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ADDENDUM #01

DATE:	October 19th, 2022	**PROJECT NO.:**	Project # 20229080 CRSA Project # 21-031
TO:	Gramoll Construction 155 S. 750 W. North Salt Lake, UT 84054	**PROJECT:**	Rio Grande Depot Seismic 300 S. Rio Grande St. SLC, UT 84101

This Addendum forms a part of the Contract Documents and modifies the original Bid Documents dated October 3, 2022 as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

This Addendum consists of (7) 8-1/2" x 11" Addendum pages, (55) 8-1/2" x 11" Specification pages and (72) 30" x 42" Addendum drawing pages.

I. CHANGES TO PRIOR ADDENDA:

I-1 None

I-2

II. CHANGES TO BIDDING REQUIREMENTS:

II-1 None

II-2

III. CHANGES TO AGREEMENT & OTHER CONTRACT FORMS:

III-1 None

III-2

IV. CHANGES TO CONDITIONS OF THE CONTRACT:

IV-1 None

IV-2

V. CHANGES TO SPECIFICATIONS:

V-1 General:

a) Specifications apply to all current and subsequent bid packages.

b) Additional text shown ***underlined & Italics***, deletions shown ~~strike through.~~

V-2 Section 005000 Contracting Forms

a) Add 1.02.A Gramoll Construction Blank Subcontract Agreement …

V-3 Section 01 4000 Quality Requirements.

a) 1.03 DEFINITIONS, B.1. {*Added Paragraph(s)}*

(1) Construction-Related: Services Contractor needs to provide …

b) 1.04 TESTING AND INSPECTION AGENCIES AND SERVICES {*Added Paragraph(s)}*

(1) Owner will employ and pay …

c) 3.02 MOCK-UPS Added paragraphs

(1) A. Before installing portions..

(2) B. Accepted mock-ups…
(3) Renumbered subparagraphs.

V-4 Section 02 4296 Historic Removal and Dismantling {*Added Paragraph(s)}*
a) 1.06 Quality Assurance A. 1.
(1) In Lieu of a specialist, other….

V-5 Section 013000 Administrative Requirements
a) Delete Paragraphs section 3.01 through 3.04 regarding "Electronic Document Submittal Services"

V-6 Section 013233 Photographic Documentation
a) Paragraph 1.03 delete reference to "project management software." Add "Bluebeam Project"

V-7 Section 013591 Historic Treatment
a) Remove paragraph 1.04.B. Pedestration
b) Clarified 1.09.E.3 relative humidity requirements.
c) Remove paragraph 1.09.F.1 regarding owner providing limited onsite storage.

V-8 Section 017419: Construction Waste Management & Disposal
a) Remove paragraph 1.06.A regarding landfill disposal records.

V-9 Section 02 4119 Selective Demolition
a) Modified paragraphs 1.10 Warranty – deleted reference to "warrantor" and added provision for Owner roofing inspector approval.
b) Paragraph 3.05. Clarification – In historic area and items that are noted to be reinstalled, or salvaged for storage shall be removed per the Section 013591. Other items and elements of the building to be removed that are not noted above can be disposed of at the discretion of the Contractor.

V-10 Section 23 0080 Selective Mechanical Demolition: Section Added.

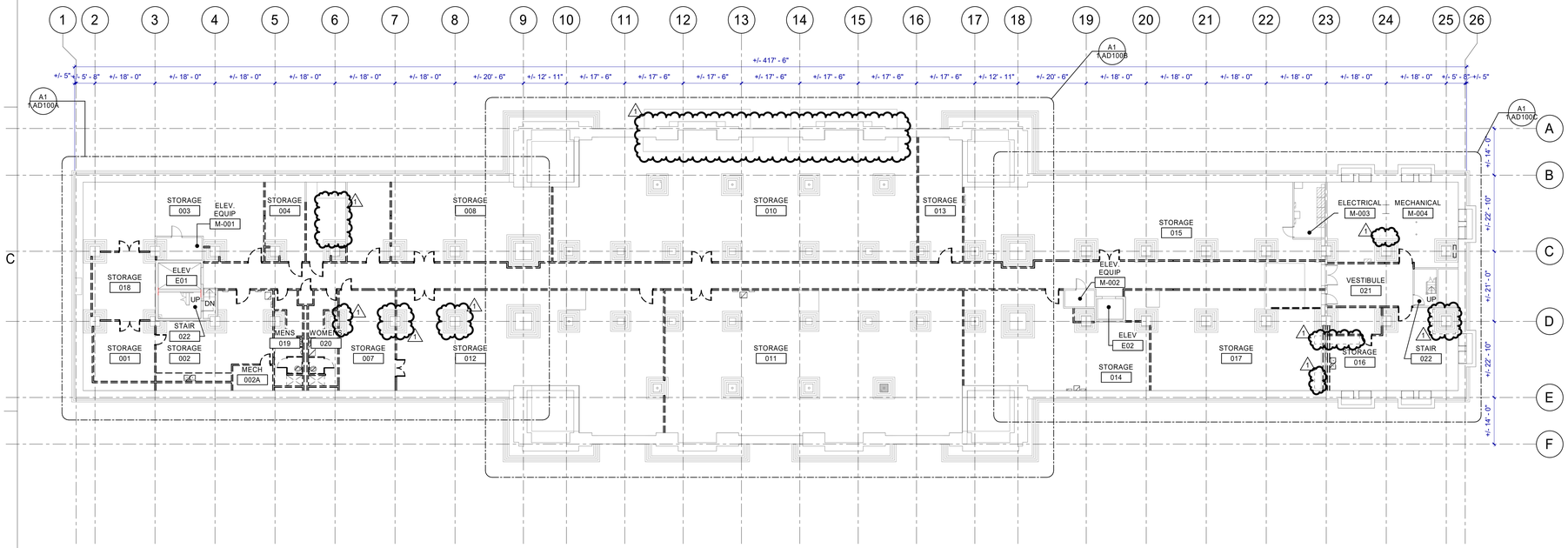
VI. CHANGES TO DRAWINGS:

VI-1 1.AD100: Additional existing casework and walls identified to be demolished. Existing concrete shelf shown.
VI-2 1.AD100A: Additional existing casework and walls identified to be demolished. Keynote corrected.
VI-3 1.AD100B: Existing concrete shelf shown.
VI-4 1.AD100C: Additional existing casework identified to be demolished.
VI-5 1.AD101: Additional wall identified to be demolished. Kitchen equipment to be demolished shows more clearly.
VI-6 1.AD101A: Existing casework noted to be demolished or salvaged.
VI-7 1.AD101B: Keynote corrected.
VI-8 1.AD101C: Additional existing marble base to be salvaged identified.
VI-9 1.AD102: Revised room name and number.
VI-10 1.AD102A: Additional existing walls identified to be demolished. Existing trim extents for salvage refined.
VI-11 1.AD102B: Additional existing trim identified for salvage.

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VI-12 1.AD102C: Additional existing walls identified to be demolished. Existing trim and door extents for salvage refined.
VI-13 1.AD111: Freezer 152 ceiling clarified.
VI-14 1.AD111C: Kitchen ceiling hatch for demolition clarified.
VI-15 1.AD112: Hall ceilings changed to be demolished during BP-01.
VI-16 1.AD112A: Hall ceilings changed to be demolished during BP-01.
VI-17 1.AD112C: Hall ceilings changed to be demolished during BP-01.
VI-18 1.AD600: Added doors H8, H9, H17, H18, H19, H28, H29, H30, H41, H42, H44, H46, H47, H60, H69, H80, H81, H85, H86 to scope. Removed doors H39, H40, H84 from scope.
VI-19 2.AD100: Existing concrete shelves shown to be removed.
VI-20 2.AD100B: Existing concrete shelves shown to be removed.
VI-21 2.AD101: Additional floor finishes identified to be removed.
VI-22 2.AD101B: Additional floor finishes identified to be removed.
VI-23 2.AD101C: Additional floor finishes identified to be removed.
VI-24 2.AD102: Additional floor finishes identified to be removed.
VI-25 2.AD102A: Additional floor finishes identified to be removed.
VI-26 2.AD102B: Additional floor finishes identified to be removed.
VI-27 2.AD102C: Additional floor finishes identified to be removed.
VI-28 2.AD112A: Hall ceiling demolition changed to be demolished in BP-01
VI-29 2.AD112C: Hall ceiling demolition chanted to be demolished in BP-01.
VI-30 See addendum summaries from Reaveley, Colvin and Spectrum Engineers.

END OF ADDENDUM



PHASE 1 BASEMENT DEMOLITION FLOOR PLAN

N A1 1.AD100

1/16" = 1'-0"

GENERAL NOTES

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F. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY HISTORICALLY SIGNIFICANT FEATURES UNCOVERED BEFORE DEMOLISHING THEM.

G. ALL HISTORIC ITEMS CALLED OUT TO BE SALVAGED NEED TO BE REMOVED CAREFULLY AND STORED FOR REINSTALLATION.

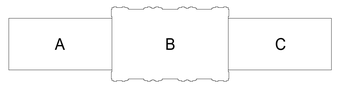
H. FIRE EXTINGUISHERS ON WALL TO BE REMOVED ARE TO BE RETURNED TO OWNER, DISPOSE CABINETS.

DEMOLITION LEGEND

- - - - - - - - - - - - BUILDING ELEMENT REMOVE AND DISPOSE.

———————— EXISTING TO REMAIN.

KEY MAP



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10/17/2022

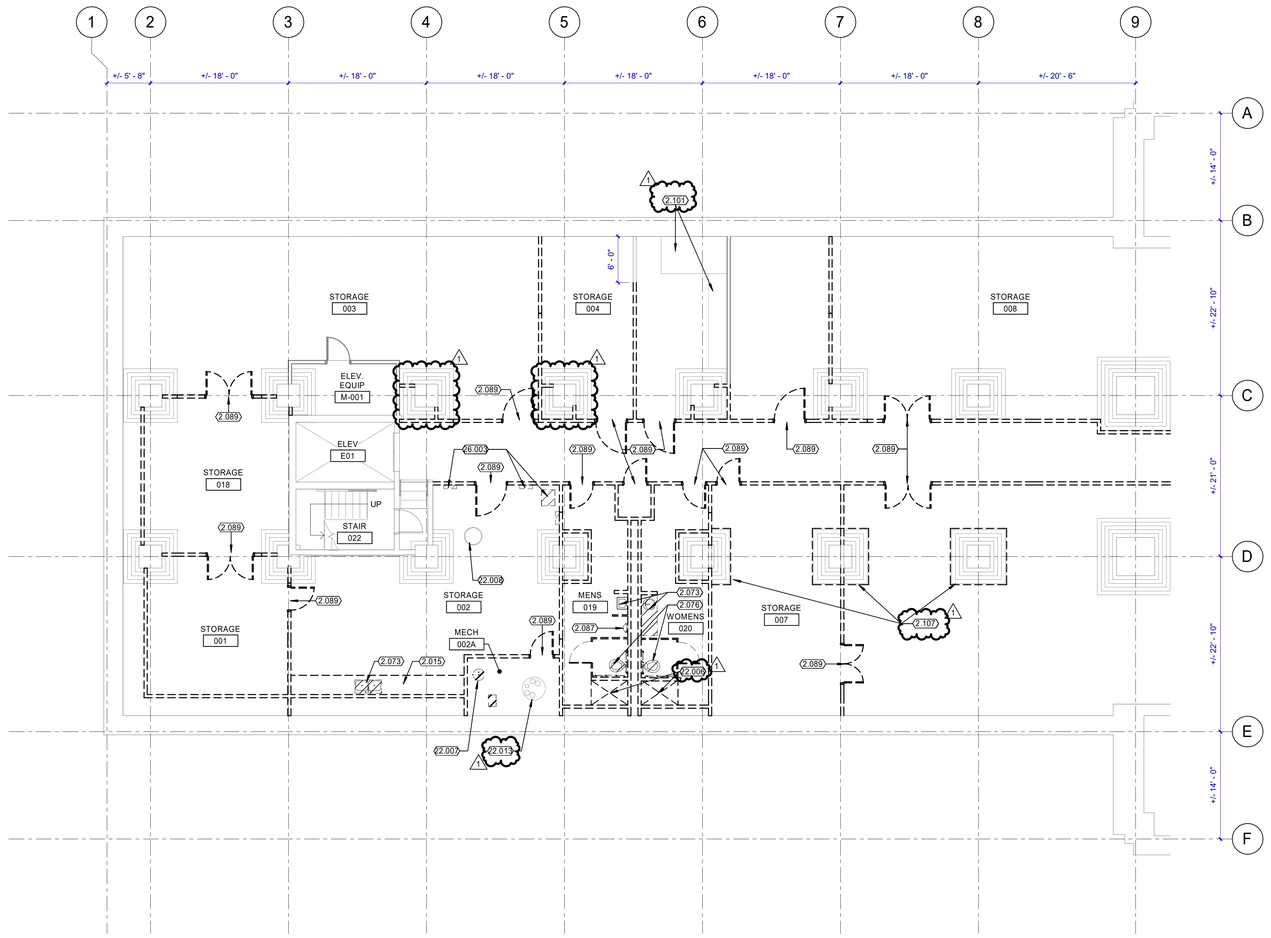
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PHASE 1 BASEMENT DEMOLITION FLOOR PLAN

1.AD100

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PHASE 1 BASEMENT DEMOLITION FLOOR PLAN AREA A

N A1 1.AD100A

1/8" = 1'-0"

0 2 4 8 16 32

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G. ALL HISTORIC ITEMS CALLED OUT TO BE SALVAGED NEED TO BE REMOVED CAREFULLY AND STORED FOR REINSTALLATION.

