMOVE EXISTING SLIDING DOORS, FRAME AND HARDWARE TO BE REPLACE WITH NEW SLIDING DOORS, CHARLEY BAR LOCK SET AND SCREENS. ALL SLIDING DOORS GLAZING TO COMPLY WITH IMPACT TEST AS PER SECTION 2406.2 GLASS TO BE $\frac{1}{4}$ " TEMPERED. GENERAL

CONTRACTOR TO REMOVE PORCH AND PATIO CEILING AND REPLACE WITH NEW HARDI-VENEER. REPLACE EXTERIOR LIGHT WITH NEW PROGRESS LIGHTING P5745-31 2 LIGHT FLUSH MOUNT OUTDOOR CEILING FIXTURE 10"

SCOPE OF WORK.

SOFFIT STRIP TO MATCH HARDY BOARD. INSTALL PER CONSTRUCTION STANDARDS.



CONTRACTOR TO FIELD VERIFY CONDITIONS PRIOR TO ORDERING.





TECHNOLOGIES,

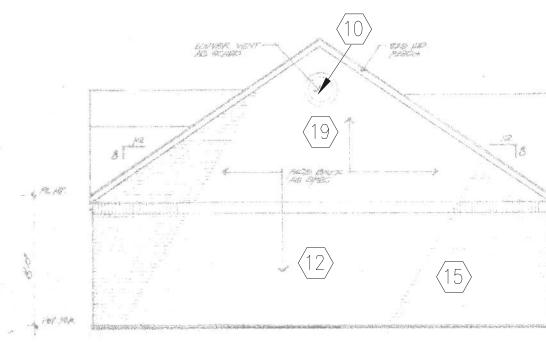


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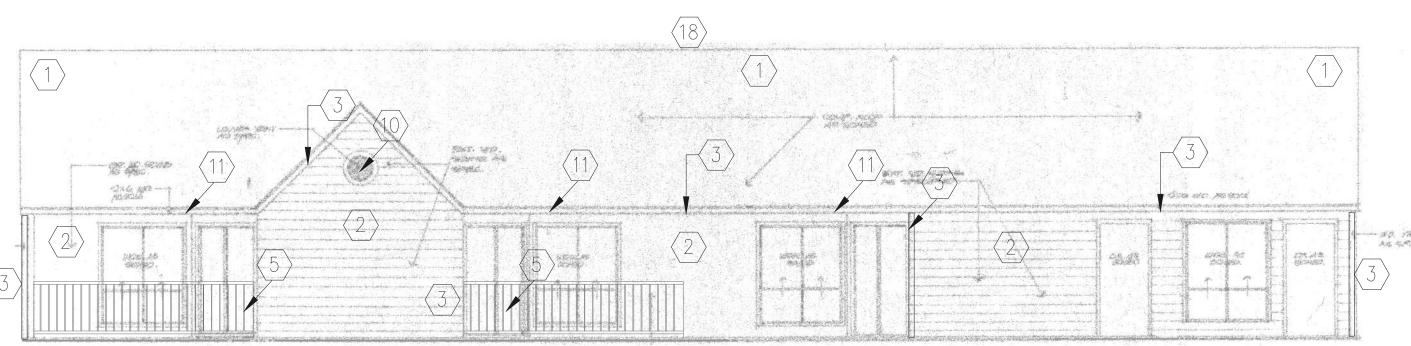
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ATE: 01-30-2019 CI JOB #: 7918092

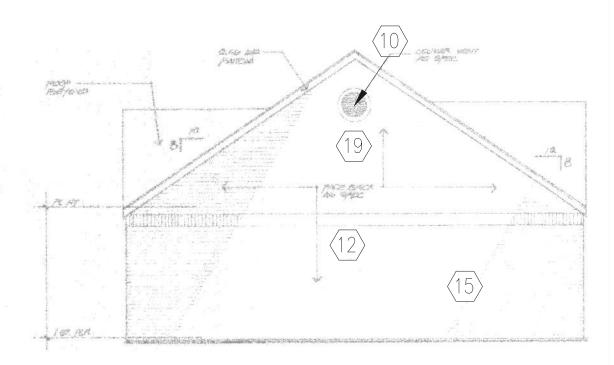
HEET: **A-105**



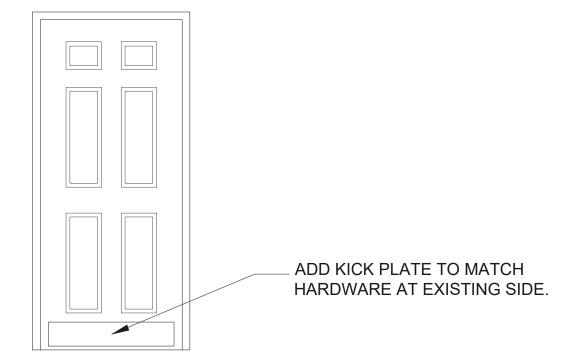
RIGTH SIDE ELEVATION (BUILD. TYPE D)
NOT TO SCALE



BUILDING 1 - REAR ELEVATION (BUILD. TYPE D) NOT TO SCALE



LEFT SIDE ELEVATION (BUILD. TYPE D)



LEASING OFFICE DOOR

A-106 N.T.S.

TOTAL OF 92 ADDRESS PLAQUE. SIZE 3"X9" MATERIAL & THICKNESS: PERMANENTLY ENGRAVED PLASTIC - $\frac{1}{8}$ " THICK MATTE MATERIAL, UV STABLE AND **OUTDOOR WEATHERABLE.** WITH TWO MOUNTING HOLES. COLOR AND PLACEMENT WILL BE DETERMINED BY OWNER.



ADDRESS PLAQUE

TOTAL OF 36 BUILDING SIGNS SIZE 18"X24" MATERIAL HDU (HIGH DENSITY URETHANE) FINISH: SANDSTONE REINFORCEMENT: LAMINATE BACKERBOARD EXAMPLES CAN BE FOUND AT SANDBLASTED.COM COLOR AND PLACEMENT WILL BE DETERMINED BY OWNER.



BUILDING INDICATOR SIGN A-106 N.T.S.



- WHERE DEMOLITION TAKES PLACE CONTRACTOR TO INVESTIGATE FOR TERMITE DAMAGE. WHERE TERMITE DAMAGE EXISTS CONTRACTOR TO TREAT TERMITE CONDITIONS AND REPLACE DAMAGED CONDITIONS.
- 2. REPLACE ALL LOUVERED VENTS AT ALL BUILDINGS.
- 3. ALL ELECTRICAL BOXES TO BE PAINTED. PAINT COLOR TO BE SELECTED.
- 4. DO NOT PAINT TELEPHONE D-MARK BOARD.
- 5. CONTRACTOR TO PROVIDE 4' BY 4' SAMPLES BOARD OF PAINT COLOR PRIOR TO ORDERING FOR FINAL APPROVAL
- 6. WHERE REMOVING SIDING CONTRACTOR TO ADDRESS CABLE LINES.
- CONTRACTOR TO VERIFY THAT ALL DOORS, WINDOWS AND SLIDING DOORS ARE INSTALLED AS PER MANUFACTURE DIRECTION.
- CONSTRUCTION STANDARDS NEED TO APPLY THROUGHOUT

KEYED NOTES

- DEMO EXISTING ROOF TO DECK. REPLACE ROTTED OR DAMAGED SHEATHING AS REQUIRED. MATCH EXISTING CONDITIONS. PROVIDE NEW 30 YEAR SHINGLED ROOF BY OWENS CORNING COLOR DRIFT WOOD OR APPROVED EQUAL. SEE DETAIL . 4/A-118
- WHERE SIDING EXISTS REMOVE EXISTING SIDING DOWN TO SHEATHING. PROVIDE AND INSTALL NEW R-11 BLOW IN INSULATION BETWEEN EXISTING STUDS WITH NEW MOISTER BARRIER UNDER NEW HARDY BOARD SIDING OR APPROVED EQUAL. REFER TO DRAWING 8/A-118. ALL TRIM & SOFFIT TO BE REPLACED WITH NEW TO MATCH EXISTING. INSTALL EXPANSION JOINTS PER ENGINEERS RECOMMENDATION. PREP AND PAINT ALL NEW MATERIALS AS SCHEDULED REFER SHEET A-105. CONTRACTOR RESPONSIBLE TO PROTECT CABLE LINES, CONDENSATION LINES AND SIGNAGE PRIOR TO REMOVABLE AND INSTALLATION OF SIDING.
 - REMOVE AND REPLACE ALL ALUMINUM GUTTERS, DOWN SPOUTS, LEAF GUARD AND PRECAST SPLASH BLOCKS WITH NEW 4" GUTTERS SYSTEM AND 4" DOWNSPOUTS BY LESSARDS GUTTERS . PROVIDE NEW VANDAL RESISTANT ENCLOSURE FOR DOWN SPOUTS. REFER TO DRAWING 7/A-118. REFER TO ELEVATIONS FOR QUANTITIES.

ALL GUARDRAILS AND HANDRAILS AT STAIRS NEED TO BE REPLACE WITH

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- REPLACE WOOD COLUMNS WITH NEW METAL POSTS. REFER TO STRUCTURAL FOR SIZE & SUPPORT INFORMATION
- POSSIBLE TERMITE DAMAGE MAY EXIST AT THIS LOCATION. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND REPAIR SHEATHING & FRAMING WHERE REQUIRED. REFER TO 4/A-118 FOR DIRECTIONS.
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- PATCH BRICK AS REQUIRED. WHERE MISSING OR BROKEN INSTALL AS REQUIRED PER CONSTRUCTION STANDARDS. MATCH EXISTING. GENERAL CONTRACTOR TO PLAN FOR 5% OF TOTAL COVERAGE.
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- REPLACE FRESH AIR INTAKE VALVES WITH NEW HVAC VENTILATION WATERPROOF FRESH AIR LOUVER ALUMINUM AIR INTAKE LOUVER BY VAIR TECH. INSTALL PER MANUFACTURE RECOMMENDATIONS. SEAL SURROUNDINGS.
- CONTRACTOR TO PAINT ALL ELECTRICAL PANEL BOXES. MATCH HANDRAIL PAINT COLOR.
- CONTRACTOR TO REPLACE ALL ADDRESS SIGNAGE WITH NEW ADDRESS PLAQUE SIMILAR TO DETAIL 4/A-106. PROVIDE DIFFERENT COLOR COMBINATIONS FOR OWNER APPROVAL PRIOR TO ORDERING.

NOT USED.

INSTALL NEW CONTINUOUS RIDGE VENT AT ALL NEW ROOFS.

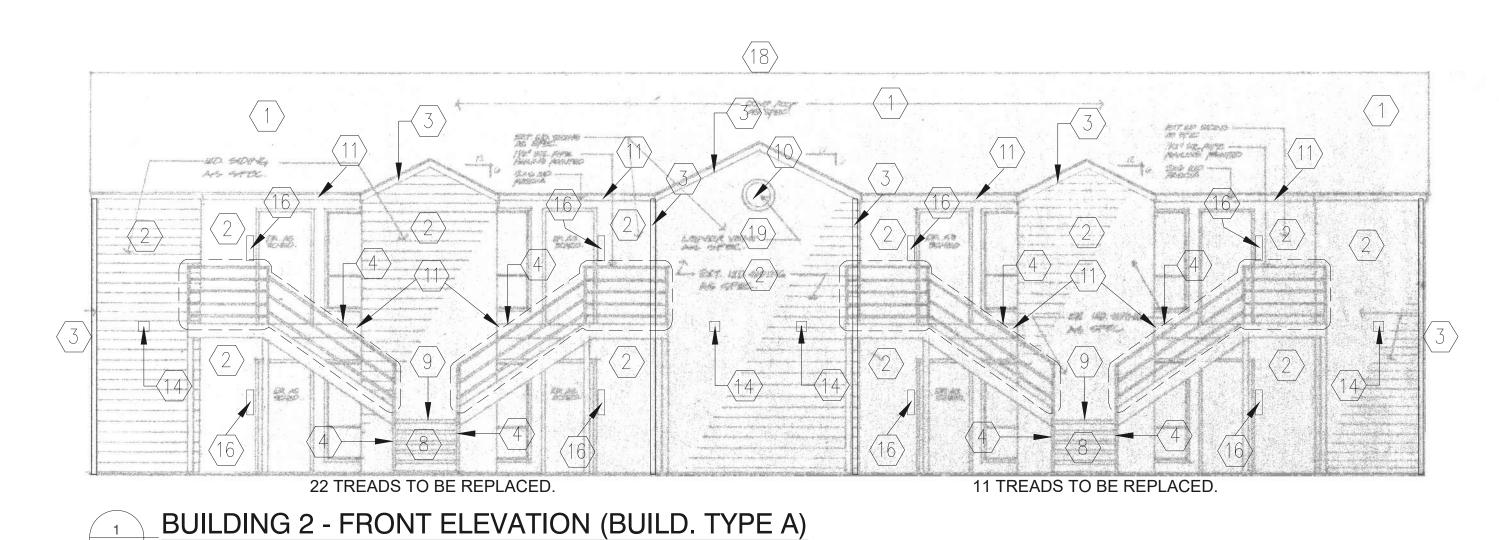
NEW BUILDING NUMBER SIGNAGE.

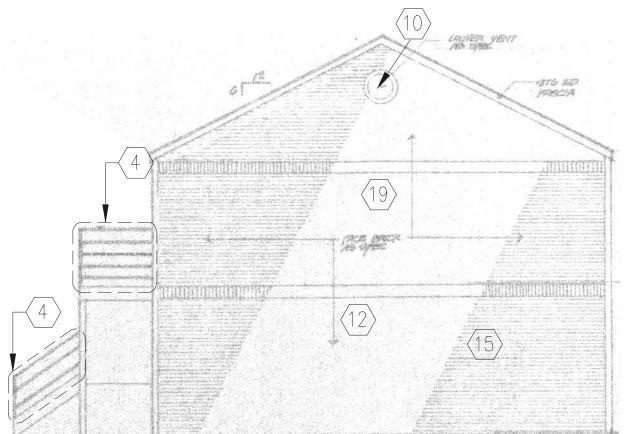
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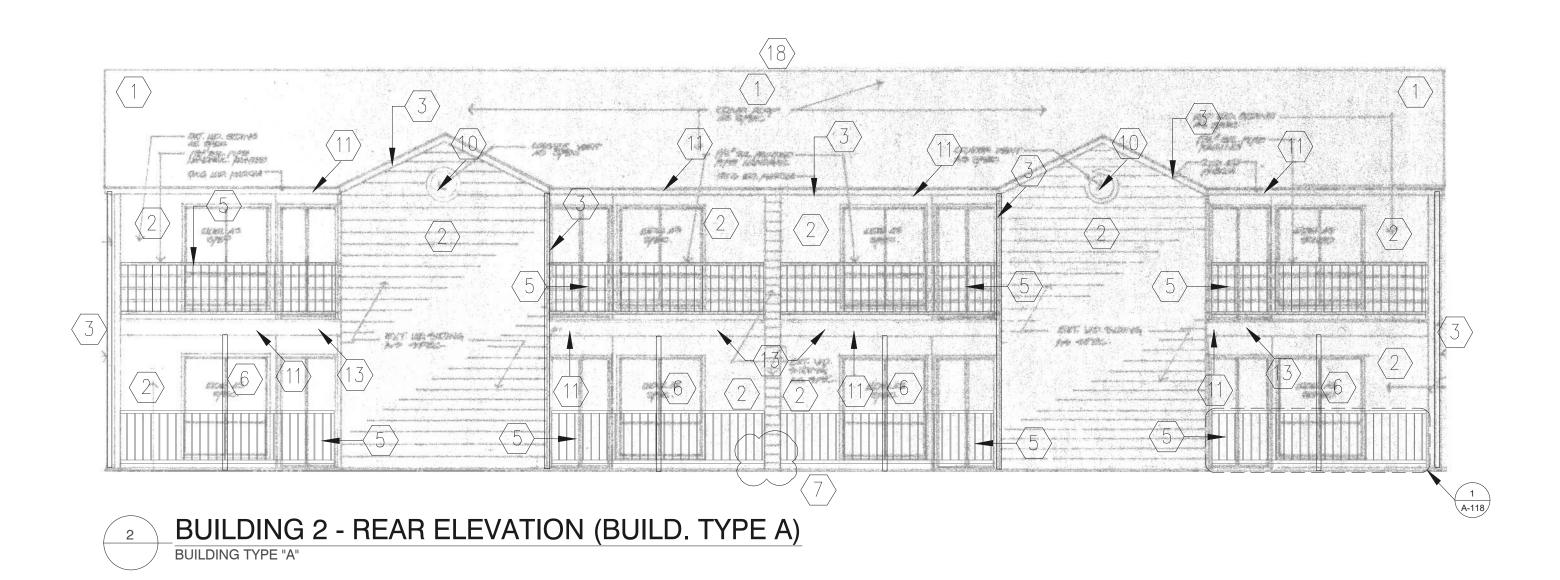
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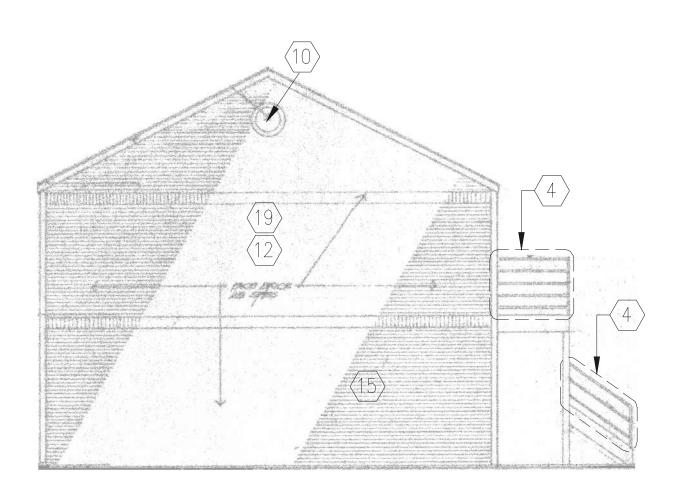
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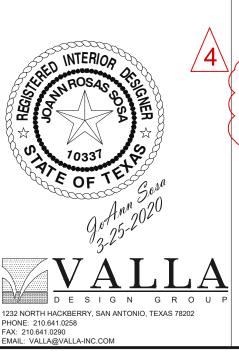


RIGTH SIDE ELEVATION (BUILD. TYPE A)
NOT TO SCALE





LEFT SIDE ELEVATION (BUILD. TYPE A)
NOT TO SCALE



GENERAL NOTES

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NOT USED.

18 Install new continuous ridge vent at all new roofs.

NEW BUILDING NUMBER SIGNAGE.

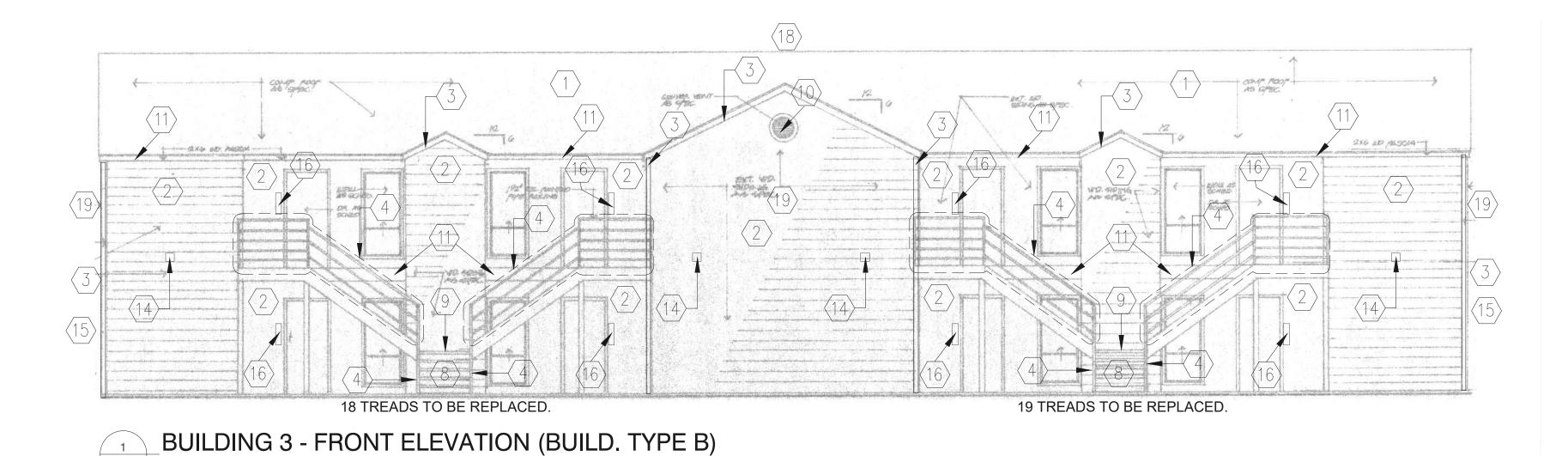
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KCI TECHNOLOGIES, INC. 13750 SAN PEDRO AVENUE - SUITE 640 - SAN ANTONIO, TEXAS. 78232

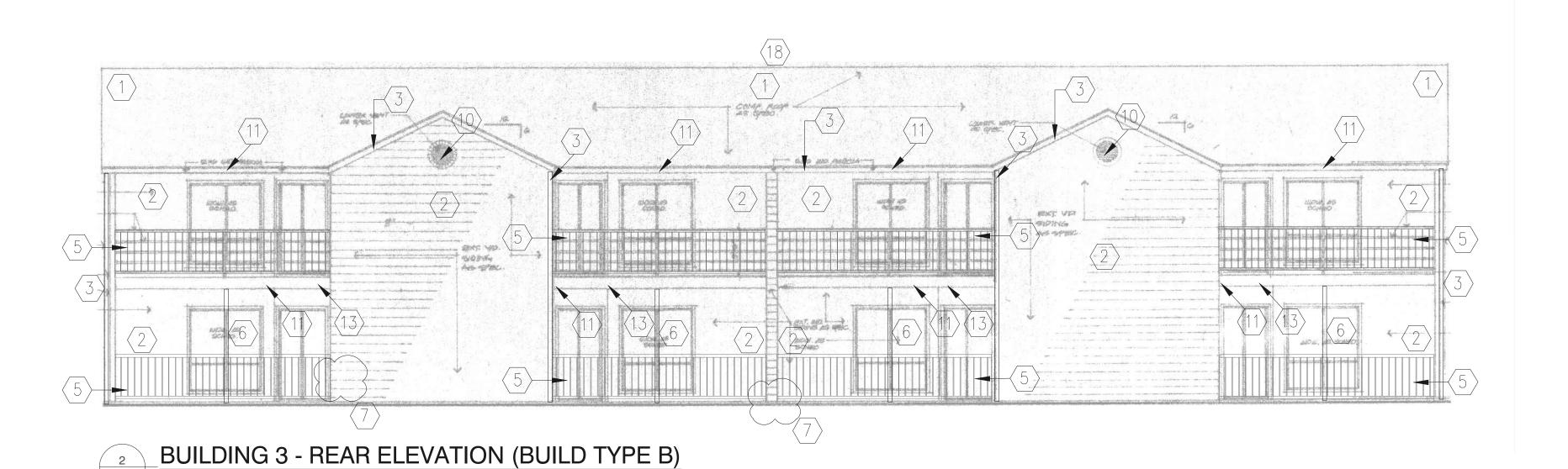
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PLAT ID:
DATE: 01-30-2019
KCI JOB #: 7918092

SHEET: **A-107**



NOT TO SCALE

NOT TO SCALE



GENERAL NOTES

1. WHERE DEMOLITION TAKES PLACE CONTRACTOR TO INVESTIGATE FOR TERMITE DAMAGE. WHERE TERMITE DAMAGE EXISTS CONTRACTOR TO TREAT TERMITE CONDITIONS AND REPLACE DAMAGED CONDITIONS.

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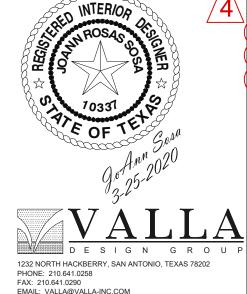
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7) NOT USED.

18 INSTALL NEW CONTINUOUS RIDGE VENT AT ALL NEW ROOFS.

NEW BUILDING NUMBER SIGNAGE.







TAL IMPROVEME

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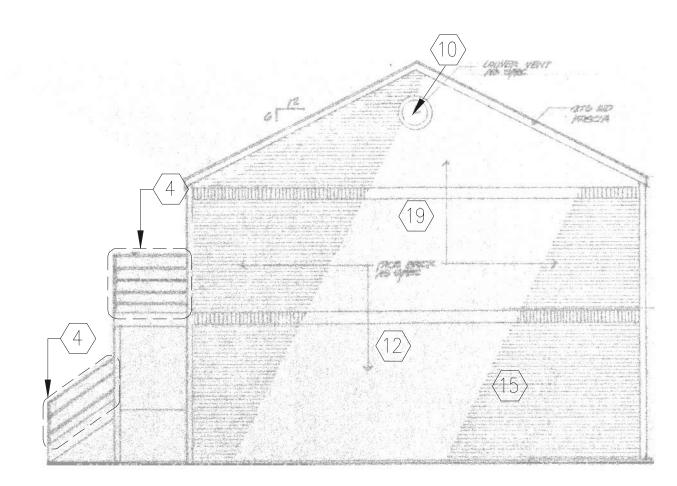
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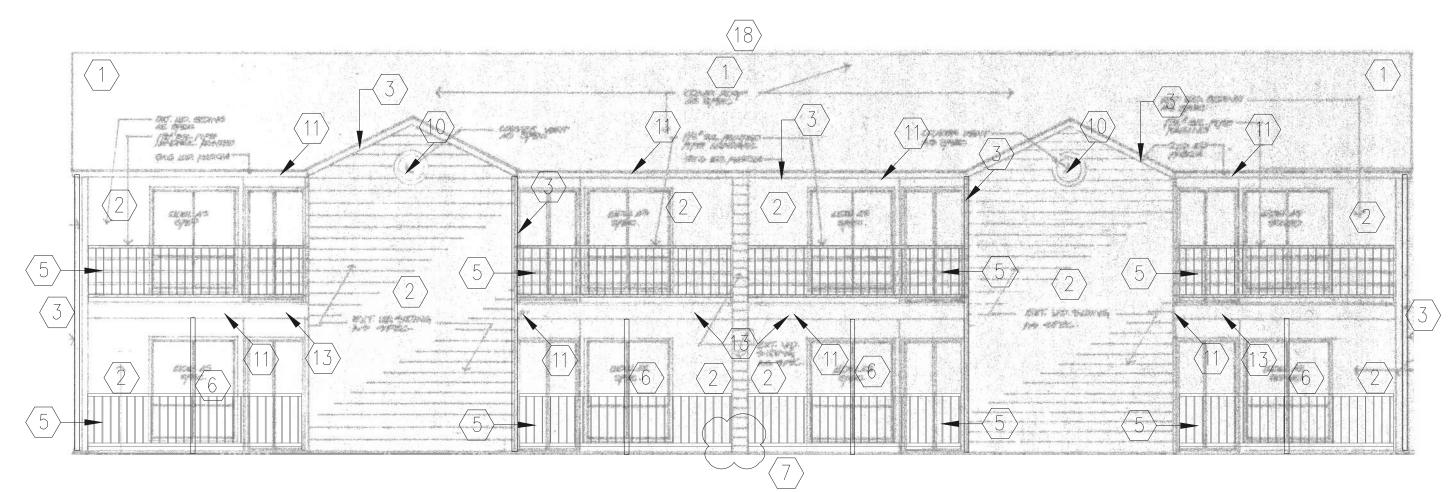
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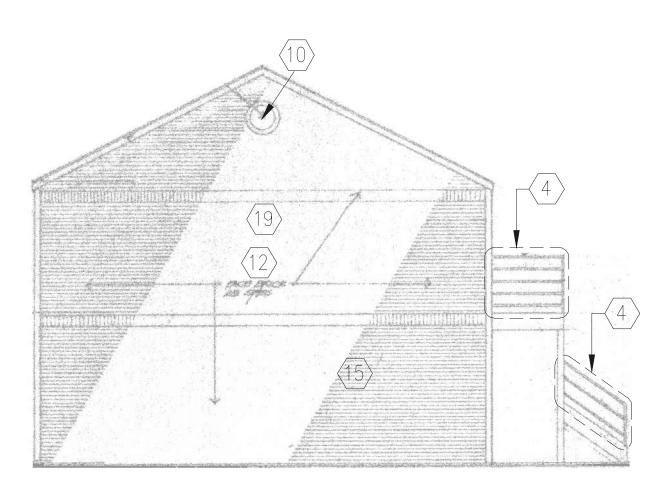


RIGTH SIDE ELEVATION (BUILD. TYPE A)
NOT TO SCALE



BUILDING 4 - REAR ELEVATION (BUILD. TYPE A)
BUILDING TYPE "A"

BUILDING 4 - FRONT ELEVATION (BUILD. TYPE A)



LEFT SIDE ELEVATION (BUILD. TYPE A)
NOT TO SCALE

GENERAL NOTES

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7 NOT USED.

(18) INSTALL NEW CONTINUOUS RIDGE VENT AT ALL NEW ROOFS.

NEW BUILDING NUMBER SIGNAGE.

70331 F Goda Godana KCI TECHNOLOGIES, IN 13750 SAN PEDRO AVENUE - SUITE 640 - SAN ANTONIO, TEXAS 78232 PHONE: [210] 544 - 5751 Website: www.kci.oon texas recistered engineering firm, tbpe firm no. f-10573

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TAL IMPROV

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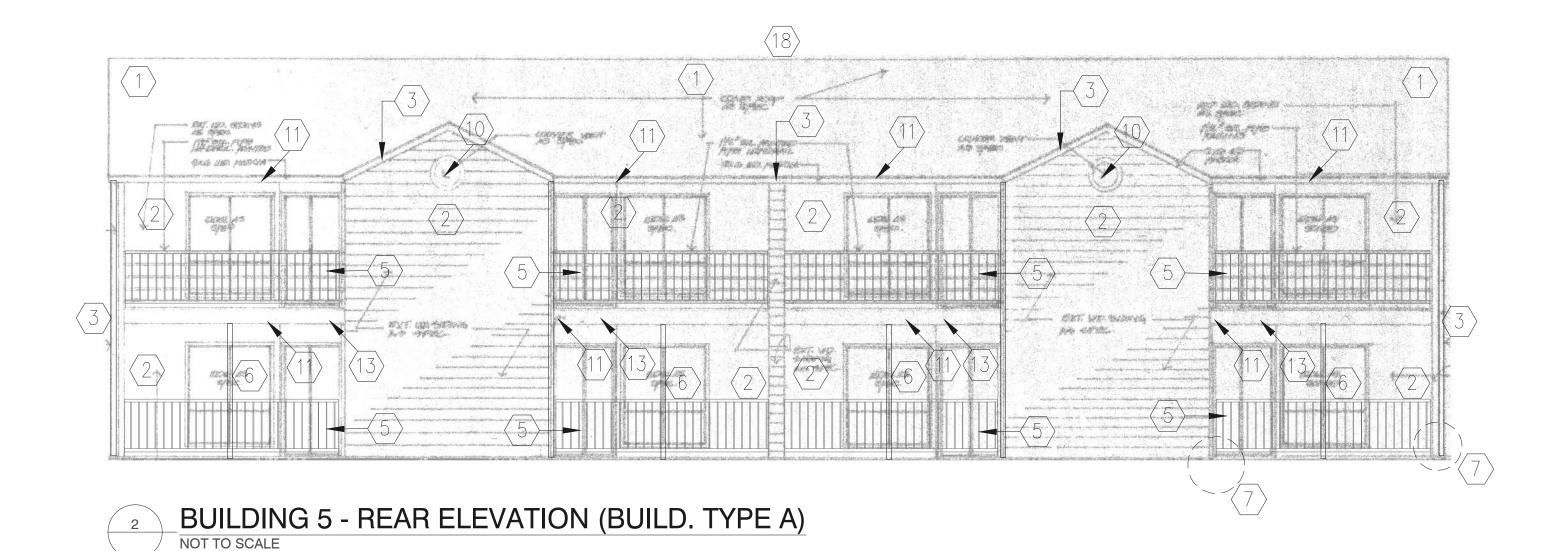
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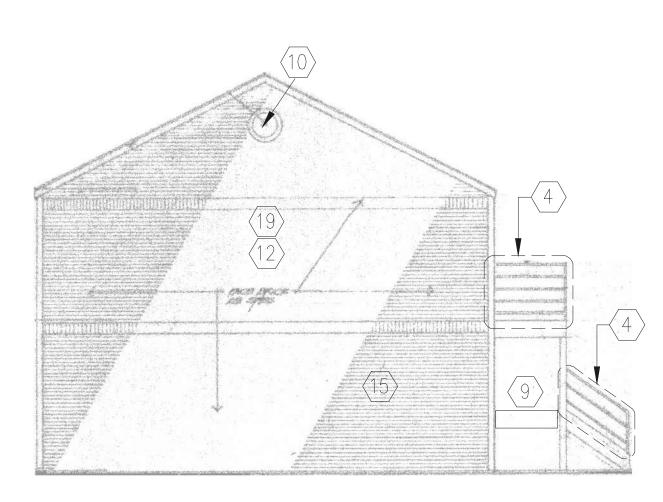
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SHEET: A-109

BUILDING 5 - FRONT ELEVATION (BUILD. TYPE A)

RIGTH SIDE ELEVATION (BUILD. TYPE A)





LEFT SIDE ELEVATION (BUILD. TYPE A)



TERMITE DAMAGE. WHERE TERMITE DAMAGE EXISTS CONTRACTOR TO TREAT TERMITE CONDITIONS AND REPLACE DAMAGED CONDITIONS.

2. REPLACE ALL LOUVERED VENTS AT ALL BUILDINGS.

3. ALL ELECTRICAL BOXES TO BE PAINTED. PAINT COLOR TO BE SELECTED.

4. DO NOT PAINT TELEPHONE D-MARK BOARD.

5. CONTRACTOR TO PROVIDE 4' BY 4' SAMPLES BOARD OF PAINT COLOR PRIOR TO ORDERING FOR FINAL APPROVAL.

6. WHERE REMOVING SIDING CONTRACTOR TO ADDRESS CABLE LINES.

CONTRACTOR TO VERIFY THAT ALL DOORS, WINDOWS AND SLIDING DOORS ARE INSTALLED AS PER MANUFACTURE DIRECTION.

ALL CONSTRUCTION NEEDS TO BE BUILT PER MEANS & METHODS AND CONSTRUCTION STANDARDS NEED TO APPLY THROUGHOUT

KEYED NOTES

DEMO EXISTING ROOF TO DECK. REPLACE ROTTED OR DAMAGED SHEATHING AS REQUIRED. MATCH EXISTING CONDITIONS. PROVIDE NEW 30 YEAR SHINGLED ROOF BY OWENS CORNING COLOR DRIFT WOOD OR APPROVED EQUAL. SEE DETAIL . 4/A-118

WHERE SIDING EXISTS REMOVE EXISTING SIDING DOWN TO SHEATHING. PROVIDE AND INSTALL NEW R-11 BLOW IN INSULATION BETWEEN EXISTING STUDS WITH NEW MOISTER BARRIER UNDER NEW HARDY BOARD SIDING OR APPROVED EQUAL. REFER TO DRAWING 8/A-118. ALL TRIM & SOFFIT TO BE REPLACED WITH NEW TO MATCH EXISTING. INSTALL EXPANSION JOINTS PER ENGINEERS RECOMMENDATION. PREP AND PAINT ALL NEW MATERIALS AS SCHEDULED REFER SHEET A-105. CONTRACTOR RESPONSIBLE TO PROTECT CABLE LINES, CONDENSATION LINES AND SIGNAGE PRIOR TO REMOVABLE AND INSTALLATION OF SIDING.

REMOVE AND REPLACE ALL ALUMINUM GUTTERS, DOWN SPOUTS, LEAF GUARD AND PRECAST SPLASH BLOCKS WITH NEW 4" GUTTERS SYSTEM AND 4" DOWNSPOUTS BY LESSARDS GUTTERS . PROVIDE NEW VANDAL RESISTANT ENCLOSURE FOR DOWN SPOUTS. REFER TO DRAWING 7/A-118. REFER TO ELEVATIONS FOR QUANTITIES.

ALL GUARDRAILS AND HANDRAILS AT STAIRS NEED TO BE REPLACE WITH

NEW. REFER TO SHEET A-118 REMOVE AND REPLACE ALL EXTERIOR PATIO & BALCONY FENCE WITH NEW

METAL RAILING FENCE. REFER TO DETAIL 1/A-118. REPLACE WOOD COLUMNS WITH NEW METAL POSTS. REFER TO

STRUCTURAL FOR SIZE & SUPPORT INFORMATION

REQUIRED. REFER TO 4/A-118 FOR DIRECTIONS.

POSSIBLE TERMITE DAMAGE MAY EXIST AT THIS LOCATION. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND REPAIR SHEATHING & FRAMING WHERE

WHERE INDICATED, STEEL STAIR TREADS & LANDING ARE CORRODED. CONTRACTOR TO REMOVE AND REPLACE WITH NEW PRE-CAST CONCRETE STEPS TO MATCH EXISTING CONDITIONS. BOLT NEW TREADS TO METAL SUPPORTS WITH METAL ANGLES. REFER TO STRUCTURAL DETAILS.