H. FIRE EXTINGUISHERS ON WALL TO BE REMOVED ARE TO BE RETURNED TO OWNER, DISPOSE CABINETS.

KEYNOTES

2.015	REMOVE CASEWORK. DISPOSE.
2.073	REMOVE SINK(S). DISPOSE.
2.076	REMOVE AND DISPOSE TOILET.
2.087	REMOVE URINAL. DISPOSE.
2.089	DOOR TO BE REMOVED BY CONTRACTOR. STORE IN LOCATION TO BE DISPOSED BY OWNER.
2.101	FUME HOOD AND CABINETRY TO BE REMOVED BY OWNER.
2.107	REMOVE EXISTING SHELVING. DISPOSE.
22.006	REMOVE SHOWERS AND DISPOSE. SEE PLUMBING SHEET 1.PD100A
22.007	WATER HEATER. SEE 1.PD100A.
22.009	PUMP GROUP. SEE 1.PD100A FOR REFERENCE.
22.013	PLUMBING EQUIPMENT. SEE PD100 SHEETS
26.003	ELECTRICAL EQUIPMENT. SEE SHEET 1.ED100

DEMOLITION LEGEND

BUILDING ELEMENT REMOVE AND DISPOSE.

EXISTING TO REMAIN.

KEY MAP



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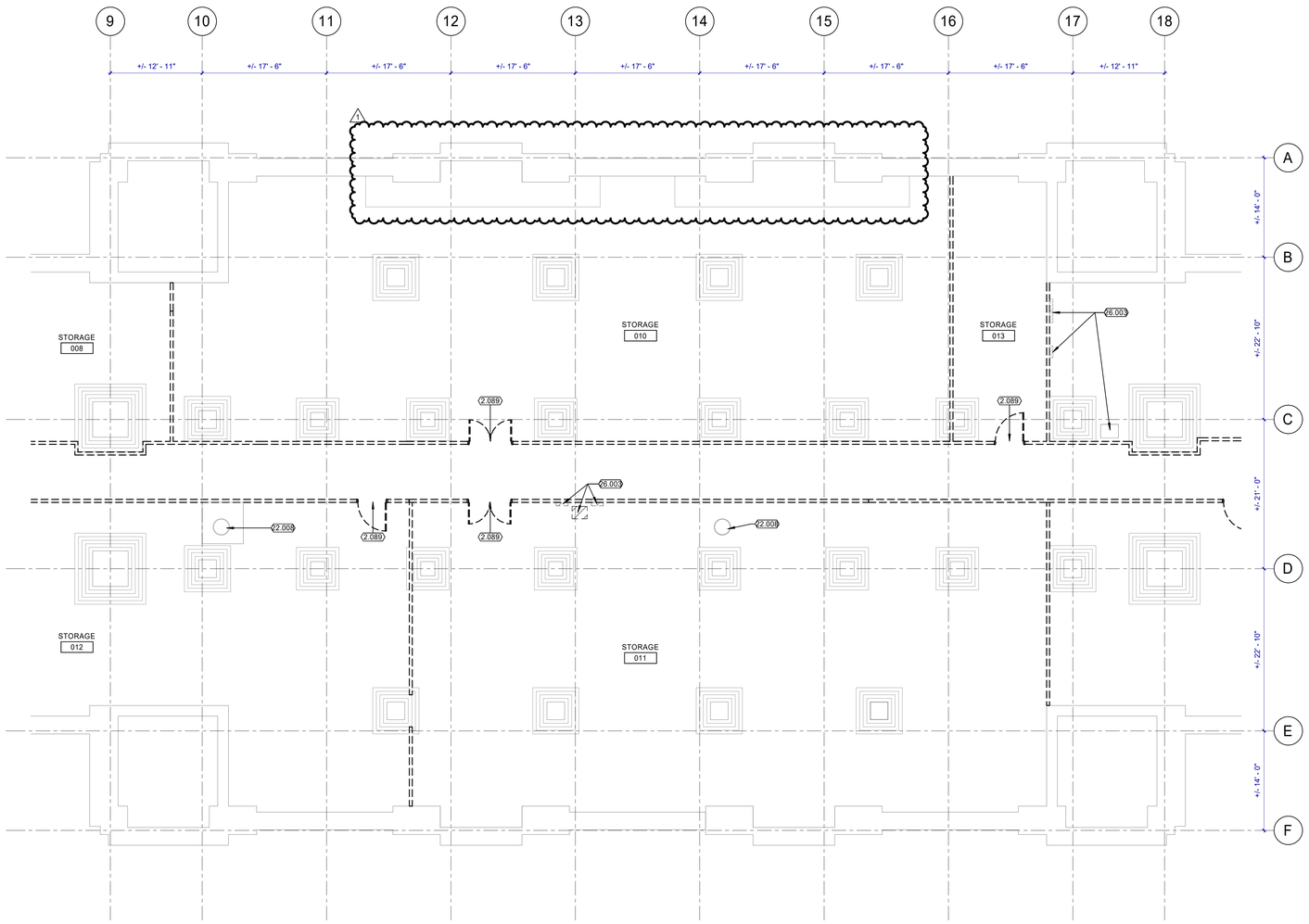
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PHASE 1 BASEMENT DEMOLITION FLOOR PLAN AREA A

1.AD100A

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PHASE 1 BASEMENT DEMOLITION FLOOR PLAN AREA B

N A1 1.AD100B

1/8" = 1'-0"

0' 2' 4' 8' 16' 32'

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KEYNOTES

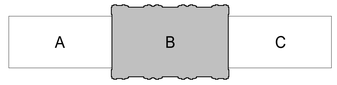
2.089	DOOR TO BE REMOVED BY CONTRACTOR. STORE IN LOCATION TO BE DISPOSED BY OWNER.
22.008	SUMP PUMP. SEE 1.PD100 SHEETS
26.003	ELECTRICAL EQUIPMENT. SEE SHEET 1.ED100

DEMOLITION LEGEND

BUILDING ELEMENT REMOVE AND DISPOSE.

EXISTING TO REMAIN.

KEY MAP



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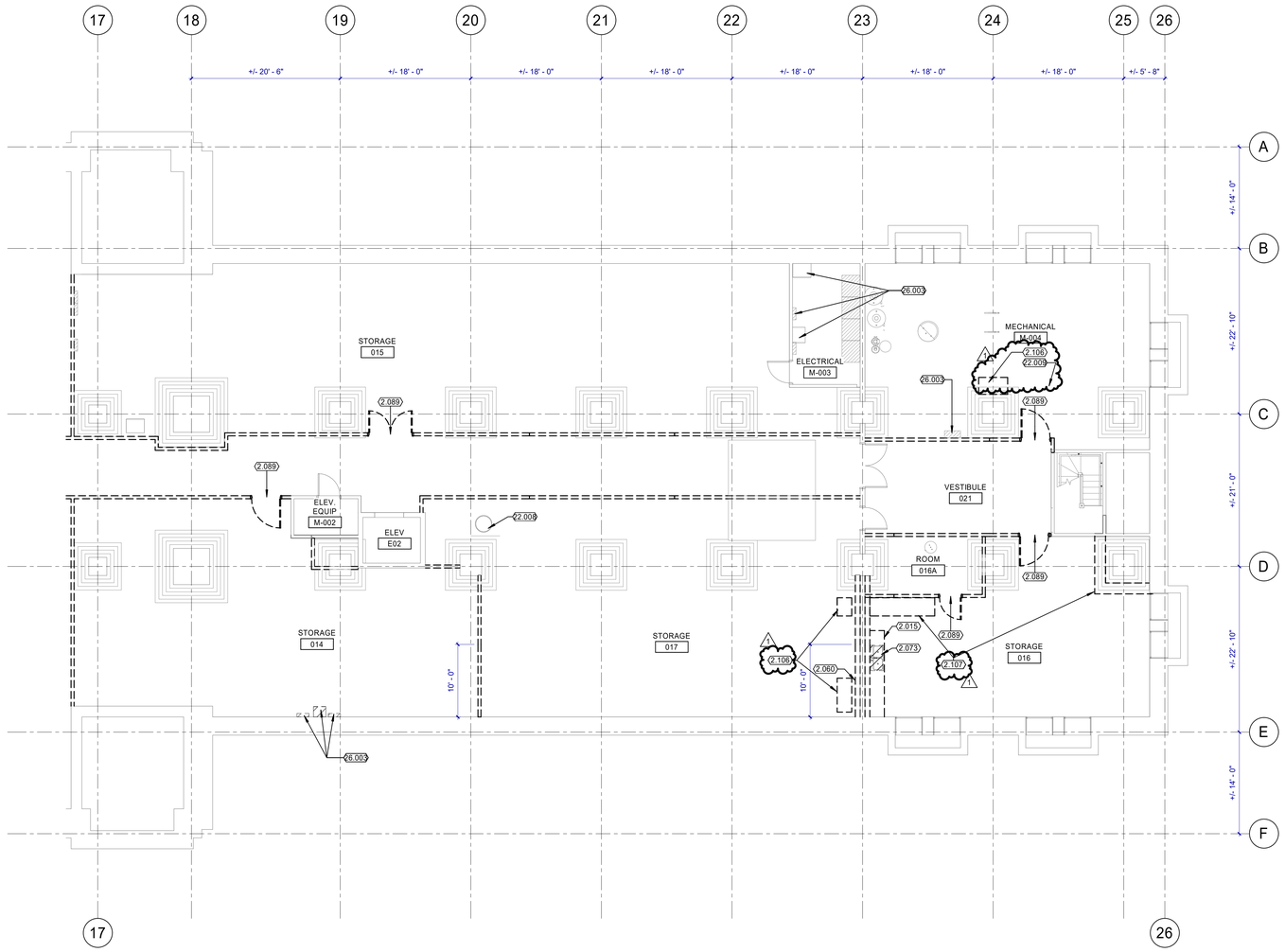
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PHASE 1 BASEMENT DEMOLITION FLOOR PLAN AREA B

1.AD100B

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By: Author
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PHASE 1 BASEMENT DEMOLITION FLOOR PLAN AREA C

N A1 1.AD1002

1/8" = 1'-0"

0' 2' 4' 8' 16' 32'

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KEYNOTES

2.015	REMOVE CASEWORK. DISPOSE.
2.060	REMOVE FURRED OUT WALL. (E) MASONRY WALL TO REMAIN.
2.073	REMOVE SINK(S). DISPOSE.
2.089	DOOR TO BE REMOVED BY CONTRACTOR. STORE IN LOCATION TO BE DISPOSED BY OWNER.
2.106	REMOVE EXISTING BASE CABINET, DISPOSE.
2.107	REMOVE EXISTING SHELVING, DISPOSE.
22.008	SUMP PUMP. SEE 1.PD100 SHEETS
22.009	SEE 1.PD100 AND 1.MD100 SHEETS FOR EQUIPMENT IN THIS SPACE
26.003	ELECTRICAL EQUIPMENT. SEE SHEET 1.ED100

DEMOLITION LEGEND

BUILDING ELEMENT REMOVE AND DISPOSE.