QUANTITIES OF TREADS NOTED ON ELEVATIONS, FIELD VERIFY CONDITIONS. WHERE INDICATED, STAIR LANDING SUPPORTS ARE COMPROMISED. ADDITIONAL BLOCKING WILL NEED TO BE ADDED BETWEEN THE LANDING

AND THE BUILDING. REFER TO STRUCTURAL. WOOD LOUVER VENT TO BE REPLACE, MATCH EXISTING CONDITIONS. PAINT

COLOR TO SELECTED

REPLACE FASCIA BOARDS, FLASHING AND ANY ROTTED WOOD BEAMS. ALLOW FOR 60% REPLACEMENT OF BEAMS. AT SECOND FLOOR DECK WITH NEW HARDY BOARD FASCIA. REFER TO STRUCTURAL

PATCH BRICK AS REQUIRED. WHERE MISSING OR BROKEN INSTALL AS REQUIRED PER CONSTRUCTION STANDARDS. MATCH EXISTING. GENERAL CONTRACTOR TO PLAN FOR 5% OF TOTAL COVERAGE.

CONTRACTOR TO ASSESS CONDITIONS OF WOOD BEAMS @ PATIOS BALCONY WHERE REQUIRED, REPLACE WITH NEW. REFER TO STRUCTURAL DETAIL DIRECTION. REFER TO NOTE #2 AND STRUCTURAL

REPLACE FRESH AIR INTAKE VALVES WITH NEW HVAC VENTILATION WATERPROOF FRESH AIR LOUVER ALUMINUM AIR INTAKE LOUVER BY VAIR TECH. INSTALL PER MANUFACTURE RECOMMENDATIONS. SEAL SURROUNDINGS.

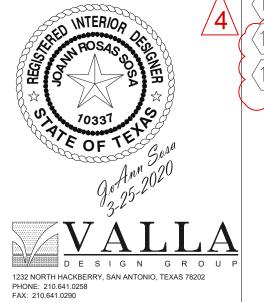
CONTRACTOR TO PAINT ALL ELECTRICAL PANEL BOXES. MATCH HANDRAIL PAINT COLOR.

CONTRACTOR TO REPLACE ALL ADDRESS SIGNAGE WITH NEW ADDRESS PLAQUE SIMILAR TO DETAIL 4/A-106. PROVIDE DIFFERENT COLOR COMBINATIONS FOR OWNER APPROVAL PRIOR TO ORDERING.

NOT USED.

INSTALL NEW CONTINUOUS RIDGE VENT AT ALL NEW ROOFS.

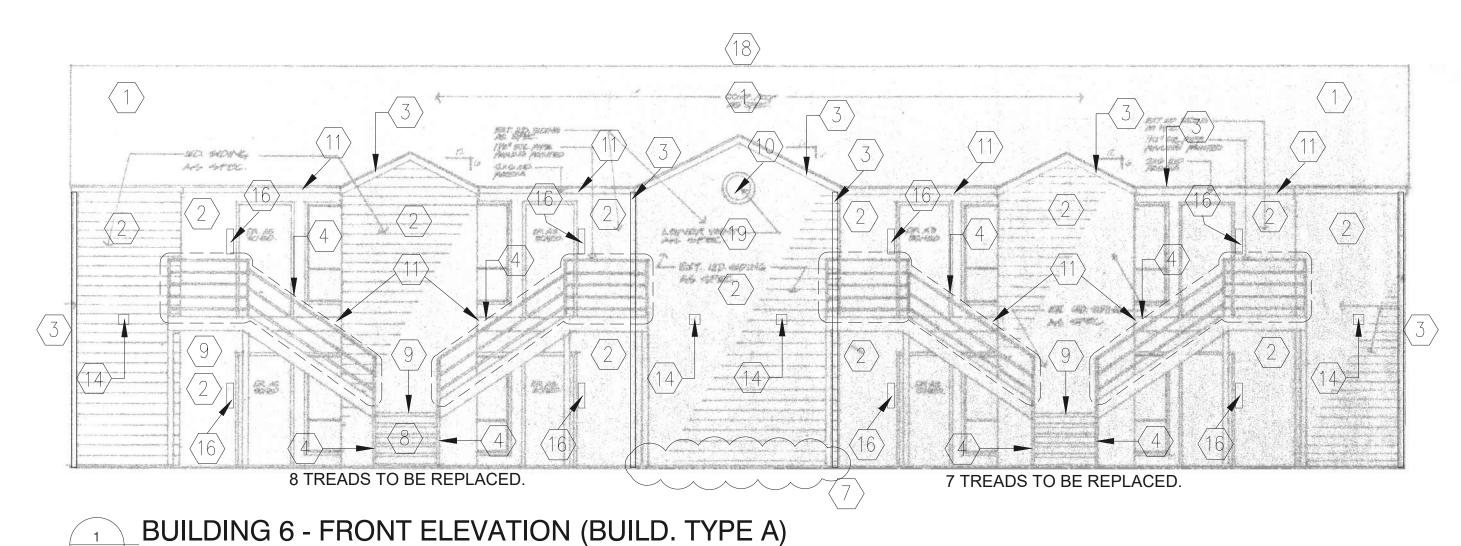
NEW BUILDING NUMBER SIGNAGE.



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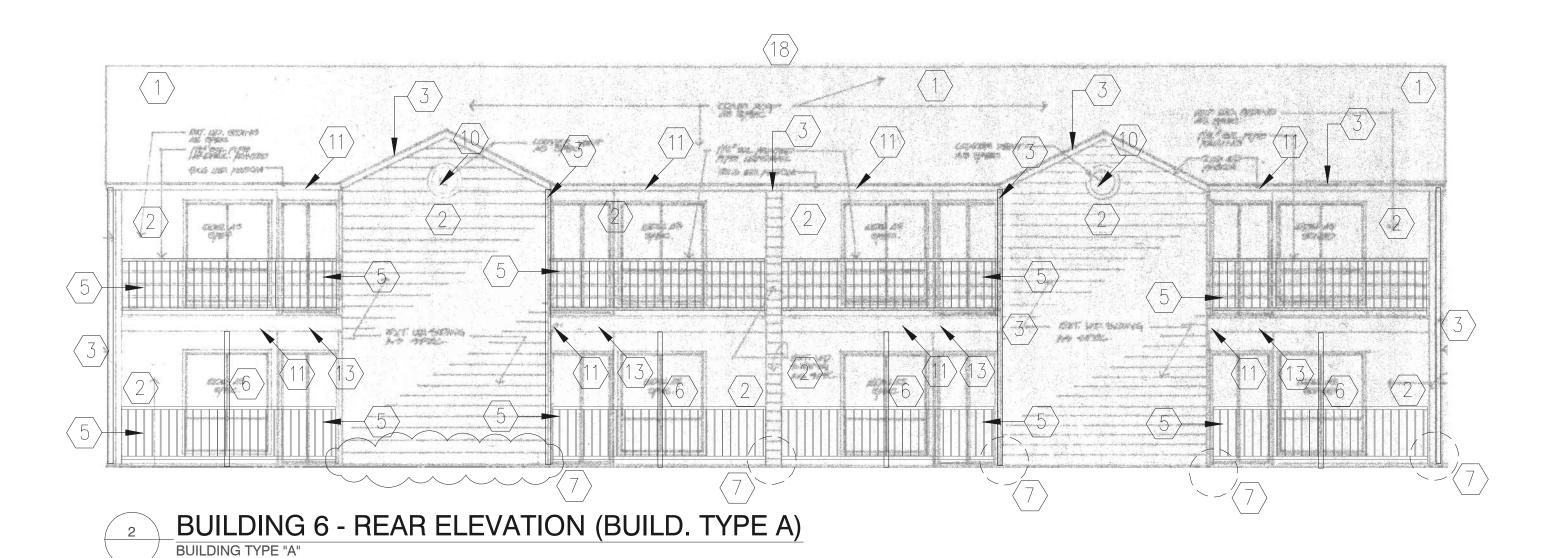


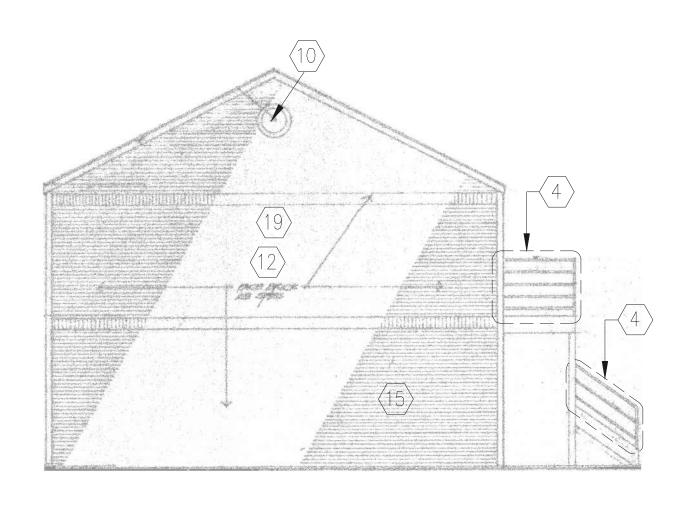
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RIGTH SIDE ELEVATION (BUILD. TYPE A)
NOT TO SCALE

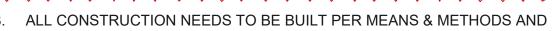




LEFT SIDE ELEVATION (BUILD TYPE A)
NOT TO SCALE

GENERAL NOTES

- 1. WHERE DEMOLITION TAKES PLACE CONTRACTOR TO INVESTIGATE FOR TERMITE DAMAGE. WHERE TERMITE DAMAGE EXISTS CONTRACTOR TO TREAT TERMITE CONDITIONS AND REPLACE DAMAGED CONDITIONS.
- 2. REPLACE ALL LOUVERED VENTS AT ALL BUILDINGS.
- 3. ALL ELECTRICAL BOXES TO BE PAINTED. PAINT COLOR TO BE SELECTED.
- 4. DO NOT PAINT TELEPHONE D-MARK BOARD.
- 5. CONTRACTOR TO PROVIDE 4' BY 4' SAMPLES BOARD OF PAINT COLOR PRIOR TO ORDERING FOR FINAL APPROVAL.
- 6. WHERE REMOVING SIDING CONTRACTOR TO ADDRESS CABLE LINES.
- 7. CONTRACTOR TO VERIFY THAT ALL DOORS, WINDOWS AND SLIDING DOORS ARE INSTALLED AS PER MANUFACTURE DIRECTION.



CONSTRUCTION STANDARDS NEED TO APPLY THROUGHOUT

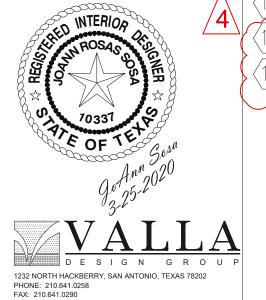
KEYED NOTES

- DEMO EXISTING ROOF TO DECK. REPLACE ROTTED OR DAMAGED SHEATHING AS REQUIRED. MATCH EXISTING CONDITIONS. PROVIDE NEW 30 YEAR SHINGLED ROOF BY OWENS CORNING COLOR DRIFT WOOD OR APPROVED EQUAL. SEE DETAIL . 4/A-118
- WHERE SIDING EXISTS REMOVE EXISTING SIDING DOWN TO SHEATHING. PROVIDE AND INSTALL NEW R-11 BLOW IN INSULATION BETWEEN EXISTING STUDS WITH NEW MOISTER BARRIER UNDER NEW HARDY BOARD SIDING OR APPROVED EQUAL. REFER TO DRAWING 8/A-118. ALL TRIM & SOFFIT TO BE REPLACED WITH NEW TO MATCH EXISTING. INSTALL EXPANSION JOINTS PER ENGINEERS RECOMMENDATION. PREP AND PAINT ALL NEW MATERIALS AS SCHEDULED REFER SHEET A-105. CONTRACTOR RESPONSIBLE TO PROTECT CABLE LINES, CONDENSATION LINES AND SIGNAGE PRIOR TO REMOVABLE AND INSTALLATION OF SIDING.
 - REMOVE AND REPLACE ALL ALUMINUM GUTTERS, DOWN SPOUTS, LEAF GUARD AND PRECAST SPLASH BLOCKS WITH NEW 4" GUTTERS SYSTEM AND 4" DOWNSPOUTS BY LESSARDS GUTTERS . PROVIDE NEW VANDAL RESISTANT ENCLOSURE FOR DOWN SPOUTS. REFER TO DRAWING 7/A-118. REFER TO ELEVATIONS FOR QUANTITIES.
- ALL GUARDRAILS AND HANDRAILS AT STAIRS NEED TO BE REPLACE WITH NEW. REFER TO SHEET A-118
- REMOVE AND REPLACE ALL EXTERIOR PATIO & BALCONY FENCE WITH NEW METAL RAILING FENCE. REFER TO DETAIL 1/A-118.
- 6 REPLACE WOOD COLUMNS WITH NEW METAL POSTS. REFER TO STRUCTURAL FOR SIZE & SUPPORT INFORMATION.
- POSSIBLE TERMITE DAMAGE MAY EXIST AT THIS LOCATION. CONTRACTOR T VERIFY EXISTING CONDITIONS AND REPAIR SHEATHING & FRAMING WHERE REQUIRED. REFER TO 4/A-118 FOR DIRECTIONS.
- WHERE INDICATED, STEEL STAIR TREADS & LANDING ARE CORRODED. CONTRACTOR TO REMOVE AND REPLACE WITH NEW PRE-CAST CONCRETE STEPS TO MATCH EXISTING CONDITIONS. BOLT NEW TREADS TO METAL SUPPORTS WITH METAL ANGLES. REFER TO STRUCTURAL DETAILS. QUANTITIES OF TREADS NOTED ON ELEVATIONS, FIELD VERIFY CONDITIONS.
 - WHERE INDICATED, STAIR LANDING SUPPORTS ARE COMPROMISED.
 ADDITIONAL BLOCKING WILL NEED TO BE ADDED BETWEEN THE LANDING AND THE BUILDING. REFER TO STRUCTURAL.
 - WOOD LOUVER VENT TO BE REPLACE, MATCH EXISTING CONDITIONS. PAINT COLOR TO SELECTED
- REPLACE FASCIA BOARDS, FLASHING AND ANY ROTTED WOOD BEAMS.
 ALLOW FOR 60% REPLACEMENT OF BEAMS. AT SECOND FLOOR DECK WITH NEW HARDY BOARD FASCIA. REFER TO STRUCTURAL.
- PATCH BRICK AS REQUIRED. WHERE MISSING OR BROKEN INSTALL AS REQUIRED PER CONSTRUCTION STANDARDS. MATCH EXISTING. GENERAL CONTRACTOR TO PLAN FOR 5% OF TOTAL COVERAGE.
- CONTRACTOR TO ASSESS CONDITIONS OF WOOD BEAMS @ PATIOS BALCONY WHERE REQUIRED, REPLACE WITH NEW. REFER TO STRUCTURAL DETAIL DIRECTION. REFER TO NOTE #2 AND STRUCTURAL.
- REPLACE FRESH AIR INTAKE VALVES WITH NEW HVAC VENTILATION WATERPROOF FRESH AIR LOUVER ALUMINUM AIR INTAKE LOUVER BY VAIR TECH. INSTALL PER MANUFACTURE RECOMMENDATIONS. SEAL SURROUNDINGS.
- CONTRACTOR TO PAINT ALL ELECTRICAL PANEL BOXES. MATCH HANDRAIL PAINT COLOR.
- CONTRACTOR TO REPLACE ALL ADDRESS SIGNAGE WITH NEW ADDRESS PLAQUE SIMILAR TO DETAIL 4/A-106. PROVIDE DIFFERENT COLOR COMBINATIONS FOR OWNER APPROVAL PRIOR TO ORDERING.

7) NOT USED.

18 INSTALL NEW CONTINUOUS RIDGE VENT AT ALL NEW ROOFS.

NEW BUILDING NUMBER SIGNAGE.



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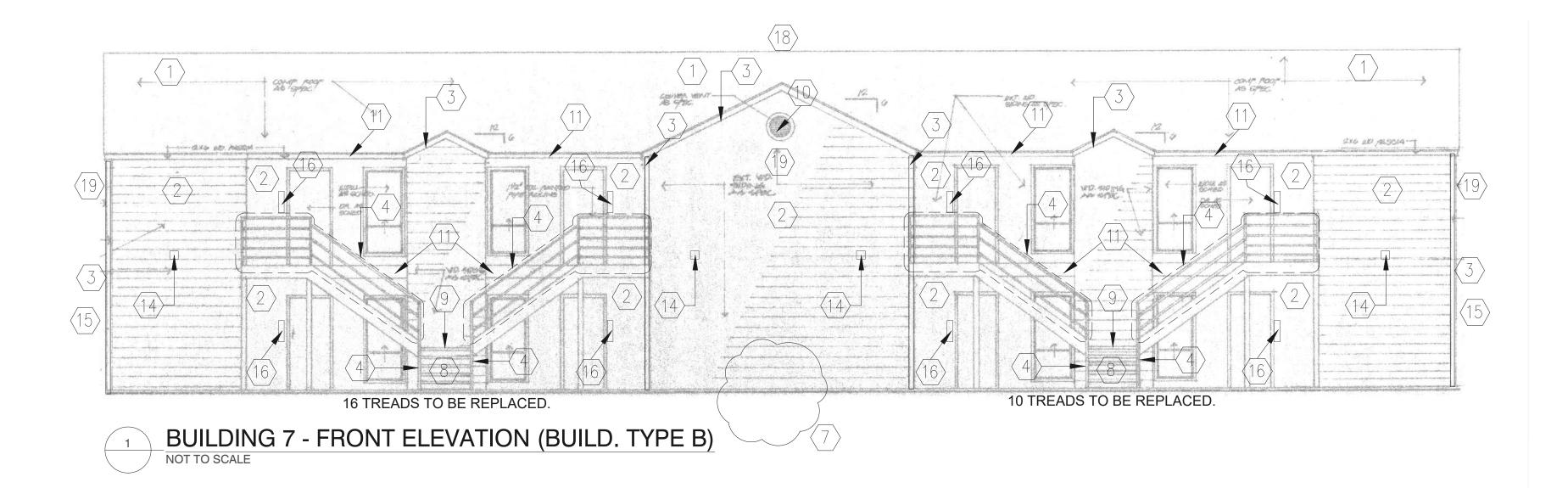
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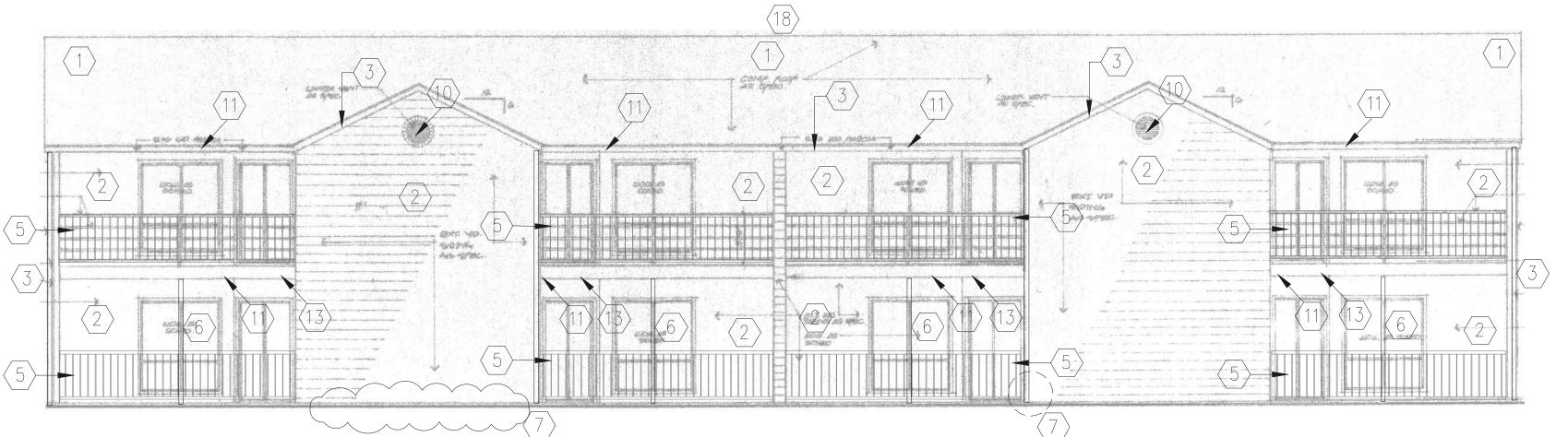
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KCI JOB #: 7918092

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BUILDING 7 - REAR ELEVATION (BUILD. TYPE B) NOT TO SCALE

GENERAL NOTES

- 1. WHERE DEMOLITION TAKES PLACE CONTRACTOR TO INVESTIGATE FOR TERMITE DAMAGE. WHERE TERMITE DAMAGE EXISTS CONTRACTOR TO TREAT TERMITE CONDITIONS AND REPLACE DAMAGED CONDITIONS.
- 2. REPLACE ALL LOUVERED VENTS AT ALL BUILDINGS.
- 3. ALL ELECTRICAL BOXES TO BE PAINTED. PAINT COLOR TO BE SELECTED.
- 4. DO NOT PAINT TELEPHONE D-MARK BOARD.
- 5. CONTRACTOR TO PROVIDE 4' BY 4' SAMPLES BOARD OF PAINT COLOR PRIOR TO ORDERING FOR FINAL APPROVAL.
- 6. WHERE REMOVING SIDING CONTRACTOR TO ADDRESS CABLE LINES.
- CONTRACTOR TO VERIFY THAT ALL DOORS, WINDOWS AND SLIDING DOORS ARE INSTALLED AS PER MANUFACTURE DIRECTION.
- 8. ALL CONSTRUCTION NEEDS TO BE BUILT PER MEANS & METHODS AND CONSTRUCTION STANDARDS NEED TO APPLY THROUGHOUT

KEYED NOTES

- DEMO EXISTING ROOF TO DECK. REPLACE ROTTED OR DAMAGED SHEATHING AS REQUIRED. MATCH EXISTING CONDITIONS. PROVIDE NEW 30 YEAR SHINGLED ROOF BY OWENS CORNING COLOR DRIFT WOOD OR APPROVED EQUAL. SEE DETAIL . 4/A-118
- WHERE SIDING EXISTS REMOVE EXISTING SIDING DOWN TO SHEATHING. PROVIDE AND INSTALL NEW R-11 BLOW IN INSULATION BETWEEN EXISTING STUDS WITH NEW MOISTER BARRIER UNDER NEW HARDY BOARD SIDING OR APPROVED EQUAL. REFER TO DRAWING 8/A-118. ALL TRIM & SOFFIT TO BE REPLACED WITH NEW TO MATCH EXISTING. INSTALL EXPANSION JOINTS PER ENGINEERS RECOMMENDATION. PREP AND PAINT ALL NEW MATERIALS AS SCHEDULED REFER SHEET A-105. CONTRACTOR RESPONSIBLE TO PROTECT CABLE LINES, CONDENSATION LINES AND SIGNAGE PRIOR TO REMOVABLE AND INSTALLATION OF SIDING.



- NEW. REFER TO SHEET A-118
- REMOVE AND REPLACE ALL EXTERIOR PATIO & BALCONY FENCE WITH NEW METAL RAILING FENCE. REFER TO DETAIL 1/A-118.

ALL GUARDRAILS AND HANDRAILS AT STAIRS NEED TO BE REPLACE WITH

- REPLACE WOOD COLUMNS WITH NEW METAL POSTS. REFER TO STRUCTURAL FOR SIZE & SUPPORT INFORMATION.
- POSSIBLE TERMITE DAMAGE MAY EXIST AT THIS LOCATION. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND REPAIR SHEATHING & FRAMING WHERE REQUIRED. REFER TO 4/A-118 FOR DIRECTIONS.
- WHERE INDICATED, STEEL STAIR TREADS & LANDING ARE CORRODED. CONTRACTOR TO REMOVE AND REPLACE WITH NEW PRE-CAST CONCRETE STEPS TO MATCH EXISTING CONDITIONS. BOLT NEW TREADS TO METAL SUPPORTS WITH METAL ANGLES. REFER TO STRUCTURAL DETAILS. QUANTITIES OF TREADS NOTED ON ELEVATIONS, FIELD VERIFY CONDITIONS.
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- REPLACE FASCIA BOARDS, FLASHING AND ANY ROTTED WOOD BEAMS. ALLOW FOR 60% REPLACEMENT OF BEAMS. AT SECOND FLOOR DECK WITH
- PATCH BRICK AS REQUIRED. WHERE MISSING OR BROKEN INSTALL AS REQUIRED PER CONSTRUCTION STANDARDS. MATCH EXISTING. GENERAL CONTRACTOR TO PLAN FOR 5% OF TOTAL COVERAGE.

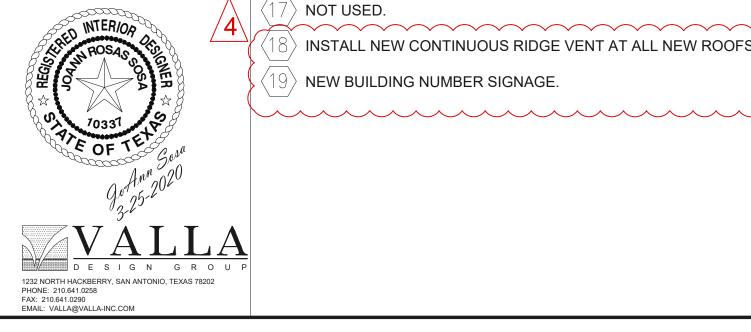
NEW HARDY BOARD FASCIA. REFER TO STRUCTURAL.

- CONTRACTOR TO ASSESS CONDITIONS OF WOOD BEAMS @ PATIOS BALCONY WHERE REQUIRED, REPLACE WITH NEW. REFER TO STRUCTURAL DETAIL DIRECTION. REFER TO NOTE #2 AND STRUCTURAL.
- REPLACE FRESH AIR INTAKE VALVES WITH NEW HVAC VENTILATION WATERPROOF FRESH AIR LOUVER ALUMINUM AIR INTAKE LOUVER BY VAIR TECH. INSTALL PER MANUFACTURE RECOMMENDATIONS. SEAL SURROUNDINGS.
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INSTALL NEW CONTINUOUS RIDGE VENT AT ALL NEW ROOFS.

NEW BUILDING NUMBER SIGNAGE.



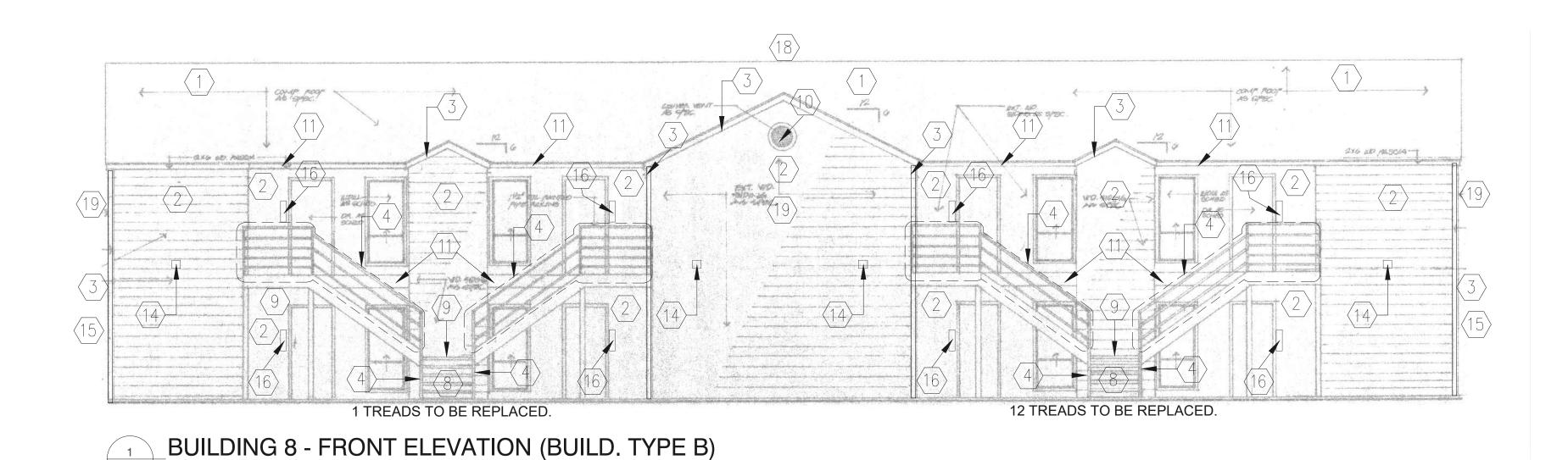


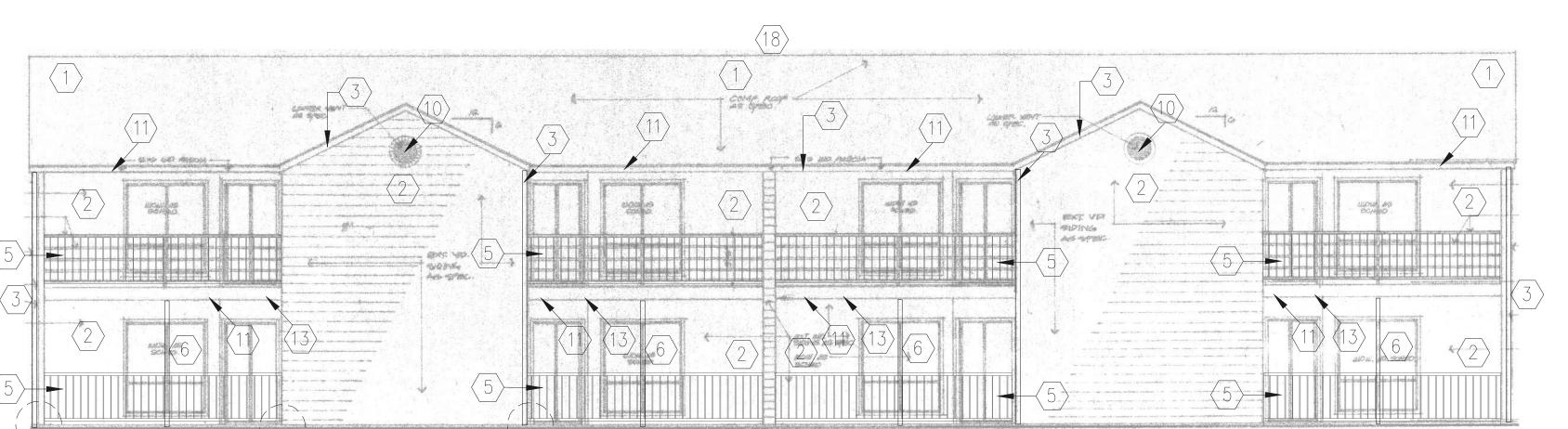
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BUILDING 8 - REAR ELEVATION (BUILD. TYPE B)

NOT TO SCALE

GENERAL NOTES

- 1. WHERE DEMOLITION TAKES PLACE CONTRACTOR TO INVESTIGATE FOR TERMITE DAMAGE. WHERE TERMITE DAMAGE EXISTS CONTRACTOR TO TREAT TERMITE CONDITIONS AND REPLACE DAMAGED CONDITIONS.
- 2. REPLACE ALL LOUVERED VENTS AT ALL BUILDINGS.
- 3. ALL ELECTRICAL BOXES TO BE PAINTED. PAINT COLOR TO BE SELECTED.
- 4. DO NOT PAINT TELEPHONE D-MARK BOARD.
- 5. CONTRACTOR TO PROVIDE 4' BY 4' SAMPLES BOARD OF PAINT COLOR PRIOR TO ORDERING FOR FINAL APPROVAL.
- 6. WHERE REMOVING SIDING CONTRACTOR TO ADDRESS CABLE LINES.
- 7. CONTRACTOR TO VERIFY THAT ALL DOORS, WINDOWS AND SLIDING DOORS



KEYED NOTES

- DEMO EXISTING ROOF TO DECK. REPLACE ROTTED OR DAMAGED SHEATHING AS REQUIRED. MATCH EXISTING CONDITIONS. PROVIDE NEW 30 YEAR SHINGLED ROOF BY OWENS CORNING COLOR DRIFT WOOD OR APPROVED EQUAL. SEE DETAIL . 4/A-118
- WHERE SIDING EXISTS REMOVE EXISTING SIDING DOWN TO SHEATHING. PROVIDE AND INSTALL NEW R-11 BLOW IN INSULATION BETWEEN EXISTING STUDS WITH NEW MOISTER BARRIER UNDER NEW HARDY BOARD SIDING OR APPROVED EQUAL. REFER TO DRAWING 8/A-118. ALL TRIM & SOFFIT TO BE REPLACED WITH NEW TO MATCH EXISTING. INSTALL EXPANSION JOINTS PER ENGINEERS RECOMMENDATION. PREP AND PAINT ALL NEW MATERIALS AS SCHEDULED REFER SHEET A-105. CONTRACTOR RESPONSIBLE TO PROTECT CABLE LINES, CONDENSATION LINES AND SIGNAGE PRIOR TO REMOVABLE AND INSTALLATION OF SIDING.



NEW. REFER TO SHEET A-118

5 REMOVE AND REPLACE ALL EXTERIOR PATIO & BALCONY FENCE WITH NE

ALL GUARDRAILS AND HANDRAILS AT STAIRS NEED TO BE REPLACE WITH

- 5 REMOVE AND REPLACE ALL EXTERIOR PATIO & BALCONY FENCE WITH NEW METAL RAILING FENCE. REFER TO DETAIL 1/A-118.
- REPLACE WOOD COLUMNS WITH NEW METAL POSTS. REFER TO STRUCTURAL FOR SIZE & SUPPORT INFORMATION.
- POSSIBLE TERMITE DAMAGE MAY EXIST AT THIS LOCATION. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND REPAIR SHEATHING & FRAMING WHERE REQUIRED. REFER TO 4/A-118 FOR DIRECTIONS.
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 - WOOD LOUVER VENT TO BE REPLACE, MATCH EXISTING CONDITIONS. PAINT

ALLOW FOR 60% REPLACEMENT OF BEAMS. AT SECOND FLOOR DECK WITH

- COLOR TO SELECTED

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- PATCH BRICK AS REQUIRED. WHERE MISSING OR BROKEN INSTALL AS REQUIRED PER CONSTRUCTION STANDARDS. MATCH EXISTING. GENERAL CONTRACTOR TO PLAN FOR 5% OF TOTAL COVERAGE.

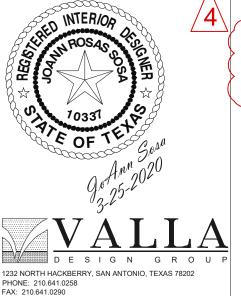
NEW HARDY BOARD FASCIA. REFER TO STRUCTURAL.

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18 INSTALL NEW CONTINUOUS RIDGE VENT AT ALL NEW ROOFS.