EXISTING TO REMAIN.

KEY MAP



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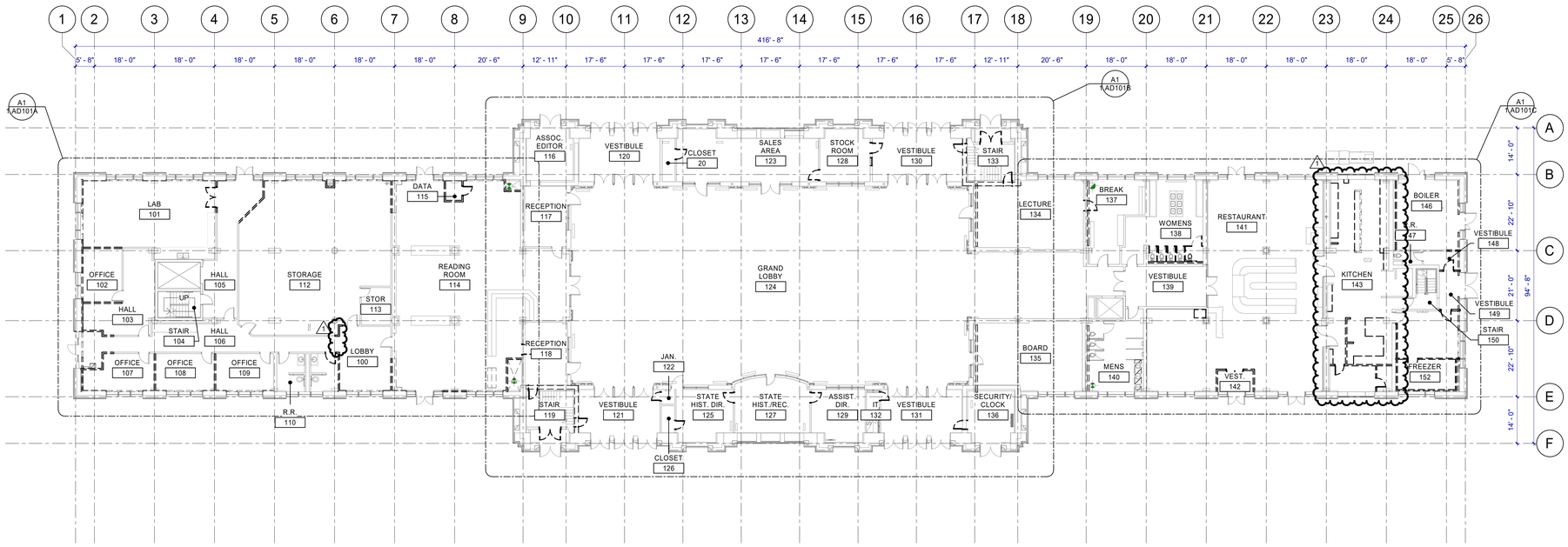
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PHASE 1 BASEMENT DEMOLITION FLOOR PLAN AREA C

1.AD100C



PHASE 1 MAIN LEVEL DEMOLITION FLOOR PLAN

N A1 1.AD101

1/16" = 1'-0"

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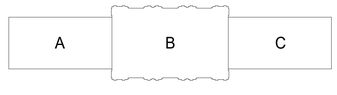
H. FIRE EXTINGUISHERS ON WALL TO BE REMOVED ARE TO BE RETURNED TO OWNER, DISPOSE CABINETS.

DEMOLITION LEGEND

- - - - - - - - - - - - BUILDING ELEMENT REMOVE AND DISPOSE.

———————— EXISTING TO REMAIN.

KEY MAP



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DFCM PROJECT #20229080

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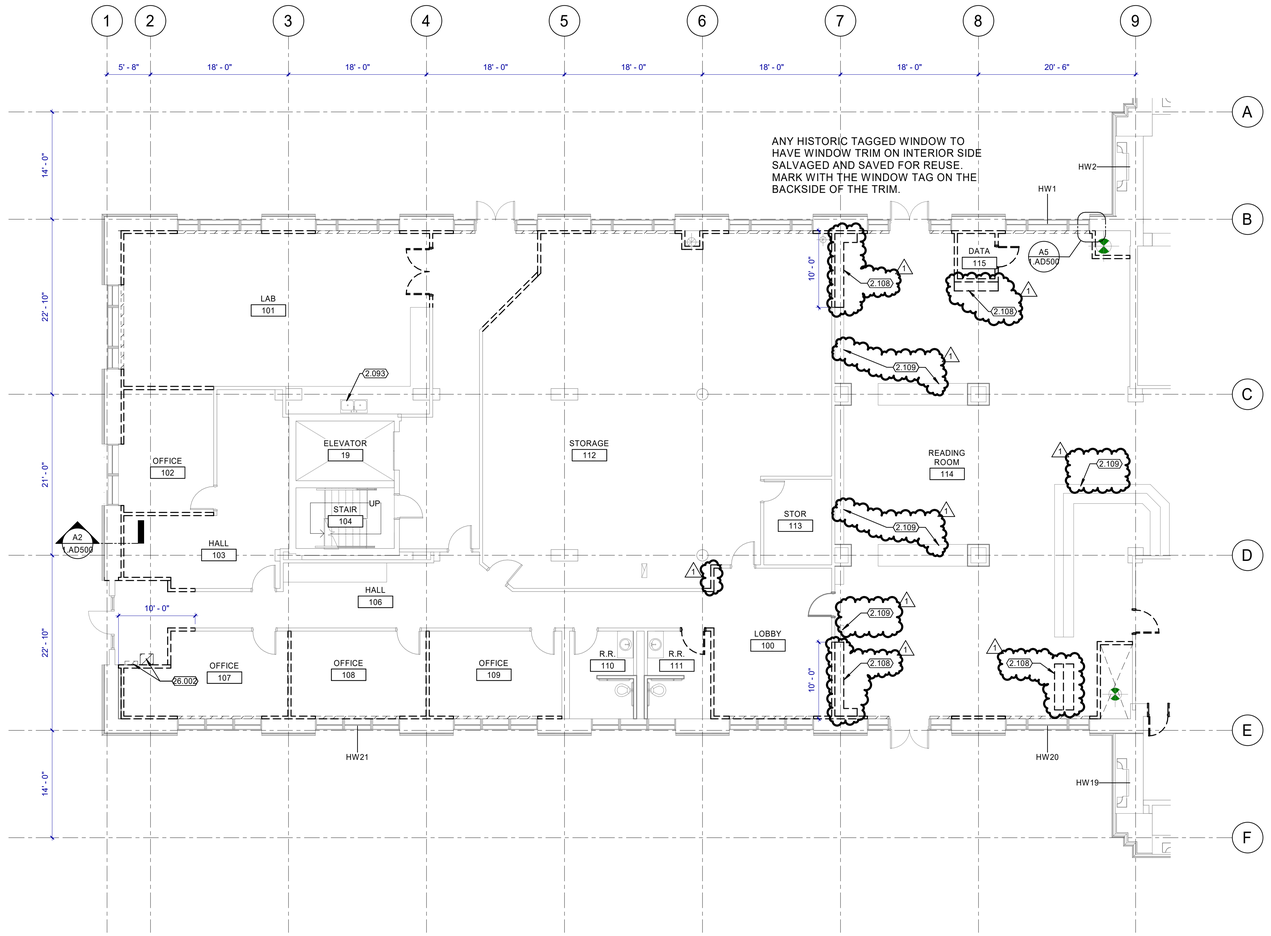
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CHECKED BY:	Checker

PHASE 1 MAIN LEVEL DEMOLITION FLOOR PLAN

1.AD101



PHASE 1 MAIN LEVEL DEMOLITION FLOOR PLAN AREA A

N A1 1.AD101A

1/8" = 1'-0"

GENERAL NOTES

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H. FIRE EXTINGUISHERS ON WALL TO BE REMOVED ARE TO BE RETURNED TO OWNER. DISPOSE CABINETS.

KEYNOTES

2.093	SAW CUT FULL DEPTH OF FLOOR.
2.108	REMOVE EXISTING CABINETRY. DISPOSE.
2.109	PROTECT EXISTING CABINETRY IN PLACE.
26.002	FLOOR DRILLS - TO REMAIN
26.002	ELECTRICAL EQUIPMENT. SEE SHEET 1.ED101 SHEETS

DEMOLITION LEGEND

BUILDING ELEMENT REMOVE AND DISPOSE.

EXISTING TO REMAIN.

KEY MAP



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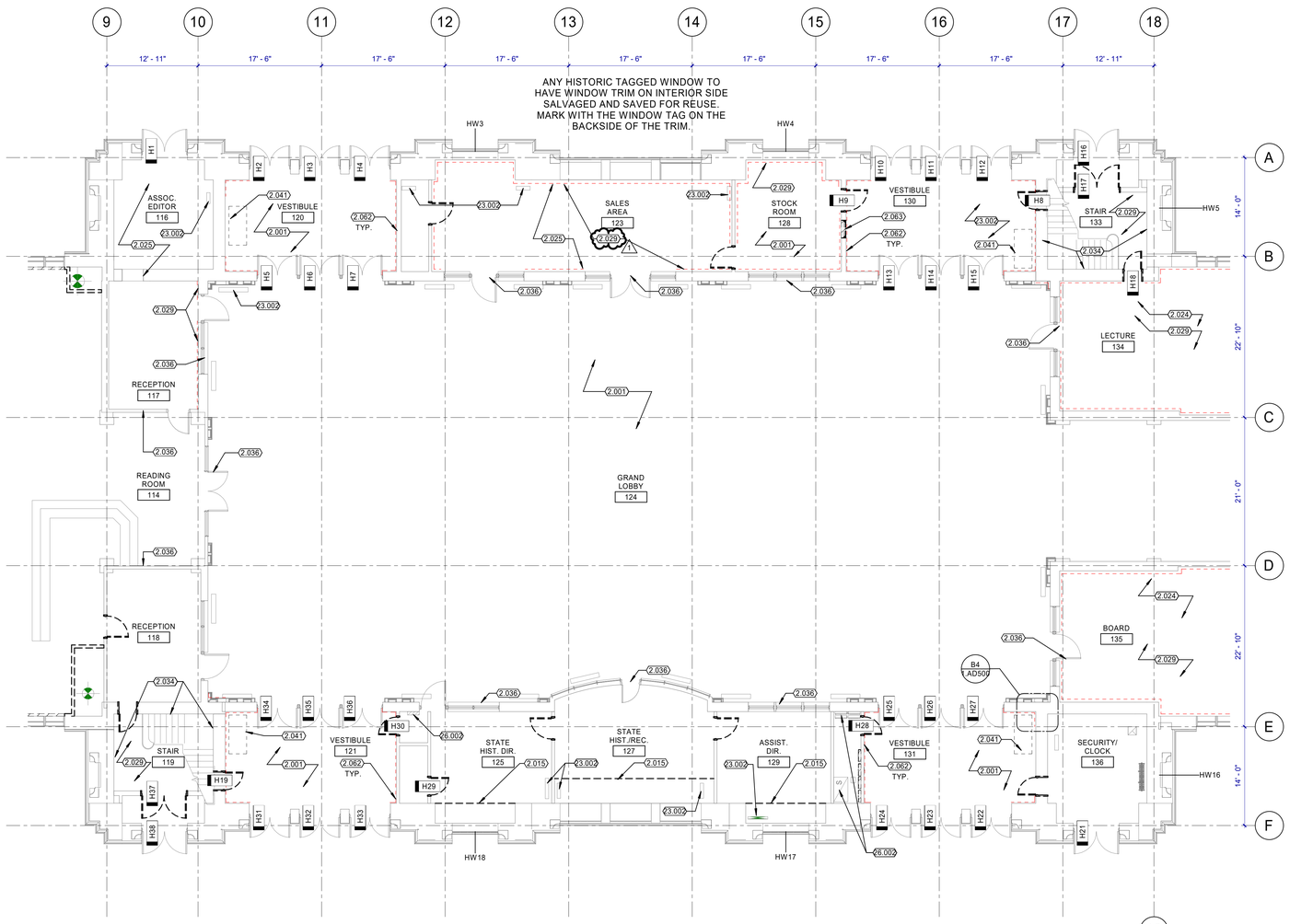
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PHASE 1 MAIN LEVEL DEMOLITION FLOOR PLAN AREA A

1.AD101A

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PHASE 1 MAIN LEVEL DEMOLITION FLOOR PLAN AREA B

N A1 / 1.AD101B

1/8" = 1'-0"

0' 2' 4' 8' 16' 32'

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H. FIRE EXTINGUISHERS ON WALL TO BE REMOVED ARE TO BE RETURNED TO OWNER, DISPOSE CABINETS.