19 NEW BUILDING NUMBER SIGNAGE.





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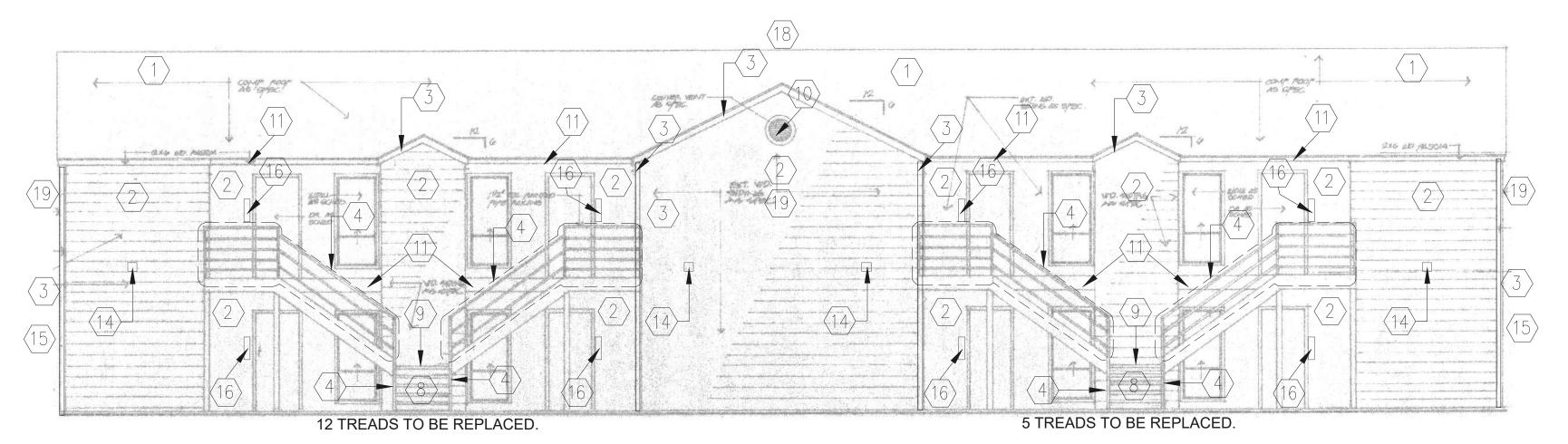
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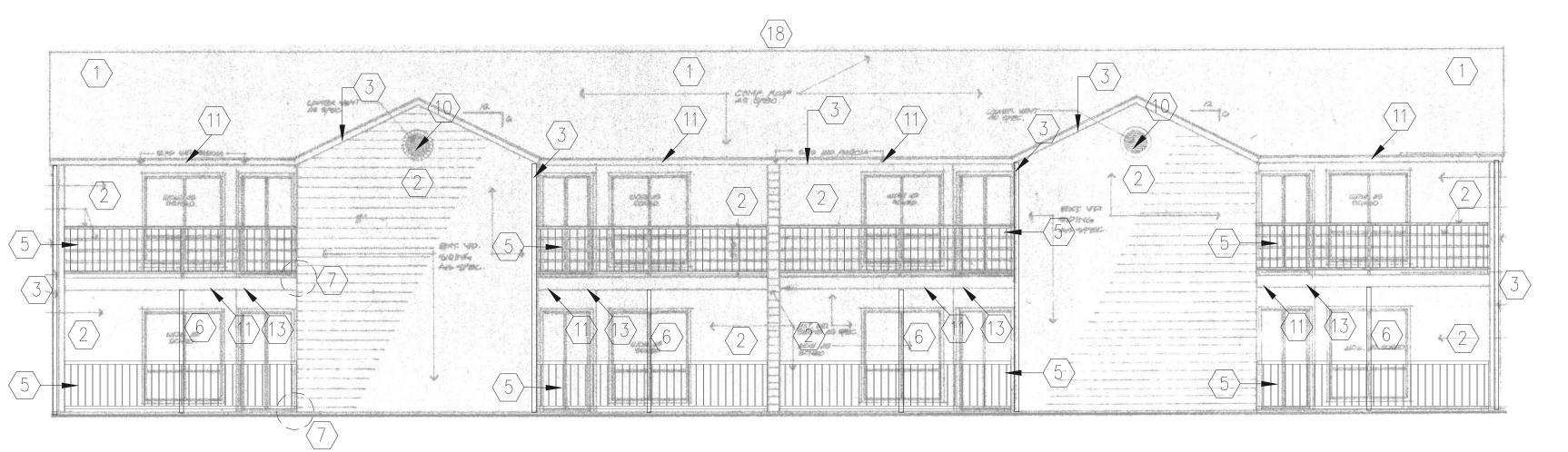
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BUILDING 9 - FRONT ELEVATION (BUILD. TYPE B) NOT TO SCALE



BUILDING 9 - REAR ELEVATION (BUILD. TYPE B)

GENERAL NOTES

- 1. WHERE DEMOLITION TAKES PLACE CONTRACTOR TO INVESTIGATE FOR TERMITE DAMAGE. WHERE TERMITE DAMAGE EXISTS CONTRACTOR TO TREAT TERMITE CONDITIONS AND REPLACE DAMAGED CONDITIONS.
- 2. REPLACE ALL LOUVERED VENTS AT ALL BUILDINGS.
- 3. ALL ELECTRICAL BOXES TO BE PAINTED. PAINT COLOR TO BE SELECTED.
- 4. DO NOT PAINT TELEPHONE D-MARK BOARD.
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KEYED NOTES

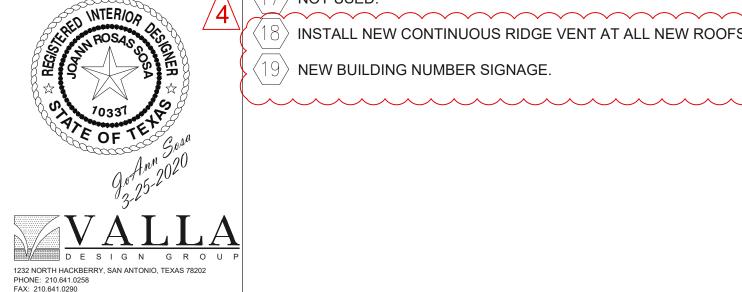
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- WHERE SIDING EXISTS REMOVE EXISTING SIDING DOWN TO SHEATHING. PROVIDE AND INSTALL NEW R-11 BLOW IN INSULATION BETWEEN EXISTING STUDS WITH NEW MOISTER BARRIER UNDER NEW HARDY BOARD SIDING OR APPROVED EQUAL. REFER TO DRAWING 8/A-118. ALL TRIM & SOFFIT TO BE REPLACED WITH NEW TO MATCH EXISTING. INSTALL EXPANSION JOINTS PER ENGINEERS RECOMMENDATION. PREP AND PAINT ALL NEW MATERIALS AS SCHEDULED REFER SHEET A-105. CONTRACTOR RESPONSIBLE TO PROTECT CABLE LINES, CONDENSATION LINES AND SIGNAGE PRIOR TO REMOVABLE AND INSTALLATION OF SIDING.
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- REPLACE WOOD COLUMNS WITH NEW METAL POSTS. REFER TO STRUCTURAL FOR SIZE & SUPPORT INFORMATION .
- POSSIBLE TERMITE DAMAGE MAY EXIST AT THIS LOCATION. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND REPAIR SHEATHING & FRAMING WHERE REQUIRED. REFER TO 4/A-118 FOR DIRECTIONS.
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- WOOD LOUVER VENT TO BE REPLACE, MATCH EXISTING CONDITIONS. PAINT COLOR TO SELECTED

- REPLACE FASCIA BOARDS, FLASHING AND ANY ROTTED WOOD BEAMS. ALLOW FOR 60% REPLACEMENT OF BEAMS. AT SECOND FLOOR DECK WITH NEW HARDY BOARD FASCIA. REFER TO STRUCTURAL.
- PATCH BRICK AS REQUIRED. WHERE MISSING OR BROKEN INSTALL AS REQUIRED PER CONSTRUCTION STANDARDS. MATCH EXISTING. GENERAL CONTRACTOR TO PLAN FOR 5% OF TOTAL COVERAGE.
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NOT USED.

INSTALL NEW CONTINUOUS RIDGE VENT AT ALL NEW ROOFS.

NEW BUILDING NUMBER SIGNAGE.



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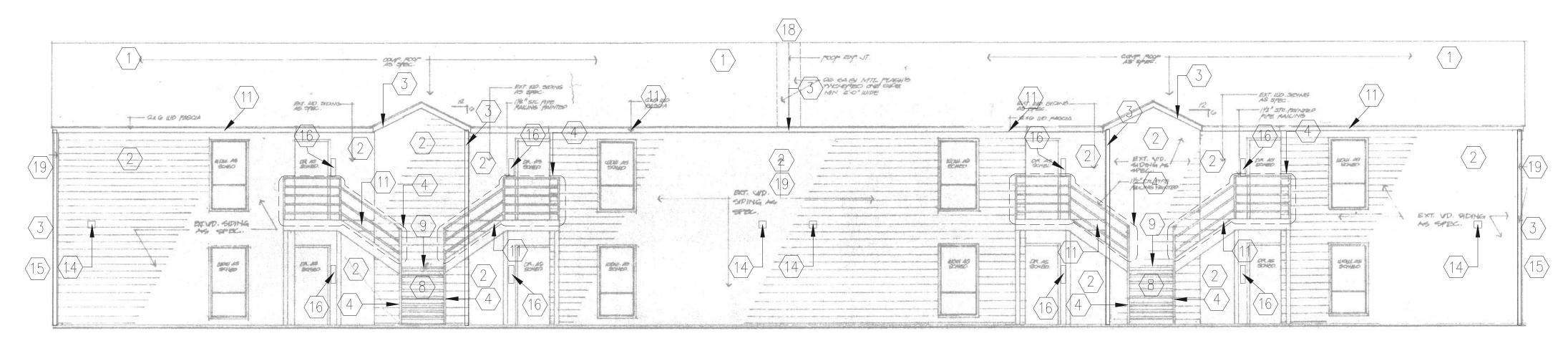
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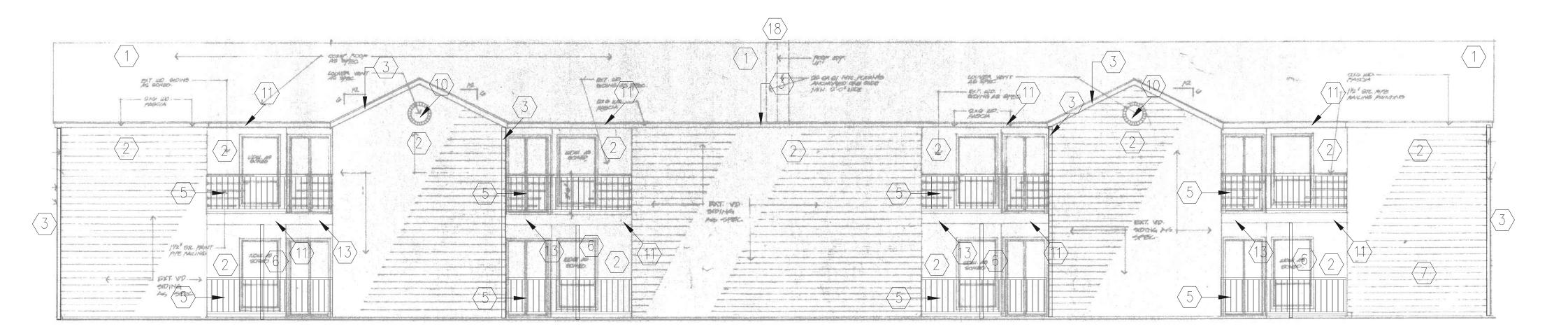
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BUILDING 10 - FRONT ELEVATION (BUILD. TYPE C)
NOT TO SCALE



BUILDING 10 - REAR ELEVATION (BUILD. TYPE C)
NOT TO SCALE

GENERAL NOTES

- 1. WHERE DEMOLITION TAKES PLACE CONTRACTOR TO INVESTIGATE FOR TERMITE DAMAGE. WHERE TERMITE DAMAGE EXISTS CONTRACTOR TO TREAT TERMITE CONDITIONS AND REPLACE DAMAGED CONDITIONS.
- 2. REPLACE ALL LOUVERED VENTS AT ALL BUILDINGS.
- 3. ALL ELECTRICAL BOXES TO BE PAINTED. PAINT COLOR TO BE SELECTED.
- 4. DO NOT PAINT TELEPHONE D-MARK BOARD.
- 5. CONTRACTOR TO PROVIDE 4' BY 4' SAMPLES BOARD OF PAINT COLOR PRIOR TO ORDERING FOR FINAL APPROVAL.
- 6. WHERE REMOVING SIDING CONTRACTOR TO ADDRESS CABLE LINES.
- 7. CONTRACTOR TO VERIFY THAT ALL DOORS, WINDOWS AND SLIDING DOORS



CONSTRUCTION STANDARDS NEED TO APPLY THROUGHOUT.

KEYED NOTES

- DEMO EXISTING ROOF TO DECK. REPLACE ROTTED OR DAMAGED SHEATHING AS REQUIRED. MATCH EXISTING CONDITIONS. PROVIDE NEW 30 YEAR SHINGLED ROOF BY OWENS CORNING COLOR DRIFT WOOD OR APPROVED EQUAL. SEE DETAIL . 4/A-118
- WHERE SIDING EXISTS REMOVE EXISTING SIDING DOWN TO SHEATHING. PROVIDE AND INSTALL NEW R-11 BLOW IN INSULATION BETWEEN EXISTING STUDS WITH NEW MOISTER BARRIER UNDER NEW HARDY BOARD SIDING OR APPROVED EQUAL. REFER TO DRAWING 8/A-118. ALL TRIM & SOFFIT TO BE REPLACED WITH NEW TO MATCH EXISTING. INSTALL EXPANSION JOINTS PER ENGINEERS RECOMMENDATION. PREP AND PAINT ALL NEW MATERIALS AS SCHEDULED REFER SHEET A-105. CONTRACTOR RESPONSIBLE TO PROTECT CABLE LINES, CONDENSATION LINES AND SIGNAGE PRIOR TO REMOVABLE AND INSTALLATION OF SIDING.



- 4 ALL GUARDRAILS AND HANDRAILS AT STAIRS NEED TO BE REPLACE WITH NEW. REFER TO SHEET A-118
- 5 REMOVE AND REPLACE ALL EXTERIOR PATIO & BALCONY FENCE WITH NEW METAL RAILING FENCE. REFER TO DETAIL 1/A-118.
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- ALLOW FOR 60% REPLACEMENT OF BEAMS. AT SECOND FLOOR DECK WITH NEW HARDY BOARD FASCIA. REFER TO STRUCTURAL.

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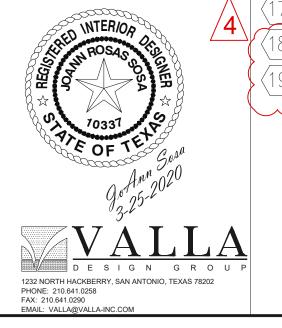
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NEW BUILDING NUMBER SIGNAGE.





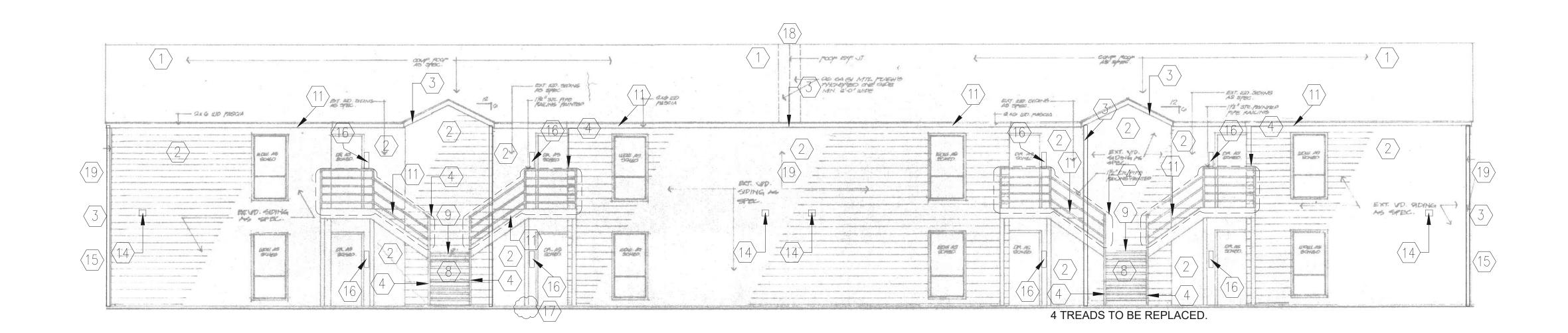
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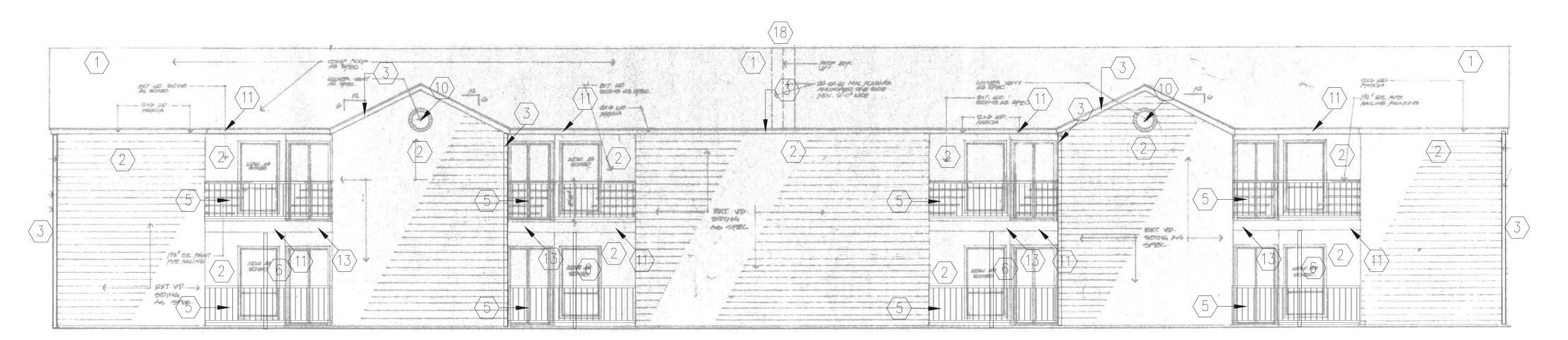
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BUILDING 11 - REAR ELEVATION (BUILD. TYPE C)
NOT TO SCALE

BUILDING 11 - FRONT ELEVATION (BUILD. TYPE C)

NOT TO SCALE



GENERAL NOTES

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- CONTRACTOR TO REPLACE ROTTED COLUMN, WHERE NEW COLUMN FOOTING IS TO BE INSTALLED CONTRACTOR TO REMOVE EXISTING CONCRETE FLAT WORK AND REPLACE WITH NEW TO MATCH EXISTING REFER TO STRUCTURAL.
- 18 INSTALL NEW CONTINUOUS RIDGE VENT AT ALL NEW ROOFS.
- NEW BUILDING NUMBER SIGNAGE.

Drafting: NP Check: FJD

Design: FJD Check: FJD

PLAT ID:

DATE: 01-30-2019

KCI JOB #: 7918092

SHEET: **A-116**

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KCITECHNOLOGIES, INC. 13750 SAN PEDRO AVENUE - SUITE 640 - SAN ANTONIO, TEXAS 78232 PHONE: (210) 544 - 5751 Websile, www.kdi.com texas registered engineering firm, tbpe firm no. f-10573

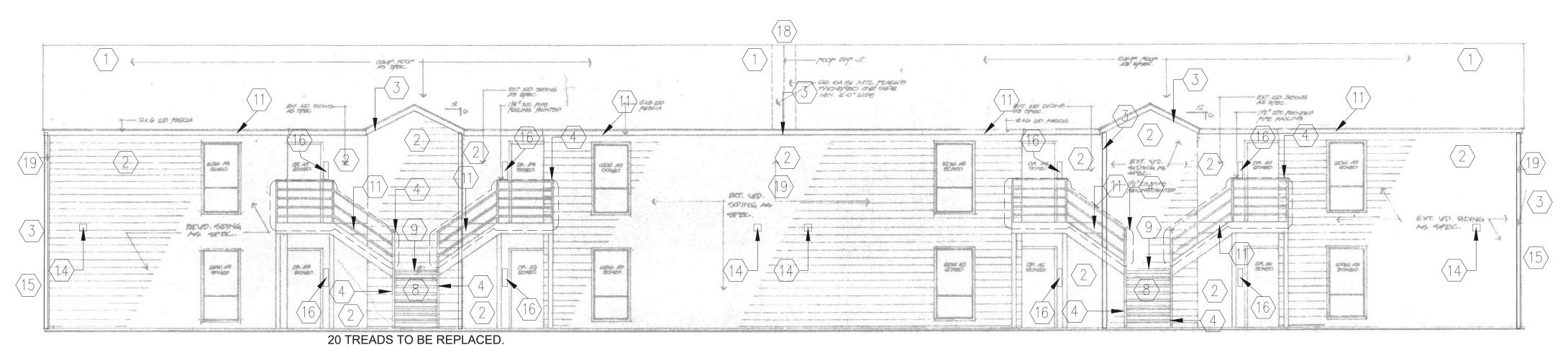


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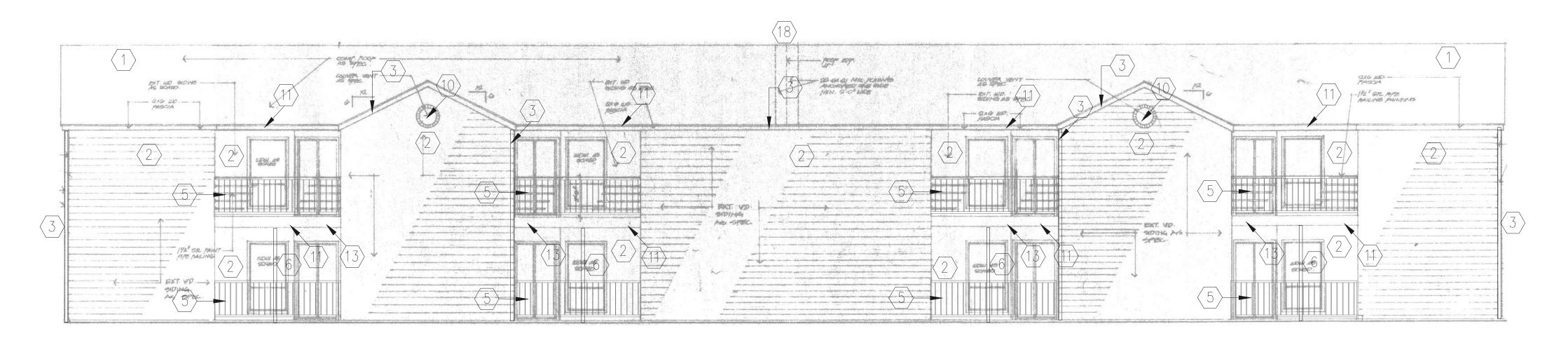
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BUILDING 12 - FRONT ELEVATION (BUILD. TYPE C)



BUILDING 12 - REAR ELEVATION (BUILD. TYPE C)
NOT TO SCALE



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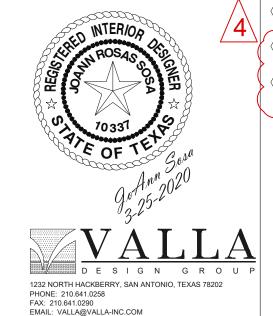
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8) INSTALL NEW CONTINUOUS RIDGE VENT AT ALL NEW ROOFS.

NEW BUILDING NUMBER SIGNAGE.

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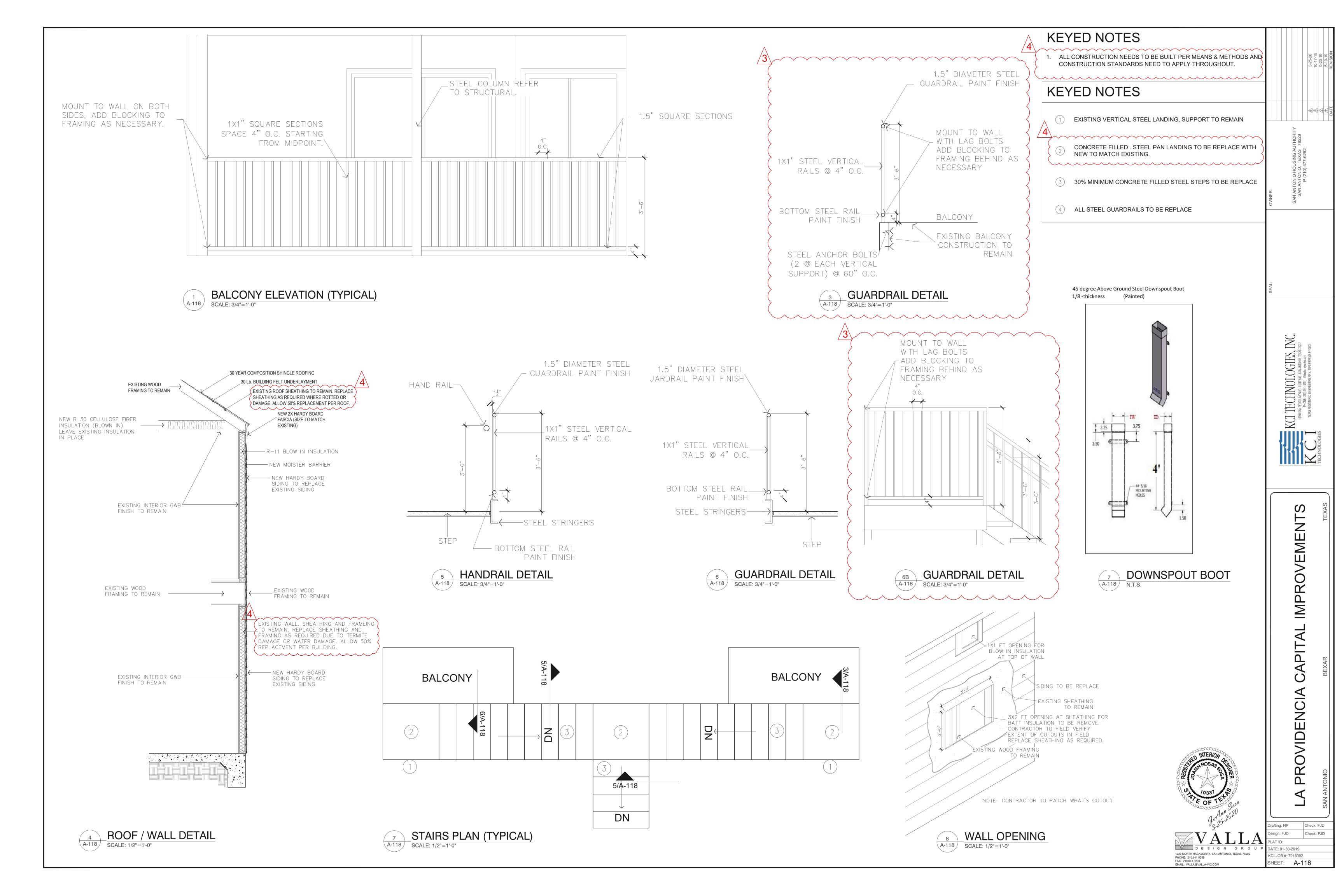
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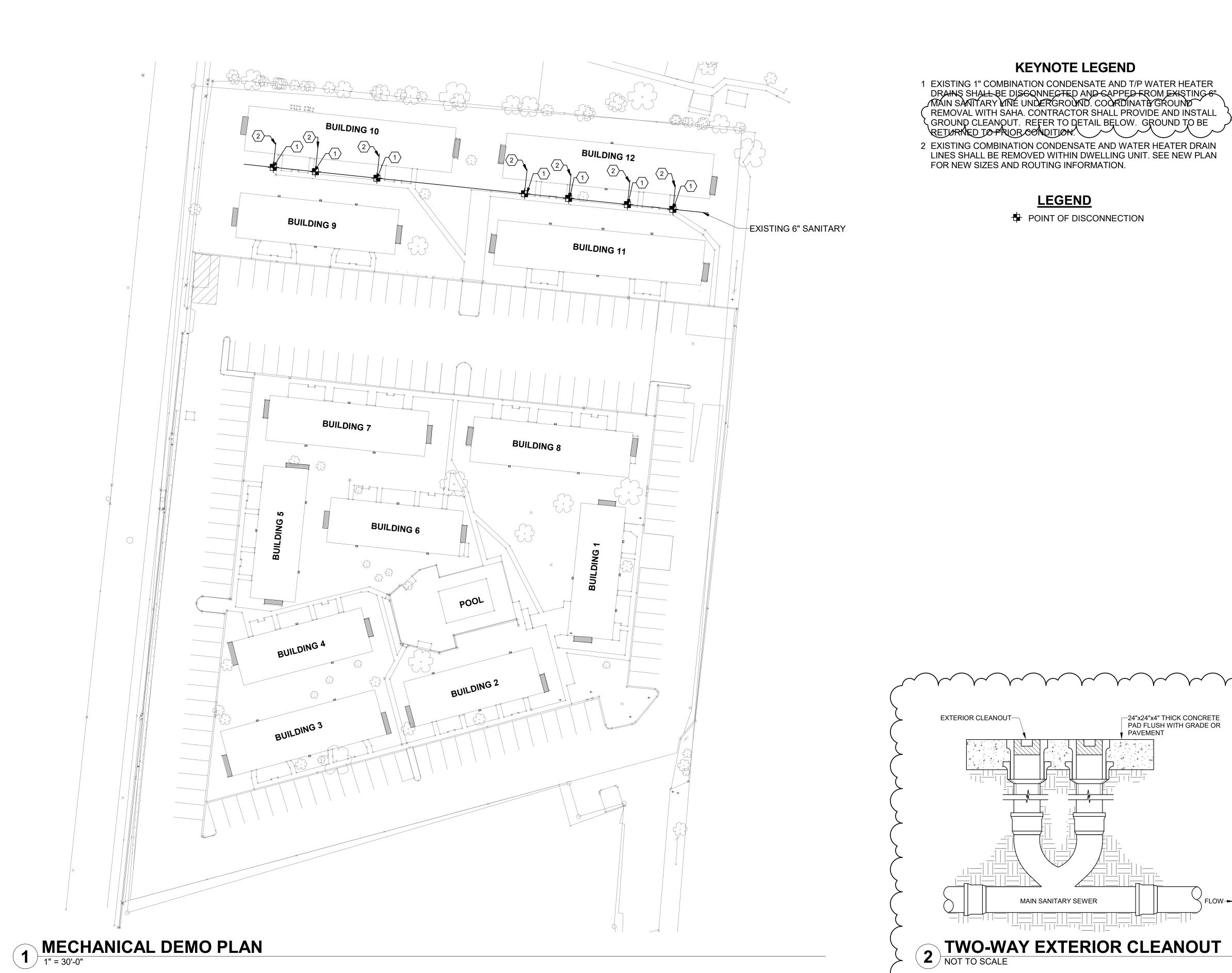
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CI JOB #: 7918092 SHEET: A-117



Sheet No.

MECHANICAL DEMO PLAN



KEYNOTE LEGEND

- 1 EXISTING 1" COMBINATION CONDENSATE AND T/P WATER HEATER DRAINS SHALL BE DISCONNECTED AND CAPPED FROM EXISTING 6" MAIN SANITARY MNE UNDERGROUND. COORDINATE GROUND REMOVAL WITH SAHA. CONTRACTOR SHALL PROVIDE AND INSTALL GROUND CLEANOUT. REFER TO DETAIL BELOW. GROUND TO BE RETURNED TO PRIOR CONDITION.
- 2 EXISTING COMBINATION CONDENSATE AND WATER HEATER DRAIN LINES SHALL BE REMOVED WITHIN DWELLING UNIT. SEE NEW PLAN FOR NEW SIZES AND ROUTING INFORMATION.

LEGEND

POINT OF DISCONNECTION

—24"x24"x4" THICK CONCRETE PAD FLUSH WITH GRADE OR ▼ PAVEMENT

EXTERIOR CLEANOUT-

MAIN SANITARY SEWER

KEYNOTE LEGEND

CONTRACTOR SHALL PROVIDE UNIT PRICING TO REPLACE EXISTING

2 CONTRACTOR SHALL PROVIDE UNIT PRICING TO REPLACE EXISTING CONDENSING UNIT PAD AND ASSOCIATED ELECTRICAL DISCONNECT

3 CONTRACTOR SHALL PROVIDE NEW 3/4" CONDENSATE LINE FOR

4 CONTRACTOR SHALL PROVIDE NEW 3/4" CONDENSATE LINE FOR

INDOOR FAN COIL UNIT AND A SEPARATE 3/4" LINE FROM WATER

HEATER AND TERMINATE TO EXTERIOR OF BUILDING. A TOTAL OF 6

FAN COIL UNITS AND 6 WATER HEATERS NEED THIS CORRECTION

PLAN VIEW

CONCRETE

FOR THIS BUILDING. PIPE MATERIAL SHALL BE PVC.

FOR THIS BUILDING. PIPE MATERIAL SHALL BE PVC.

INDOOR FAN COIL UNIT AND A SEPARATE 3/4" LINE FROM WATER HEATER AND TERMINATE TO EXTERIOR OF BUILDING. A TOTAL OF 8

FAN COIL UNITS AND 8 WATER HEATERS NEED THIS CORRECTION

(TOTAL 6 FOR THIS BUILDING)

(TOTAL 8 FOR THIS BUILDING)

CONDENSING UNIT PAD AND ASSOCIATED ELECTRICAL DISCONNECT

Sheet No.

MECHANICAL PLAN

PLUMBING GENERAL NOTES

- A. Drawings are diagrammatic; confirm dimensions and locations in the field. If conflicting
- B. Contractor shall field verify size, location, and condition of existing piping before made aware of this condition immediately.
- D. Guarantee labor and materials for 1-year. Warranties begin upon Owner's acceptance of substantial completion of the installation.
- E. All exceptions or substitutions taken to specified materials, fixtures, equipment, or requirements of these documents shall be submitted to the owner, Architect, and
- F. Provide expansion loops in long runs of hot water and hot water return piping as
- G. Provide insulation kit for supplies, drain piping and p-traps for all handicap accessible lavatories and sinks. Insulation kits shall be equal to Truebro 103 (white). Where protective skirt under fixtures is provided, insulation of piping is required.
- H. Provide Zurn #Z-1447 or equal cleanout tee in drain lines for all counter mounted sinks and wall mounted lavatories.
- I. Refer to project contract documentation and architectural drawings for additional requirements and information.

- L. Properly seal all penetrations of floors, exterior walls, and rated walls.
- N. All plumbing vents thru roof shall have the minimum separation of ten (10) feet << Twenty five (25) Feet>> from HVAC outside air inlets, per the applicable code; coordinate with HVAC contractor.
- O. All work in or above occupied areas shall be at Owner's convenience and may be during evenings or weekends. Schedule all service interruptions in advance with
- to confirm actual locations.
- Q. Before submitting a bid, it will be necessary for each contractor whose work is involved to visit the site and ascertain for himself the conditions to be met in installing the work and make provisions for the conditions in his final price. Failure of the contractor to comply with this requirement shall not be considered justification for the omission or faulty installation of any work covered by the contract documents. The bid shall include all the work required or necessary to comply with the work shown on the drawings and identified in the specifications.
- R. Piping shall not be routed over electrical panels or transformers.
- S. Provide water hammer arrestors for all new quick-acting valves. Size in accordance with PDI standards; refer to Detail and sizing chart on Sheet <P###.>. The use of air chambers shall not be acceptable and are not allowed.
- T. Branch takeoff: Runout from horizontal piping shall be taken off of the centerline of the main or branch piping and rise vertically or at an angle not less than 45 degrees from
- setup fees associated with installation of gas service and meter at the building.
- V. The listing of product manufacturers, materials and methods are the basis of design and are intended to establish a standard of quality. The engineer shall be the sole judge of quality and equivalence of equipment, materials and methods. Where substituted or alternative equipment is proposed on the project before bidding, it shall including all required code and maintenance clearances, and to coordinate all equipment requirements with other contractors.

- dimensions are shown, use larger dimension.
- proceeding with bid and construction. Any reused piping found to be in poor condition or not per current code requirements shall be documented and the engineer shall be
- C. All plumbing piping, equipment, and fixture installations shall be performed by a licensed plumbing contractor. All plumbing work shall be supervised by a licensed
- Engineer for review prior to purchase and installation.

- J. See Architectural plans and elevations for exact location of fixtures and wall mounted
- K. Plenums are crowded and not all obstacles are indicated. Allow for additional pipe
- offsets, as required, and when not indicated on drawings.
- M. Secure all permits and provide any required temporary utilities.

- P. Location of existing under-slab plumbing is estimated allow for exploratory chipping

- U. The general contractor shall make an allowance in his price to pay all gas company
- be the contractor's responsibility to verify that the equipment will fit the space available,

PLU	IMBING MATERIAL SCHEDULE
SERVICE PIPE	MATERIALS
SANITARY WASTE PIPING	ASTM A74 CAST IRON NO-HUB PIPE W/ ASTM C1540 HEAVY DUTY CLAMPS
SANITARY WASTE PIPING BELOW SLAB)	ASTM D1785 SCHEDULE 40 PVC W/ DWV FITTINGS CONFORMING WITH D1785 AND D2665
SANITARY VENT PIPING	ASTM A74 CAST IRON NO-HUB PIPE W/ ASTM C1540 HEAVY DUTY CLAMPS
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STORM DRAIN PIPING	ASTM A74 CAST IRON NO-HUB PIPE W/ ASTM C1540 HEAVY DUTY CLAMPS
STORM DRAIN PIPING BELOW SLAB)	ASTM A74 CAST IRON - BELL AND SPIGOT OR ASTM D1784 SCHEDULE 40 PVC WHOWV FITTINGS CONFORMING WITH D1785 AND D2665

SUPPORT POINTS (TYPICAL 4) 3"x3"x1/8"x6" LONG GALVANIZED ANGLE, 1 EACH SIDE. CONDENSING CONDENSING UNIT #14x 1 1/2" LONG SHEET METAL SCREWS TYPICAL OF 3, EACH VERTICAL LEG SUPPORT BASE NEW 4" 'HILTI' KWIK BOLT, 1/2" x 3" MINIMUM EMBEDMEN CONCRETE TYPICAL OF 2, EACH ANGLE.

2 CONDENSING UNIT PAD NOT TO SCALE

1 MECHANICAL PLAN
1" = 30'-0"

BUILDING 10

BUILDING 7

BUILDING 6

POOL

BUILDING 9

BUILDING 12

BUILDING 11

BUILDING 8

Relocate (RM) Remove Existing Equipment (R'D) Relocated Equipment Alternating Current

Ampere Fuse Above Finished Floor AHJ **Authority Having Jurisdiction** Ampere Interrupting Capacity

Ampere ΑT Ampere Trip ATS **Automatic Transfer Switch**

AWG American Wire Gauge Conduit CB Circuit Breaker

CFCI Contractor Furnished Contractor Installed CKT Circuit

CLG Ceiling CT Current Transformer CU Copper DISC. Disconnect DIST. Distribution Each E.C. Electrical Contractor

FΑ Fire Alarm FAAP Fire Alarm Annunciation Panel FACP Fire Alarm Control Panel

FLA Full Load Amps G.C. General Contractor GFI Ground Fault Interrupter GRD Ground GRS Galvanized Rigid Steel HP

IDF Intermediate Distribution Frame Inverter Power System

JB Junction Box KVA Kilo-Volt-Ampere KW Kilowatt

LAN Local Area Network LTS Lights LTG Lighting MCB Main Circuit Breaker MDF Main Distribution Frame MLO Main Lugs Only

MTD Mounted MTG Mounting

NEC National Electrical Code NEMA National Electrical Manufacturers Association

NF Non-Fused NTS Not to Scale

OFCI Owner Furnished Contractor Installed OFOI Owner Furnished Owner Installed

OC Overcurrent OCP Overcurrent Protection Public Address

PB **Push Button** PΗ Phase PNL Panel **RCPT** Receptacle REC Receptacle **RECP** Receptacle REQ'D Required SN Solid Neutral SPECS Specifications

SPKR Speaker SWBD Switchboard **SWGR** Switchgear TEL Telephone

TTB Telephone Terminal Board **TVSS** Transient Voltage Surge Suppressor

TYP. Typical UC, U/C **Under Counter** U.N.O. Unless Noted Otherwise

VA Volt-Ampere VSD Variable Speed Drive

W Watt or Wire W/ With W/O Without WP Weatherproof XFMR Transformer XFR Transfer

All Symbols Shown Are Not Necessarily Used In This Project

ELECTRICAL LEGEND

(E) Existing (R)—— Relocated (N)—— New

(D)--- Demo New or relocated light fixture. Letter indicates type. Refer to light fixture schedule for more information.

New emergency light fixture. Letter indicates type. Provide with emergency power source. Refer to light fixture schedule for more information. Provide with integral emergency battery backup UNO.

Exit light. Provide directional chevron(s) arrow(s) as indicated on plans. Provide with integral battery pack UNO. Connect to unswitched power leads.

Single pole switch

Manual Motor Starter With Proper Thermal Element Installed.

Switch, Three-Way Momentary Contact Toggle Type With Center Neutral Position. Similar To ASCO # 173A2.

Duplex Receptacle, 20Amp, 125Volt, 2Pole, 3Wire, Grounding Type, NEMA 5-20R UNO.

Double (QUAD) Duplex Receptacle with Common Cover Plate. Similar to Duplex Receptacle.

⊕GFI Ground Fault Interruptor (GFI) Duplex Receptacle. Similar To Duplex Receptacle Above.

WP Weatherproof (WP) Duplex Receptacle. Similar to Duplex Receptacle Above.

⊕GFI/WPGround Fault Interruptor (GFI) & Weatherproof (WP) Duplex Receptacle. Similar to Duplex Receptacle Above.

Dedicated receptacle, provide gray color (Confirm w/ architect) receptacle and cover Plate, with intended usages of receptacles engraved on coverplate (E.G. "Copier"). Electrician shall confirm receptacle type required with owner/eqpm vendor prior to install.

Data Outlet. Provide Back Box/Cover Plate. Install 3/4"C. with Bushing and Pull String, Stubbed to Accessible Ceiling.

Poke-Thru or recessed floor box for power and data. Type specified on plans.

Junction Box.

Electrical Panel Boards.

Disconnect Switch. All Switches Shall Be Heavy Duty Type (E.G. 30A/3P/600/NF/NEMA 1)

Conduit Run Concealed in Wall or Ceiling ---- Conduit Run Concealed in Floor

Homerun to Electrical Panelboards

Legend Notes:

1. The word "provide" as used in these drawings shall mean "materials and

<u>labor furnished and installed by Electrical Contractor".</u>

2. Mounting height of all light switches, dimmers, receptacles, telephone, data and signal outlets shall be in accordance with the 'American with Disabilities Act'.

Light Switches, Dimmers, etc. (+42") Receptacles, Telephone, Data, etc. (+18")

All mounting heights are measured from finished floor to center of device. Mounting heights shown on the architect drawings and specifications take precedence. Verify exact mounting height required with architect and install accordingly.

LIGHTING CONTROLS LEGEND

ACUITY nLIGHT WALL SWITCH OCCUPANCY SENSOR. MODEL #nWSX PDT LV. OCCUPANCY SENSOR PROVIDES UP TO 600 SQ. FT. OF COVERAGE. PROVIDE APPROPRIATE POWER PACKS AND OTHER ILIGHT ACCESSORIES AS NEEDED.

\$OSX ACUITY NLIGHT WALL SWITCH OCCUPANCY SENSOR WITH DIMMING. MODEL #nWSX PDT LV DX. OCCUPANCY SENSOR PROVIDES UP TO 600 SQ. FT. OF COVERAGE. PROVIDE APPROPRIATE POWER PACKS AND OTHER ILIGHT ACCESSORIES AS NEEDED.

ACUITY NLIGHT DIGITAL WALL SWITCH. NPODM SERIES. # = NUMBER OF #LV ZONES REQUIRED. COORDINATE EXACT SPEC WITH OWNER PRIOR TO PURCHASE. PROVIDE APPROPRIATE POWER PACKS AND OTHER ILIGHT ACCESSORIES AS NEEDED.

ACUITY NLIGHT DIGITAL WALL SWITCH WITH DIMMING. NPODM DX SERIES. # = $^{
m }$ #LVX $^{
m }$ NUMBER OF ZONES REQUIRED. COORDINATE EXACT SPEC WITH OWNER PRIOR TO PURCHASE. PROVIDE APPROPRIATE POWER PACKS AND OTHER nLIGHT ACCESSORIES AS NEEDED.

ACUITY nLIGHT CEILING MOUNTED OCCUPANCY SENSOR. MODEL #nCM PDT 10 RJB. PROVIDES UP TO 2,500 SQ. FT. OF COVERAGE. PROVIDE APPROPRIATE POWER PACKS AND OTHER nLIGHT ACCESSORIES AS NEEDED.

ACUITY nLIGHT WIDE VIEW OCCUPANCY SENSOR; DESIGNED TO MOUNT IN CORNER. MODEL #nWV PDT 16 KIT. PROVIDES DETECTION UP TO 40 FT. FROM SENSOR. PROVIDE APPROPRIATE POWER PACKS AND OTHER ILIGHT ACCESSORIES AS NEEDED.

ACUITY nLIGHT HALLWAY OCCUPANCY SENSOR. MODEL #nHW 13. PROVIDES DETECTION UP TO 130 FT. FROM SENSOR. PROVIDE APPROPRIATE POWER PACKS AND OTHER nLIGHT ACCESSORIES AS NEEDED.

ACUITY NLIGHT PHOTOCELL SENSOR. MODEL #nCM ADCX RJB. PROVIDES AUTOMATIC DIMMING OF FIXTURES IN DAYLIGHT ZONE INDICATED. PROVIDE APPROPRIATE POWER PACKS AND OTHER ILIGHT ACCESSORIES AS NEEDED.

DAYLIGHTING ZONE. PROVIDE PHOTOCELL SENSOR. ALL FIXTURES WITHIN ZONE SHALL BE AUTOMATICALLY DIMMED AS DAYLIGHT LEVELS RISE.

NOTES:

Ceiling

Fire Alarm Strobe

Miscellaneous

Thermostat

Receptacle

Wall Switch

Data Outlet

Finished Floor

accordingly.

Telephone Outlet

Wall Mounted Smoke Detector

Fire Alar Manual Pull Station

(Ceiling Mounted Detectors Preferred)

1. All occupancy sensors shall be type 'CM', unless noted otherwise. 2. All occupancy sensors shall be calibrated and settings adjusted by the E.C. all occupancy sensors shall

have the time delay set to the maximum setting. . All occupancy sensors shall pass NEMA WD7 testing.

4. Refer to lighting control schedule for more information. The electrical contractor shall provide and install a complete, operational and code compliant lighting control system. The contractor shall be responsible for providing all wiring, cabling, devices, components, etc. as required by the manufacturer. Refer to installation manuals and wiring diagrams provided by the manufacturer.

5. The basis of design for lighting controls is Acuity nLIGHT. Any additional cost incurred by an approved substitution (including engineering costs of redesign) will be at contractor's expense.

. Products by Leviton, Greengate and/or Watt-Stopper that are equivalent to nLIGHT are acceptable. . **FOR SUBMITTALS**: Submit dimensioned drawings of lighting control system and accessories including, but not limited to: relay panels, switches, photocells, controllers and other interfaces. Shop drawings shall indicate location of each device or an RFI to confirm location. Plans are floor plan diagrams. "Cut Sheet" submittal not acceptable. Submit a one-line diagram of the system configuration indicating the type, size and number of conductors between each component if it differs from that illustrated in the riser diagram in these specifications. Submittals that show typical riser diagrams are not acceptable.

> 48" Maximum Unless Located Above "Obstruction" Such As

A Counter, Then 42" Maximum.

Note: All devices shown may not be used. Detail indicates typical mounting heights only. Mounting heights shown on the architect drawings and specifications take precedence. Verify exact mounting height required with architect and install

2018 IECC

A COMMISSIONING PLAN MUST BE DEVELOPED BY A REGISTERED DESIGN PROFESSIONAL OR APPROVED AGENCY. THE PLAN SHALL INCLUDE THE FOLLOWING ITEMS

 A NARRATIVE DESCRIPTION OF THE ACTIVITIES THAT WILL BE ACCOMPLISHED DURING EACH PHASE OF COMMISSIONING.

• A LISTING OF THE SPECIFIC EQUIPMENT, APPLIANCES OR SYSTEMS TO BE TESTED AND A DESCRIPTION OF THE TESTS TO BE PERFORMED.

FUNCTIONS TO BE TESTED.

CONDITIONS UNDER WHICH THE TEST WILL BE PERFORMED.

MEASURABLE CRITERIA FOR PERFORMANCE

CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEVELOPMENT AND IMPLEMENTATION OF THE COMMISSIONING PLAN.

LIGHTING COMMISSIONING NOTES

 LIGHTING SYSTEM COMMISSIONING ACTIVITIES INCLUDE BUT SHALL NOT BE LIMITED TO:

- SUBMITTAL REVIEWS

FIELD OBSERVATION

- ENSURE ALL FIXTURES HAVE LAMPS AND ARE OPERATIONAL

- TEST EMERGENCY LIGHTING (INCLUDING EXIT SIGNS) - ENSURE ALL OCCUPANCY & DAYLIGHT SENSORS HAVE BEEN INSTALLED PER THE MANUFACTURERS INSTRUCTIONS AND ARE OPERATING AS INTENDED.

- VERIFY STATUS INDICATORS ON DEVICES ARE CORRECT - CONFIRM SWITCHES AND DEVICES CONTROL LIGHT FIXTURES AS

INDICATED ON THE DRAWINGS. • THE LIST OF COMMISSIONED SYSTEMS INCLUDES, BUT SHALL NOT BE

LIMITED TO: - LIGHT FIXTURES

- EXIT SIGNS

- EMERGENCY EGRESS LIGHTING OCCUPANCY SENSORS

- DAYLIGHT SENSORS

- TIME-CLOCK & TIME-SWITCH CONTROLS

- DIMMER SYSTEMS BAS INTERFACE

4" Minimum, 12" Maximum

80" Minimum

96" Maximum

- 6" Minimum when

ceiling height is less

 DOCUMENTATION CERTIFYING THE INSTALLED LIGHTING CONTROLS MEET DOCUMENTED PERFORMANCE CRITERIA OF SECTION C405 OF THE 2015 IECC ARE TO BE PROVIDED TO THE BUILDING OWNER WITHIN 90 DAYS OF THE RECEIPT OF THE CERTIFICATE OF OCCUPANCY.

ENGINEERS PLANNERS SCIENTISTS CONSTRUCTION MANAGERS **T** 13750 SAN PEDRO, SUITE 640 SAN ANTONIO, TX 78232 TECHNOLOGIES FAX: 713-237-9801 Texas Registered Engineering Firm F-10573

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#	Description	Date
1	CITY COMMENTS	09/20/19

Drawn by: Designer Checker Checked by: 7914###.## Project No.

> **ELECTRICAL LEGENDS,** SYMBOLS, & NOTES

Sheet No.

GENERAL NOTES AND ELECTRICAL SPECIFICATION

IN CASE OF CONFLICTS BETWEEN DRAWINGS, OR SPECS AND DRAWINGS, CONTRACTORS SHALL REQUEST CLARIFICATIONS IN WRITING FROM ARCHITECT/ENGINEER, OTHERWISE THE MORE STRINGENT REQUIREMENTS

APPLICABLE CODES INCLUDE BUT ARE NOT LIMITED TO: NATIONAL ELECTRICAL CODE (2017 N.E.C.), INTERNATIONAL BLDG CODE 2018, LIFE SAFETY CODE (NFPA 101), TEXAS ACCESSIBILITY STANDARDS, AMERICANS WITH DISABILITIES ACT. OCCUPANCY CLASSIFICATION: B

26 05 00 BASIC ELECTRICAL REQUIREMENTS

PERMITS AND CODES: OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND REQUIRED INSPECTIONS. COMPLY WITH ALL NATIONAL, STATE AND MUNICIPAL LAWS, CODES AND ORDINANCES RELATING TO BUILDING AND PUBLIC SAFETY. PROVIDE ANY REQUIRED TEMPORARY POWER AND UTILITIES FOR ALL TRADES AND ALL CONSTRUCTION TRAILERS. PROVIDE TEMPORARY CONSTRUCTION LIGHTING AND POWER. ELECTRICAL CONTRACTOR SHALL INCLUDE TEMPORARY ELECTRIC SERVICE: ALL TEMPORARY ELECTRIC SHALL BE IN ACCORDANCE WITH OSHA CONSTRUCTION STANDARDS 29FCR, PART 1926 AND ARTICLE 305 OF THE NATIONAL ELECTRICAL CODE. TEMPORARY LIGHTING AND POWER SHALL BE PROVIDED IN ACCORDANCE WITH OSHA STANDARDS. THE OSHA MINIMUM ILLUMINATION IS 5 FOOTCANDLES IN GENERAL CONSTRUCTION AREAS, AND 10 FC IN MECHANICAL / ELECTRICAL ROOMS AND WORKROOMS. INCLUDED ARE CONNECTIONS TO ALL CONSTRUCTION TRAILERS. THE COST OF THIS WORK IS TO BE INCLUDED IN THE BASE ELECTRICAL BID FOR THE

VISITING THE JOB SITE: VISIT THE SITE OF THE PROPOSED CONSTRUCTION IN ORDER TO FULLY UNDERSTAND THE FACILITIES, DIFFICULTIES AND RESTRICTIONS ATTENDING THE EXECUTION OF THE WORK. NO ADDITIONAL COMPENSATION WILL BE ALLOWED THIS CONTRACTOR FOR WORK OR ITEMS OMITTED FROM HIS ORIGINAL PROPOSAL DUE TO HIS FAILURE TO INFORM HIMSELF REGARDING SUCH MATTERS AFFECTING THE PERFORMANCE OF THE WORK IN THIS CONTRACT OR NECESSARY FOR THE INSTALLATION AND COMPLETION OF

DRAWINGS: DRAWINGS ARE DIAGRAMMATIC, CONFIRM DIMENSIONS & LOCATIONS IN THE FIELD. IF CONFLICTING DIMENSIONS ARE SHOWN, USE LARGER DIMENSIONS AND VERIFY WITH ARCHITECT. SEE ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF FIXTURES AND WALL MOUNTED DEVICES.

MATERIAL: ALL MATERIALS SHALL BE NEW, MADE IN USA AND U.L. LISTED. MATERIAL INSTALLATION SHALL COMPLY WITH NEC REQUIREMENTS AND PERFORM BY CRAFTSMAN SKILLED IN THIS PARTICULAR WORK.

EQUIPMENT PROTECTION: PROTECT EQUIPMENT AND WORK FROM DAMAGE DURING HANDLING AND INSTALLATION UNTIL COMPLETION OF CONSTRUCTION.

COOPERATION WITH OTHER TRADES: COOPERATION WITH TRADES OF ADJACENT, RELATED OR AFFECTED MATERIALS OR OPERATIONS, AND WITH TRADES PERFORMING CONTINUATIONS OF THIS WORK UNDER SUBSEQUENT CONTRACTS, IS CONSIDERED A PART OF THIS WORK IN ORDER TO EFFECT TIMELY AND ACCURATE PLACING OF WORK AND TO BRING TOGETHER, IN PROPER AND CORRECT SEQUENCE, THE WORK OF SUCH TRADES. PROVIDE OTHER TRADES, AS REQUIRED, ALL NECESSARY TEMPLATES, PATTERNS, SETTING PLANS AND SHOP DETAILS FOR THE PROPER INSTALLATION OF THE WORK AND FOR THE PURPOSE OF COORDINATING ADJACENT WORK. ELECTRICAL POWER CONNECTIONS FOR MECHANICAL AND PLUMBING EQUIPMENT ARE IN THIS DIVISION UNLESS NOTED OTHERWISE. VERIFY CHARACTERISTICS OF ALL EQUIPMENT WITH DIVISION 15 AND OTHER SPECIAL DIVISIONS (ELEVATORS ETC) BEFORE ROUGHING IN THE ELECTRICAL CONNECTIONS AND ENERGIZING THE EQUIPMENT. MECH/PLUMBING/SPECIAL EQPT ACCESS AND CLEARANCE AREAS: REMOVE ANY IMPROPERLY INSTALLED ELECTRICAL EQPT AND CONDUIT THAT ARE LIMITING PROPER ACCESS FOR EQPT SERVICE AND MAINTENANCE.

ACCESS PANEL: PROVIDE ACCESS PANELS OR DOORS FOR ALL DEVICES REQUIRING ADJUSTMENT. SIMILARLY FOR ALL JUNCTION BOXES, PULL BOXES ETC THAT ARE REQUIRED TO BE ACCESSIBLE PER CODE AND/OR THE LOCAL AUTHORITY HAVING JURISDICTION. APPEARANCE OF ACCESS PANELS/DOORS SHALL BE ACCEPTABLE TO ARCHITECT. PANELS/DOORS SHALL BE DESIGNED FOR THE FIRE RATING OF WALL OR CEILING IN WHICH THEY ARE INSTALLED. ALL ACCESS PANELS SHALL BE LOCKABLE AND SHALL BE KEYED ALIKE (SAME KEYING AS PANELS FROM OTHER DIVISIONS).

PLENUMS: PLENUMS ARE CROWDED AND NOT ALL OBSTACLES ARE INDICATED. ALLOW FOR CONDUIT OFFSETS AND PULL BOXES NOT INDICATED ON DRAWINGS.

PLASTER, GYPSUM BOARD OR OTHER NON-ACCESSIBLE CEILINGS: CONTRACTOR SHALL MINIMIZE CUTTING AND PATCHING BY INSTALLING CONDUIT PRIOR TO CEILING/WALL/PARTITION COVER-UP.

LOSS OR DAMAGE TO EXISTING FACILITIES:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOSS OR DAMAGE TO THE EXISTING FACILITIES CAUSED BY HIM AND HIS WORKMEN, AND SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING SUCH LOSS OR DAMAGE. THE CONTRACTOR SHALL SEND PROPER NOTICES, MAKE NECESSARY ARRANGEMENTS, AND PERFORM OTHER SERVICES REQUIRED FOR THE CARE. PROTECTION AND IN-SERVICE MAINTENANCE OF ALL ELECTRICAL SERVICES FOR THE EXISTING FACILITIES. THE CONTRACTOR SHALL ERECT TEMPORARY BARRICADES, WITH NECESSARY SAFETY DEVICES, AS REQUIRED TO PROTECT PERSONNEL AND THE GENERAL PUBLIC FROM INJURY, REMOVING ALL SUCH TEMPORARY PROTECTION UPON COMPLETION OF THE WORK. THE CONTRACTOR SHALL MODIFY, REMOVE AND/OR REPLACE ALL MATERIALS AND ITEMS SO INDICATED ON THE DRAWINGS OR REQUIRED BY THE INSTALLATION OF NEW FACILITIES. SALVAGE MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE DELIVERED TO SUCH DESTINATION AS DIRECTED BY THE OWNER. DISPOSE OF SALVAGE MATERIAL IF NOT RETAINED BY OWNER. WHERE EXISTING CONSTRUCTION IS REMOVED TO PROVIDE WORKING AND EXTENSION ACCESS TO EXISTING UTILITIES. CONTRACTOR SHALL REMOVE CEILING GRID, TILES, DOORS, PIPING, AIR CONDITIONING DUCTWORK AND EQUIPMENT, ETC., TO PROVIDE THIS ACCESS AND SHALL REINSTALL SAME UPON COMPLETION OF WORK IN

WORK IN OCCUPIED AREAS: WORK IN, ABOVE, BELOW OR NEAR OCCUPIED AREAS SHALL BE AT OWNER'S MINIMUM OF 7 DAYS IN ADVANCE WITH FACILITY ENGINEER/OWNER. DO NOT TURN OFF ANY POWER SOURCES. ONLY FACILITY ENGINEER/OWNER OR HIS AUTHORIZED REPRESENTATIVE MAY DO SO.

ELECTRICAL SERVICE OUTAGE: SERVICE TO THE EXISTING BUILDING SHALL BE MAINTAINED DURING NORMAL WORKING HOURS. ANY SERVICE OUTAGE REQUIRED TO COMPLETE THE WORK SHALL BE THE TIME AND FOR THE LENGTH OF TIME AS DIRECTED BY THE OWNER. ALL PREMIUM TIME SHALL BE INCLUDED IN CONTRACTOR'S

FIRE STOPS AND PENETRATION SEALS: ALL PENETRATIONS THROUGH FIRE RATED FLOORS AND WALLS SHALL BE SEALED WITH 3M FIRE RESISTANT FOAM SEALANT, TO PREVENT THE SPREAD OF SMOKE, FIRE, TOXIC GAS OR WATER THROUGH THE PENETRATION EITHER BEFORE, DURING OR AFTER A FIRE. THE FIRE RATING OF THE PENETRATION SEAL SHALL BE AT LEAST THAT OF THE FLOOR OR WALL INTO WHICH IT IS INSTALLED, SO THAT THE ORIGINAL FIRE RATING OF THE FLOOR OR WALL IS MAINTAINED AS REQUIRED BY ARTICLE 300.21 OF THE NATIONAL ELECTRICAL CODE.

CLEAN UP: A) PROVIDE FOR ISOLATION OF WORK AREAS AND DAILY REMOVAL OF DEBRIS. B) CLEAN ALL EQUIPMENT AND FIXTURE LENSES. C) REPLACE ALL BURNED OUT LAMPS. D) TOUCH UP WITH PAINT WHERE

SUBMITTAL DATA: SUBMITTALS ARE REQUIRED BUT NOT LIMITED TO THE FOLLOWING EQUIPMENT: LIGHTING FIXTURES; SWITCHGEAR; MCCS; DISTRIBUTION; PANELBOARDS; BRANCH CIRCUIT PANELBOARDS; TRANSFORMERS; SWITCHES ETC; EMERGENCY STANDBY GENERATOR SYSTEM; FIRE ALARM SYSTEM; NURSE CALL; SYSTEM; SECURITY SYSTEM; TELEPHONE SYSTEM; COMMUNICATION SYSTEM; CONDUIT/FITTINGS; WIRES;

SHOP DRAWINGS: SHOP DRAWINGS AS REQUIRED SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR AT NO ADDITIONAL COST TO THE ARCHITECT. THESE SHOP DRAWINGS SHALL BE PREPARED TO INDICATE INSTALLATION OF MAJOR EQUIPMENT WHERE SPECIAL COORDINATION PROBLEM EXIST OVERCURRENT & SAFETY DISCONNECT DEVICES FOR HVAC EQPT: OVERCURRENT (OC) & DISCONNECT DEVICES SHOWN ON PLANS ARE BASED ON A SPECIFIC HVAC EQUIPMENT MANUFACTURER. HVAC CONTRACTOR MAY SUBMIT OTHER MANUFACTURERS, DIFFERENT MODELS OR RATINGS. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE OC/DISCONNECT DEVICES WITH THE HVAC CONTRACTOR PRIOR TO SUBMITTING SUCH DEVICES FOR ENGINEER'S REVIEW. ANY DEVIATIONS FROM SIZES SHOWN ON DRAWINGS MUST BE NOTED IN THE SUBMITTALS. THE ELECTRICAL CONTRACTOR MUST CERTIFY THAT HE HAS REVIEWED AND COORDINATED WITH THE HVAC CONTRACTOR AND THAT ALL OC/DISCONNECT DEVICES SUBMITTED MATCH THE HVAC EQPT REQUIREMENTS. SHOP DRAWINGS WITHOUT SUCH CERTIFICATION WILL BE RETURNED TO THE CONTRACTOR. ONLY SUBMITTALS WITH SUCH CERTIFICATION

COMPLETE SYSTEMS: ALL SYSTEMS SHALL BE COMPLETE AND WORKING AT COMPLETION OF CONSTRUCTION.

FINAL INSPECTION & OPERATING TESTS: ALL ELECTRICAL SYSTEMS MUST BE CHECKED FOR PROPER POLARITY AND SEQUENCE. ALL MOTORS MUST BE CHECKED FOR PROPER ROTATION AND ALL EQUIPMENT (INCLUDING HVAC. ELEVATOR AND SPECIAL EQUIPMENT) CHECKED FOR PROPER VOLTAGE AND PHASING REQUIREMENTS, PRIOR TO THE APPLICATION OF ANY POWER. THE CONTRACTOR MUST CERTIFY THAT ALL CONNECTED EQUIPMENT MATCH THE CHARACTERISTICS OF THE SUPPLY CIRCUIT VOLTAGE, PHASING AND FEEDER REQUIREMENTS.

AT THE TIME DESIGNATED BY THE ARCHITECT, THE ENTIRE SYSTEM SHALL BE INSPECTED BY THE ARCHITECT AND THE ENGINEER. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE PRESENT AT THIS INSPECTION. AFTER ALL SYSTEMS HAVE BEEN COMPLETED AND PUT INTO OPERATION, SUBJECT EACH SYSTEM TO AN OPERATING TEST UNDER DESIGN CONDITIONS TO ENSURE PROPER SEQUENCE AND OPERATION THROUGHOUT THE RANGE OF OPERATION, MAKE ADJUSTMENTS AS REQUIRED TO ENSURE PROPER FUNCTIONING OF ALL SYSTEMS. SPECIAL TESTS ON INDIVIDUAL SYSTEMS ARE SPECIFIED UNDER INDIVIDUAL

THE CONTRACTOR SHALL PROVIDE A SET OF AS-BUILT DRAWINGS AND MYLAR REPRODUCIBLES TO THE OWNER/ARCH, AFTER THE INSPECTION, ANY ITEMS WHICH ARE NOTED AS NEEDING TO BE CHANGED OR CORRECTED IN ORDER TO COMPLY WITH THESE SPECIFICATIONS AND THE DRAWINGS SHALL BE ACCOMPLISHED WITHOUT DELAY.

GUARANTEE: GUARANTEE ALL WORK AND MATERIALS FURNISHED UNDER THIS CONTRACT FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER AND ARCHITECT. GUARANTEE SHALL INCLUDE: ALL LABOR, PARTS, TRAVEL/SUBSISTENCE, SOFTWARE CHANGES/RE-PROGRAMMING, ETC.

RECORD DRAWINGS: MAINTAIN A CONTINUOUS DAILY RECORD DURING THE COURSE OF CONSTRUCTION OF ALL CHANGES AND DEVIATIONS IN THE WORK FROM THE ACCOMPANYING DRAWINGS. SHOW EXACT DIMENSIONS FOR ALL UNDER-SLAB CONDUIT, UPON COMPLETION OF WORK, PURCHASE A SET OF MYLAR REPRODUCIBLES AND MAKE CORRECTIONS AS REQUIRED TO REFLECT THE FLECTRICAL SYSTEMS AS INSTALLED. SUBMIT THREE PRINTS OF THE TRACINGS FOR APPROVAL. MAKE CORRECTIONS TO TRACINGS AS DIRECTED AND DELIVER MYLAR TRACINGS TO THE OWNER.

26 05 73 SHORT CIRCUIT CALCULATION, PROTECTIVE DEVICE COORDINATION AND ARC FLASH STUDIES PROVIDE SHORT CIRCUIT CALCULATION, PROTECTIVE DEVICE COORDINATION AND ARC FLASH HAZARD STUDIES.

STUDIES SHALL ENCOMPASS ELECTRICAL DISTRIBUTION SYSTEM FROM NORMAL POWER SOURCE OR SOURCES TO AND INCLUDING (BRANCH BREAKERS IN EACH PANELBOARD). PREPARE STUDY PRIOR TO ORDERING DISTRIBUTION EQUIPMENT TO VERIFY EQUIPMENT RATINGS REQUIRED. PERFORM STUDY WITH AID OF COMPUTER SOFTWARE PROGRAMS. REPORT SHALL INCLUDE: (A) CALCULATION METHODS AND ASSUMPTIONS, (B) ONE LINE DIAGRAM, (C) STATE CONCLUSIONS AND RECOMMENDATIONS. ARC FLASH HAZARD ANALYSIS SHALL NOT BE REQUIRED FOR EQUIPMENT RATED 240 VOLTS OR LESS AND SUPPLIED

BY ONE TRANSFORMER RATED LESS THAN 125 KVA. CONTRACTOR SHALL PROVIDE WARNING LABELS ON ELECTRICAL EQUIPMENT INDICATING INCIDENT ENERGY LEVEL LEVEL OF HAZARD AND THE REQUIRED PERSONAL PROTECTION EQUIPMENT. EQUIPMENT SHALL INCLUDE, BUT NOT LIMITED TO, SWITCHBOARDS, DISTRIBUTION PANELS, MOTOR CONTROL CENTERS, PANELS, CONTACTORS, DISCONNECT SWITCHES AND MOTOR STARTERS.

26 05 33 CONDUIT AND BOXES

CONDUIT: SHALL BE RIGID GALVANIZED STEEL (RGS) OR ELECTRICAL METALLIC TUBING (EMT) AS MANUFACTURED BY ALLIED, TRIANGLE OR WHEATLAND. INDOORS ABOVE GRADE: EMT OR RGS.

OUTDOORS ABOVE GRADE, STUB-UPS, OR ON ROOF: RGS OR IMC BELOW GRADE: SCHEDULE 40 OR 80 PVC OR RGS. PROVIDE TRANSITION FITTINGS FROM PVC SCH 40 OR 80 TO RGS FOR ALL ABOVE GRADE CONDUIT. ALL UNDERGROUND METALLIC CONDUIT SHALL HAVE 40-MIL THICK EXTERNAL PVC COATING FOR CORROSION PROTECTION. <u>UNDERGROUND CONDUIT MINIMUM SIZE 3/4"</u>. MINIMUM 24" BURIAL DEPTH FROM FINISHED GRADE TO TOP OF CONDUIT, PROVIDE DEEPER BURIAL DEPTH IF REQUIRED BY LOCAL CODES. PROVIDE CONCRETE ENCASEMENT FOR ALL INCOMING SERVICE CONDUIT UNLESS SPECIFICALLY NOTED OTHERWISE. PROVIDE RED DETECTABLE WARNING TAPE OVER ENTIRE RUN OF SERVICE

UNDER SLAB: RGS OR SCHEDULE 80 PVC. INSTALL GROUND WIRES WHERE SHOWN ON THE DRAWINGS. COMPRESSION OR SET-SCREW TYPE FITTINGS MAY BE USED FOR EMT. MINIMUM CONDUIT SIZE 3/4 INCH, EXCEPT THAT DROPS TO SWITCHES MAY BE 1/2". TYPE "MC" METAL CLAD CABLE IS NOT ACCEPTABLE AND SHALL NOT BE USED. TYPE "AC" ARMORED CABLE (COMMONLY REFERRED TO AS "BX") IS NOT ACCEPTABLE AND SHALL NOT BE USED, ELECTRICAL NONMETALLIC TUBING (ENT. N.E.C. ARTICLE 362) SHALL NOT BE USED UNLESS SPECIFICALLY APPROVED BY THE ENGINEER. FLEXIBLE CONDUIT SHALI BE UTILIZED AS FINAL CONNECTIONS (3'-5' ONLY) AT THE FOLLOWING EQUIPMENT: MOTORS, LIGHTING FIXTURES, HEATER, POWER SUPPLIES, AND ANY OTHER VIBRATION PRODUCING EQUIPMENT. UTILIZE 1/2" FLEXIBLE METALLIC CONDUIT MINIMUM AND INCLUDE A GREEN GROUND WIRE. USE SEALTITE IN WET LOCATIONS SUCH AS OUTDOOR CONDENSING UNITS, WALK-IN COOLER/ FREEZER, KITCHEN, ROOFTOP HVAC EQPT ETC. CONDUIT SHALL BE SUPPORTED FROM STRUCTURE EVERY 5 FEET AND WITHIN 3 FEET OF ALL BOXES. USE LOCKNUTS INSIDE AND OUT AT BOXES. MAINTAIN MINIMUM 12" SEPARATION FROM ALL HIGH TEMPERATURE PIPES. ALL CONDUIT RUNS SHALL BE INSTALLED EITHER PARALLEL OR PERPENDICULAR TO BUILDING LINES. ROUTE CNDUIT AS DIRECTLY AS POSSIBLE WITH LARGEST RADIUS BENDS POSSIBLE, MAKE BENDS WITH STANDARD ELLS OR BENDS PER NEC, PROVIDE EXPANSIONS FITTINGS IF CONDUIT CROSSES STRUCTURAL EXPANSION JOINT. ALL CONDUIT ON ROOF SHALL BE SUPPORTED BY AN ENGINEERED. PREFABRICATED PORTABLE PIPE SYSTEM SPECIFICALLY DESIGNED TO BE INSTALLED ON THE ROOF WITHOUT ROOF PENETRATIONS, FLASHING OR DAMAGE TO THE ROOF MEMBRANE PROVIDE PIPE HANGER SYSTEMS MANUFACTURED BY PHP (PHONE 713-672-5088, 800-797-6585). PROVIDE SS8-C FOR CONDUIT UP TO 2 ½", FOR CONDUIT 3 ½" AND SMALLER PROVIDE PP10 WITH STRUT, FOR CONDUIT 4" AND LARGER PROVIDE PSE-CUSTOM OR PPH-D. PROVIDE PIPE SUPPORT SYSTEM BY ERICO, MODEL "CADDY PYRAMID" OR EQUAL BY COOPER B-LINE. SUPPORT AT INTERVAL NOT TO EXCEED 10' ON CENTER, AND WITHIN 5' OF ANY DEFLECTION OF CONDUIT. CLEAN CONDUIT INTERIOR AFTER INSTALLATION; COAT SCRATCHES WITH ZINC PAINT. PROVIDE PULL WIRE IN ALL CONDUIT (POWER, FIRE ALARM, TELEPHONE AND OTHER COMMUNICATION CONDUIT). PULL WIRE ALSO. PROJECT RECORD DOCUMENTS: ACCURATELY RECORD ACTUAL ROUTING OF ALL UNDERSLAB AND UNDERGROUND

OUTLET BOXES: SHALL BE GALVANIZED STEEL SUITABLE FOR LOCATION. CEILING OUTLET BOXES SHALL BE 4" OCTAGON. WALL OUTLET BOXES SHALL BE PROPER DESIGN TO ACCOMMODATE THE DEVICES REQUIRED - 4 INCH SQUARE WITH RAISED COVER. PROVIDE RACO, STEEL CITY OR APPLETON. ALL J-BOXES / SPLICE BOXES MUST BE

JUNCTION /PULL BOXES: (A) FOR EACH CONDUIT RUN: PROVIDE ONE JUNCTION/PULL BOX FOR EACH EQUIVALENT THREE QUARTER BENDS (270°). (B) UNDERGROUND FEEDERS: MINIMUM ONE PULL BOX FOR EACH 350 FEET OF

WIRE: (TRIANGLE, AMERICAN INSULATED CABLE CO., OR CABLEC) ALL WIRING SHALL BE IN CONDUIT (EXCEPT PLENUM RATED LOW VOLTAGE CABLES). ALL WIRES MUST BE 75-DEGREE C RATED OR BETTER, 60-DEGREE C RATED WIRE SHALL NOT BE USED. 90-DEGREE C RATED WIRE MAY BE <u>USED BUT ONLY AT 75-DEGREE C AMPACITY.</u> EMERGENCY AND NORMAL CIRCUITS MUST BE INSTALLED IN

SEPARATE CONDUIT AND DEVICE BOXES PER N.E.C. ARTICLE 700.9.(B). A.) MINIMUM SIZE #12 EXCEPT CONTROLS MAY BE #14. USE #10 CONDUCTORS FOR 20 AMPERE, 120 VOLT BRANCH CIRCUITS LONGER THAN 100 FEET. USE #10 CONDUCTORS FOR 20 AMPERE, 277 VOLT BRANCH CIRCUITS LONGER

B.) TYPE THHN/THWN STRANDED COPPER THERMOPLASTIC IN DRY LOCATIONS

CONDUITS; INCLUDE DIMENSIONS FROM KEY BUILDING POINTS AND DEPTH OF COVER.