KEYNOTES

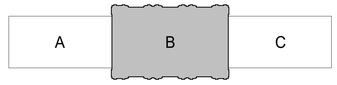
2.001	PROTECT IN PLACE (E) TERRAZO FLOOR
2.015	REMOVE CASEWORK. DISPOSE.
2.024	DISMANTLE HISTORIC WOOD WAINSCOTING AND SALVAGE FOR REINSTALLATION.
2.025	DISMANTLE HISTORIC WOOD BASE AND SALVAGE FOR REINSTALLATION.
2.029	DISMANTLE HISTORIC MARBLE BASE AND SALVAGE FOR REINSTALLATION. TAG LOCATION FOR REINSTALL.
2.034	DISMANTLE HISTORIC LIGHT FIXTURES AND SALVAGE FOR REINSTALLATION.
2.036	(E) HISTORIC STOREFRONT TO REMAIN.
2.041	DISMANTLE RADIATOR AND SALVAGE FOR REINSTALLATION.
2.062	DASHED LINE REPRESENTS MARBLE WAINSCOT TO BE DISMANTLED AND SALVAGED FOR REINSTALLATION.
2.063	DISMANTLE HISTORIC WINDOW AND TRIM WITH MARBLE SILL AND SALVAGE FOR REINSTALLATION.
23.002	FLOOR GRILLES TO REMAIN
26.002	ELECTRICAL EQUIPMENT. SEE SHEET 1.ED101 SHEETS

DEMOLITION LEGEND

BUILDING ELEMENT REMOVE AND DISPOSE.

EXISTING TO REMAIN.

KEY MAP



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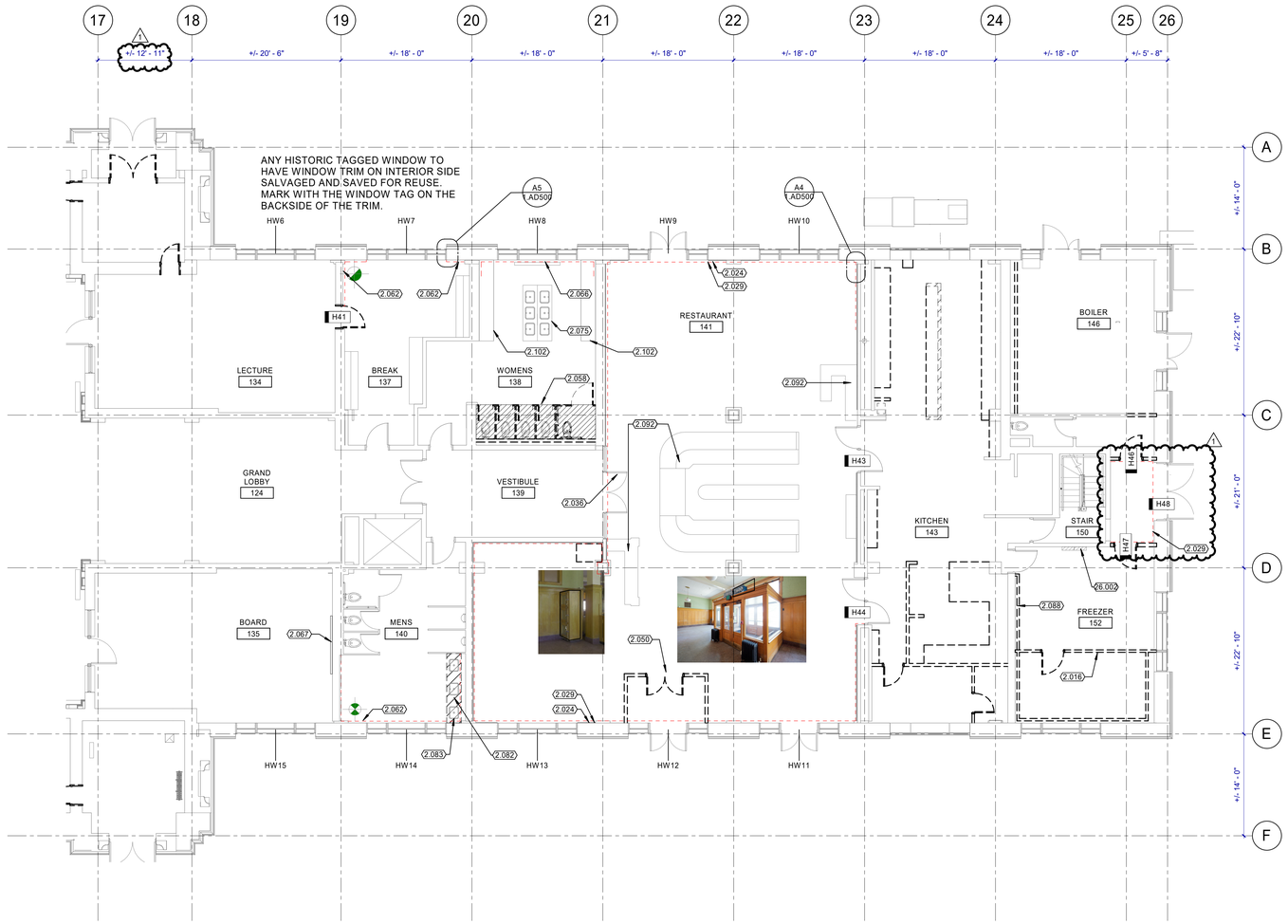
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PHASE 1 MAIN LEVEL DEMOLITION FLOOR PLAN AREA B

1.AD101B

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PHASE 1 MAIN LEVEL DEMOLITION FLOOR PLAN AREA C

N A1 AD1012 1/8" = 1'-0"

0' 2' 4' 8' 16' 32'

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KEYNOTES

2.016	REMOVE WALK-IN COOLER. DISPOSE.
2.024	DISMANTLE HISTORIC WOOD WAINSCOTING AND SALVAGE FOR REINSTALLATION.
2.029	DISMANTLE HISTORIC MARBLE BASE AND SALVAGE FOR REINSTALLATION. TAG LOCATION FOR REINSTALL.
2.036	(E) HISTORIC STOREFRONT TO REMAIN.
2.050	DISMANTLE HISTORIC COFFEE SHOP SIGN AND SALVAGE FOR REINSTALLATION. REMOVE VESTIBULE. DISPOSE.
2.058	DISMANTLE MARBLE PARTITIONS, DOORS, SINKS, AND TOILETS AND SALVAGE FOR REINSTALLATION.
2.062	DASHED LINE REPRESENTS MARBLE WAINSCOT TO BE DISMANTLED AND SALVAGED FOR REINSTALLATION.
2.066	DASHED LINE REPRESENTS MARBLE BASE TO BE DISMANTLED AND SALVAGED FOR REINSTALLATION.
2.067	DISMANTLE HISTORIC MIRROR AND WOOD FRAME AND SALVAGE FOR REINSTALLATION.
2.075	EXISTING SINKS AND COUNTERTOPS. PROTECT IN PLACE.
2.082	REMOVE COUNTERTOP. DISPOSE.
2.083	REMOVE SINKS, FAUCETS, BRACKETS AND MIRRORS. SALVAGE FOR REINSTALLATION.
2.088	REMOVE METAL STUD WALL AND GYP. BD. FURRED WALL.
2.092	EXISTING MILLWORK TO REMAIN. PROTECT IN PLACE
2.102	REMOVE COUNTERTOPS AND BRACKETS. SALVAGE FOR REINSTALLATION.
26.002	ELECTRICAL EQUIPMENT. SEE SHEET 1.ED101 SHEETS

DEMOLITION LEGEND

BUILDING ELEMENT REMOVE AND DISPOSE.

EXISTING TO REMAIN.

KEY MAP



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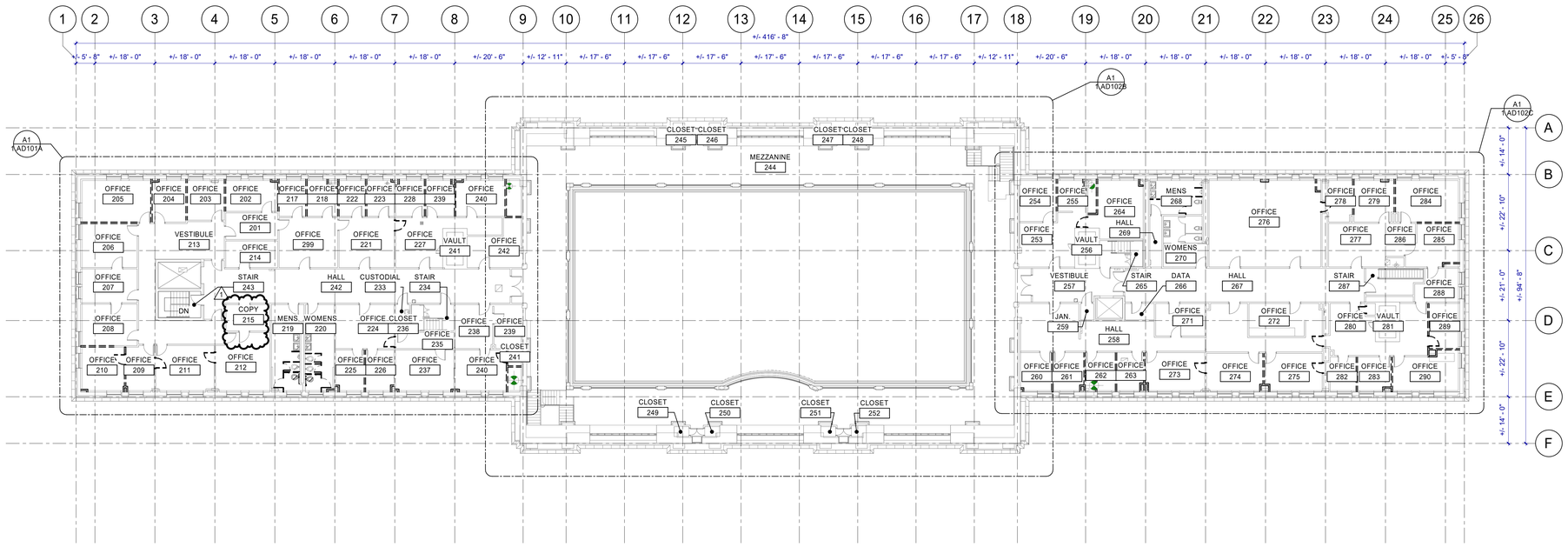
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PHASE 1 MAIN LEVEL DEMOLITION FLOOR PLAN AREA C

1.AD101C

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PHASE 1 UPPER LEVEL DEMOLITION FLOOR PLAN

1 / 1.AD102 — 1/16" = 1'-0"

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KEYNOTES

DEMOLITION LEGEND

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———————— EXISTING TO REMAIN.