C.) TYPE THWN IN WET LOCATIONS (OUTDOOR, UNDERGROUND, ON ROOF, ETC...). D.) ALL WIRE SHALL BE 98% CONDUCTIVITY COPPER, 600 VOLT. NO ALUMINUM WIRES.

E.) WIRE #10 AND SMALLER MAY BE SOLID OR STRANDED, #8 OR LARGER SHALL BE STRANDED F.) COMMUNICATION WIRE (FIRE ALARM, TELEPHONE, HVAC THERMOSTAT, DATA ETC.): PLENUM RATED LOW-SMOKE CABLE MAY BE USED IN LIEU OF WIRE/CONDUIT TYPE INSTALLATION. ALL PLENUM RATED CABLE SHALL BE PROPERLY SUPPORTED BY BRIDAL RINGS, CABLE TIES, CLIPS ETC MADE BY ERICO (CADDY COMMUNICATION FASTENERS) OR EQUAL. DO NOT USE SCRAP WIRE TO WRAP AND SUPPORT COMMUNICATION WIRES. HOMEMADE SUPPORT DEVICES ARE NOT ACCEPTABLE. DO NOT LAY COMMUNICATION CABLE DIRECTLY ON TOP OF CEILING TILES, INSTALL CABLES A MINIMUM OF 12" ABOVE CEILING TILES AND 12" FROM HVAC DUCTWORK.

PROVIDE A MINIMUM OF 6" SEPARATION BETWEEN POWER CONDUIT AND COMMUNICATION WIRINGS.

FIELD INSULATION TESTING: INSULATION RESISTANCE OF ALL CONDUCTORS SHALL BE TESTED. EACH CONDUCTOR SHALL HAVE ITS INSULATION RESISTANCE TESTED AFTER THE INSTALLATION IS COMPLETED AND ALL SPLICES, TAPS AND CONNECTIONS ARE MADE EXCEPT CONNECTION TO OR INTO ITS SOURCE AND POINT (OR POINTS) OF TERMINATION. INSULATION RESISTANCE OF CONDUCTORS WHICH ARE TO OPERATE AT 600 VOLTS OR LESS SHALL BE TESTED BY USING A BIDDLE MEGGER OF NOT LESS THAN 1000 VOLTS DC. INSULATION RESISTANCE OF CONDUCTORS RATED AT 600 VOLTS SHALL BE FREE OF SHORTS AND GROUNDS AND HAVE A MINIMUM RESISTANCE PHASE-TO-PHASE AND PHASE-TO-GROUND OF AT LEAST 10 MEGOHMS. CONDUCTORS THAT DO NOT EXCEED INSULATION RESISTANCE VALUES LISTED ABOVE SHALL BE REMOVED AT CONTRACTOR'S EXPENSE AND REPLACED AND TEST REPEATED. THE CONTRACTOR SHALL FURNISH ALINSTRUMENTS AND PERSONNEL REQUIRED FOR TESTS. SHALL TABULATE READINGS OBSERVED, AND SHALL FORWARD COPIES OF THE TEST READINGS TO THE OWNER, THESE TESTS REPORTS SHALL IDENTIFY EACH CONDUCTOR TESTED, DATE AND TIME OF TEST AND WEATHER CONDITIONS. EACH TEST SHALL BE SIGNED BY THE PARTY MAKING THE TEST.

WIRING DEVICES: FURNISH AND INSTALL WHERE INDICATED ON DRAWINGS. MATCH BASE BUILDING STANDARD DEVICES, IF NO STANDARD HAS BEEN ESTABLISHED: ALL DEVICES SHALL BE LEVITON "DECORA" TYPE (WHITE COLOR CONFIRM W/ARCHITECT) OR APPROVED EQUAL UNLESS SPECIFIED OTHERWISE BY ARCHITECT. ALL RECEPTACLES SHALL BE FED SPEC TYPE DIMMER SWITCHES: PROVIDE DEDICATED NEUTRAL FOR DIMMER CONTROLLED LIGHTING CIRCUIT. DO NOT SHARE NEUTRAL WITH 2 OR MORE BRANCH CIRCUITS, DO NOT BREAK FINS (HEAT SINKS) ON DIMMER SWITCH, DERATED DIMMER SWITCHES MAY BE USED ONLY WHERE SPECIFICALLY APPROVED BY ENGINEER. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) RECEPTACLE SHALL COMPLY WITH 2006 UL 943 SAFETY STANDARD. GFCI RECEPTACLE SHALL HAVE INTEGRAL END-OF-LIFE LED INDICATOR LIGHT, AND CONTINUOUS SENSING AND SELF-TESTING EVERY 60 SECONDS. PROVIDE HUBBELL GFR5352 OR APPROVED EQUAL ISOLATED POWER RECEPTACLES (IF USED) TO BE ORANGE COLOR, WITH CIRCUIT NUMBER AND PANEL NAME COVER PLATES: HIGH ABUSE NYLON OR STAINLESS STEEL PER ARCHITECT. PROVIDE CIRCUIT NUMBER LABEL ON ALL

ALL ELECTRICAL BOXES ON OPPOSITE SIDES OF CORRIDOR WALLS AND FIREWALLS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES.

TESTING AND CERTIFICATION: CONTRACTOR SHALL DELIVER A WRITTEN REPORT CERTIFYING THAT EVERY RECEPTACLE HAS BEEN TESTED AS FOLLOWS AND FOUND ACCEPTABLE: (A) THE PHYSICAL INTEGRITY OF EACH RECEPTACLE SHALL BE CONFIRMED BY VISUAL INSPECTION. (B) THE CONTINUITY OF THE GROUNDING CIRCUIT IN EACH ELECTRICAL RECEPTACLE SHALL BE VERIFIED. (C) CORRECT POLARITY OF THE HOT AND NEUTRAL CONNECTIONS IN EACH ELECTRICAL RECEPTACLE SHALL BE CONFIRMED. (D) THE RETENTION FORCE OF THE GROUNDING BLADE OF EACH ELECTRICAL RECEPTACLE (EXCEPT LOCKING-TYPE RECEPTACLES) SHALL BE NOT LESS THAN 115 GRAMS (4 OZ.).

26 05 26 GROUNDING AND BONDING GROUNDING: ALL CONDUIT WORK AND ELECTRICAL EQUIPMENT SHALL BE EFFECTIVELY AND PERMANENTLY GROUNDED IN ACCORDANCE WITH NEC REQUIREMENTS. PROVIDE GREEN EQUIPMENT GROUNDING CONDUCTOR WITH ALL POWER AND RECEPTACLE AND LIGHTING CIRCUITS. GREEN EQUIPMENT GROUNDING CONDUCTOR SHALL BE ROUTED FROM PANEL GROUND BUS TO FINAL DEVICES. GROUNDING ELECTRODES: PROVIDE 3/4" X 10-FT LONG, COPPER-CLAD, STEEL GROUNDING ROD. FOR BELOW-GRADE CONNECTIONS PROVIDE EXOTHERMIC WELDED TYPE; FOR ABOVE GRADE CONNECTIONS PROVIDE MECHANICAL BOLTED-TYPE CONNECTIONS UTILIZING HIGH CONDUCTIVE COPPER ALLOY OR BRONZE LUGS OR CLAMPS. SERVICE GROUND RESISTANCE: MUST BE LESS THAN 25 OHMS. PROVIDE ADDITIONAL GROUND RODS AS REQUIRED TO OBTAIN

26 05 53 ELECTRICAL IDENTIFICATION

IDENTIFICATION: LABEL ALL JUNCTION AND PULL BOXES WITH PANELS AND CIRCUIT NUMBERS. FURNISH MARKERS OR PAINT BAND FOR EACH CONDUIT LONGER THAN 6 FEET, SPACING 20 FEET ON CENTER. COLOR OF PAINT BAND (CONFIRM COLOR MATCHES EXISTING COLOR CODE.): (A) 480 VOLT SYSTEM - BLACK, (B) 208 VOLT SYSTEM - BLACK W/BLUE STRIPES, (C) FIRE ALARM SYSTEM - RED, (D) TELEPHONE SYSTEM - YELLOW, (E) OTHER SYSTEM - BY SPECIFIC LETTER DESCRIPTION. LABEL ALL HOMERUN AND MAJOR CONDUIT WITH HOME PANELS/SWITCHES ETC. AT EVERY 10-FT. INTERVAL IF ACCESSIBLE AND/OR VISIBLE, EXAMPLE: PANEL "X", SW. "X", COND UNIT XXX, XFMR DISC. SW., X-RAY FEEDER XXX, ETC. MARK ALL BRANCH CONDUIT WITH CIRCUIT NUMBERS AT EACH SURFACE MOUNTED PANEL LOCATION. FOR RECESSED PANELS, MARK BRANCH CONDUIT IN CEILING PLENUM JUST ABOVE PANELS. COLOR CODE: CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS (FOLLOW LOCAL AHJ OR EXISTING COLOR CODES IF APPLICABLE):

	480Y/277V 3Ф,4W	208Y/120V 3Ф,4W	240/120V 3Φ,4W	120/240V 1Ф,3V
PHASE A	BROWN	BLACK	BLACK	BLACK
PHASE B	PURPLE	RED	ORANGE(HIGH LEG)	RED
PHASE C	YELLOW	BLUE	BLUE	
NEUTRAL	GRAY OR WHITE	WHITE	WHITE	WHITE
GROUND	GREEN	GREEN	GREEN	GREEN

ALL PANELS SHALL BE IDENTIFIED USING NAMEPLATES WITH 4 ROWS OF TEXT (LETTER HEIGHT SHALL BE 1/4" MINIMUM), EXAMPLE:

PANEL "XX", SECTION # 1 OF 2-SECT PNL 225 AMPS BUS, 150A MCB, 208Y/120V

FED FROM DIST PANEL "XXX", 1ST FLOOR FEEDER SIZE 4 # 1/0 THWN, 1 # 6 G, 2 1/2"C.

PANEL NAMEPLATES SHALL BE ENGRAVED THREE-LAYER LAMINATED PLASTIC, WHITE LETTERS ON BLACK BACKGROUND FOR NORMAL POWER, RED LETTER/BLACK BACKGROUND FOR EMERGENCY POWER. SECURE NAMEPLATES TO EQUIPMENT USING SCREWS OR RIVETS. LETTER HEIGHT SHALL BE 1/4" MINIMUM. ALL SWITCHES, STARTERS, COMBINATION STARTERS / DISCONNECTS, TRANSFORMERS, WIREWAYS, COMMUNICATION CABINETS, JUNCTION AND PULL BOXES ETC SHALL BE SIMILARLY IDENTIFIED. PROVIDE LABEL FOR EACH BRANCH CIRCUIT ON DISTRIBUTION PANELS, SWITCHBOARDS AND MCC'S.

208V, 3 PHASE, 3 WIRE FEEDER SIZE 3 # 4/0 THWN, 1 # 4 G, 2 1/2"C. FED FROM DIST PANEL "XXX", 1ST FLOOR

33 71 73 ELECTRICAL SERVICE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR TEMPORARY AND PERMANENT SERVICE. COMPLY WITH ALL SERVICE INSTALLATION STANDARDS OF THE SERVING UTILITY. ELECTRICAL SERVICE CHARACTERISTICS SHALL BE AS SHOWN ON THE ELECTRICAL ONE LINE DIAGRAM. CONTRACTOR SHALL COORDINATE LOCATION OF SERVICE ENTRANCE WITH THE POWER COMPANY. PROVIDE MATERIALS AND EQUIPMENT REQUIRED TO CONNECT THE PROJECT SERVICE TO THE UTILITY SYSTEM. CONTRACTOR SHALL SUBMIT TO THE POWER COMPANY AN APPLICATION FOR SERVICE. CONTRACTOR SHALL SUBMIT SERVICE APPLICATION TO THE POWER COMPANY WITHIN 30 DAYS AFTER AWARD OF PROJECT CONTRACT. CONTRACTOR SHALL SECURE A SERVICE OUTLET AND DATA STATEMENT ("STATEMENT") FROM THE POWER COMPANY. VERIFY THAT THE INFORMATION ON THE STATEMENT IS CORRECT, INCLUDING VOLTAGE, PHASE AND NUMBER OF WIRES, TYPES OF SERVICE, SERVICE FACILITY ARRANGEMENTS, AND LOCATION OF SERVICE OUTLET. PROVIDE A COPY OF THE STATEMENT FOR ENGINEER'S REVIEW. FAILURE TO SUBMIT SERVICE APPLICATION IN A TIMELY MANNER MAY CAUSE PROJECT DELAY AND ADDITIONAL COST. ALL SUCH COST DUE TO CONTRACTOR'S FAILURE TO APPLY AND COORDINATE FOR SERVICE IN A TIMELY MANNER SHALL BE BORNE BY THE CONTRACTOR. CONTRACTOR SHALL COORDINATE AND ASSIST OWNER IF APPLICATION IS REQUIRED TO BE SUBMITTED BY OWNER. OUTAGES: SCHEDULE POWER

OUTAGES TO AVOID INTERFERENCE WITH THE OWNER'S ACTIVITIES. OBTAIN APPROVAL FROM OWNER AT LEAST

30 DAYS PRIOR TO THE REQUESTED OUTAGES. IF REQUIRED BY THE OWNER, PROVIDE A SCHEDULE SHOWING

26 24 13 DISTRIBUTION SWITCHBOARDS

ALL EQUIPMENT SHALL HAVE COPPER BUSES OR WINDINGS. PROVIDE SWITCHBOARD WHICH PERMITS ACCESS TO BUSES AND DEVICES FOR INSTALLATION AND FUTURE

SEQUENCE AND DURATION OF ALL ACTIVITIES DURING THE REQUESTED OUTAGES.

MAINTENANCE FROM THE FRONT, BACK AND SIDES. BUSES: SHALL BE 98% IACS CONDUCTIVITY, TIN- OR SILVER-PLATED COPPER WITH ROUNDED EDGES. DETERMINE CURRENT RATING FOR SECTION BUS AND BRANCH BUS ON THE BASIS OF SERVICE TO ALL DEVICES INCLUDING SPARES AND SPACES FOR FUTURE ADDITION. SIZE SECTION BUS A MINIMUM OF 60 PERCENT OF THE MAIN BUS RATING. IN EACH SWITCHBOARD SECTION INCLUDE AN UNINSULATED NEUTRAL BUS ON INSULATED BUS SUPPORTS SECURED TO THE SECTION FRAME AND BOLT TO NEUTRAL BUS BARS IN ADJACENT SECTIONS, THUS PROVIDING A CONTINUOUS NEUTRAL BUS. IN EACH SWITCHBOARD SECTION INCLUDE AN UNINSULATED COPPER GROUND BUS BAR FOR THE EQUIPMENT. SECURE THE BAR TO THE UNIT FRAME AND BOLT TO THE GROUND BUS BARS IN ADJACENT SECTIONS, THUS PROVIDING A CONTINUOUS EQUIPMENT GROUND BUS. INCLUDE TERMINATIONS AT THE BUS BAR FOR FEEDER AND BRANCH CIRCUIT GROUNDING CONDUCTORS. THE TERMINATIONS MUST BE EXOTHERMICALLY WELDED ON OR BE OF AN APPROVED PRESSURE CONNECTOR TYPE MAKE AREA OF GROUND BUS NOT LESS THAN 1/4 X 2 SQUARE INCHES. EXTEND ALL BUSES THE ENTIRE LENGTH OF THE SWITCHBOARD. BUSES MUST HAVE THE REQUIRED CAPACITY FOR THEIR TOTAL LENGTH. MAKE PROVISIONS FOR EXTENSIONS FROM EITHER END OF BUSES.

MAIN AND BRANCH CIRCUIT PROTECTIVE DEVICES: SEE DRAWINGS FOR SIZE. ALL DEVICES SHALL BE 100% METERING: EQUIP THE SWITCHBOARD WITH AMMETERS, VOLTMETERS AND DEMAND METERS.

GROUND-FAULT PROTECTION: PROVIDE GROUND FAULT PROTECTION ON CIRCUIT PROTECTIVE DEVICES WHERE INDICATED ON THE DRAWINGS. THE UNIT SHALL INCLUDE COORDINATED CURRENT SENSORS, SOLID STATE RELAY AND MONITOR PANEL OF THE SAME MANUFACTURER. CURRENT SENSORS -PROVIDE GROUND-FAULT PROTECTION AS AN INTEGRAL PART OF THE CIRCUIT PROTECTIVE DEVICE. A RESIDUAL SCHEME SHALL BE USED WHICH INCORPORATES AN ADDITIONAL CURRENT TRANSFORMER WHICH WILL MONITOR THE NEUTRAL.

SUBMITTALS: SUBMIT DIMENSIONED DRAWINGS OF THE SWITCHBOARD, INCLUDING TOP AND BOTTOM VIEWS SHOWING ENTRY AND EXIT SPACE FOR CONDUITS AND BUSWAYS. FRONT AND SIDE ELEVATIONS SHOWING ARRANGEMENT OF ALL DEVICES AND ALSO INCLUDE DIMENSIONAL DATA ON ALL BUSES INCLUDING MATERIAL TYPE AND CAPACITY OF THE BUSES. SUBMIT ONE LINE DIAGRAMS FOR EQUIPMENT BEING PROVIDED. ALSO SUBMIT INFORMATION ON ALL PROTECTIVE DEVICES INCLUDING TYPE RATINGS AND SETTINGS OF ALL TRIPS PROVIDED TO INCLUDE GROUND FAULT RELAY SETTINGS. PROVIDE COORDINATION STUDY OF ALL PROTECTIVE DEVICES. PROVIDE COORDINATION CURVES ON LOG-LOG PAPER FOR THE MAIN PROTECTIVE DEVICE AND FOR THE LARGEST BRANCH CIRCUIT DEVICES. THESE CURVES SHALL ALSO SHOW THE GROUND FAULT PROTECTIVE

TESTING: AFTER INSTALLATION AND BEFORE ACCEPTANCE BY THE OWNER, THE CONTRACTOR SHALL PROVIDE THE SERVICES OF AN INDEPENDENT TESTING ORGANIZATION SUCH AS GENERAL ELECTRIC INSTALLATION AND SERVICE ENGINEERING, TESTCO OR WESTINGHOUSE ENGINEERING SERVICES TO PERFORMANCE TEST ALL GROUND FAULT RELAYS IN ACCORDANCE WITH NEC PARAGRAPH 230.95. THIS TEST SHALL INVOLVE PASSING A PRIMARY CURRENT THROUGH THE CURRENT SENSOR WITH A SUITABLE, LOW-VOLTAGE TEST SET AND TIMER, WHICH SHALL ALLOW VERIFICATION THAT THE GROUND FAULT RELAYS TRACK THEIR PUBLISHED CURVES AND THAT THEY ACTUALLY TRIP THE DEVICES ON WHICH THEY ARE APPLIED. THIS TEST SHALL ALSO INCLUDE THE POLARITY OF THE CURRENT SENSORS AND GIVE AN INDICATION OF SATISFACTORY OPERATION OF VOLTMETERS, AMMETERS AND THEIR SELECTOR SWITCHES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER OF THIS TEST DATE 2 DAYS IN ADVANCE SO THAT TESTS CAN BE PROPERLY WITNESSED.

ACCEPTABLE MANUFACTURERS ARE GE, SQUARE D, EATON/CUTLER-HAMMER, AND SIEMENS. MATCH EXISTING WHERE REQUIRED BY OWNER.

26 24 16 PANELBOARDS

ALL PANELBOARDS SHALL HAVE COPPER BUSES. LOAD CENTER TYPE PANELBOARDS ARE NOT ACCEPTABLE AND SHALL NOT BE USED. PROVIDE BREAKERS WHICH ARE QUICK-MAKE AND QUICK-BREAK ON BOTH MANUAL AND AUTOMATIC OPERATION. USE A TRIP-FREE BREAKER WHICH IS TRIP INDICATING, INCORPORATE INVERSE TIME CHARACTERISTICS BY BIMETALLIC OVERLOAD ELEMENTS AND INSTANTANEOUS CHARACTERISTICS BY MAGNETIC TRIP. FOR 2-POLE AND 3-POLE BREAKERS, USE THE COMMON-TRIP TYPE SO THAT AN OVERLOAD OR FAULT ON ONE POLE WILL TRIP ALL POLES SIMULTANEOUSLY. HANDLE TIES ARE NOT ACCEPTABLE. ALL BREAKERS SHALL BE BOLT-ON THERMAL MAGNETIC TYPE. STAB-ON BREAKERS ARE NOT ACCEPTABLE. DO NOT USE TANDEM CIRCUIT BREAKERS. ALL CIRCUIT BREAKERS RATED 100 AMP OR LESS SHALL BE SUITABLE FOR TERMINATING 75-DEGREE C WIRE (BREAKERS RATED FOR ONLY 60-DEGREE C WIRE IS NOT ACCEPTABLE. SEE SECTION 16123 -BUILDING WIRE AND CABLE).

ALL EQUIPMENT SHALL BE LABELED, PANELBOARDS SHALL BE LABELED BOTH ON THE COVERPLATES AND THE PANELBOARD DIRECTORIES: PROVIDE A STEEL DIRECTORY FRAME MOUNTED INSIDE THE DOOR WITH A HEAT-RESISTANT TRANSPARENT FACE AND A DIRECTORY CARD FOR IDENTIFYING THE LOADS SERVED. IDENTIFY EACH CIRCUIT WITH LOAD AND LOCATIONS (ROOM NAMES AND ROOM NUMBERS) AND INDICATE WITH TYPED DIRECTORIES. (EXAMPLE: 5 DUPLEX RECEPTACLES, OFFICE, RM XXX). INSTALL THE PANELBOARDS SUCH THAT THE CENTER OF THE SWITCH OR CIRCUIT BREAKER IN THE HIGHEST POSITION WILL NOT BE MORE THAN 6 1/2 FEET ABOVE THE FLOOR OR WORKING PLATFORM

FOR EACH PANEL: FURNISH & INSTALL ONE SPARE 3/4" CONDUIT FOR EVERY 6 SPARES AND/OR SPACES IN THE PANEL. EACH SPARE CONDUIT SHALL BE INSTALLED WITH PULL STRING STUBBED TO A J-BOX LOCATED IN ACCESSIBLE CEILING/PLENUM SPACE. INSTALL A MINIMUM OF ONE SPARE 3/4" CONDUIT FOR EVERY PANEL SHOWN ON PLANS, EVEN IF THERE ARE NO SPARES/SPACES IN SOME PANELS. ACCEPTABLE MANUFACTURERS ARE GE, SQUARE D, EATON/CUTLER-HAMMER, AND SIEMENS. MATCH EXISTING WHERE REQUIRED BY OWNER.

ALL SAFETY SWITCHES SHALL BE HEAVY-DUTY TYPE WITH QUICK-MAKE, QUICK-BREAK CONTACTS AND SUITABLE FOR TERMINATING 75-DEGREE C WIRE. PROVIDE EACH SWITCH WITH A GROUND LUG. PROVIDE A DEFEATABLE, FRONT ACCESSIBLE, COIN-PROOF DOOR INTERLOCK TO PREVENT OPENING THE DOOR WHEN THE SWITCH IS IN THE ON POSITION AND TO PREVENT TURNING THE SWITCH ON WHEN THE DOOR IS OPEN. PROVIDE INCOMING LINE TERMINALS WITH AN INSULATED SHIELD SO THAT NO LIVE PARTS ARE EXPOSED WHEN THE DOOR IS OPEN PROVIDE EACH SWITCH WITH AN ISOLATED, FULLY RATED NEUTRAL BLOCK WITH PROVISIONS FOR BONDING THE BLOCK TO THE ENCLOSURE. WHERE FUSIBLE SWITCHES ARE SHOWN, PROVIDE SWITCHES WITH REJECTION-TYPE FUSE HOLDERS WHICH ARE SUITABLE FOR USE WITH FUSES. IN GENERAL, MOUNT SWITCHES SO THAT OPERATING HANDLE IS APPROXIMATELY 44 INCHES ABOVE FINISHED FLOOR; WHERE GROUPED, ALIGN TOPS OF ACCEPTABLE MANUFACTURERS ARE GE, SQUARE D, EATON/CUTLER-HAMMER, AND SIEMENS. MATCH EXISTING

WHERE REQUIRED BY OWNER.

PROVIDE DRY TYPE QUIET TRANSFORMERS (PER ANSI -C89 AND UL 506), SELF-COOLED NEMA CLASS AA. COPPER WIRE WINDINGS. ALUMINUM-WINDING TRANSFORMER IS ACCEPTABLE, PROVIDED THAT SUBSTITUTE ALUMINUM TRANSFORMER IS IN COMPLIANCE WITH NEC CLEARANCE REQUIREMENTS. TRANSFORMERS MUST MEET OR EXCEED NEMA TP-1 ENERGY EFFICIENCY STANDARDS.

FURNISH FULL-LOAD TAPS IN THE PRIMARY WINDINGS AS FOLLOWS:

3-15 KVA. SINGLE PHASE (2) 5%TAPS BELOW RATED VOLTAGE 9-15 KVA, THREE PHASE (2) 5% TAPS BELOW RATED VOLTAGE

25-100 KVA, SINGLE PHASE (6) 2.5% TAPS, (4) BELOW & (2) ABOVE RATED VOLTAGE 30-300 KVA, THREE PHASE (6) 2.5% TAPS, (4) BELOW & (2) ABOVE RATED VOLTAGE

SELECT THE APPROPRIATE TAP SETTING ON TRANSFORMER SO THAT THE ACTUAL SECONDARY VOLTAGE IS ±1/2 OF A TAP SPAN AT FULL LOAD. RECORD THE TRANSFORMER SERIAL NUMBER, KVA RATING, SELECTED TAP SETTING AND SECONDARY VOLTAGE READINGS. SUBMIT COPIES OF THE RECORD TO THE ARCHITECT/ENGINEER.

AVERAGE SOUND LEVELS MUST NOT EXCEED THE FOLLOWING VALUES:

51-150

PROVIDE A 220C INSULATION SYSTEM FOR A MAXIMUM 115-DEGREE C TEMPERATURE RISE OVER A 40-DEGREE END OF SPECIFICATION

GENERAL NOTES: (APPLY TO ALL ELECTRICAL SHEETS)

ALL CIRCUIT NUMBERS SHOWN ARE FOR REFERENCE ONLY. FIELD VERIFY ACTUAL CIRCUIT NUMBERS REQ'D AND ADJUST ACCORDINGLY PROVIDE TYPE-WRITTEN DIRECTOR(IES) REFLECTING ACTUAL CIRCUIT NUMBERS USED, WITH FIELD REVISED/ RELOCATED CIRCUITS CLEARLY INDICATED. DIRECTOR(IES) SHALL INCLUDE DATE AND PROJECT DESCRIPTION, EXAMPLE: 2006 NEW BLDG.

G2 EACH CIRCUIT IS SHOWN WITH AN INDIVIDUAL HOMERUN. E.C. MAY ELECT TO COMBINE TWO OR MORE CIRCUITS IN ONE COMMON CONDUIT AND WITH COMMON NEUTRAL WHERE ALLOWED (CIRCUITS WITH HIGH CONTENT OF HARMONIC CURRENTS MAY NOT USE COMMON NEUTRAL, EXAMPLE: <u>CIRCUITS WITH NON-LINEAR</u> ELECTRONIC POWER SUPPLIES SUCH AS COMPUTERS, COPIERS, PRINTERS, ETC).

NOTE: AMPACITIES OF CONDUCTORS SHALL BE REDUCED IF MORE THAN THREE CURRENT CARRYING CONDUCTORS ARE INSTALLED IN A RACEWAY. SEE N.E.C. ARTICLE 310.15(B)(2)(A) "ADJUSTMENT FACTORS". CONDUCTORS SHALL BE DERATED IF 4 OR MORE WIRES ARE INSTALLED IN ONE CONDUIT (SEE RELATED NOTE "G3" ON TEMPERATURE LIMITATION OF CONDUCTOR AMPACITY), TYPICAL

IO. OF CURRENT CARRYING CONDUCTORS	% OF VALUES IN TABLES AS ADJUSTED FOR TEMPERATURE IF NECESSARY	MORE WIRE IN	WIRE SIZE, 4 OR MORE WIRE IN ONE CONDUIT 75°C WIRE (E.G.: THWN)	WIRE SIZE, 4 OR MORE WIRE IN ONE CONDUIT 90°C WIRE (E.G.: THHN)
THRU 6	80%	#12	#12	#12
THRU 9	70%	#10	#10	#12
0 THRU 20	50%	#8	#8	#10
1 THRU 30	45%	#6	#8	#8
1 THRU 40	40%	#6	#8	#8
1 AND ABOVE	35%	#4	#6	#6

G3 TEMPERATURE LIMITATIONS ON AMPACITY OF CONDUCTOR:

EXAMPLES FOR 20-AMP CIRCUITS ARE SHOWN BELOW:

THE AMPACITY OF A CONDUCTOR SHALL BE SELECTED BASED ON THE NATIONAL ELECTRICAL CODE ARTICLES 310.15 AND 110.14.(C)(1),(2). THE TEMPERATURE LIMITATIONS NOTED IN 110.14.(C)(1),(2) MAY BE PARAPHRASED AS FOLLOWS (A) CIRCUITS RATED 100 AMP OR LESS:

USE 60-DEGREE C RATED CONDUCTORS ONLY. 75-DEGREE C AND 90-DEGREE C CONDUCTOR MAY BE USED BUT ONLY AT 60-DEGREE C AMPACITY. EXCEPTIONS: HIGHER TEMPERATURE CABLE ARE ALLOWED PROVIDED THE EQUIPMENT IS LISTED AND IDENTIFIED FOR USE WITH THE HIGHER RATED CONDUCTORS.

USE 75-DEGREE C RATED CONDUCTORS ONLY. 90-DEGREE C CONDUCTOR MAY BE USED BUT

ONLY AT 75-DEGREE C AMPACITY. EXCEPTIONS: HIGHER TEMPERATURE CABLE ARE ALLOWED PROVIDED THE EQUIPMENT IS LISTED AND IDENTIFIED FOR USE WITH THE HIGHER RATED CONDUCTORS.

G4 ALL CONDUIT AND WIRE MUST BE CONCEALED FROM VIEW. EXPOSED CONDUIT AND WIRE ARE NOT ACCEPTABLE, EXCEPTIONS ARE CENTRAL PLANT, MECHANICAL/ELECTRICAL ROOMS. EXISTING CONSTRUCTION: ALL NEW WIRINGS INSTALLED IN EXISTING WALL/CEILING/MILLWORK SHALL BE CONCEALED, INCLUDING CONCRETE BLOCK WALL. PATCH ANY CUT AREAS TO MATCH EXISTING

(B) CIRCUITS RATED MORE THAN 100 AMP OR CONDUCTOR LARGER THAN #1 AWG:

G5 ALL ELECTRICAL AND COMMUNICATION DEVICES (LIGHT SWITCHES, RECEPTACLES, TELEPHONE, DATA ETC.) SHALL BE RECESSED MOUNTED UNLESS NOTED OTHERWISE. FIELD VERIFY RECEPTACLE MOUNTING REQUIREMENTS WITH OWNER/ ARCH., MOUNT ALL DUPLEX RECEPTACLES WITH THE "U" GROUND TERMINAL ON TOP, UNLESS NOTED OTHERWISE OR AS REQUIRED BY OWNER/ARCH. NEUTRAL TERMINAL SHALL BE ON TOP FOR HORIZONTALLY MOUNTED RECEPTACLES.

G6 ALL OUTLETS ON DEDICATED CIRCUITS (MARKED "DED" OR "D" ON PLANS) SHALL BE PROPERLY IDENTIFIED BY USING DISTINCTIVE COLOR DEVICES (USE BROWN OR GRAY DEVICES. CONFIRM COLOR REQUIREMENTS WITH ARCHITET//WNER.). COVER PLATES SHALL BE MARKED WITH CIRCUIT NUMBER(S) AND OADS SERVED. EXAMPLE: CKT # LA-1 COPY MACHINE.

G7 EQUIPMENT LAYOUT IS BASED ON SQUARE D AND/OR SIEMENS. EQUIPMENT BY OTHER MANUFACTURERS SUCH AS GE MAY HAVE LARGER DIMENSIONS. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE EQUIPMENT WITH SIMILAR DIMENSIONS THAT WOULD FIT IN THE SPACE NOTED.

G8 VERIFY LOCATION OF ALL OUTLETS (POWER & COMMUNICATION) WITH OWNER/ARCH PRIOR TO ROUGH-IN.

OWNER RESERVES THE RIGHT TO MOVE ANY OUTLETS 5 FEET IN ANY DIRECTION PRIOR TO ROUGH-IN. ALL RECEPTACLES WITHIN 6 FEET OF ANY WET AREA (EXAMPLE: SINK, DISHWASHER, ETC...) SHALL HAVE GROUND FAULT PROTECTION, WHETHER SPECIFICALLY INDICATED OR NOT ON DRAWINGS.

MOUNTING HEIGHTS OF ALL OUTLETS (RECEPTACLES, SWITCHES, TELEPHONE, DATA, ETC.) IN AREAS WITH COUNTERTOP SHALL BE VERIFIED WITH ARCH/OWNER. GENERALLY ALL OUTLETS ARE TO BE MOUNTED ABOVE COUNTERTOP EXCEPT OUTLETS FOR DISPOSERS, UNDERCOUNTER DISHWASHER, UNDERCOUNTER REFRIGERATORS ETC. REFER TO ARCH INTERIOR ELEVATIONS. ALL WEATHERPROOF/WET LOCATION AND/OR OUTDOOR RECEPTACLES SHALL HAVE

SWITCHES/STARTERS FOR MECH AND OTHER EQUIPMENT: LOCATION OF DISCONNECT SWITCHES STARTERS, CONTROL STATIONS ETC ARE SHOWN DIAGRAMMATICALLY ON THE DRAWINGS. E.C. SHALL INSTAL SUCH DEVICES IN COMPLIANCE WITH CODE REQUIRED CLEARANCE REQUIREMENTS. ALL SUCH DEVICES SHALL BE ACCESSIBLE AFTER EQUIPMENT ARE IN PLACE AND SATISFY CODE CLEARANCE REQUIREMENTS. REMOVE RE-INSTALL DEVICES THAT ARE INACCESSIBLE OR WITH INADEQUATE CODE CLEARANCE. COORDINATE

"WEATHERPROOF-IN-USE" COVERS (NEC ARTICLE 406.8(B)). PROVIDE RACO BELL RAYNTITE II COVERS

G10 HVAC EQUIPMENT: OVERCURRENT DEVICES, DISCONNECT SWITCHES, CONDUIT/WIRE ARE SELECTED BASED ON FOUIPMENT SHOWN ON MECHANICAL DRAWINGS. FIFI D VERIFY RATINGS OF FORT SUPPLIED BY HVAC, REVISE ELECTRICAL AS REQUIRED TO MATCH ACTUAL EQPT SUPPLIED BY MECH CONTRACTOR. OUTDOOR PAD-MOUNTED A/C EQUIPMENT: CONNECT A/C EQUIPMENT TO OUTDOOR NEMA 3R DISCONNECT SWITCHES WITH UNDERGROUND RIGID CONDUIT FEEDER, STUB UP CONDUIT NEAR EQUIPMENT CONNECTION POINT. PROVIDE SEALTITE FROM CONDUIT STUBUP TO EQUIPMENT, MAXIMUM LENGTH OF SEALTITE 5 FEET. SEALTITE LONGER THAN 5 FEET IS NOT ALLOWED.

G11 ESTIMATED LOADS: INFORMATION AND DATA ON SPECIALTY EQUIPMENT MAY NOT BE AVAILABLE DURING THE DESIGN PROCESS. SOME LOADS ARE NECESSARILY ESTIMATED. SUCH ESTIMATED LOADS ARE INDICATED AS (EST.) ON PLANS, RISER DIAGRAMS AND/OR PANEL SCHEDULES. CONTRACTOR SHALL BID THE PROJECT USING THE ESTIMATED FEEDER/BREAKER/SWITCHES SHOWN ON DRAWINGS. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMATION AND VERIFICATION OF ALL SUCH ESTIMATED LOADS WITH THE APPROPRIATE VENDORS/SUPPLIERS. ALL SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR SHALL INCLUDE CERTIFICATION THAT THE CONTRACTOR HAS CONFIRMED/VERIFIED ANY ESTIMATED LOADS SHOWN ON THE DRAWINGS. CONTRACTOR WILL NOT BE DUE ANY ADDITIONAL COMPENSATION FOR HIS FAILURE TO VERIFY THE ESTIMATED LOADS SHOWN ON DRAWINGS. PROVIDE CREDIT TO THE OWNER IF ACTUAL LOADS ARE SMALLER THAN ESTIMATED LOADS, CREDIT SHALL BE GIVEN FOR SIZE REDUCTION ON FEEDER/ BREAKER/

EXAMPLE OF EQUIPMENT LOADS THAT ARE TYPICALLY ESTIMATED: SPECIAL COPY MACHINE, WELDING EQPT OUTLET, ELEVATOR MACHINERY...