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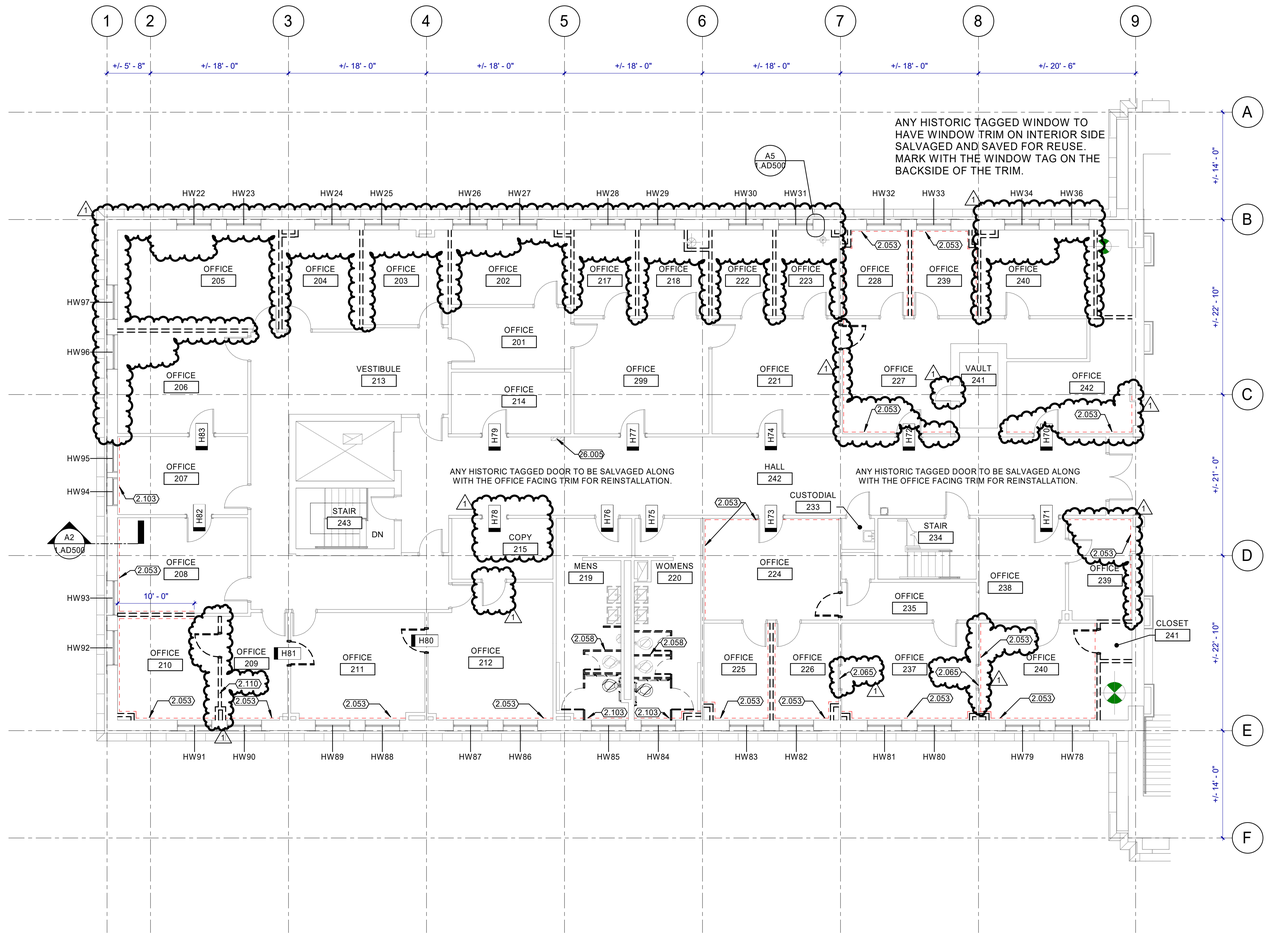
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PHASE 1 UPPER LEVEL DEMOLITION FLOOR PLAN

1.AD102



N

1 / 1.AD102A

PHASE 1 UPPER LEVEL DEMOLITION FLOOR PLAN AREA A

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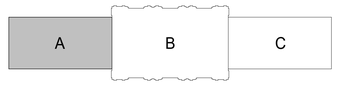
2.053	DASHED LINE REPRESENTS PAINTED BASEBOARD TO BE REMOVED. DISMANTLE TO NEAREST SEAM. SALVAGE FOR REINSTALLATION.
2.058	DISMANTLE MARBLE PARTITIONS, DOORS, SINKS, AND TOILETS AND SALVAGE FOR REINSTALLATION.
2.065	DISMANTLE HISTORIC DOOR AND DOOR TRIM AND SALVAGE FOR REINSTALLATION.
2.103	DASHED LINE REPRESENTS STONE BASEBOARD TO BE REMOVED. DISMANTLE TO NEAREST SEAM. SALVAGE FOR REINSTALLATION.
2.110	REMOVE WALL AND DOOR SYSTEM. SALVAGE FOR REINSTALLATION.
26.005	ELECTRICAL EQUIPMENT. SEE 1.ED102 SHEET

DEMOLITION LEGEND

BUILDING ELEMENT REMOVE AND DISPOSE.

EXISTING TO REMAIN.

KEY MAP



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RIO GRANDE DEPOT SEISMIC UPGRADE

300 SOUTH RIO GRANDE STREET
SALT LAKE CITY, UT 84101

DFCM PROJECT #20229080

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STATE OF UTAH — ZACHARY M. HESLOP — 11965299-0301 — LICENSED ARCHITECT

10/17/2022

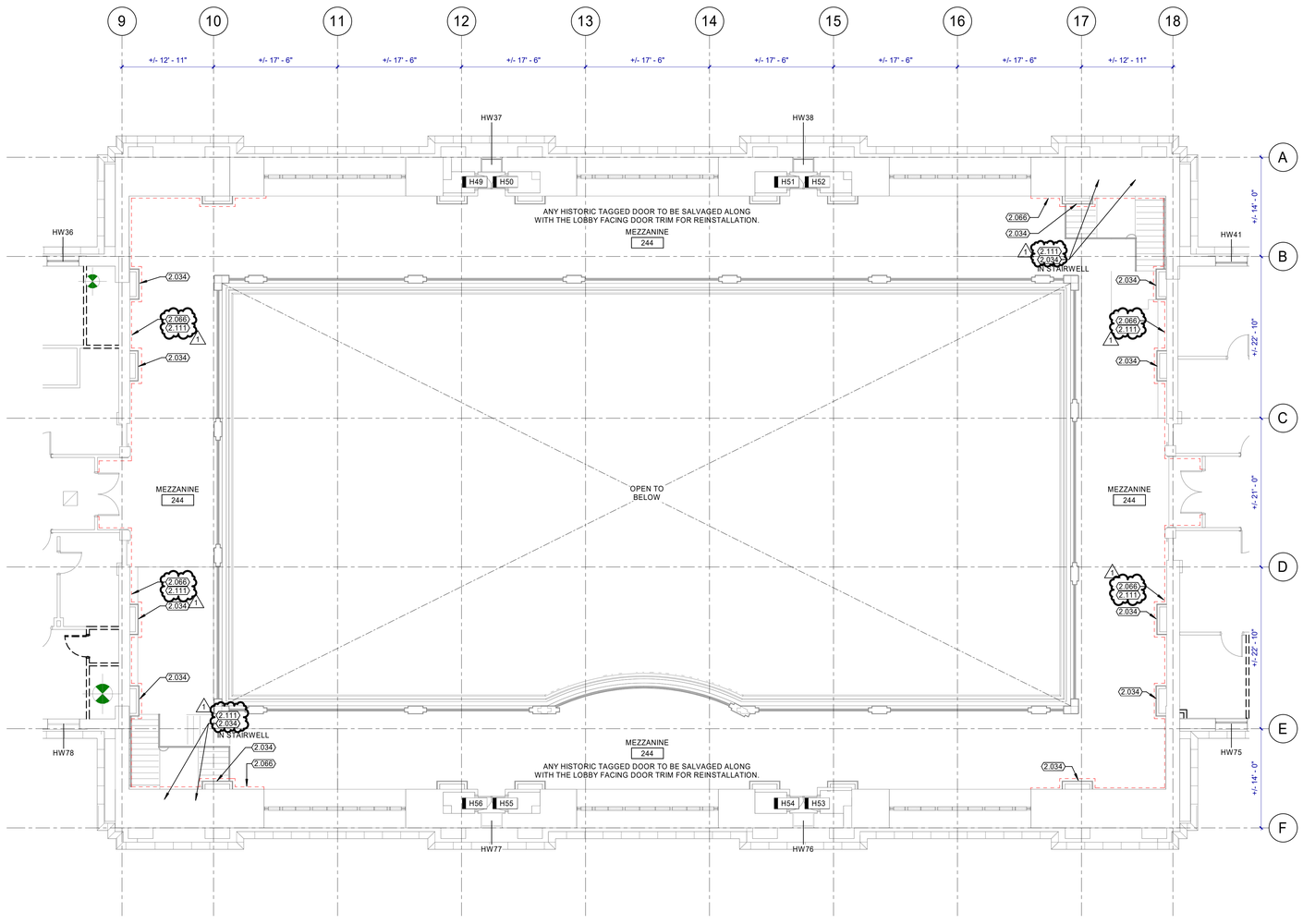
ISSUE TYPE:	DATE:
BP-01 DD	OCTOBER 3, 2022
1 ADD 01	October 19, 2022

PROJECT NUMBER:	21-031
DRAWN BY:	Author
CHECKED BY:	Checker

PHASE 1 UPPER LEVEL DEMOLITION FLOOR PLAN AREA A

1.AD102A

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PHASE 1 UPPER LEVEL DEMOLITION FLOOR PLAN AREA B

N

A1
1.AD102B

1/8" = 1'-0"

0' 2' 4' 8' 16' 32'

GENERAL NOTES

A. CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.

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F. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY HISTORICALLY SIGNIFICANT FEATURES UNCOVERED BEFORE DEMOLISHING THEM.

G. ALL HISTORIC ITEMS CALLED OUT TO BE SALVAGED NEED TO BE REMOVED CAREFULLY AND STORED FOR REINSTALLATION.

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KEYNOTES

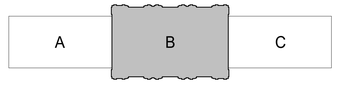
2.034	DISMANTLE HISTORIC LIGHT FIXTURES AND SALVAGE FOR REINSTALLATION.
2.066	DASHED LINE REPRESENTS MARBLE BASE TO BE DISMANTLED AND SALVAGED FOR REINSTALLATION.
2.111	DISMANTLE HISTORIC CHAIR RAIL TRIM AND SALVAGE FOR REINSTALLATION.

DEMOLITION LEGEND

BUILDING ELEMENT REMOVE AND DISPOSE.

EXISTING TO REMAIN.