G12 EXHAUST FANS: WHERE EXHAUST FANS ARE INDICATED AS INTERLOCKED WITH HVAC EQUIPMENT, E.C. SHALL PROVIDE ALL REQUIRED RELAYS, CONDUIT/CONTROL WIRES ETC AS REQUIRED FOR A COMPLETE AND OPERATING SYSTEM. COORDINATE INTERLOCK REQUIREMENTS WITH HVAC CONTRACTOR.

EQUIPMENT INCLUDING TRANSFORMERS, SWITCHBOARDS, M.C.C., TRANSFER SWITCHES ETC. PROVIDE ALL REQUIRED AND NECESSARY GALVANIZED UNISTRUT SUPPORT FOR ALL INDOOR/OUTDOOR ELECTRICAL

G13 PROVIDE HOUSE KEEPING CONCRETE PAD (MINIMUM 4" HIGH) FOR ALL FLOOR MOUNTED ELECTRICAL

G14 FIRE WALL: DO NOT INSTALL RECEPTACLES, TELEPHONE, DATA OUTLETS ETC. BACK-TO-BACK IN

OUTLET LOCATIONS BACK TO CONTROL PANELS/TERMINAL BOARDS, PANELS, JUNCTION BOXES ETC.

FIRE/SMOKE PARTITIONS OR WITHIN THE SAME SPACE ENCLOSED BY TWO ADJACENT STUDS. ALSO APPLY TO ALL CORRIDOR WALLS. G15 SLEEVES THRU RATED WALLS: PROVIDE SLEEVES THRU RATED WALLS FOR ALL LOW VOLTAGE AND LINE VOLTAGE (120V AND HIGHER) WIRINGS. PROVIDE SLEEVES AS REQUIRED FOR ROUTING WIRINGS FROM ALL

COORDINATE REQUIREMENTS WITH COMMUNICATION SYSTEMS CONTRACTOR(S). NOTE: FOR ALL LOW VOLTAGE OUTLET DEVICES INCLUDING TELEPHONE, DATA ETC, THE ELECTRICAL CONTRACTOR SHALL "PROVIDE OUTLET BACK BOX WITH COVER PLATES AND 3/4" CONDUIT STUBBED TO ACCESSIBLE CEILING". IN ADDITION, E.C. SHALL PROVIDE ALL REQUIRED AND NECESSARY SLEEVES THROUGH ALL RATED WALLS/FLOORS FROM ACCESSIBLE CEILING BACK TO CONTROL PANELS/TERMINAL BOARDS, PANELS, JUNCTION BOXES ETC.

G16 EACH HOMERUN CIRCUIT SHALL BE 2 # 12 THWN, 1 #12 GROUND, 1/2" CONDUIT TO NEW 20 AMP/1-POLE BREAKER TYPICAL UNLESS NOTED OTHERWISE IN PANEL SCHEDULES AND/OR DRAWINGS. NEW BREAKERS INSTALLED IN EXISTING PANELS SHALL MATCH EXISTING IN STYLE, MAKE AND A.I.C. RATINGS. USE 10 AWG CONDUCTORS FOR 20 AMPERE, 120 VOLT BRANCH CIRCUITS LONGER THAN 75 FEET. USE 10 AWG CONDUCTORS FOR 20 AMPERE, 277 VOLT BRANCH CIRCUITS LONGER THAN 200 FEET. E.C. MAY USE EXISTING SPARE BREAKERS IF AVAILABLE

PLANNERS SCIENTISTS

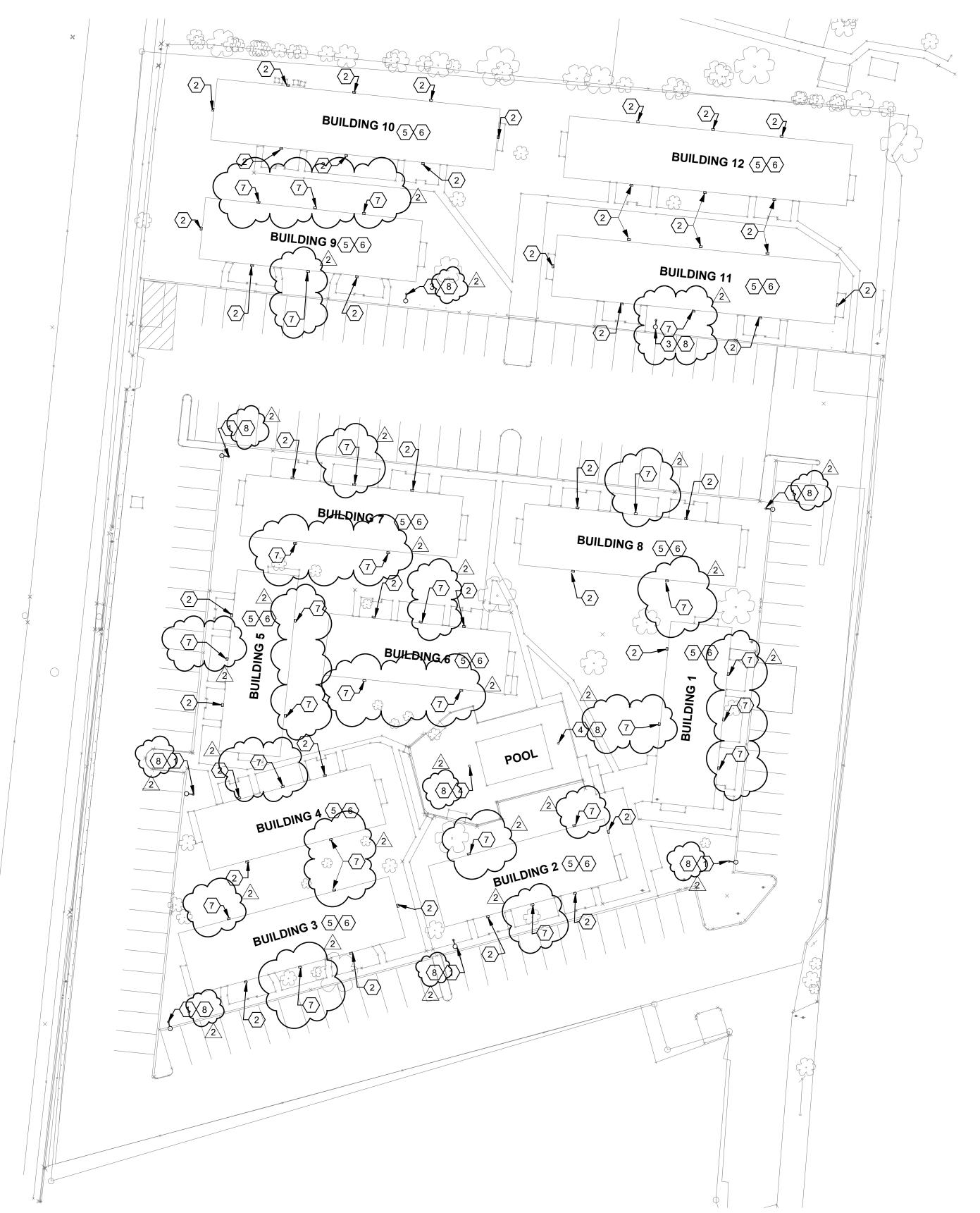


Description ICITY COMMENTS |09/20/19

Drawn by: Designer Checker Checked by: 7914###.##

ELECTRICAL SPECIFICATIONS

Sheet No.



1 ELECTRICAL SITE PLAN

LIGHTING GENERAL NOTES

- A. VERIFY COLOR OF ALL FIXTURES WITH ARCHITECT/OWNER.
- B. DRAWINGS DO NOT SHOW DETAILS OF FIXTURE MOUNTING. ELECTRICAL CONTRACTOR TO PROVIDE ALL NECESSARY AND REQUIRED MOUNTING HARDWARE AND ACCESSORIES AS REQUIRED FOR A COMPLETE AND OPERATING SYSTEM.
- C. ALL LAMPS ARE FURNISHED AND INSTALLED BY
 ELECTRICAL CONTRACTOR UNLESS SPECIFICALLY NOTED
 OTHERWISE (THIS APPLIES TO ALL NEW FIXTURES).
 REPLACE ALL BURNT OUT OR DEFECTIVE LAMPS AND
 BALLAST WITHIN 6 MONTHS AFTER ACCEPTANCE OF
 SUBSTANTIAL COMPLETION AT NO ADDITIONAL COST TO

<u>THE OWNER (THIS APPLIES TO NEW FIXTURES ONLY, NOT</u>

- REUSED/EXISTING FIXTURES).

 D. ALL FIXTURES SHALL BE FACTORY PAINTED-AFTER-FABRICATION TYPE.
- E. CONTRACTOR TO ENSURE ALL EXISTING UTILITIES, WIRING AND ALL RELATED APPURTENANCES ARE MAINTAINED DURING CONSTRUCTION.
- F. CONTRACTOR TO PAINT ALL ELECTRICAL PANELS AND DISCONNECTS TO MATCH BUILDING COLOR. COORDINATE PAINT COLOR REQUIREMENTS WITH SAHA.

KEYNOTE LEGEND

- 1 DISCONNECT AND REMOVE EXISTING POLE MOUNTED LIGHT. REPLACE WITH NEW FIXTURE LITHONIA #KAX1 LED-P2-40K-R3-MVOLT-SPA-PER-DBLXD- DLL127F 1.5 JU OR EQUIVALENT. RECONNECT EXISTING CIRCUIT UPON INSTALLATION. PROVIDE ALL REQUIRED MOUNTING HARDWARE AS NECESSARY TO MOUNT TO EXISTING POLE. VERIFY FIXTURE SELECTION AND FINISH WITH ARCHITECT PRIOR TO PURCHASE.
- 2 DISCONNECT AND REMOVE EXISTING WALL PACK. REPLACE WITH NEW FIXTURE LITHONIA #KAXW LED-P1-40K-R3-MVOLT-PER-DBLXD-DLL127F 1.5 JUOR EQUIVALENT. RECONNECT EXISTING CIRCUIT UPON INSTALLATION. VERIFY FIXTURE SELECTION AND FINISH WITH ARCHITECT PRIOR TO PURCHASE.
- 3 DISCONNECT AND REMOVE EXISTING POLE MOUNTED LIGHT. REPLACE WITH NEW FIXTURE LITHONIA #KAX1 LED-P2-40K-R4-MVOLT-SPA-PER-DBLXD- DLL127F 1.5 JU OR EQUIVALENT. RECONNECT EXISTING CIRCUIT UPON INSTALLATION. PROVIDE ALL REQUIRED MOUNTING HARDWARE AS NECESSARY TO MOUNT TO EXISTING POLE. VERIFY FIXTURE SELECTION AND FINISH WITH ARCHITECT PRIOR TO PURCHASE.
- 4 DISCONNECT AND REMOVE EXISTING POLE MOUNTED LIGHT. REPLACE WITH NEW FIXTURE LITHONIA #KAX1 LED-P1-40K-R5-MVOLT-SPA-PER-DBLXD- DLL127F 1.5 JU OR EQUIVALENT. RECONNECT EXISTING CIRCUIT UPON INSTALLATION. PROVIDE ALL REQUIRED MOUNTING HARDWARE AS NECESSARY TO MOUNT TO EXISTING POLE. VERIFY FIXTURE SELECTION AND FINISH WITH ARCHITECT PRIOR TO PURCHASE.
- 5 DISCONNECT AND REMOVE ALL EXISTING PORCH AND PATIO LIGHTS WITHIN BUILDING. REPLACE WITH NEW FIXTURE PROGRESS LIGHTING #P5745-31. RECONNECT EXISTING CIRCUIT UPON INSTALLATION. VERIFY FIXTURE SELECTION AND FINISH WITH ARCHITECT PRIOR TO PURCHASE.
- 6 REPLACE ALL EXISTING EXTERIOR RECEPTACLES WITH GFC-RATED RECEPTACLES WITH WEATHER PROOF WHILE-W-USE COVERS. 7 PROVIDE NEW FIXTURE LITHONIA #KAXW
- LED-P1-40K-R3-MVOLT-PER-DBLXD-DLL127F 1.5 JUOR EQUIVALENT CONNECT TO EXISTING CIRCUIT AND CONTROLS SERVING EXTERIOR BUILDING MOUNTED LIGHT FIXTURES. VERIFY FIXTURE SELECTION AND FINISH WITH ARCHITECT PRIOR TO PURCHASE.
- 8 PAINT EXISTING LIGHT POLE BLACK. COORDINATE PAINT COLOR REQUIREMENTS WITH SAHA.

Description	Date
CITY COMMENTS	09/20/19
REVISION 02	03/24/20

Drawn by:	Designer
Checked by	: Checker
Project No.	7914###.##

ELECTRICAL SITE PLAN

Sheet No.

Ξ3

Z VIDE

ENGINEERS PLANNERS SCIENTISTS
CONSTRUCTION MANAGERS 13750 SAN PEDRO, SUITE 640 SAN ANTONIO, TX 78232 PHONE: 210-544-5751 TECHNOLOGIES FAX: 713-237-9801 Texas Registered Engineering Firm F-10573

#	Description	Date
1	CITY COMMENTS	09/20/19
1 2	REVISION 02	03/24/20

Drawn by: Designer Checked by: Checker 7914###.## Project No. **ELECTRICAL PHOTOMETRIC** PLAN

Sheet No.

1 ELECTRICAL PHOTOMETRIC PLAN

1" = 30'-0"

ATTACHMENT B ^HUD Form 5370^ and Conflict of Interest Questionnaire *Form 1295 Certificate of Interested Parties*

NOTES:

^ The HUD Form 5370 processes and procedures included herein shall in general govern the construction project. References to PHA shall be understood to mean Beacon Communities.^

(Form 1295 is to be completed online by the <u>Selected Respondent</u> and submitted to the Texas Ethics Commission pursuant to Government Code 2252.908 and a copy returned to SAHA with the Certification prior to contract execution. A copy of the 1295 Form is included herein for information purposes only).

General Conditions for Construction Contracts - Public Housing Programs

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing OMB Approval No. 2577-0157 (exp. 3/31/2020)

Applicability. This form is applicable to any construction/development contract greater than \$150,000.

This form includes those clauses required by OMB's common rule on grantee procurement, implemented at HUD in 2 CFR 200, and those requirements set forth in Section 3 of the Housing and Urban Development Act of 1968 and its amendment by the Housing and Community Development Act of 1992, implemented by HUD at 24 CFR Part 135. The form is required for construction contracts awarded by Public Housing Agencies (PHAs).

The form is used by Housing Authorities in solicitations to provide necessary contract clauses. If the form were not used, HAs would be unable to enforce their contracts.

Public reporting burden for this collection of information is estimated to average 1.0 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

HUD may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a currently valid OMB number.

	Clause	Page		Clause	Page
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3.	Architect's Duties, Responsibilities and Authority	2	26.	Order of Precedence	9
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1. Definitions

- (a) "Architect" means the person or other entity engaged by the PHA to perform architectural, engineering, design, and other services related to the work as provided for in the contract. When a PHA uses an engineer to act in this capacity, the terms "architect" and "engineer" shall be synonymous. The Architect shall serve as a technical representative of the Contracting Officer. The Architect's authority is as set forth elsewhere in this contract.
- (b) "Contract" means the contract entered into between the PHA and the Contractor. It includes the forms of Bid, the Bid Bond, the Performance and Payment Bond or Bonds or other assurance of completion, the Certifications, Representations, and Other Statements of Bidders (form HUD-5370), these General Conditions of the Contract for Construction (form HUD-5370), the applicable wage rate determinations from the U.S. Department of Labor, any special conditions included elsewhere in the contract, the specifications, and drawings. It includes all formal changes to any of those documents by addendum, change order, or other modification.
- (c) "Contracting Officer" means the person delegated the authority by the PHA to enter into, administer, and/or terminate this contract and designated as such in writing to the Contractor. The term includes any successor Contracting Officer and any duly authorized representative of the Contracting Officer also designated in writing. The Contracting Officer shall be deemed the authorized agent of the PHA in all dealings with the Contractor.
- (d) "Contractor" means the person or other entity entering into the contract with the PHA to perform all of the work required under the contract.
- (e) "Drawings" means the drawings enumerated in the schedule of drawings contained in the Specifications and as described in the contract clause entitled Specifications and Drawings for Construction herein.
- (f) "HUD" means the United States of America acting through the Department of Housing and Urban Development including the Secretary, or any other person designated to act on its behalf. HUD has agreed, subject to the provisions of an Annual Contributions Contract (ACC), to provide financial assistance to the PHA, which includes assistance in financing the work to be performed under this contract. As defined elsewhere in these General Conditions or the contract documents, the determination of HUD may be required to authorize changes in the work or for release of funds to the PHA for payment to the Contractor. Notwithstanding HUD's role, nothing in this contract shall be construed to create any contractual relationship between the Contractor and HUD.
- (g) "Project" means the entire project, whether construction or rehabilitation, the work for which is provided for in whole or in part under this contract.
- (h) "PHA" means the Public Housing Agency organized under applicable state laws which is a party to this contract.
- (j) "Specifications" means the written description of the technical requirements for construction and includes the criteria and tests for determining whether the requirements are met.
- (I) "Work" means materials, workmanship, and manufacture and fabrication of components.

2. Contractor's Responsibility for Work

- (a) The Contractor shall furnish all necessary labor, materials, tools, equipment, and transportation necessary for performance of the work. The Contractor shall also furnish all necessary water, heat, light, and power not made available to the Contractor by the PHA pursuant to the clause entitled Availability and Use of Utility Services herein.
- (b) The Contractor shall perform on the site, and with its own organization, work equivalent to at least [] (12 percent unless otherwise indicated) of the total amount of work to be performed under the order. This percentage may be reduced by a supplemental agreement to this order if, during performing the work, the Contractor requests a reduction and the Contracting Officer determines that the reduction would be to the advantage of the PHA.
- (c) At all times during performance of this contract and until the work is completed and accepted, the Contractor shall directly superintend the work or assign and have on the work site a competent superintendent who is satisfactory to the Contracting Officer and has authority to act for the Contractor.
- (d) The Contractor shall be responsible for all damages to persons or property that occur as a result of the Contractor's fault or negligence, and shall take proper safety and health precautions to protect the work, the workers, the public, and the property of others. The Contractor shall hold and save the PHA, its officers and agents, free and harmless from liability of any nature occasioned by the Contractor's performance. The Contractor shall also be responsible for all materials delivered and work performed until completion and acceptance of the entire work, except for any completed unit of work which may have been accepted under the contract.
- (e) The Contractor shall lay out the work from base lines and bench marks indicated on the drawings and be responsible for all lines, levels, and measurements of all work executed under the contract. The Contractor shall verify the figures before laying out the work and will be held responsible for any error resulting from its failure to do so.
- (f) The Contractor shall confine all operations (including storage of materials) on PHA premises to areas authorized or approved by the Contracting Officer.
- (g) The Contractor shall at all times keep the work area, including storage areas, free from accumulations of waste materials. After completing the work and before final inspection, the Contractor shall (1) remove from the premises all scaffolding, equipment, tools, and materials (including rejected materials) that are not the property of the PHA and all rubbish caused by its work; (2) leave the work area in a clean, neat, and orderly condition satisfactory to the Contracting Officer; (3) perform all specified tests; and, (4) deliver the installation in complete and operating condition.
- (h) The Contractor's responsibility will terminate when all work has been completed, the final inspection made, and the work accepted by the Contracting Officer. The Contractor will then be released from further obligation except as required by the warranties specified elsewhere in the contract.

3. Architect's Duties, Responsibilities, and Authority

(a) The Architect for this contract, and any successor, shall be designated in writing by the Contracting Officer.

- (b) The Architect shall serve as the Contracting Officer's technical representative with respect to architectural, engineering, and design matters related to the work performed under the contract. The Architect may provide direction on contract performance. Such direction shall be within the scope of the contract and may not be of a nature which: (1) institutes additional work outside the scope of the contract; (2) constitutes a change as defined in the Changes clause herein; (3) causes an increase or decrease in the cost of the contract; (4) alters the Construction Progress Schedule; or (5) changes any of the other express terms or conditions of the contract.
- (c) The Architect's duties and responsibilities may include but shall not be limited to:
 - (1) Making periodic visits to the work site, and on the basis of his/her on-site inspections, issuing written reports to the PHA which shall include all observed deficiencies. The Architect shall file a copy of the report with the Contractor's designated representative at the site:
 - (2) Making modifications in drawings and technical specifications and assisting the Contracting Officer in the preparation of change orders and other contract modifications for issuance by the Contracting Officer;
 - (3) Reviewing and making recommendations with respect to - (i) the Contractor's construction progress schedules; (ii) the Contractor's shop and detailed drawings; (iii) the machinery, mechanical and other equipment and materials or other articles proposed for use by the Contractor; and, (iv) the Contractor's price breakdown and progress payment estimates; and.
 - (4) Assisting in inspections, signing Certificates of Completion, and making recommendations with respect to acceptance of work completed under the contract.

4. Other Contracts

The PHA may undertake or award other contracts for additional work at or near the site of the work under this contract. The Contractor shall fully cooperate with the other contractors and with PHA employees and shall carefully adapt scheduling and performing the work under this contract to accommodate the additional work, heeding any direction that may be provided by the Contracting Officer. The Contractor shall not commit or permit any act that will interfere with the performance of work by any other contractor or by PHA employees

Construction Requirements

5. Pre-construction Conference and Notice to Proceed

- (a) Within ten calendar days of contract execution, and prior to the commencement of work, the Contractor shall attend a preconstruction conference with representatives of the PHA, its Architect, and other interested parties convened by the PHA. The conference will serve to acquaint the participants with the general plan of the construction operation and all other requirements of the contract. The PHA will provide the Contractor with the date, time, and place of the conference.
- (b) The contractor shall begin work upon receipt of a written Notice to Proceed from the Contracting Officer or designee. The Contractor shall not begin work prior to receiving such notice.

6. Construction Progress Schedule

- (a) The Contractor shall, within five days after the work commences on the contract or another period of time determined by the Contracting Officer, prepare and submit to the Contracting Officer for approval three copies of a practicable schedule showing the order in which the Contractor proposes to perform the work, and the dates on which the Contractor contemplates starting and completing the several salient features of the work (including acquiring labor, materials, and equipment). The schedule shall be in the form of a progress chart of suitable scale to indicate appropriately the percentage of work scheduled for completion by any given date during the period. If the Contractor fails to submit a schedule within the time prescribed, the Contracting Officer may withhold approval of progress payments or take other remedies under the contract until the Contractor submits the required schedule.
- (b) The Contractor shall enter the actual progress on the chart as required by the Contracting Officer, and immediately deliver three copies of the annotated schedule to the Contracting Officer. If the Contracting Officer determines, upon the basis of inspection conducted pursuant to the clause entitled Inspection and Acceptance of Construction, herein that the Contractor is not meeting the approved schedule, the Contractor shall take steps necessary to improve its progress, including those that may be required by the Contracting Officer, without additional cost to the PHA. In this circumstance, the Contracting Officer may require the Contractor to increase the number of shifts, overtime operations, days of work, and/or the amount of construction plant, and to submit for approval any supplementary schedule or schedules in chart form as the Contracting Officer deems necessary to demonstrate how the approved rate of progress will be regained.
- (c) Failure of the Contractor to comply with the requirements of the Contracting Officer under this clause shall be grounds for a determination by the Contracting Officer that the Contractor is not prosecuting the work with sufficient diligence to ensure completion within the time specified in the Contract. Upon making this determination, the Contracting Officer may terminate the Contractor's right to proceed with the work, or any separable part of it, in accordance with the Default clause of this contract.

7. Site Investigation and Conditions Affecting the Work

(a) The Contractor acknowledges that it has taken steps reasonably necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to, (1) conditions bearing upon transportation, disposal, handling, and storage of materials; (2) the availability of labor, water, electric power, and roads;(3) uncertainties of weather, river stages, tides, or similar physical conditions at the site: (4) the conformation and conditions of the ground: and (5) the character of equipment and facilities needed preliminary to and during work performance. The Contractor also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is

- reasonably ascertainable from an inspection of the site, including all exploratory work done by the PHA, as well as from the drawings and specifications made a part of this contract. Any failure of the Contractor to take the actions described and acknowledged in this paragraph will not relieve the Contractor from responsibility for estimating properly the difficulty and cost of successfully performing the work, or for proceeding to successfully perform the work without additional expense to the PHA.
- (b) The PHA assumes no responsibility for any conclusions or interpretations made by the Contractor based on the information made available by the PHA. Nor does the PHA assume responsibility for any understanding reached or representation made concerning conditions which can affect the work by any of its officers or agents before the execution of this contract, unless that understanding or representation is expressly stated in this contract.

8. Differing Site Conditions

- (a) The Contractor shall promptly, and before the conditions are disturbed, give a written notice to the Contracting Officer of (1) subsurface or latent physical conditions at the site which differ materially from those indicated in this contract, or (2) unknown physical conditions at the site(s), of an unusual nature, which differ materially from those ordinarily encountered and generally recognized as inhering in work of the character provided for in the contract.
- (b) The Contracting Officer shall investigate the site conditions promptly after receiving the notice. Work shall not proceed at the affected site, except at the Contractor's risk, until the Contracting Officer has provided written instructions to the Contractor. If the conditions do materially so differ and cause an increase or decrease in the Contractor's cost of, or the time required for, performing any part of the work under this contract, whether or not changed as a result of the conditions, the Contractor shall file a claim in writing to the PHA within ten days after receipt of such instructions and, in any event, before proceeding with the work. An equitable adjustment in the contract price, the delivery schedule, or both shall be made under this clause and the contract modified in writing accordingly.
- (c) No request by the Contractor for an equitable adjustment to the contract under this clause shall be allowed, unless the Contractor has given the written notice required; provided, that the time prescribed in (a) above for giving written notice may be extended by the Contracting Officer
- (d) No request by the Contractor for an equitable adjustment to the contract for differing site conditions shall be allowed if made after final payment under this contract.

9. Specifications and Drawings for Construction

(a) The Contractor shall keep on the work site a copy of the drawings and specifications and shall at all times give the Contracting Officer access thereto. Anything mentioned in the specifications and not shown on the drawings, or shown on the drawings and not mentioned in the specifications, shall be of like effect as if shown or mentioned in both. In case of difference between drawings and specifications, the specifications shall govern. In case of discrepancy in the figures, in the drawings, or in the specifications, the matter shall be

- promptly submitted to the Contracting Officer, who shall promptly make a determination in writing. Any adjustment by the Contractor without such a determination shall be at its own risk and expense. The Contracting Officer shall furnish from time to time such detailed drawings and other information as considered necessary, unless otherwise provided.
- (b) Wherever in the specifications or upon the drawings the words "directed", "required", "ordered", "designated", "prescribed", or words of like import are used, it shall be understood that the "direction", "requirement", "order", "designation", or "prescription", of the Contracting Officer is intended and similarly the words "approved", "acceptable", "satisfactory", or words of like import shall mean "approved by", or "acceptable to"; or "satisfactory to" the Contracting Officer, unless otherwise expressly stated.
- (c) Where "as shown" "as indicated", "as detailed", or of similar import are used, it shall be understood that the reference is made to the drawings accompanying this contract unless stated otherwise. The word "provided" as used herein shall be understood to mean "provide complete in place" that is "furnished and installed".
- (d) "Shop drawings" means drawings, submitted to the PHA by the Contractor, subcontractor, or any lower tier subcontractor, showing in detail (1) the proposed fabrication and assembly of structural elements and (2) the installation (i.e., form, fit, and attachment details) of materials of equipment. It includes drawings, diagrams, layouts, schematics, descriptive literature, illustrations, schedules, performance and test data, and similar materials furnished by the Contractor to explain in detail specific portions of the work required by the contract. The PHA may duplicate, use, and disclose in any manner and for any purpose shop drawings delivered under this contract.
- (e) If this contract requires shop drawings, the Contractor shall coordinate all such drawings, and review them for accuracy, completeness, and compliance with other contract requirements and shall indicate its approval thereon as evidence of such coordination and review. Shop drawings submitted to the Contracting Officer without evidence of the Contractor's approval may be returned for resubmission. The Contracting Officer will indicate an approval or disapproval of the shop drawings and if not approved as submitted shall indicate the PHA's reasons therefore. Any work done before such approval shall be at the Contractor's risk. Approval by the Contracting Officer shall not relieve the Contractor from responsibility for any errors or omissions in such drawings, nor from responsibility for complying with the requirements of this contract, except with respect to variations described and approved in accordance with (f) below.
- (f) If shop drawings show variations from the contract requirements, the Contractor shall describe such variations in writing, separate from the drawings, at the time of submission. If the Architect approves any such variation and the Contracting Officer concurs, the Contracting Officer shall issue an appropriate modification to the contract, except that, if the variation is minor or does not involve a change in price or in time of performance, a modification need not be issued.
- (g) It shall be the responsibility of the Contractor to make timely requests of the PHA for such large scale and full size drawings, color schemes, and other additional information, not already in his possession, which shall be

- required in the planning and production of the work. Such requests may be submitted as the need arises, but each such request shall be filed in ample time to permit appropriate action to be taken by all parties involved so as to avoid delay.
- (h) The Contractor shall submit to the Contracting Officer for approval four copies (unless otherwise indicated) of all shop drawings as called for under the various headings of these specifications. Three sets (unless otherwise indicated) of all shop drawings, will be retained by the PHA and one set will be returned to the Contractor. As required by the Contracting Officer, the Contractor, upon completing the work under this contract, shall furnish a complete set of all shop drawings as finally approved. These drawings shall show all changes and revisions made up to the time the work is completed and accepted.
- (i) This clause shall be included in all subcontracts at any tier. It shall be the responsibility of the Contractor to ensure that all shop drawings prepared by subcontractors are submitted to the Contracting Officer.

10. As-Built Drawings

- (a) "As-built drawings," as used in this clause, means drawings submitted by the Contractor or subcontractor at any tier to show the construction of a particular structure or work as actually completed under the contract. "As-built drawings" shall be synonymous with "Record drawings."
- (b) As required by the Contracting Officer, the Contractor shall provide the Contracting Officer accurate information to be used in the preparation of permanent as-built drawings. For this purpose, the Contractor shall record on one set of contract drawings all changes from the installations originally indicated, and record final locations of underground lines by depth from finish grade and by accurate horizontal offset distances to permanent surface improvements such as buildings, curbs, or edges of walks.
- (c) This clause shall be included in all subcontracts at any tier. It shall be the responsibility of the Contractor to ensure that all as-built drawings prepared by subcontractors are submitted to the Contracting Officer.

11. Material and Workmanship

- (a) All equipment, material, and articles furnished under this contract shall be new and of the most suitable grade for the purpose intended, unless otherwise specifically provided in this contract. References in the contract to equipment, material, articles, or patented processes by trade name, make, or catalog number, shall be regarded as establishing a standard of quality and shall not be construed as limiting competition. The Contractor may, at its option, use any equipment, material, article, or process that, in the judgment of, and as approved by the Contracting Officer, is equal to that named in the specifications, unless otherwise specifically provided in this contract.
- (b) Approval of equipment and materials.
 - (1) The Contractor shall obtain the Contracting Officer's approval of the machinery and mechanical and other equipment to be incorporated into the work. When requesting approval, the Contractor shall furnish to the Contracting Officer the name of the manufacturer, the model number, and other information concerning the performance, capacity, nature, and rating of the

- machinery and mechanical and other equipment. When required by this contract or by the Contracting Officer, the Contractor shall also obtain the Contracting Officer's approval of the material or articles which the Contractor contemplates incorporating into the work. When requesting approval, the Contractor shall provide full information concerning the material or articles. Machinery, equipment, material, and articles that do not have the required approval shall be installed or used at the risk of subsequent rejection.
- (2) When required by the specifications or the Contracting Officer, the Contractor shall submit appropriately marked samples (and certificates related to them) for approval at the Contractor's expense, with all shipping charges prepaid. The Contractor shall label, or otherwise properly mark on the container, the material or product represented, its place of origin, the name of the producer, the Contractor's name, and the identification of the construction project for which the material or product is intended to be used.
- (3) Certificates shall be submitted in triplicate, describing each sample submitted for approval and certifying that the material, equipment or accessory complies with contract requirements. The certificates shall include the name and brand of the product, name of manufacturer, and the location where produced.
- (4) Approval of a sample shall not constitute a waiver of the PHA right to demand full compliance with contract requirements. Materials, equipment and accessories may be rejected for cause even though samples have been approved.
- (5) Wherever materials are required to comply with recognized standards or specifications, such specifications shall be accepted as establishing the technical qualities and testing methods, but shall not govern the number of tests required to be made nor modify other contract requirements. The Contracting Officer may require laboratory test reports on items submitted for approval or may approve materials on the basis of data submitted in certificates with samples. Check tests will be made on materials delivered for use only as frequently as the Contracting Officer determines necessary to insure compliance of materials with the specifications. The Contractor will assume all costs of retesting materials which fail to meet contract requirements and/or testing materials offered in substitution for those found deficient.
- (6) After approval, samples will be kept in the Project office until completion of work. They may be built into the work after a substantial quantity of the materials they represent has been built in and accepted.
- (c) Requirements concerning lead-based paint. The Contractor shall comply with the requirements concerning lead-based paint contained in the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846) as implemented by 24 CFR Part 35.

12. Permits and Codes

(a) The Contractor shall give all notices and comply with all applicable laws, ordinances, codes, rules and regulations. Notwithstanding the requirement of the Contractor to comply with the drawings and specifications in the contract, all work installed shall comply with all applicable codes and regulations as amended by any

- waivers. Before installing the work, the Contractor shall examine the drawings and the specifications for compliance with applicable codes and regulations bearing on the work and shall immediately report any discrepancy it may discover to the Contracting Officer. Where the requirements of the drawings and specifications fail to comply with the applicable code or regulation, the Contracting Officer shall modify the contract by change order pursuant to the clause entitled Changes herein to conform to the code or regulation.
- (b) The Contractor shall secure and pay for all permits, fees, and licenses necessary for the proper execution and completion of the work. Where the PHA can arrange for the issuance of all or part of these permits, fees and licenses, without cost to the Contractor, the contract amount shall be reduced accordingly.
- 13. Health, Safety, and Accident Prevention
- (a) In performing this contract, the Contractor shall:
 - (1) Ensure that no laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his/her health and/or safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation;
 - (2) Protect the lives, health, and safety of other persons;
 - (3) Prevent damage to property, materials, supplies, and equipment; and,
 - (4) Avoid work interruptions.
- (b) For these purposes, the Contractor shall:
 - (1) Comply with regulations and standards issued by the Secretary of Labor at 29 CFR Part 1926. Failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act (Public Law 91-54, 83 Stat. 96), 40 U.S.C. 3701 et seq.: and
 - (2) Include the terms of this clause in every subcontract so that such terms will be binding on each subcontractor.
- (c) The Contractor shall maintain an accurate record of exposure data on all accidents incident to work performed under this contract resulting in death, traumatic injury, occupational disease, or damage to property, materials, supplies, or equipment, and shall report this data in the manner prescribed by 29 CFR Part 1904.
- (d) The Contracting Officer shall notify the Contractor of any noncompliance with these requirements and of the corrective action required. This notice, when delivered to the Contractor or the Contractor's representative at the site of the work, shall be deemed sufficient notice of the noncompliance and corrective action required. After receiving the notice, the Contractor shall immediately take corrective action. If the Contractor fails or refuses to take corrective action promptly, the Contracting Officer may issue an order stopping all or part of the work until satisfactory corrective action has been taken. The Contractor shall not base any claim or request for equitable adjustment for additional time or money on any stop order issued under these circumstances.
- (e) The Contractor shall be responsible for its subcontractors' compliance with the provisions of this clause. The Contractor shall take such action with respect to any subcontract as the PHA, the Secretary of Housing and Urban Development, or the Secretary of Labor shall direct as a means of enforcing such provisions.

14. Temporary Heating

The Contractor shall provide and pay for temporary heating, covering, and enclosures necessary to properly protect all work and materials against damage by dampness and cold, to dry out the work, and to facilitate the completion of the work. Any permanent heating equipment used shall be turned over to the PHA in the condition and at the time required by the specifications.

15. Availability and Use of Utility Services

- (a) The PHA shall make all reasonably required amounts of utilities available to the Contractor from existing outlets and supplies, as specified in the contract. Unless otherwise provided in the contract, the amount of each utility service consumed shall be charged to or paid for by the Contractor at prevailing rates charged to the PHA or, where the utility is produced by the PHA, at reasonable rates determined by the Contracting Officer. The Contractor shall carefully conserve any utilities furnished without charge.
- (b) The Contractor, at its expense and in a manner satisfactory to the Contracting Officer, shall install and maintain all necessary temporary connections and distribution lines, and all meters required to measure the amount of each utility used for the purpose of determining charges. Before final acceptance of the work by the PHA, the Contractor shall remove all the temporary connections, distribution lines, meters, and associated paraphernalia.
- Protection of Existing Vegetation, Structures, Equipment, Utilities, and Improvements
- (a) The Contractor shall preserve and protect all structures, equipment, and vegetation (such as trees, shrubs, and grass) on or adjacent to the work site, which are not to be removed under this contract, and which do not unreasonably interfere with the work required under this contract.
- (b) The Contractor shall only remove trees when specifically authorized to do so, and shall avoid damaging vegetation that will remain in place. If any limbs or branches of trees are broken during performance of this contract, or by the careless operation of equipment, or by workmen, the Contractor shall trim those limbs or branches with a clean cut and paint the cut with a tree-pruning compound as directed by the Contracting Officer.
- (c) The Contractor shall protect from damage all existing improvements and utilities (1) at or near the work site and (2) on adjacent property of a third party, the locations of which are made known to or should be known by the Contractor. Prior to disturbing the ground at the construction site, the Contractor shall ensure that all underground utility lines are clearly marked.
- (d) The Contractor shall shore up, brace, underpin, secure, and protect as necessary all foundations and other parts of existing structures adjacent to, adjoining, and in the vicinity of the site, which may be affected by the excavations or other operations connected with the construction of the project.
- (e) Any equipment temporarily removed as a result of work under this contract shall be protected, cleaned, and replaced in the same condition as at the time of award of this contract.