KEY MAP



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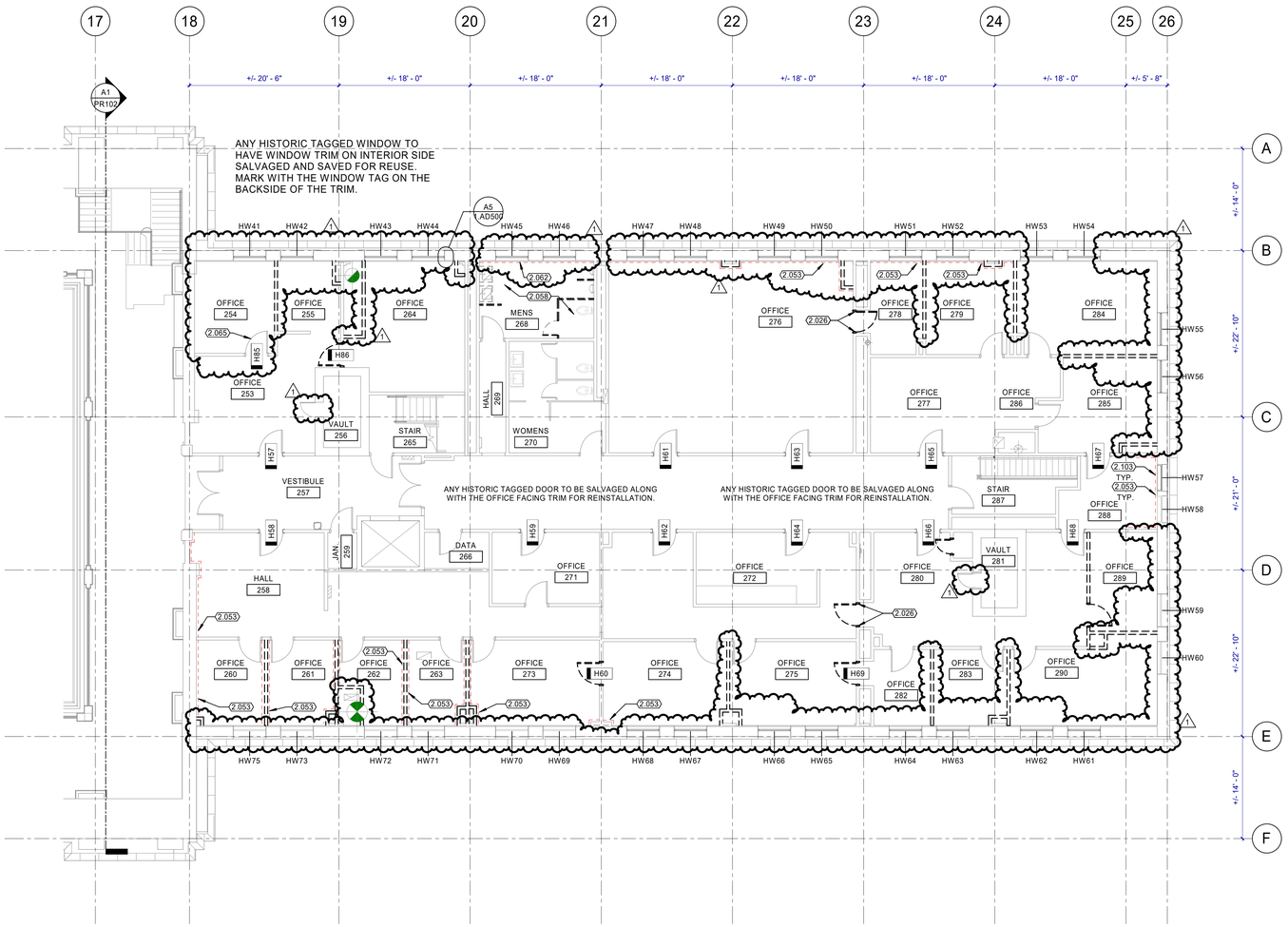
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PHASE 1 UPPER LEVEL DEMOLITION FLOOR PLAN AREA B

1.AD102B

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File Name: C:\Users\zheslop\Documents\21-031_RG Depot_Seismic Upgrade_R22_zheslop.rvt



PHASE 1 UPPER LEVEL DEMOLITION FLOOR PLAN AREA C

N A1 AD1022

1/8" = 1'-0"

0' 2' 4' 8' 16' 32'

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H. FIRE EXTINGUISHERS ON WALL TO BE REMOVED ARE TO BE RETURNED TO OWNER, DISPOSE CABINETS.

KEYNOTES

2.026	DISMANTLE HISTORIC INTERIOR DOOR TRIM AND SALVAGE FOR REINSTALLATION.
2.053	DASHED LINE REPRESENTS PAINTED BASEBOARD TO BE REMOVED. DISMANTLE TO NEAREST SEAM. SALVAGE FOR REINSTALLATION.
2.058	DISMANTLE MARBLE PARTITIONS, DOORS, SINKS, AND TOILETS AND SALVAGE FOR REINSTALLATION.
2.062	DASHED LINE REPRESENTS MARBLE WAINSCOT TO BE DISMANTLED AND SALVAGED FOR REINSTALLATION.
2.065	DISMANTLE HISTORIC DOOR AND DOOR TRIM AND SALVAGE FOR REINSTALLATION.
2.103	DASHED LINE REPRESENTS STONE BASEBOARD TO BE REMOVED. DISMANTLE TO NEAREST SEAM. SALVAGE FOR REINSTALLATION.

DEMOLITION LEGEND

BUILDING ELEMENT REMOVE AND DISPOSE.

EXISTING TO REMAIN.

KEY MAP



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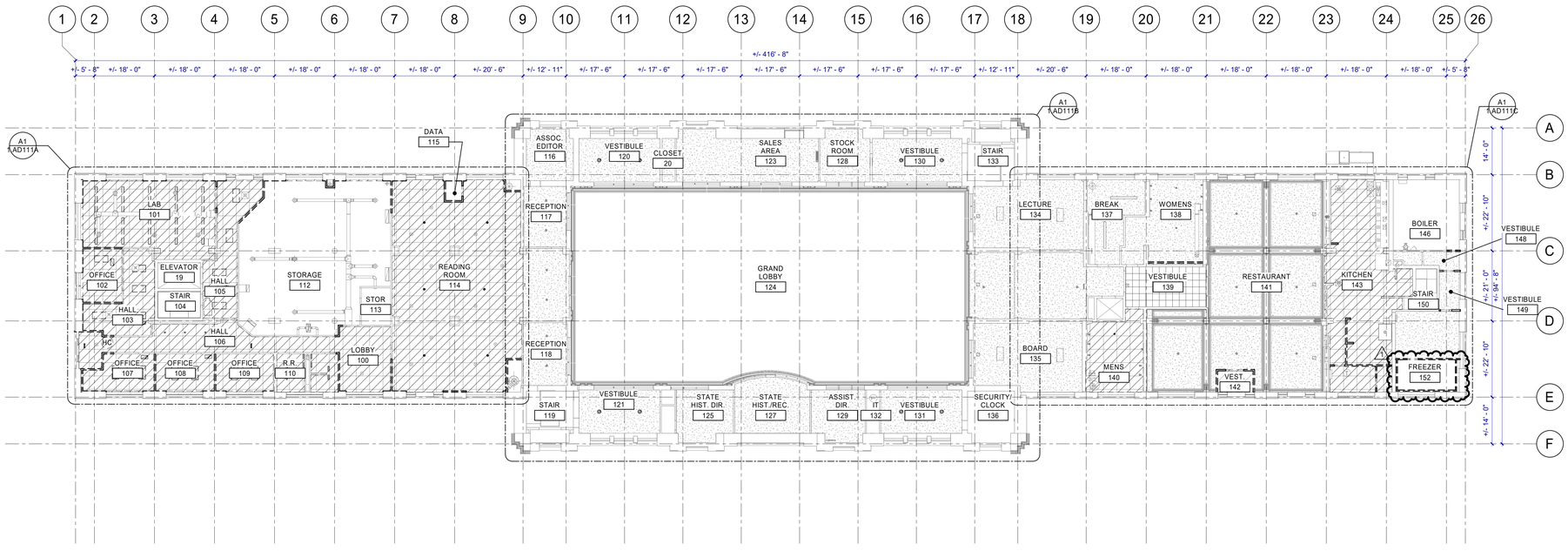
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PHASE 1 UPPER LEVEL DEMOLITION FLOOR PLAN AREA C

1.AD102C



N A1 1.AD111 PHASE 1 MAIN FLOOR DEMO RCP
1/16" = 1'-0"

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DEMOLITION LEGEND

DEMOLITION

EXISTING TO REMAIN

REMOVE EXISTING GYPSUM CEILING. DISPOSE. SEE 1.ED101 SHEETS FOR ELECTRICAL EQUIPMENT AND 1.MD100 SHEETS FOR MECHANICAL EQUIPMENT REMOVAL.

REMOVE EXISTING LAY-IN CEILING. DISPOSE. SEE 1.ED110 SHEETS FOR ELECTRICAL EQUIPMENT AND 1.MD100 SHEETS FOR MECHANICAL EQUIPMENT REMOVAL

EXISTING GYPSUM CEILING TO REMAIN

EXISTING ACT CEILING TO REMAIN

KEY MAP

A B C

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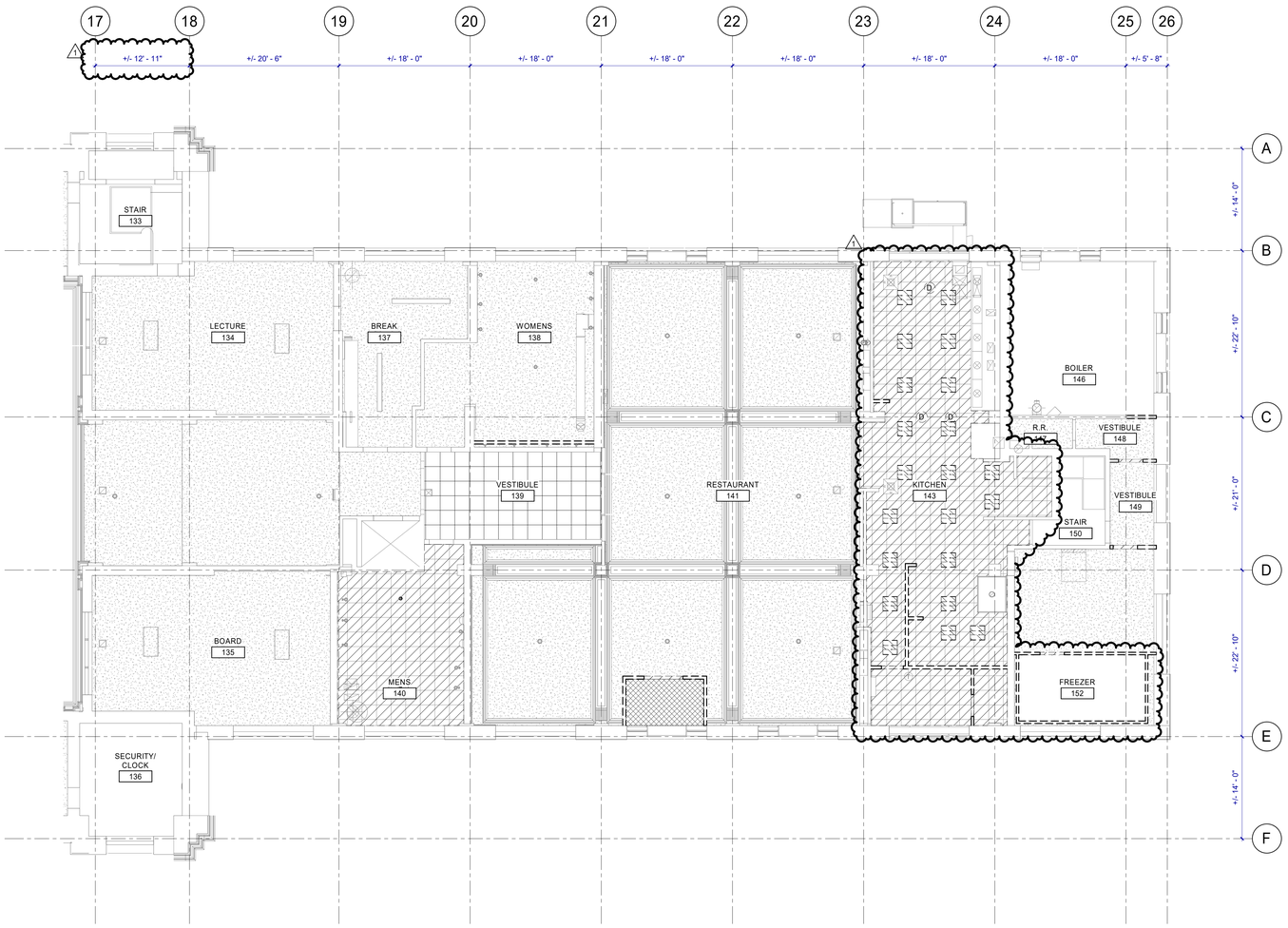
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PHASE 1 MAIN LEVEL DEMOLITION RCP

1.AD111

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PHASE 1 MAIN LEVEL DEMOLITION RCP AREA C

N

A1
1.AD111C

1/8" = 1'-0"

0' 2' 4' 8' 16' 32'

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KEYNOTES

DEMOLITION LEGEND

DEMOLITION

EXISTING TO REMAIN

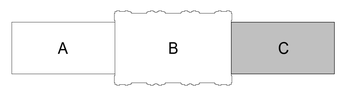
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EXISTING GYPSUM CEILING TO REMAIN

EXISTING ACT CEILING TO REMAIN

KEY MAP



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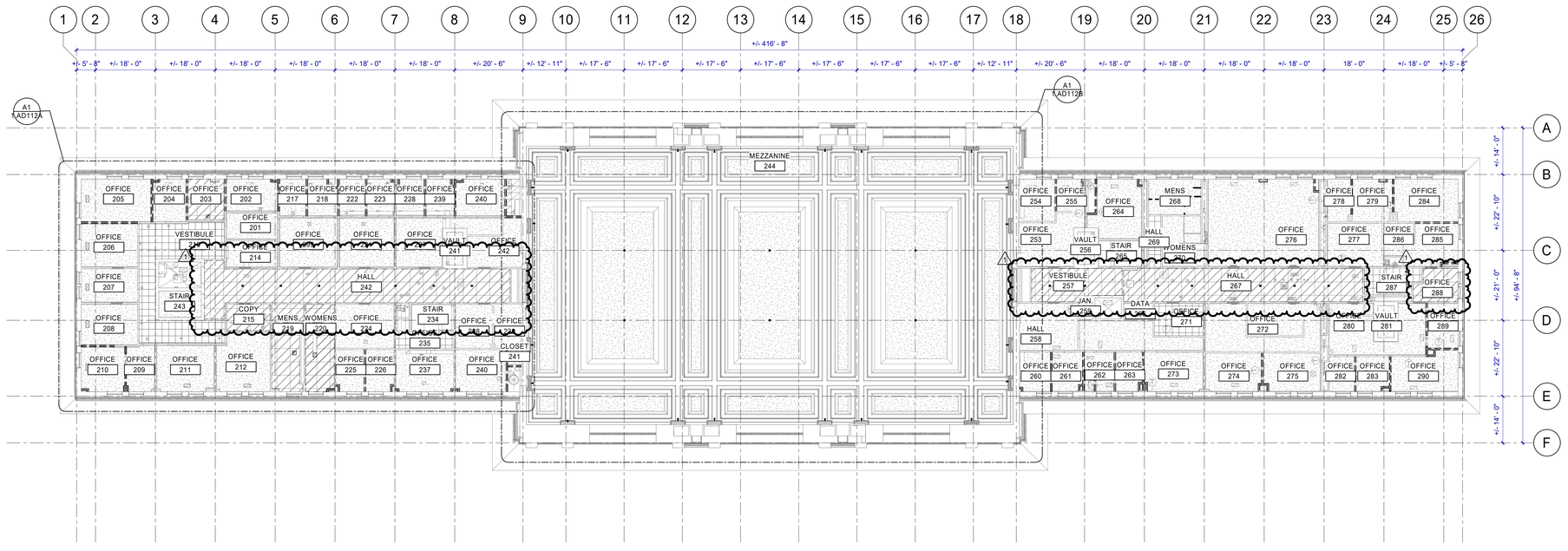
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PHASE 1 MAIN LEVEL DEMOLITION RCP AREA C

1.AD111C



N A1 1.AD112 PHASE 1 UPPER LEVEL DEMOLITION RCP

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DEMOLITION LEGEND

DEMOLITION

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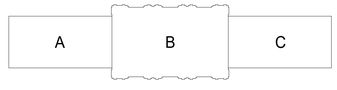
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KEY MAP



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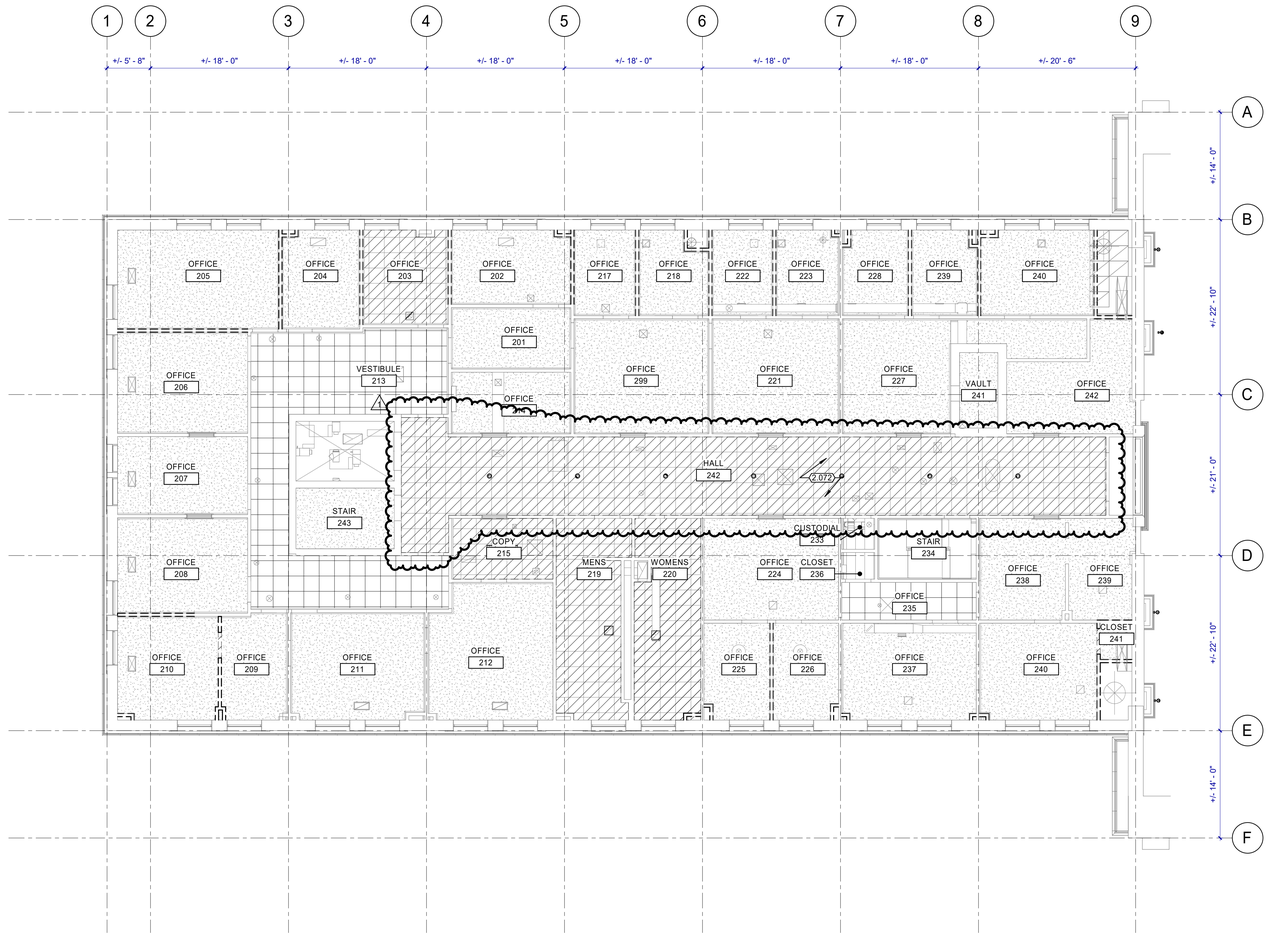
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PHASE 1 UPPER LEVEL DEMOLITION RCP

1.AD112

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B. CONTRACTOR TO PROVIDE ANY TEMPORARY SHORING OF CEILING, FLOOR, ROOF, FOUNDATION, AND/OR WALL STRUCTURES UNTIL PERMANENT SUPPORT IS INSTALLED.

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G. ALL HISTORIC ITEMS CALLED OUT TO BE SALVAGED NEED TO BE REMOVED CAREFULLY AND STORED FOR REINSTALLATION.

H. FIRE EXTINGUISHERS ON WALL TO BE REMOVED ARE TO BE RETURNED TO OWNER, DISPOSE CABINETS.

DEMOLITION LEGEND

DEMOLITION

EXISTING TO REMAIN

REMOVE EXISTING GYPSUM CEILING. DISPOSE. SEE 1.ED101 SHEETS FOR ELECTRICAL EQUIPMENT AND 1.MD100 SHEETS FOR MECHANICAL EQUIPMENT REMOVAL.

REMOVE EXISTING LAY-IN CEILING. DISPOSE. SEE 1.ED110 SHEETS FOR ELECTRICAL EQUIPMENT AND 1.MD100 SHEETS FOR MECHANICAL EQUIPMENT REMOVAL

EXISTING GYPSUM CEILING TO REMAIN

EXISTING ACT CEILING TO REMAIN

KEY MAP

A B C

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DFCM PROJECT #20229080

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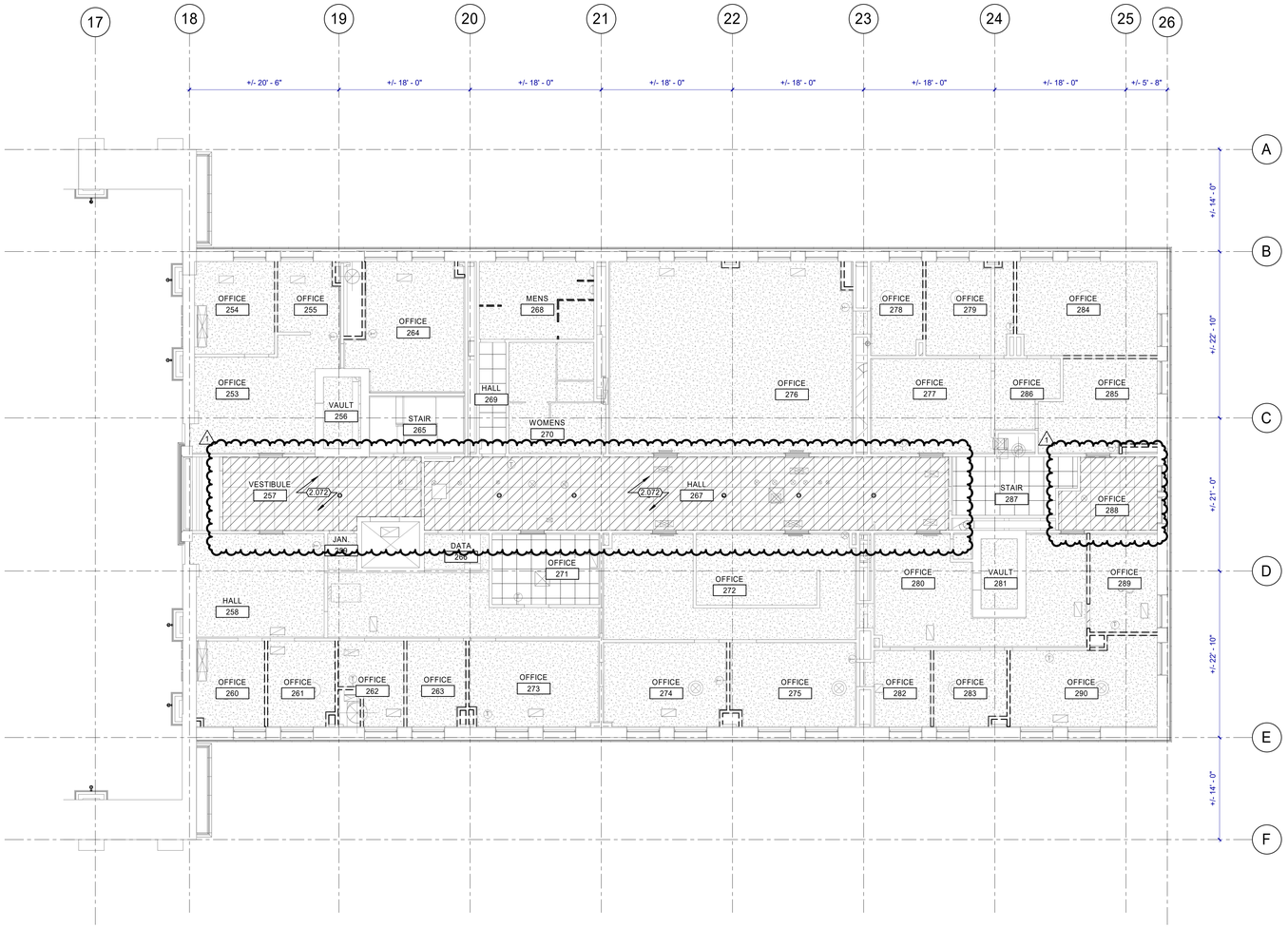
10/17/2022