- (f) New work which connects to existing work shall correspond in all respects with that to which it connects and/or be similar to existing work unless otherwise required by the specifications.
- (g) No structural members shall be altered or in any way weakened without the written authorization of the Contracting Officer, unless such work is clearly specified in the plans or specifications.
- (h) If the removal of the existing work exposes discolored or unfinished surfaces, or work out of alignment, such surfaces shall be refinished, or the material replaced as necessary to make the continuous work uniform and harmonious. This, however, shall not be construed to require the refinishing or reconstruction of dissimilar finishes previously exposed, or finished surfaces in good condition, but in different planes or on different levels when brought together by the removal of intervening work, unless such refinishing or reconstruction is specified in the plans or specifications.
- (i) The Contractor shall give all required notices to any adjoining or adjacent property owner or other party before the commencement of any work.
- (j) The Contractor shall indemnify and save harmless the PHA from any damages on account of settlement or the loss of lateral support of adjoining property, any damages from changes in topography affecting drainage, and from all loss or expense and all damages for which the PHA may become liable in consequence of such injury or damage to adjoining and adjacent structures and their premises.
- (k) The Contractor shall repair any damage to vegetation, structures, equipment, utilities, or improvements, including those that are the property of a third party, resulting from failure to comply with the requirements of this contract or failure to exercise reasonable care in performing the work. If the Contractor fails or refuses to repair the damage promptly, the Contracting Officer may have the necessary work performed and charge the cost to the Contractor.

17. Temporary Buildings and Transportation of Materials

- (a) Temporary buildings (e.g., storage sheds, shops, offices, sanitary facilities) and utilities may be erected by the Contractor only with the approval of the Contracting Officer and shall be built with labor and materials furnished by the Contractor without expense to the PHA. The temporary buildings and utilities shall remain the property of the Contractor and shall be removed by the Contractor at its expense upon completion of the work. With the written consent of the Contracting Officer, the buildings and utilities may be abandoned and need not be removed.
- (b) The Contractor shall, as directed by the Contracting Officer, use only established roadways, or use temporary roadways constructed by the Contractor when and as authorized by the Contracting Officer. When materials are transported in prosecuting the work, vehicles shall not be loaded beyond the loading capacity recommended by the manufacturer of the vehicle or prescribed by any federal, state, or local law or regulation. When it is necessary to cross curbs or sidewalks, the Contractor shall protect them from damage. The Contractor shall repair or pay for the repair of any damaged curbs, sidewalks, or roads.

18. Clean Air and Water

The contactor shall comply with the Clean Air Act, as amended, 42 USC 7401 et seq., the Federal Water Pollution Control Water Act, as amended, 33 U.S.C. 1251 et seq., and standards issued pursuant thereto in the facilities in which this contract is to be performed.

19. Energy Efficiency

The Contractor shall comply with mandatory standards and policies relating to energy efficiency which are contained in the energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub.L. 94-163) for the State in which the work under the contract is performed.

20. Inspection and Acceptance of Construction

- (a) Definitions. As used in this clause -
 - (1) "Acceptance" means the act of an authorized representative of the PHA by which the PHA approves and assumes ownership of the work performed under this contract. Acceptance may be partial or complete.
 - (2) "Inspection" means examining and testing the work performed under the contract (including, when appropriate, raw materials, equipment, components, and intermediate assemblies) to determine whether it conforms to contract requirements.
 - (3) "Testing" means that element of inspection that determines the properties or elements, including functional operation of materials, equipment, or their components, by the application of established scientific principles and procedures.
- (b) The Contractor shall maintain an adequate inspection system and perform such inspections as will ensure that the work performed under the contract conforms to contract requirements. All work is subject to PHA inspection and test at all places and at all reasonable times before acceptance to ensure strict compliance with the terms of the contract.
- (c) PHA inspections and tests are for the sole benefit of the PHA and do not: (1) relieve the Contractor of responsibility for providing adequate quality control measures; (2) relieve the Contractor of responsibility for loss or damage of the material before acceptance; (3) constitute or imply acceptance; or, (4) affect the continuing rights of the PHA after acceptance of the completed work under paragraph (j) below.
- (d) The presence or absence of the PHA inspector does not relieve the Contractor from any contract requirement, nor is the inspector authorized to change any term or condition of the specifications without the Contracting Officer's written authorization. All instructions and approvals with respect to the work shall be given to the Contractor by the Contracting Officer.
- (e) The Contractor shall promptly furnish, without additional charge, all facilities, labor, and material reasonably needed for performing such safe and convenient inspections and tests as may be required by the Contracting Officer. The PHA may charge to the Contractor any additional cost of inspection or test when work is not ready at the time specified by the Contractor for inspection or test, or when prior rejection makes reinspection or retest necessary. The PHA shall perform all inspections and tests in a manner that will not unnecessarily delay the work. Special, full size, and performance tests shall be performed as described in the contract.

- (f) The PHA may conduct routine inspections of the construction site on a daily basis.
- (g) The Contractor shall, without charge, replace or correct work found by the PHA not to conform to contract requirements, unless the PHA decides that it is in its interest to accept the work with an appropriate adjustment in contract price. The Contractor shall promptly segregate and remove rejected material from the premises.
- (h) If the Contractor does not promptly replace or correct rejected work, the PHA may (1) by contract or otherwise, replace or correct the work and charge the cost to the Contractor, or (2) terminate for default the Contractor's right to proceed.
- (i) If any work requiring inspection is covered up without approval of the PHA, it must, if requested by the Contracting Officer, be uncovered at the expense of the Contractor. If at any time before final acceptance of the entire work, the PHA considers it necessary or advisable, to examine work already completed by removing or tearing it out, the Contractor, shall on request, promptly furnish all necessary facilities, labor, and material. If such work is found to be defective or nonconforming in any material respect due to the fault of the Contractor or its subcontractors, the Contractor shall defray all the expenses of the examination and of satisfactory reconstruction. If, however, such work is found to meet the requirements of the contract, the Contracting Officer shall make an equitable adjustment to cover the cost of the examination and reconstruction, including, if completion of the work was thereby delayed, an extension of time.
- (j) The Contractor shall notify the Contracting Officer, in writing, as to the date when in its opinion all or a designated portion of the work will be substantially completed and ready for inspection. If the Architect determines that the state of preparedness is as represented, the PHA will promptly arrange for the inspection. Unless otherwise specified in the contract, the PHA shall accept, as soon as practicable after completion and inspection, all work required by the contract or that portion of the work the Contracting Officer determines and designates can be accepted separately. Acceptance shall be final and conclusive except for latent defects, fraud, gross mistakes amounting to fraud, or the PHA's right under any warranty or guarantee.

21. Use and Possession Prior to Completion

- (a) The PHA shall have the right to take possession of or use any completed or partially completed part of the work. Before taking possession of or using any work, the Contracting Officer shall furnish the Contractor a list of items of work remaining to be performed or corrected on those portions of the work that the PHA intends to take possession of or use. However, failure of the Contracting Officer to list any item of work shall not relieve the Contractor of responsibility for complying with the terms of the contract. The PHA's possession or use shall not be deemed an acceptance of any work under the contract.
- (b) While the PHA has such possession or use, the Contractor shall be relieved of the responsibility for (1) the loss of or damage to the work resulting from the PHA's possession or use, notwithstanding the terms of the clause entitled Permits and Codes herein; (2) all maintenance costs on the areas occupied; and, (3) furnishing heat, light, power, and water used in the areas

occupied without proper remuneration therefore. If prior possession or use by the PHA delays the progress of the work or causes additional expense to the Contractor, an equitable adjustment shall be made in the contract price or the time of completion, and the contract shall be modified in writing accordingly.

22. Warranty of Title

The Contractor warrants good title to all materials, supplies, and equipment incorporated in the work and agrees to deliver the premises together with all improvements thereon free from any claims, liens or charges, and agrees further that neither it nor any other person, firm or corporation shall have any right to a lien upon the premises or anything appurtenant thereto.

23. Warranty of Construction

- (a) In addition to any other warranties in this contract, the Contractor warrants, except as provided in paragraph (j) of this clause, that work performed under this contract conforms to the contract requirements and is free of any defect in equipment, material, or workmanship performed by the Contractor or any subcontractor or supplier at any tier. This warranty shall continue for a period of 2 Years (one year unless otherwise indicated) from the date of final acceptance of the work. If the PHA takes possession of any part of the work before final acceptance, this warranty shall continue for a period of (one year unless otherwise indicated) from the date that the PHA takes possession.
- (b) The Contractor shall remedy, at the Contractor's expense, any failure to conform, or any defect. In addition, the Contractor shall remedy, at the Contractor's expense, any damage to PHA-owned or controlled real or personal property when the damage is the result of—
 - The Contractor's failure to conform to contract requirements; or
 - (2) Any defects of equipment, material, workmanship or design furnished by the Contractor.
- (c) The Contractor shall restore any work damaged in fulfilling the terms and conditions of this clause. The Contractor's warranty with respect to work repaired or replaced will run for (one year unless otherwise indicated) from the date of repair or replacement.
- (d) The Contracting Officer shall notify the Contractor, in writing, within a reasonable time after the discovery of any failure, defect or damage.
- (e) If the Contractor fails to remedy any failure, defect, or damage within a reasonable time after receipt of notice, the PHA shall have the right to replace, repair or otherwise remedy the failure, defect, or damage at the Contractor's expense.
- (f) With respect to all warranties, express or implied, from subcontractors, manufacturers, or suppliers for work performed and materials furnished under this contract, the Contractor shall:
 - Obtain all warranties that would be given in normal commercial practice;
 - (2) Require all warranties to be executed in writing, for the benefit of the PHA; and,
 - (3) Enforce all warranties for the benefit of the PHA.
- (g) In the event the Contractor's warranty under paragraph (a) of this clause has expired, the PHA may bring suit at its own expense to enforce a subcontractor's, manufacturer's or supplier's warranty.

- (h) Unless a defect is caused by the negligence of the Contractor or subcontractor or supplier at any tier, the Contractor shall not be liable for the repair of any defect of material or design furnished by the PHA nor for the repair of any damage that results from any defect in PHA furnished material or design.
- (i) Notwithstanding any provisions herein to the contrary, the establishment of the time periods in paragraphs (a) and (c) above relate only to the specific obligation of the Contractor to correct the work, and have no relationship to the time within which its obligation to comply with the contract may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to its obligation other than specifically to correct the work.
- (j) This warranty shall not limit the PHA's rights under the Inspection and Acceptance of Construction clause of this contract with respect to latent defects, gross mistakes or fraud.

24. Prohibition Against Liens

The Contractor is prohibited from placing a lien on the PHA's property. This prohibition shall apply to all subcontractors at any tier and all materials suppliers.

Administrative Requirements

25. Contract Period

this contract within calendar days of the effective date of the contract, or within the time schedule established in the notice to proceed issued by the Contracting Officer.

26. Order of Provisions

In the event of a conflict between these General Conditions and the Specifications, the General Conditions shall prevail. In the event of a conflict between the contract and any applicable state or local law or regulation, the state or local law or regulation shall prevail; provided that such state or local law or regulation does not conflict with, or is less restrictive than applicable federal law, regulation, or Executive Order. In the event of such a conflict, applicable federal law, regulation, and Executive Order shall prevail.

27. Payments

- (a) The PHA shall pay the Contractor the price as provided in this contract.
- (b) The PHA shall make progress payments approximately every 30 days as the work proceeds, on estimates of work accomplished which meets the standards of quality established under the contract, as approved by the Contracting Officer. The PHA may, subject to written determination and approval of the Contracting Officer, make more frequent payments to contractors which are qualified small businesses.
- (c) Before the first progress payment under this contract, the Contractor shall furnish, in such detail as requested by the Contracting Officer, a breakdown of the total contract price showing the amount included therein for each principal category of the work, which shall substantiate the payment amount requested in order to provide a

- basis for determining progress payments. The breakdown shall be approved by the Contracting Officer and must be acceptable to HUD. If the contract covers more than one project, the Contractor shall furnish a separate breakdown for each. The values and quantities employed in making up this breakdown are for determining the amount of progress payments and shall not be construed as a basis for additions to or deductions from the contract price. The Contractor shall prorate its overhead and profit over the construction period of the contract.
- (d) The Contractor shall submit, on forms provided by the PHA, periodic estimates showing the value of the work performed during each period based upon the approved
 - submitted not later than 30 days in advance of the date set for payment and are subject to correction and revision as required. The estimates must be approved by the Contracting Officer with the concurrence of the Architect prior to payment. If the contract covers more than one project, the Contractor shall furnish a separate progress payment estimate for each.
- (e) Along with each request for progress payments and the required estimates, the Contractor shall furnish the following certification, or payment shall not be made: I hereby certify, to the best of my knowledge and belief, that:
 - The amounts requested are only for performance in accordance with the specifications, terms, and conditions of the contract;
 - (2) Payments to subcontractors and suppliers have been made from previous payments received under the contract, and timely payments will be made from the proceeds of the payment covered by this certification, in accordance with subcontract agreements; and,
 - (3) This request for progress payments does not include any amounts which the prime contractor intends to withhold or retain from a subcontractor or supplier in accordance with the terms and conditions of the subcontract.

Name:			
Title:			
Date:			

- (f) Except as otherwise provided in State law, the PHA shall retain ten (10) percent of the amount of progress payments until completion and acceptance of all work under the contract; except, that if upon completion of 50 percent of the work, the Contracting Officer, after consulting with the Architect, determines that the Contractor's performance and progress are satisfactory, the PHA may make the remaining payments in full for the work subsequently completed. If the Contracting Officer subsequently determines that the Contractor's performance and progress are unsatisfactory, the PHA shall reinstate the ten (10) percent (or other percentage as provided in State law) retainage until such time as the Contracting Officer determines that performance and progress are satisfactory.
- (g) The Contracting Officer may authorize material delivered on the site and preparatory work done to be taken into consideration when computing progress payments.

- Material delivered to the Contractor at locations other than the site may also be taken into consideration if the Contractor furnishes satisfactory evidence that (1) it has acquired title to such material; (2) the material is properly stored in a bonded warehouse, storage yard, or similar suitable place as may be approved by the Contracting Officer; (3) the material is insured to cover its full value; and (4) the material will be used to perform this contract. Before any progress payment which includes delivered material is made, the Contractor shall furnish such documentation as the Contracting Officer may require to assure the protection of the PHA's interest in such materials. The Contractor shall remain responsible for such stored material notwithstanding the transfer of title to the PHA.
- (h) All material and work covered by progress payments made shall, at the time of payment become the sole property of the PHA, but this shall not be construed as (1) relieving the Contractor from the sole responsibility for all material and work upon which payments have been made or the restoration of any damaged work; or, (2) waiving the right of the PHA to require the fulfillment of all of the terms of the contract. In the event the work of the Contractor has been damaged by other contractors or persons other than employees of the PHA in the course of their employment, the Contractor shall restore such damaged work without cost to the PHA and to seek redress for its damage only from those who directly caused it.
- (i) The PHA shall make the final payment due the Contractor under this contract after (1) completion and final acceptance of all work; and (2) presentation of release of all claims against the PHA arising by virtue of this contract, other than claims, in stated amounts, that the Contractor has specifically excepted from the operation of the release. Each such exception shall embrace no more than one claim, the basis and scope of which shall be clearly defined. The amounts for such excepted claims shall not be included in the request for final payment. A release may also be required of the assignee if the Contractor's claim to amounts payable under this contract has been assigned.
- (j) Prior to making any payment, the Contracting Officer may require the Contractor to furnish receipts or other evidence of payment from all persons performing work and supplying material to the Contractor, if the Contracting Officer determines such evidence is necessary to substantiate claimed costs.
- (k) The PHA shall not; (1) determine or adjust any claims for payment or disputes arising there under between the Contractor and its subcontractors or material suppliers; or, (2) withhold any moneys for the protection of the subcontractors or material suppliers. The failure or refusal of the PHA to withhold moneys from the Contractor shall in nowise impair the obligations of any surety or sureties under any bonds furnished under this contract.

28. Contract Modifications

- (a) Only the Contracting Officer has authority to modify any term or condition of this contract. Any contract modification shall be authorized in writing.
- (b) The Contracting Officer may modify the contract unilaterally (1) pursuant to a specific authorization stated in a contract clause (e.g., Changes); or (2) for administrative matters which do not change the rights or

- responsibilities of the parties (e.g., change in the PHA address). All other contract modifications shall be in the form of supplemental agreements signed by the Contractor and the Contracting Officer.
- (c) When a proposed modification requires the approval of HUD prior to its issuance (e.g., a change order that exceeds the PHA's approved threshold), such modification shall not be effective until the required approval is received by the PHA.

29. Changes

- (a) The Contracting Officer may, at any time, without notice to the sureties, by written order designated or indicated to be a change order, make changes in the work within the general scope of the contract including changes:

 (1) In the specifications (including drawings and designs);
 (2) In the method or manner of performance of the work;
 - PHA-furnished facilities, equipment, materials, services, or site; or,
 - (4) Directing the acceleration in the performance of the work.
- (b) Any other written order or oral order (which, as used in this paragraph (b), includes direction, instruction, interpretation, or determination) from the Contracting Officer that causes a change shall be treated as a change order under this clause; provided, that the Contractor gives the Contracting Officer written notice stating (1) the date, circumstances and source of the order and (2) that the Contractor regards the order as a change order.
- (c) Except as provided in this clause, no order, statement or conduct of the Contracting Officer shall be treated as a change under this clause or entitle the Contractor to an equitable adjustment.
- (d) If any change under this clause causes an increase or decrease in the Contractor's cost of, or the time required for the performance of any part of the work under this contract, whether or not changed by any such order, the Contracting Officer shall make an equitable adjustment and modify the contract in writing. However, except for a adjustment based on defective specifications, no proposal for any change under paragraph (b) above shall be allowed for any costs incurred more than 20 days (5 days for oral orders) before the Contractor gives written notice as required. In the case of defective specifications for which the PHA is responsible, the equitable adjustment shall include any increased cost reasonably incurred by the Contractor in attempting to comply with the defective specifications.
- (e) The Contractor must assert its right to an adjustment under this clause within 30 days after (1) receipt of a written change order under paragraph (a) of this clause, or (2) the furnishing of a written notice under paragraph (b) of this clause, by submitting a written statement describing the general nature and the amount of the proposal. If the facts justify it, the Contracting Officer may extend the period for submission. The proposal may be included in the notice required under paragraph (b) above. No proposal by the Contractor for an equitable adjustment shall be allowed if asserted after final payment under this contract.
- (f) The Contractor's written proposal for equitable adjustment shall be submitted in the form of a lump sum proposal supported with an itemized breakdown of all increases and decreases in the contract in at least the following details:

- (1) Direct Costs. Materials (list individual items, the quantity and unit cost of each, and the aggregate cost); Transportation and delivery costs associated with materials; Labor breakdowns by hours or unit costs (identified with specific work to be performed); Construction equipment exclusively necessary for the change; Costs of preparation and/ or revision to shop drawings resulting from the change; Worker's Compensation and Public Liability Insurance; Employment taxes under FICA and FUTA; and, Bond Costs when size of change warrants revision.
- (2) Indirect Costs. Indirect costs may include overhead, general and administrative expenses, and fringe benefits not normally treated as direct costs.
- (3) Profit. The amount of profit shall be negotiated and may vary according to the nature, extent, and complexity of the work required by the change. The allowability of the direct and indirect costs shall be determined in accordance with the Contract Cost Principles and Procedures for Commercial Firms in Part 31 of the Federal Acquisition Regulation (48 CFR 1-31), as implemented by HUD Handbook 2210.18, in effect on the date of this contract. The Contractor shall not be allowed a profit on the profit received by any subcontractor. Equitable adjustments for deleted work shall include a credit for profit and may include a credit for indirect costs. On proposals covering both increases and decreases in the amount of the contract, the application of indirect costs and profit shall be on the net-change in direct costs for the Contractor or subcontractor performing the work.
- (g) The Contractor shall include in the proposal its request for time extension (if any), and shall include sufficient information and dates to demonstrate whether and to what extent the change will delay the completion of the contract in its entirety.
- (h) The Contracting Officer shall act on proposals within 30 days after their receipt, or notify the Contractor of the date when such action will be taken.
- (i) Failure to reach an agreement on any proposal shall be a dispute under the clause entitled Disputes herein. Nothing in this clause, however, shall excuse the Contractor from proceeding with the contract as changed.
- (j) Except in an emergency endangering life or property, no change shall be made by the Contractor without a prior order from the Contracting Officer.

30. Suspension of Work

- (a) The Contracting Officer may order the Contractor in writing to suspend, delay, or interrupt all or any part of the work of this contract for the period of time that the Contracting Officer determines appropriate for the convenience of the PHA.
- (b) If the performance of all or any part of the work is, for an unreasonable period of time, suspended, delayed, or interrupted (1) by an act of the Contracting Officer in the administration of this contract, or (2) by the Contracting Officer's failure to act within the time specified (or within a reasonable time if not specified) in this contract an adjustment shall be made for any increase in the cost of performance of the contract (excluding profit) necessarily caused by such unreasonable suspension, delay, or interruption and the contract modified in writing accordingly. However, no adjustment shall be made under this clause for any suspension, delay, or interruption to the extent that performance would have

- been so suspended, delayed, or interrupted by any other cause, including the fault or negligence of the Contractor or for which any equitable adjustment is provided for or excluded under any other provision of this contract.
- (c) A claim under this clause shall not be allowed (1) for any costs incurred more than 20 days before the Contractor shall have notified the Contracting Officer in writing of the act or failure to act involved (but this requirement shall not apply as to a claim resulting from a suspension order); and, (2) unless the claim, in an amount stated, is asserted in writing as soon as practicable after the termination of the suspension, delay, or interruption, but not later than the date of final payment under the contract.

31. Disputes

- (a) "Claim," as used in this clause, means a written demand or written assertion by one of the contracting parties seeking, as a matter of right, the payment of money in a sum certain, the adjustment or interpretation of contract terms, or other relief arising under or relating to the contract. A claim arising under the contract, unlike a claim relating to the contract, is a claim that can be resolved under a contract clause that provides for the relief sought by the claimant. A voucher, invoice, or other routine request for payment that is not in dispute when submitted is not a claim. The submission may be converted to a claim by complying with the requirements of this clause, if it is disputed either as to liability or amount or is not acted upon in a reasonable time.
- (b) Except for disputes arising under the clauses entitled Labor Standards - Davis Bacon and Related Acts, herein, all disputes arising under or relating to this contract, including any claims for damages for the alleged breach thereof which are not disposed of by agreement, shall be resolved under this clause.
- (c) All claims by the Contractor shall be made in writing and submitted to the Contracting Officer for a written decision. A claim by the PHA against the Contractor shall be subject to a written decision by the Contracting Officer.
- (d) The Contracting Officer shall, within 60 (unless otherwise indicated) days after receipt of the request, decide the claim or notify the Contractor of the date by which the decision will be made.
- (e) The Contracting Officer's decision shall be final unless the Contractor (1) appeals in writing to a higher level in the PHA in accordance with the PHA's policy and procedures, (2) refers the appeal to an independent mediator or arbitrator, or (3) files suit in a court of competent jurisdiction. Such appeal must be made within (30 unless otherwise indicated) days after receipt of the Contracting Officer's decision.
- (f) The Contractor shall proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or action arising under or relating to the contract, and comply with any decision of the Contracting Officer.

32. Default

(a) If the Contractor refuses or fails to prosecute the work, or any separable part thereof, with the diligence that will insure its completion within the time specified in this contract, or any extension thereof, or fails to complete said work within this time, the Contracting Officer may, by written notice to the Contractor, terminate the right to proceed with the work (or separable part of the work) that has been delayed. In this event, the PHA may take over the work and complete it, by contract or otherwise, and may take possession of and use any materials, equipment, and plant on the work site necessary for completing the work. The Contractor and its sureties shall be liable for any damage to the PHA resulting from the Contractor's refusal or failure to complete the work within the specified time, whether or not the Contractor's right to proceed with the work is terminated. This liability includes any increased costs incurred by the PHA in completing the work.

- (b) The Contractor's right to proceed shall not be terminated or the Contractor charged with damages under this clause if—
 - (1) The delay in completing the work arises from unforeseeable causes beyond the control and without the fault or negligence of the Contractor. Examples of such causes include (i) acts of God, or of the public enemy, (ii) acts of the PHA or other governmental entity in either its sovereign or contractual capacity, (iii) acts of another contractor in the performance of a contract with the PHA, (iv) fires, (v) floods, (vi) epidemics, (vii) quarantine restrictions, (viii) strikes, (ix) freight embargoes, (x) unusually severe weather, or (xi) delays of subcontractors or suppliers at any tier arising from unforeseeable causes beyond the control and without the fault or negligence of both the Contractor and the subcontractors or suppliers; and
 - (2) The Contractor, within days (10 days unless otherwise indicated) from the beginning of such delay (unless extended by the Contracting Officer) notifies the Contracting Officer in writing of the causes of delay. The Contracting Officer shall ascertain the facts and the extent of the delay. If, in the judgment of the Contracting Officer, the findings of fact warrant such action, time for completing the work shall be extended by written modification to the contract. The findings of the Contracting Officer shall be reduced to a written decision which shall be subject to the provisions of the Disputes clause of this contract.
- (c) If, after termination of the Contractor's right to proceed, it is determined that the Contractor was not in default, or that the delay was excusable, the rights and obligations of the parties will be the same as if the termination had been for convenience of the PHA.

33. Liquidated Damages

- (a) If the Contractor fails to complete the work within the time specified in the contract, or any extension, as specified in the clause entitled Default of this contract, the Contractor shall pay to the PHA as liquidated damages, the sum of \$______Contracting Officer insert amount] for each day of delay. If different completion dates are specified in the contract for separate parts or stages of the work, the amount of liquidated damages shall be assessed on those parts or stages which are delayed. To the extent that the Contractor's delay or nonperformance is excused under another clause in this contract, liquidated damages shall not be due the PHA. The Contractor remains liable for damages caused other than by delay.
- (b) If the PHA terminates the Contractor's right to proceed, the resulting damage will consist of liquidated damages until such reasonable time as may be required for final

- completion of the work together with any increased costs occasioned the PHA in completing the work.
- (c) If the PHA does not terminate the Contractor's right to proceed, the resulting damage will consist of liquidated damages until the work is completed or accepted.

34. Termination for Convenience

- (a) The Contracting Officer may terminate this contract in whole, or in part, whenever the Contracting Officer determines that such termination is in the best interest of the PHA. Any such termination shall be effected by delivery to the Contractor of a Notice of Termination specifying the extent to which the performance of the work under the contract is terminated, and the date upon which such termination becomes effective.
- (b) If the performance of the work is terminated, either in whole or in part, the PHA shall be liable to the Contractor for reasonable and proper costs resulting from such termination upon the receipt by the PHA of a properly presented claim setting out in detail: (1) the total cost of the work performed to date of termination less the total amount of contract payments made to the Contractor; (2) the cost (including reasonable profit) of settling and paying claims under subcontracts and material orders for work performed and materials and supplies delivered to the site, payment for which has not been made by the PHA to the Contractor or by the Contractor to the subcontractor or supplier; (3) the cost of preserving and protecting the work already performed until the PHA or assignee takes possession thereof or assumes responsibility therefore; (4) the actual or estimated cost of legal and accounting services reasonably necessary to prepare and present the termination claim to the PHA; and (5) an amount constituting a reasonable profit on the value of the work performed by the Contractor.
- (c) The Contracting Officer will act on the Contractor's claim within days (60 days unless otherwise indicated) of receipt of the Contractor's claim.
- (d) Any disputes with regard to this clause are expressly made subject to the provisions of the Disputes clause of this contract.

35. Assignment of Contract

The Contractor shall not assign or transfer any interest in this contract; except that claims for monies due or to become due from the PHA under the contract may be assigned to a bank, trust company, or other financial institution. Such assignments of claims shall only be made with the written concurrence of the Contracting Officer. If the Contractor is a partnership, this contract shall inure to the benefit of the surviving or remaining member(s) of such partnership as approved by the Contracting Officer.

36. Insurance

- (a) Before commencing work, the Contractor and each subcontractor shall furnish the PHA with certificates of insurance showing the following insurance is in force and will insure all operations under the Contract:
 - (1) Workers' Compensation, in accordance with state or Territorial Workers' Compensation laws.
 - (2) Commercial General Liability with a combined single limit for bodily injury and property damage of not less than \$2MM [Contracting Officer insert amount]

- per occurrence to protect the Contractor and each subcontractor against claims for bodily injury or death and damage to the property of others. This shall cover the use of all equipment, hoists, and vehicles on the site(s) not covered by Automobile Liability under (3) below. If the Contractor has a "claims made" policy, then the following additional requirements apply: the policy must provide a "retroactive date" which must be on or before the execution date of the Contract; and the extended reporting period may not be less than five years following the completion date of the Contract.
- (3) Automobile Liability on owned and non -owned motor vehicles used on the site(s) or in connection therewith for a combined single limit for bodily injury and property damage of not less than \$ 500 K [Contracting Officer insert amount] per occurrence.
- (b) Before commencing work, the Contractor shall furnish the PHA with a certificate of insurance evidencing that Builder's Risk (fire and extended coverage) Insurance on all work in place and/or materials stored at the building site(s), including foundations and building equipment, is in force. The Builder's Risk Insurance shall be for the benefit of the Contractor and the PHA as their interests may appear and each shall be named in the policy or policies as an insured. The Contractor in installing equipment supplied by the PHA shall carry insurance on such equipment from the time the Contractor takes possession thereof until the Contract work is accepted by the PHA. The Builder's Risk Insurance need not be carried on excavations, piers, footings, or foundations until such time as work on the superstructure is started. It need not be carried on landscape work. Policies shall furnish coverage at all times for the full cash value of all completed construction, as well as materials in place and/or stored at the site(s), whether or not partial payment has been made by the PHA. The Contractor may terminate this insurance on buildings as of the date taken over for occupancy by the PHA. The Contractor is not required to carry Builder's Risk Insurance for modernization work which does not involve structural alterations or additions and where the PHA's existing fire and extended coverage policy can be endorsed to include such work.
- (c) All insurance shall be carried with companies which are financially responsible and admitted to do business in the State in which the project is located. If any such insurance is due to expire during the construction period, the Contractor (including subcontractors, as applicable) shall not permit the coverage to lapse and shall furnish evidence of coverage to the Contracting Officer. All certificates of insurance, as evidence of coverage, shall provide that no coverage may be canceled or nonrenewed by the insurance company until at least 30 days prior written notice has been given to the Contracting Officer.

37. Subcontracts

- (a) Definitions. As used in this contract -
 - (1) "Subcontract" means any contract, purchase order, or other purchase agreement, including modifications and change orders to the foregoing, entered into by a subcontractor to furnish supplies, materials, equipment, and services for the performance of the prime contract or a subcontract.

- (2) "Subcontractor" means any supplier, vendor, or firm that furnishes supplies, materials, equipment, or services to or for the Contractor or another subcontractor.
- (b) The Contractor shall not enter into any subcontract with any subcontractor who has been temporarily denied participation in a HUD program or who has been suspended or debarred from participating in contracting programs by any agency of the United States Government or of the state in which the work under this contract is to be performed.
- (c) The Contractor shall be as fully responsible for the acts or omissions of its subcontractors, and of persons either directly or indirectly employed by them as for the acts or omissions of persons directly employed by the Contractor.
- (d) The Contractor shall insert appropriate clauses in all subcontracts to bind subcontractors to the terms and conditions of this contract insofar as they are applicable to the work of subcontractors.
- (e) Nothing contained in this contract shall create any contractual relationship between any subcontractor and the PHA or between the subcontractor and HUD.

38. Subcontracting with Small and Minority Firms, Women's Business Enterprise, and Labor Surplus Area Firms

The Contractor shall take the following steps to ensure that, whenever possible, subcontracts are awarded to small business firms, minority firms, women's business enterprises, and labor surplus area firms:

- (a) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
- (b) Ensuring that small and minority businesses and women's business enterprises are solicited whenever they are potential sources;
- (c) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses and women's business enterprises;
- (d) Establishing delivery schedules, where the requirements of the contract permit, which encourage participation by small and minority businesses and women's business enterprises; and
- (e) Using the services and assistance of the U.S. Small Business Administration, the Minority Business Development Agency of the U.S. Department of Commerce, and State and local governmental small business agencies.

39. Equal Employment Opportunity

During the performance of this contract, the Contractor agrees as follows:

- (a) The Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, or handicap.
- (b) The Contractor shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, national origin, or handicap. Such action shall include, but not be limited to, (1) employment, (2) upgrading, (3) demotion, (4) transfer, (5) recruitment or recruitment advertising, (6) layoff or termination, (7) rates of pay or other forms of compensation, and (8) selection for training, including apprenticeship.

- (c) The Contractor shall post in conspicuous places available to employees and applicants for employment the notices to be provided by the Contracting Officer that explain this clause.
- (d) The Contractor shall, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, or handicap.
- (e) The Contractor shall send, to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, the notice to be provided by the Contracting Officer advising the labor union or workers' representative of the Contractor's commitments under this clause, and post copies of the notice in conspicuous places available to employees and applicants for employment.
- (f) The Contractor shall comply with Executive Order 11246, as amended, and the rules, regulations, and orders of the Secretary of Labor.
- (g) The Contractor shall furnish all information and reports required by Executive Order 11246, as amended, Section 503 of the Rehabilitation Act of 1973, as amended, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto. The Contractor shall permit access to its books, records, and accounts by the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- (h) In the event of a determination that the Contractor is not in compliance with this clause or any rule, regulation, or order of the Secretary of Labor, this contract may be canceled, terminated, or suspended in whole or in part, and the Contractor may be declared ineligible for further Government contracts, or Federally assisted construction contracts under the procedures authorized in Executive Order 11246, as amended. In addition, sanctions may be imposed and remedies invoked against the Contractor as provided in Executive Order 11246, as amended, the rules, regulations, and orders of the Secretary of Labor, or as otherwise provided by law.
- (i) The Contractor shall include the terms and conditions of this clause in every subcontract or purchase order unless exempted by the rules, regulations, or orders of the Secretary of Labor issued under Executive Order 11246. as amended, so that these terms and conditions will be binding upon each subcontractor or vendor. The Contractor shall take such action with respect to any subcontract or purchase order as the Secretary of Housing and Urban Development or the Secretary of Labor may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided that if the Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the Contractor may request the United States to enter into the litigation to protect the interests of the United States.
- (j) Compliance with the requirements of this clause shall be to the maximum extent consistent with, but not in derogation of, compliance with section 7(b) of the Indian Self-Determination and Education Assistance Act and the Indian Preference clause of this contract.
- Employment, Training, and Contracting Opportunities for Low-Income Persons, Section 3 of the Housing and Urban Development Act of 1968.

- (a) The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
- (b) The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the Part 135 regulations.
- (c) The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.
- (d) The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR Part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 135.
- (e) The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR Part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR Part 135.
- (f) Noncompliance with HUD's regulations in 24 CFR Part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.
- (g) With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b)agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

41. Interest of Members of Congress

No member of or delegate to the Congress of the United States of America shall be admitted to any share or part of this contract or to any benefit that may arise therefrom.

42. Interest of Members, Officers, or Employees and Former Members, Officers, or Employees

No member, officer, or employee of the PHA, no member of the governing body of the locality in which the project is situated, no member of the governing body of the locality in which the PHA was activated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the project, shall, during his or her tenure, or for one year thereafter, have any interest, direct or indirect, in this contract or the proceeds thereof.

43. Limitations on Payments made to Influence Certain Federal Financial Transactions

- (a) The Contractor agrees to comply with Section 1352 of Title 31, United States Code which prohibits the use of Federal appropriated funds to pay any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with any of the following covered Federal actions: the awarding of any Federal contract; the making of any Federal grant; the making of any Federal loan; the entering into of any cooperative agreement; or the modification of any Federal contract, grant, loan, or cooperative agreement.
- (b) The Contractor further agrees to comply with the requirement of the Act to furnish a disclosure (OMB Standard Form LLL, Disclosure of Lobbying Activities) if any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a Federal contract, grant, loan, or cooperative agreement.

44. Royalties and Patents

The Contractor shall pay all royalties and license fees. It shall defend all suits or claims for infringement of any patent rights and shall save the PHA harmless from loss on account thereof; except that the PHA shall be responsible for all such loss when a particular design, process or the product of a particular manufacturer or manufacturers is specified and the Contractor has no reason to believe that the specified design, process, or product is an infringement. If, however, the Contractor has reason to believe that any design, process or product specified is an infringement of a patent, the Contractor shall promptly notify the Contracting Officer. Failure to give such notice shall make the Contractor responsible for resultant loss.

45. Examination and Retention of Contractor's Records

- (a) The PHA, HUD, or Comptroller General of the United States, or any of their duly authorized representatives shall, until 3 years after final payment under this contract, have access to and the right to examine any of the Contractor's directly pertinent books, documents, papers, or other records involving transactions related to this contract for the purpose of making audit, examination, excerpts, and transcriptions.
- (b) The Contractor agrees to include in first-tier subcontracts under this contract a clause substantially the same as paragraph (a) above. "Subcontract," as used in this clause, excludes purchase orders not exceeding \$10,000.
- (c) The periods of access and examination in paragraphs (a) and (b) above for records relating to (1) appeals under the Disputes clause of this contract, (2) litigation or settlement of claims arising from the performance of this contract, or (3) costs and expenses of this contract to which the PHA, HUD, or Comptroller General or any of their duly authorized representatives has taken exception shall continue until disposition of such appeals, litigation, claims, or exceptions.

46. Labor Standards - Davis-Bacon and Related Acts

If the total amount of this contract exceeds \$2,000, the Federal labor standards set forth in the clause below shall apply to the development or construction work to be performed under the contract.

(a) Minimum Wages.

(1) All laborers and mechanics employed under this contract in the development or construction of the project(s) involved will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the Contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv): also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the regular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits in the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein; provided, that the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall

be posted at all times by the Contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

- (2) (i) Any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when all the following criteria have been met: (A) The work to be performed by the classification requested is not performed by a classification in the wage determination; and (B) The classification is utilized in the area by the construction industry; and (C) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.
 - (ii) If the Contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, Employee Standards Administration, U.S. Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.
 - (iii) In the event the Contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator of the Wage and Hour Division for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.
 - (iv) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (a)(2)(ii) or (iii) of this clause shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in classification.
- (3) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the Contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.
- (4) If the Contractor does not make payments to a trustee or other third person, the Contractor may consider as part of the wages of any laborer or mechanic the

- amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program; provided, that the Secretary of Labor has found, upon the written request of the Contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the Contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.
- (b) Withholding of funds. HUD or its designee shall, upon its own action or upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the Contractor under this contract or any other Federal contract with the same prime Contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime Contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the Contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working in the construction or development of the project, all or part of the wages required by the contract, HUD or its designee may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the Contractor, disburse such amounts withheld for and on account of the Contractor or subcontractor to the respective employees to whom they are due.
- (c) Payrolls and basic records.
 - (1) Payrolls and basic records relating thereto shall be maintained by the Contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working in the construction or development of the project. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made, and actual wages paid. Whenever the Secretary of Labor has found. under 29 CFR 5.5(a)(1)(iv), that the wages of any laborer or mechanic include the amount of costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the Contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

- (2) (i) The Contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the Contracting Officer for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under subparagraph (c)(1) of this clause. This information may be submitted in any form desired. Optional Form WH-347 (Federal Stock Number 029-005-00014-1) is available for this purpose and may be purchased from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. The Contractor is responsible for the submission of copies of payrolls by all subcontractors. (Approved by the Office of Management and Budget under OMB Control Number 1214-0149.)
 - (ii) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the Contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:
 - (A) That the payroll for the payroll period contains the information required to be maintained under paragraph (c) (1) of this clause and that such information is correct and complete;
 - (B) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3; and
 - (C) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.
 - (iii) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirements for submission of the "Statement of Compliance" required by subparagraph (c)(2)(ii) of this clause.
 - (iv) The falsification of any of the above certifications may subject the Contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 3729 of Title 31 of the United States Code.
- (3) The Contractor or subcontractor shall make the records required under subparagraph (c)(1) available for inspection, copying, or transcription by authorized representatives of HUD or its designee, the Contracting Officer, or the Department of Labor and shall permit such representatives to interview employees during working hours on the job. If the Contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to

- make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.
- (d) (1) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship and Training, Employer and Labor Services (OATELS), or with a State Apprenticeship Agency recognized by OATELS, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by OATELS or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the Contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated in this paragraph, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the Contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator of the Wage and Hour Division determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event OATELS, or a State Apprenticeship Agency recognized by OATELS, withdraws approval of an apprenticeship program, the Contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable
 - (2) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under

program is approved.

- the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed in the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate in the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate in the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate in the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the Contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.
- (3) Equal employment opportunity. The utilization of apprentices, trainees, and journeymen under this clause shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.
- (e) Compliance with Copeland Act requirements. The Contractor shall comply with the requirements of 29 CFR Part 3, which are hereby incorporated by reference in this contract.
- (f) Contract termination; debarment. A breach of this contract clause may be grounds for termination of the contract and for debarment as a Contractor and a subcontractor as provided in 29 CFR 5.12.
- (g) Compliance with Davis-Bacon and related Act requirements. All rulings and interpretations of the Davis-Bacon and related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract.
- (h) Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this clause shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the Contractor (or any of its subcontractors) and the PHA, HUD, the U.S. Department of Labor, or the employees or their representatives.
- (i) Certification of eligibility.
 - (1) By entering into this contract, the Contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the Contractor's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

- (2) No part of this contract shall be subcontracted to any person or firm ineligible for award of a United States Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).
- (3) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.
- (j) Contract Work Hours and Safety Standards Act. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.
 - (1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics, including watchmen and guards, shall require or permit any such laborer or mechanic in any workweek in which the individual is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.
 - (2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the provisions set forth in subparagraph (j)(1) of this clause, the Contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such Contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic (including watchmen and guards) employed in violation of the provisions set forth in subparagraph (j)(1) of this clause, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by provisions set forth in subparagraph (j)(1) of this clause.
 - (3) Withholding for unpaid wages and liquidated damages. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the Contractor or subcontractor under any such contract or any Federal contract with the same prime Contractor, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime Contractor, such sums as may be determined to be necessary to satisfy any liabilities of such Contractor or subcontractor for unpaid wages and liquidated damages as provided in the provisions set forth in subparagraph (j)(2) of this clause.
- (k) Subcontracts. The Contractor or subcontractor shall insert in any subcontracts all the provisions contained in this clause, and such other clauses as HUD or its designee may by appropriate instructions require, and also a clause requiring the subcontractors to include these provisions in any lower tier subcontracts. The prime Contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all these provisions.

47. Non-Federal Prevailing Wage Rates

- (a) Any prevailing wage rate (including basic hourly rate and any fringe benefits), determined under State or tribal law to be prevailing, with respect to any employee in any trade or position employed under the contract, is inapplicable to the contract and shall not be enforced against the Contractor or any subcontractor, with respect to employees engaged under the contract whenever such non-Federal prevailing wage rate exceeds:
 - (1) The applicable wage rate determined by the Secretary of Labor pursuant to the Davis-Bacon Act (40 U.S.C. 3141 et seq.) to be prevailing in the locality with respect to such trade;
- (b) An applicable apprentice wage rate based thereon specified in an apprenticeship program registered with the U.S. Department of Labor (DOL) or a DOLrecognized State Apprenticeship Agency; or
- (c) An applicable trainee wage rate based thereon specified in a DOL-certified trainee program.
- 48. Procurement of Recovered Materials.
- (a) In accordance with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, the Contractor shall procure items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition. The Contractor shall procure items designated in the EPA guidelines that contain the highest percentage of recovered materials practicable unless the Contractor determines that such items: (1) are not reasonably available in a reasonable period of time: (2) fail to meet reasonable performance standards, which shall be determined on the basis of the guidelines of the National Institute of Standards and Technology, if applicable to the item; or (3) are only available at an unreasonable price.
- (b) Paragraph (a) of this clause shall apply to items purchased under this contract where: (1) the Contractor purchases in excess of \$10,000 of the item under this contract; or (2) during the preceding Federal fiscal year, the Contractor: (i) purchased any amount of the items for use under a contract that was funded with Federal appropriations and was with a Federal agency or a State agency or agency of a political subdivision of a State; and (ii) purchased a total of in excess of \$10,000 of the item both under and outside that contract.

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.	OFFICE USE ONLY
This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).	Date Received
By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.	
A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.	
Name of vendor who has a business relationship with local governmental entity.	
Check this box if you are filing an update to a previously filed questionnaire. (The law recompleted questionnaire with the appropriate filing authority not later than the 7th busines you became aware that the originally filed questionnaire was incomplete or inaccurate.)	s day after the date on which
Name of local government officer about whom the information is being disclosed.	
Name of Officer	
Describe each employment or other business relationship with the local government offi officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship wit Complete subparts A and B for each employment or business relationship described. Attac CIQ as necessary. A. Is the local government officer or a family member of the officer receiving or limited other than investment income, from the vendor? Yes No B. Is the vendor receiving or likely to receive taxable income, other than investment of the local government officer or a family member of the officer AND the taxable local governmental entity? Yes No Describe each employment or business relationship that the vendor named in Section 1 m	h the local government officer. h additional pages to this Form kely to receive taxable income, tincome, from or at the direction income is not received from the
other business entity with respect to which the local government officer serves as an o ownership interest of one percent or more.	
Check this box if the vendor has given the local government officer or a family member as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a)(a)(b) (B), excluding gifts described in Section 176.003(a)(b) (B) (B) (B) (B) (B) (B) (B) (B) (B) (B	
7	
Signature of vendor doing business with the governmental entity	Date

CONFLICT OF INTEREST QUESTIONNAIRE For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

<u>Local Government Code § 176.001(1-a)</u>: "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

- (a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:
 - (2) the vendor:
 - (A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that
 - (i) a contract between the local governmental entity and vendor has been executed; or
 - (ii) the local governmental entity is considering entering into a contract with the vendor;
 - (B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:
 - (i) a contract between the local governmental entity and vendor has been executed; or
 - (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

- (a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:
 - (1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);
 - (2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or
 - (3) has a family relationship with a local government officer of that local governmental entity.
- (a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:
 - (1) the date that the vendor:
 - (A) begins discussions or negotiations to enter into a contract with the local governmental entity; or
 - (B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or
 - (2) the date the vendor becomes aware:
 - (A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);
 - (B) that the vendor has given one or more gifts described by Subsection (a); or
 - (C) of a family relationship with a local government officer.

	CERTIFICATE OF INTE	RESTED	PAR	TIE	S				FORM 1295
	Complete Nos. 1 - 4 and 6 if there are interested parties. Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.							OFFI	CE USE ONLY
1	Name of business entity filing form, entity's place of business.	and the city, s	tate and o	oun	ry of	the b	usiness		
2	Name of governmental entity or stat which the form is being filed.	e agency that	is a party	/ to t	ne co	ntrac	t for		
3	Provide the identification number us and provide a description of the goo								entify the contract,
4	Name of Interested Party	City	y, State, Co	ountr	у		Natu	re of Interes	t (check applicable)
	Name of interested Party	(pla	ice of bus	ines	s)		Co	ntrolling	Intermediary
	DO NOT COMPLETE. COMPLT	ETED BY A	AWARDE	D C	ONT	RAC'	FOR ONL	Υ.	
5	Check only if there is NO Interested	Party.							
6	AFFIDAVIT	I swear	, or affirm,	under	penal	ty of p	erjury, that the	e above disclo	sure is true and correct.
		_							
	AFFIX NOTARY STAMP / SEAL ABOVE		S	gnatur	e of a	uthoriz	ed agent of c	ontracting bus	iness entity
	Sworn to and subscribed before me, by the s	said						, this the	day
	of, 20, to cert	tify which, witness	s my hand	and s	eal of o	office.			
	Signature of officer administering oath	Printed na	ame of off	cer ac	minist	ering c	ath	Title of offic	eer administering oath
	ADI	O ADDITION	NAL PA	GES	SAS	NEC	CESSARY	1	
						—			

ATTACHMENT C Profile of Firm Form Company Biography Subcontractor Listing

	PROFILE OF FIRM FORM (Page 1 of 2)							
(1) Prime	Joint Venture/Partner Sub-contractor (This form shall be completed by and for each	:h).						
(2) Lega	al Name of Firm:	-						
dba if applicabl	le:							
Telephone:_	Fax:							
Street Address,	, City, State, Zip:							

Telephone:		Fax:					
Street Address, City, Sta	ate, Zip:						
(3) Identify Principals/Pa	artners in Firm NAME			TITLE		% OF OWNE	RSHIP
 (4) Please indicate the Publicly Held □ P Corporation □ C (5) Respondent's Diversenter where provided 	Privately Held	Government Gamency Agency u must check all of	Organizati the followir	on ng that apply	·	□ Sole Proprietorship wnership of thi	
Minority- (MBE), or V active management I □African □ N	Voman-Owned (WI by one or more of t lative □Hispa	BE) Business Enter	rises qual	lify by virtue	∫Asian/Iı		ship and
%	%	%	_% <u>_</u> _	%		%	
□Woman-Owne (MBE)		ned □Disabled Veteran			□Othe	er (Specify):	
%	%		_% _	%		%	
(6) Is the business 51% address of the public Facility Name:	housing facility:			_Yes;1	No. If ye	s, provide nam	e and
Facility Address:			Ci	ty <u>:</u>			
(7) SWMBE Certification							
Certification Agency:(NOTE: A CERTIFICAT	TION/NUMBER IS	NOT REQUIRED –	ENTER IF	AVAILABLE	<u>:</u>)		
(8) Federal Tax ID Num	ber:						
(9) City of San Antonio I	Business License N	No.:					

(10) State of Texas License Type and No.:

PROFILE OF FIRM FORM (Page 2 of 2)

(11)	Has your firm or any mo whom and state the circ			n with a public entity? If yes, when, with
(12)				d by the San Antonio Housing Authority or and any resolution of the lawsuit.
(13)				ght against because of breach of contract or any resolution of the matter.
(14)		ernment, any state	government, the State	been debarred from providing any services of Texas, or any local government agency Initials
	If "Yes," please attach	a full detailed exp	lanation, including dates	s, circumstances and current status.
(15)			n or any principals the nissioner or Officer of S <i>i</i>	ereof have any current, past personal or AHA? Yes \square No \square
				Initials
	If "Yes," please attach	a full detailed exp	lanation, including dates	s, circumstances and current status.
(16)	he/she is verifying the accurate, and agrees	at all information that if the SAHA	provided herein is, to discovers that any info	that by completing and submitting this form the best of his/her knowledge, true and ormation entered herein is false, that shall by award with the undersigned party.
				Initials
(17)	laws including but not	limited to: Occupa	itional Safety & Health, E	ny and all applicable federal, state or local Equal Employment Opportunity, Immigration ax and Insurance Law, and the Fair Housing
	Act.			Initials
Sign	ature	 Date	Printed Name	Company
-				

Company Biography

Company Name:		
Headquarters Location:		
Field Office Locations:		
Business Specialty or Focus:		
Number of Full Time Staff:		
Founding Date and Brief History:		
Texas Projects and/or Clients:(past & current)		
<u> </u>		
Previous Housing Authority Experience:	YES	NO
List the Authorities:		

Proposed Subcontractors

Note: A completed Profile of Firm Form must be submitted for each subcontractor.

Proposed Subcontractors					
Item	Company Name	Address	Phone	Specialty	S/W/M/BE or
					Section 3
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
resu subcor becor	ilt of this solicitation tha ntractors is subject to th mes a part of the contra	e approval of SAHA and act. I further understand actors also requires the	(Signature) (Printed Name of Company Name		

Please provide a completed Profile of Firm Form for each Sub-Contractor.

ATTACHMENT D SWMBE Guidelines and Forms

M/WBE UTILIZATION STATEMENT SAN ANTONIO HOUSING AUTHORITY M/WBE PROGRAM OFFICE

Please read these instructions carefully before completing the required Minority/Women Business Enterprise (M/WBE) Utilization Statement. These instructions are designed to assist prime contractors/consultants document M/WBE program compliance or in preparing the required detailed and complete good faith effort information.

Contractors/Consultants are required to submit detailed documentation when the contract specified M/WBE participation ranges or goals are not met. The SAHA M/WBE Program Manager will review and consider a bidder's or proposer's good faith efforts in assisting SAHA to meet its M/WBE policy and program objectives.

A. Bidders/Proposers are required to make sincere efforts in attempting to achieve the applicable SAHA M/WBE participation ranges or goals. The approved M/WBE participation ranges or goals will be monitored throughout the duration of the project;

- B. All bidders/proposers are to complete Section A, Project Identification and Section B, Project M/WBE Utilization, if applicable. Should there be subcontracting/sub consulting opportunities, yet the bidder/proposer *not* achieve the project's applicable M/WBE participation range or goal, the bidder/proposer must complete all other sections of the Statement.
- C. This Statement should be prepared by the company's project M/WBE Coordinator or designee. The Statement must be signed and dated by an authorized company official. The Coordinator or designee should have a working knowledge as to the project's subcontracting or sub-consulting and supplier activities (actual and anticipated). This individual shall be a key figure in directing the prime contractor's M/WBE activities.
- D. The M/WBE Utilization Statement demonstrating a contractor's good faith efforts is subject to the SAHA M/WBE Program Coordinator's review and approval.
- E. SAHA requires all M/WBE firms to be certified as such by an entity acceptable to SAHA for project M/WBE credit.
- F. SAHA reserves the right to approve all additions or deletions of subcontractors, subconsultants, and/or major vendors. In the event that an M/WBE subcontractor, subconsultant, and/or major vendor is replaced, the contractor must make a good faith effort to involve and utilize another M/WBE subcontractor, sub consultant, and/or major vendor.

Should you have any questions or need additional information, please contact:

Candace Morin 818 S Flores Section 3/SWMBE Coordinator candace_morin@saha.org 210-477-6165

FOR SAHA PROCUREMENT DEPARTMENT USE ONLY	
Reviewed by:	
Date:	
Signature of SAHA Official:	
Recommendation: Approval: Denial:	
subject to the SAHA M/WBE Program Manager's review and appro-	val

M/WBE UTILIZATION STATEMENT SAN ANTONIO HOUSING AUTHORITY M/WBE PROGRAM OFFICE

	OJECT IDENTIFIC				
Project Number		Project Title			
Contract Amour	nt	_ Company Name	Company Name		
Project Participa	ation Range/Goal: 1	M/WBE %			
Contract Anticip	pated Participation	Range: M/WBE %			
for those are and/or major SECTION B: SU	eas, which the parties necessions and supplies necessions. BCONTRACTOR/SUE		TILIZATION		
	de <i>both</i> M/WBE a	and non-M/WBE, to be util			
TRADE AREA					
 Overall MBE Overall WBE Overall M/W Anticipated M Throughout	utilization percent utilization percent BE utilization perc A/WBE utilization Beginning 1/3 tote: SAHA will cre	age (%): entage (%): on this contract will occur: _ Middle 1/3 Final 1/3 edit only those M/WBEs that			

this contract relative to use of the listed subcontractors, sub-consultants and/or

major suppliers, M/WBE or otherwise, must be submitted to SAHA for review and approval.

If Bidder/Proposer is unable to meet the $\mbox{M/WBE}$ participation range/goal, please

proceed to complete Section C and submit documentation demonstrating contractual good faith efforts.

SECTION C: GOOD FAITH EFFORT

The following items are minimally considered as good faith efforts and demonstrate specific initiatives made in attempting to achieve SAHA's M/W/BE participation ranges. The bidder/proposer is not limited to these particular areas and may include other efforts deemed appropriate. Please feel free to elaborate on any question below.

Required Questions	Yes	No
1. If applicable, was your company represented at the pre-bid conference?		
2. Did your company request and obtain a copy of the certified M/WBE firms?		
3. Were M/WBE firms solicited for contract participation?		
4. Provide listing of solicited M/WBEs with whom contact was made?		
Please identify name of company, contact person, date, phone number and briefly		
describe nature of solicitation. (Include as an Attachment)		
5. Was direct contact made with SAHA's M/WBE Program Office?		
If yes, please identify date/person contacted and assistance sought.		
(Include as an Attachment)		
6. Identify all M/WBE support agencies/associations contacted for M/WBE		
assistance or solicitation (Minority Chamber's of Commerce, purchasing		
councils, contractor groups, etc.). (Please attach copies of solicitation letters of		
assistance and/or describe, as an Attachment to this section, the personal		
contact made)		
7. Were bid opportunities related to this project advertised in minority/women		
newspapers and trade journals? (If yes, please include a copy of the		
advertisement or detail the name of the publication(s), date of advertisement		
and describe the solicitation)		
8. Were copies of plans and specification furnished to any M/WBEs?		
9. Were subcontractors, subconsultants, and/or suppliers (if applicable) required to		
provide insurance or be bonded? (If yes, please detail any assistance that was		
provided or if they were referred, to whom)		
10. List, as an Attachment, all M/WBE bids received but rejected. Identify company		
name, contact person, telephone number, date, trade area, and the reason for		
rejecting the bid/proposal.		
11. Discuss any other effort(s) aimed at involving M/WBEs (Include as an		
Attachment):		
(a) Identify any specific efforts to divide work, in accordance with normal		
industry practices, to allow maximum M/WBE participation.		

(b) Discuss joint ventures initiatives, is subcontracting, etc., if any.(c) List all other good faith efforts em	
Good Faith Effort Statement is true ar	tates that all information submitted as part of this and correct to the best of his/her knowledge. I further ched thereto and become a binding part of the
Print Name	Title Date
Signature	Telephone Number

ATTACHMENT E Proposal Checklist and Certification

PROPOSAL Checklist and Certification

(Attachment E)

(This Form must be fully completed and placed under Tab No. 8 of the proposal submitted.)

Instructions: Unless otherwise specifically required, the items listed below must be completed and included in the proposal submittal. Please complete this form by marking an "X," where provided, to verify that the referenced completed form or information has been included within the "hard copy" proposal submittal submitted by the Respondents. Also, complete the Section 3 Statement and the Respondent's Statement as noted below:

X=ITEM INCLUDED	SUBMITTAL ITEMS Change these for the section headings
	Tab 1 References
	Tab 2 HUD and State Forms
	Tab 3 Profile of Firm, Company Biography, and Subcontractors List
	Tab 4 Evaluation Criteria Response
	Tab 5 Small/Minority/Disadvantaged/Veteran Business Enterprise Utilization Plan
	Tab 6 Proposal Checklist and Certification
	Tab 7 Subcontractors

Respondent's Certification

By signing below, Respondent certifies that the following statements are true and correct:

- 1. He/she has full authority to bind Respondents and that no member of Respondent's organization is disbarred, suspended or otherwise prohibited from contracting with any federal, state or local agency,
- 2. Items for which Proposals were provided herein will be delivered as specified in the Proposal,
- 3. In performing this contract, the contractor(s) shall comply with any and all applicable federal, state or local laws including but not limited to: Occupational Safety & Health, Equal Employment Opportunity, Immigration and Naturalization, The Americans with Disabilities Act, State Tax and Insurance Law, and the Fair Housing Act..
- **4.** Respondents agrees that this proposal shall remain open and valid for at least a period of 90 days from the date of the Proposal Opening and that this Proposal shall constitute an offer, which, if accepted by SAHA and subject to the terms and conditions of such acceptance, shall result in a contract between SAHA and the undersigned Respondents,
- 5. He/she has not given, offered to give, nor intends to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant in connection with this Proposal,
- **6.** Respondents, nor the firm, corporation, partnership, or institution represented by the Respondents, or anyone acting for such firm, corporation or institution has violated the antitrust laws of the State of Texas or the Federal Antitrust laws, nor communicated directly or indirectly the Proposal made to any competitor or any other person engaged in such line of business,
- 7. Respondents has not received compensation for participation in the preparation of the specifications for this RFP,
- 8. Non-Collusive Affidavit: The undersigned party submitting this Proposal hereby certifies that such Proposal is genuine and not collusive and that said Respondents has not colluded, conspired, connived or agreed, directly or indirectly, with any Respondents or person, to put in a sham Proposal or to refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference, with any person, to fix the Proposal price of affiant or of any other Respondents, to fix overhead, profit or cost element of said Proposal price, or that of any other Respondents or to secure any advantage against SAHA or any person interested in the proposed contract; and that all statements in said Proposal are true.
- **9.** Child Support: Pursuant to Section 231.006 (d) of the Texas Family Code, regarding child support, the bidder certifies that the individual or business entity named in this bid is not ineligible to receive the specified payment and acknowledges that this contract may be terminated and payment may be withheld if this certification is inaccurate.
- 10. Lobbying Prohibition: The Contractor agrees to comply with Section 1352 of Title 31, United States Code which prohibits the use of Federal appropriated funds to pay any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with any of the following covered Federal actions: the awarding of any Federal contract; the making of any Federal grant; the making of any Federal loan; the entering into of any cooperative agreement; or the modification of any Federal contract, grant, loan, or cooperative agreement.
- 11. Non-Boycott of Israel: SAHA may not enter into a contract with a company for goods and services unless the contract contains a written verification from the company that; (i) it does not Boycott Israel; and (ii) will not Boycott Israel during the term of the contract. (Texas Government Code chapter 2270). The Contractor by accepting these General Conditions and any associated contract, the CONTRACTOR certifies that it does not Boycott Israel, and agrees that during the term of this contract will not Boycott Israel as that term is defined in the Texas Government Code Section 808.001, as amended.
- 12. **TX Gov. Code 2252.152:** Prohibits a government entity from awarding a contract to a company identified as Iran, Sudan, or a Foreign Terrorist Organization as identified on a list maintained by the Texas Comptroller of Public Accounts. By signature hereon bidder certifies that it is not affiliated in any manner with the businesses on this list.

SIGNED:	(Print Name	e)	
(Print Company Name)	(Company Phone)	(Fax)	
(Email Address)			(Date)

ATTACHMENT F Form of Proposal

Do Not include this form in the "COPIES"

San Antonio Housing Authority 818 S. Flores San Antonio, Texas 78204

Attention: Charles Bode, Assist. Director of Procurement

RE: 2004-909-62-5017 La Providencia Exterior Rehabilitation

Gentlemen:

The undersigned Respondent, having read and examined the RFP and associated documents for the <u>La Providencia Exterior Rehabilitation and Site Improvements</u> and after thoroughly considering the factors which will affect the execution of the project and the cost thereof, does hereby propose this Proposal. All prices stated herein are firm and shall not be subject to escalation provided this Proposal is accepted within one hundred eighty (180) days after the official opening of proposals.

The undersigned hereby declares that the following list states any and all variations from and exceptions to the requirements of the proposal requirements and that, otherwise, it is the intent of this Proposal that the Project will be performed in strict accordance with the subsequent Contract Documents.

(If no exceptions are taken, indicate so by entering "None").

(Continue on separate page, if necessary, and attach hereto).

The undersigned Respondent herein proposes to execute the Property Rehabilitation and Modernization Services for the pricing/fee structure attached as a separate page hereto:

Dated this day of	, 20
Offeror	
Ву	
Title	
ATTEST:	
Business Address of Offeror	
State of Incorporation	
Address of Principal Office	
Email:	

Fee Sheet

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The undersigned proposer hereby states that by completing and submitting this Form and all other documents within this submittal, he/she is verifying that all information provided herein is, to the best of his/her knowledge, true and accurate, and that if SAHA discovers that any information entered herein to be false, that shall entitle SAHA to not consider or make award or to cancel any award with the undersigned party. Further, by completing and submitting the submittal, and by entering the costs where provided, the undersigned is thereby agreeing to abide by all terms and conditions pertaining to this RFP as issued by SAHA, in hard copy. Pursuant to all RFP Documents, all attachments, and all completed Documents submitted by proposer, including these forms, addendums, and all attachments, the undersigned proposes to supply SAHA with the services described herein for the fee(s) entered within the areas provided.

Base Bid Item	Qty	Unit	Cost
Exterior Building Rehabilitation and site improvements as specified herein	1	Job	\$
Alternate Add Items (At SAHA's Discretion)	Qty	Unit	Cost
R&R Window Treatments: White, Cordless, Light Filtering, 1 in. Vinyl Blind, Inside mount all windows	13	bldg	\$
R&R Contractor to install blinds on all newly installed patio doors: White, vinyl 3.5 in. Vertical Blind/Louver Inc. headrail & Valance. With Wand control.	1	Lot	\$
Concrete Splash Blocks on all buildings where new Gutters are installed.	1	Lot	\$
Install Gutter Guards on all buildings were new Gutters are installed. Reference: InvisaFlow Metal Lock-In Gutter Guard or equal.	1	Lot	\$
Rubberized Asphalt (Grace Ice & Water shield) on all buildings in lieu of felt paper.	1	Lot	\$
Synthetic underlayment (Dupont Tyvec Protec 120) on all buildings in lieu of felt paper.	1	Lot	\$
16'X20' Storage Building SEE exhibit (B) Performance spec. Must be approved by Mgmt and Proj. Mgr.	1	Ea	\$
Pole Sign SEE exhibit (A) To reference design, Must be approved by Mgmt and Proj. Mgr.	1	Ea	\$
Monument Sign: SEE exhibit (A) To reference design, Must be approved by Mgmt and Proj. Mgr	1	Ea	\$
Leasing Office sign: SEE exhibit (A) To reference design, Must be approved by Mgmt and Proj. Mgr.	1	Ea	\$
Pool Resurfacing: resurface pool adhere to current COSA code requirements, Must be approved by Mgmt and Proj. Mgr.	1	lot	\$
R&R pool fencing to include :Fence panels, posts, gates, gate hardware, and accessories. Replace with 4-1/2 FT High, Black, with a matte finish using TGIC technology advanced powder coating system. Must meet all required codes for COSA, Must be approved by Mgmt and Proj. Mgr.	1	Lot	\$
Company Name:			

Respondent must enclose a supporting Schedule of Values/Build of Materials.

Delivery in	days: (Failure to enter a	delivery time will sub	bject bidder to d	completion in
270 days. Days are Calendar	Days not Business Days.	.)		

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Unit Price items: These items will be utilized for unforeseen/hidden damage and require approval of the project manager. Items are to be installed complete and finished (turnkey) to match existing material where applicable. SAHA will determine which if any will be utilized. All fees shall be fully burdened including but not limited to: labor, parts, materials, demolition, installation, profit, overhead, administration, insurance, bonding, etc.

Item	Unit	Est. Qty	Unit Cost	Extension
5/8" GYP. BD. PTD.	SQFT.	600	\$	\$
5/8 Water resistant G.W.B	SQFT.	600	\$	\$
Gyp. BD. Repair PTD.	SQFT.	600	\$	\$
1/2" Exterior Grade Wall Sheathing	SQFT.	2000	\$	\$
1/2 Plywood decking	SQFT.	200	\$	\$
1/2 Gyp. Board	SQFT.	100	\$	\$
1-1/2 LT.WT. insulating concrete	SQFT.	90	\$	\$
3/4 Plywood Decking	SQFT.	100	\$	\$
6x6 #6 wire mesh (balcony only)	SQFT.	250	\$	\$
2-1/2 It wt concrete (front porch)	SQFT.	200	\$	\$
2x2x14 wire mesh	SQFT.	175	\$	\$
14" High Structural wood Truss	LF	65	\$	\$
Provide & Install Air handler (GOODMAN 2 Ton			\$	\$
model #: AWUF250516 5KW WMAH) Install per	Ea			
code.		5		
Provide & install Condensing Unit (GOODMAN 2	Ea		\$	\$
Ton model #: GSX140241) Install per code.	La	5		
Provide & install Non Programmable Thermostat	_		\$	\$
(WHITE RODGERS model #: 1F78-144) Install	Ea	_		
per code.		5	_	
R&R 2"x 2" Yellow Pine Framing	LF	75	\$	\$
R&R 2"x 4" Yellow Pine Framing	LF	120	\$	\$
R&R 2"x 6" Yellow Pine Framing	LF	100	\$	\$
R&R 2"x 8" Yellow Pine Framing	LF	50	\$	\$
R&R 2"x 10" Yellow Pine Framing	LF	30	\$	\$
R&R 2"x 6" Yellow Pine Rafter	LF	3	\$	\$
R&R 2"x 8" Yellow Pine Rafter	LF	3	\$	\$
R&R 2"x 10" Yellow Pine Joist	LF	3	\$	\$
R&R 2"x 12" Yellow Pine Joist	LF	3	\$	\$
R&R 16-1/2" Pre Engineered Wood Truss	Ea	4	\$	\$
5/8" Plywood (Decking)	SQFT	100	\$	\$
1/2" Plywood (Decking)	SQFT	75	\$	\$
16-1/2" Pre Engineered Wood Truss	Ea	6	\$	\$
1-1/2 Galvanized steel deck	SQFT	100	\$	\$
2x12 wood structural beam	Ea	15	\$	\$
10"Steel Channel	LF	100	\$	\$
Lithonia #KAXW, LED-P1-40K-R3-MVOLT-PER-		40	\$	\$
DBLXD-DLL127F 1.5 Or Equivalent	Ea	10	Φ.	Φ.
R&R 2x4 treated Lumber	LF	200	\$	\$
R&R 2x6 treated Lumber	LF	100	\$	\$
R&R 2x8 treated Lumber	LF	50	\$	\$
R&R 2x10 treated Lumber	LF	10	\$	\$
R&R 1x2 treated Lumber	LF	50	\$	\$
R&R 1x4 treated Lumber	LF	40	\$	\$
R&R 1x6 treated Lumber	LF	60	\$	\$
R&R 1x8 treated Lumber	LF	30	\$	\$
R&R 1x10 treated Lumber	LF	10	\$	\$
R&R 5/8 Plywood (2nd floor balcony repair)	SQFT	100	\$	\$
Company Name:				

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Item	Unit	Est. Qty	Unit Cost	Extension
Insulation R-15 fiberglass bat	SQFT	500	\$	\$
Insulation R-19 fiberglass bat	SQFT	500	\$	\$
R&R Lightweight concrete (2nd floor balcony			\$	\$
repair) 1-1/2 thickness	SQFT	100		
R&R #15 felt (2nd floor balcony repair)	SQFT	100	\$	\$
Continuous metal edge Flashing (2nd story			\$	\$
Patio)	LF	75		
Sidewalk repair (demo, prep, & installation)refer	LF		\$	\$
match existing surface	LF	200		
Concrete Curb match existing	LF	90	\$	\$
Asphalt Repair (Demo/Installation) refer to			\$	\$
Asphalt Repair Detail	SQFT	475		
Curb Ramp (Demo/Installation) Handi cap	Ea	2	\$	\$
Curb Painting	LF	225	\$	\$
Asphalt stripping 4"	SQFT	90	\$	\$
No Parking Fire lane Sign & Pole installed	Ea	5	\$	\$
Cementitious Lap Siding Smooth	LF	600	\$	\$
Cementitious Trim Smooth	LF	100	\$	\$
Stair Tread and bracket.	Ea	30	\$	\$
Prep, & Painting (Stair Assembly, Railing)	SQFT	30	\$	\$
Rail Repair (welding)	LF	90	\$	\$
Install New Railing (Match Existing, Inc. Paint)	LF	25	\$	\$
Paint existing bollards	Ea	10	\$	\$
Landscaping Items	Unit	Est. Qty	Unit Cost	Extension
Shrub Removal	Ea	10	\$	\$
Shrub Pruning	cuyd	20	\$	\$
Landscape steel edging	LÉ	175	\$	\$
Weed Barrier	sqyd	20	\$	\$
Mulch, cedar	cuyd	20	\$	\$
Zeon Zoysia sod	sqft	1000	\$	\$
Zeon Zoysia Sod, weed killer, top soil, fertilizers	sqft	100	\$	\$
Site Grading	cuyd	100	\$	\$
Tree Pruning	cuyd	20	\$	\$
Landscape Maintenance-Establishment	mo	2	\$	\$
Top Soil landscape mix	cuyd	600	\$	\$
Nolina Foothill (1.25 QT)	ea	3	\$	\$
Aztec Grass (1.25 QT)	ea	30	\$	\$
Dalea Black (1 gallon)	ea	4	\$	\$
Rosemary (1 gallon)	ea	4	\$	\$
Lavender (1 gallon)	ea	4	\$	\$
Esperanza (1 gallon)	ea	4	\$	\$
Gaillardia Red (1 Flat)	ea	4	\$	\$
Indian Paint Brush (1 Flat)	ea	4	\$	\$
Bougainvillea (1 Flat)	ea	4	\$	\$
Miscellaneous	Unit	Est. Qty	Unit Cost	Extension
PowerWash Exterior Walls (Brick sections)	Building	6	\$	\$
Powerwash sidewalk & Stairs	Building	6	\$	\$
Tuck & Point Brick	LF.	100	\$	\$
Company:			T	1 7
Total All Unit Price Items \$				
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	Addenda Acknowledgeme	ents
Addendum #1	Date	<u> </u>
Addendum #2	Date	<u> </u>
Addendum #3	Date	<u> </u>
Addendum #4	Date	<u> </u>
Signature		Date
Printed Name	Company	
E-mail address if available		
Phone	Fax	