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PHASE 1 UPPER LEVEL DEMOLITION RCP AREA A

1.AD112A



PHASE 1 UPPER LEVEL DEMOLITION RCP
AREA C

N A1 1.AD112C 1/8" = 1'-0"

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KEYNOTES

2.072	DISMANTLE AND SALVAGE LIGHT FIXTURES IN CORRIDOR.

DEMOLITION LEGEND

DEMOLITION

EXISTING TO REMAIN

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EXISTING GYPSUM CEILING TO REMAIN

EXISTING ACT CEILING TO REMAIN

KEY MAP



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PHASE 1 UPPER LEVEL DEMOLITION RCP AREA C

1.AD112C

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Zachary Heslop

HISTORIC SALVAGE DOOR SCHEDULE

Mark	Comments
H1	DISMANTLE HISTORIC INTERIOR DOOR TRIM FOR REINSTALLATION. PROTECT EXISTING DOOR.
H2	PROTECT EXISTING DOOR.
H3	PROTECT EXISTING DOOR.
H4	PROTECT EXISTING DOOR.
H5	PROTECT EXISTING DOOR.
H6	PROTECT EXISTING DOOR.
H7	PROTECT EXISTING DOOR.
H8	DISMANTLE HISTORIC DOOR AND TRIM. SALVAGE FOR REINSTALLATION.
H9	DISMANTLE HISTORIC DOOR AND TRIM. SALVAGE FOR REINSTALLATION.
H10	PROTECT EXISTING DOOR.
H11	PROTECT EXISTING DOOR.
H12	PROTECT EXISTING DOOR.
H13	PROTECT EXISTING DOOR.
H14	PROTECT EXISTING DOOR.
H15	PROTECT EXISTING DOOR.
H16	DISMANTLE HISTORIC INTERIOR DOOR TRIM FOR REINSTALLATION. PROTECT EXISTING DOOR.
H17	DISMANTLE HISTORIC DOOR AND TRIM. SALVAGE FOR REINSTALLATION.
H18	DISMANTLE HISTORIC DOOR AND TRIM. SALVAGE FOR REINSTALLATION.
H19	DISMANTLE HISTORIC DOOR AND TRIM. SALVAGE FOR REINSTALLATION.
H20	DISMANTLE HISTORIC DOOR AND TRIM. SALVAGE FOR REINSTALLATION. PROTECT EXISTING DOOR.
H22	PROTECT EXISTING DOOR.
H23	PROTECT EXISTING DOOR.
H24	PROTECT EXISTING DOOR.
H25	PROTECT EXISTING DOOR.
H26	PROTECT EXISTING DOOR.
H27	PROTECT EXISTING DOOR.
H28	DISMANTLE HISTORIC DOOR AND TRIM. SALVAGE FOR REINSTALLATION.
H29	DISMANTLE HISTORIC DOOR AND TRIM. SALVAGE FOR REINSTALLATION.
H30	DISMANTLE HISTORIC DOOR AND TRIM. SALVAGE FOR REINSTALLATION.
H31	PROTECT EXISTING DOOR.
H32	PROTECT EXISTING DOOR.
H33	PROTECT EXISTING DOOR.
H34	PROTECT EXISTING DOOR.
H35	PROTECT EXISTING DOOR.
H36	PROTECT EXISTING DOOR.
H37	DISMANTLE HISTORIC DOOR AND TRIM. SALVAGE FOR REINSTALLATION.
H40	DISMANTLE HISTORIC DOOR AND TRIM ON SOUTH SIDE. SALVAGE FOR REINSTALLATION. PROTECT EXISTING DOOR.
H41	DISMANTLE HISTORIC DOOR AND TRIM. SALVAGE FOR REINSTALLATION.
H43	DISMANTLE HISTORIC DOOR AND KITCHEN SIDE TRIM FOR REINSTALLATION.
H44	DISMANTLE HISTORIC DOOR AND KITCHEN SIDE TRIM FOR REINSTALLATION.
H46	DISMANTLE HISTORIC DOOR AND TRIM. SALVAGE FOR REINSTALLATION.
H47	DISMANTLE HISTORIC DOOR AND TRIM. SALVAGE FOR REINSTALLATION.
H48	DISMANTLE HISTORIC DOOR AND TRIM ON NORTH SIDE. SALVAGE FOR REINSTALLATION. PROTECT EXISTING DOOR.
H49	PROTECT EXISTING DOOR.
H50	PROTECT EXISTING DOOR.
H51	PROTECT EXISTING DOOR.
H52	PROTECT EXISTING DOOR.
H53	PROTECT EXISTING DOOR.
H54	PROTECT EXISTING DOOR.
H55	PROTECT EXISTING DOOR.
H56	PROTECT EXISTING DOOR.
H57	DISMANTLE HISTORIC DOOR AND OFFICE SIDE TRIM FOR REINSTALLATION.
H58	DISMANTLE HISTORIC DOOR AND OFFICE SIDE TRIM FOR REINSTALLATION.
H59	DISMANTLE HISTORIC DOOR AND OFFICE SIDE TRIM FOR REINSTALLATION.
H60	DISMANTLE HISTORIC DOOR AND TRIM. SALVAGE FOR REINSTALLATION.
H61	DISMANTLE HISTORIC DOOR AND OFFICE SIDE TRIM FOR REINSTALLATION.
H62	DISMANTLE HISTORIC DOOR AND OFFICE SIDE TRIM FOR REINSTALLATION.
H63	DISMANTLE HISTORIC DOOR AND OFFICE SIDE TRIM FOR REINSTALLATION.
H64	DISMANTLE HISTORIC DOOR AND OFFICE SIDE TRIM FOR REINSTALLATION.
H65	DISMANTLE HISTORIC DOOR AND OFFICE SIDE TRIM FOR REINSTALLATION.
H66	DISMANTLE HISTORIC DOOR AND OFFICE SIDE TRIM FOR REINSTALLATION.
H67	DISMANTLE HISTORIC DOOR AND OFFICE SIDE TRIM FOR REINSTALLATION.
H68	DISMANTLE HISTORIC DOOR AND OFFICE SIDE TRIM FOR REINSTALLATION.
H69	DISMANTLE HISTORIC DOOR AND TRIM. SALVAGE FOR REINSTALLATION.
H70	DISMANTLE HISTORIC DOOR AND OFFICE SIDE TRIM FOR REINSTALLATION.
H71	DISMANTLE HISTORIC DOOR AND OFFICE SIDE TRIM FOR REINSTALLATION.
H72	DISMANTLE HISTORIC DOOR AND OFFICE SIDE TRIM FOR REINSTALLATION.
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H78	DISMANTLE HISTORIC DOOR AND OFFICE SIDE TRIM FOR REINSTALLATION.
H79	DISMANTLE HISTORIC DOOR AND TRIM ON SOUTH SIDE. SALVAGE FOR REINSTALLATION.
H80	DISMANTLE HISTORIC DOOR AND TRIM. SALVAGE FOR REINSTALLATION.
H81	DISMANTLE HISTORIC DOOR AND TRIM. SALVAGE FOR REINSTALLATION.
H82	DISMANTLE HISTORIC DOOR AND OFFICE SIDE TRIM FOR REINSTALLATION.
H84	DISMANTLE HISTORIC DOOR AND OFFICE SIDE TRIM FOR REINSTALLATION.
H85	DISMANTLE HISTORIC DOOR. SALVAGE FOR REINSTALLATION.
H86	DISMANTLE HISTORIC DOOR AND TRIM ON NORTH SIDE. SALVAGE FOR REINSTALLATION. SOUTH SIDE TRIM MAY BE DISPOSED.

NOTE: DEMOLISHED DOORS WITHOUT DOOR TAGS ARE TO BE REMOVED AND DISPOSED BY CONTRACTOR.

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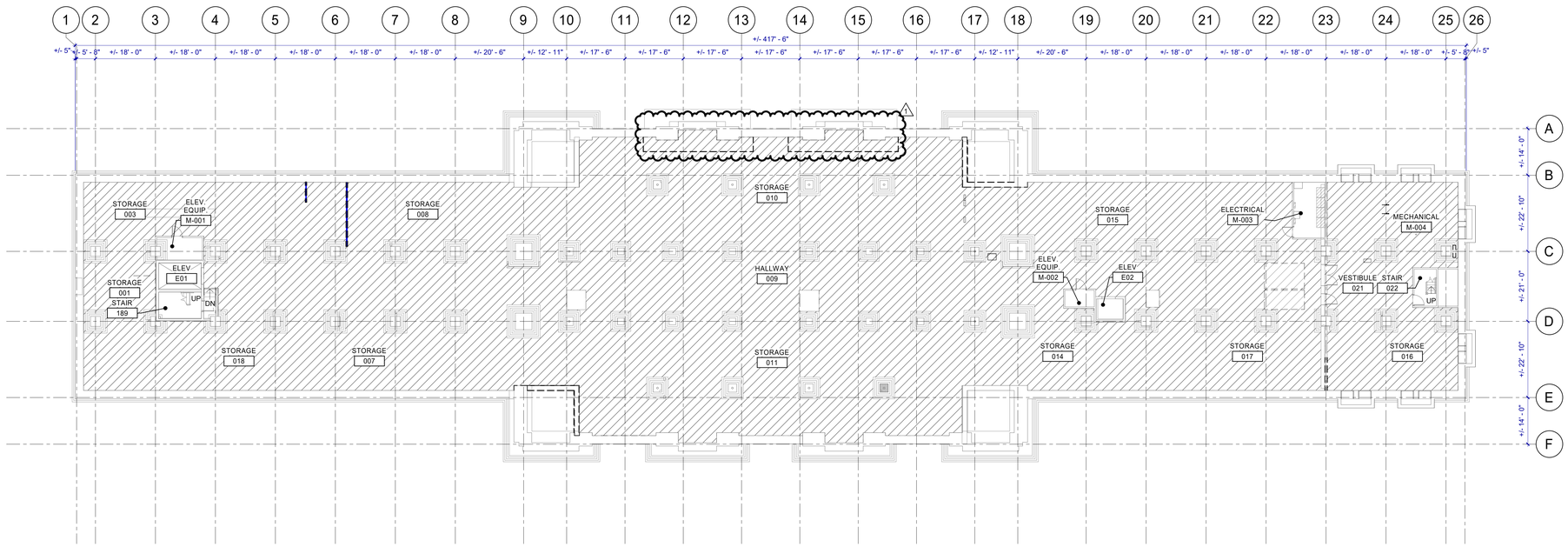
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HISTORIC SALVAGE DOOR SCHEDULE

1.AD600



PHASE 2 BASEMENT DEMOLITION FLOOR PLAN

N A1 2.AD100

1/16" = 1'-0"

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DEMOLITION LEGEND

- BUILDING ELEMENT REMOVE AND DISPOSE.
- EXISTING TO REMAIN.
- FLOOR SLAB REMOVE. DISPOSE.
- WALL/ FINISHES REMOVE BY OWNER.
- PLASTER WALLS ONLY REMOVE BY OWNER.
- REMOVE EXISTING CARPET U.N.O. DISPOSE. SEE STRUCTURAL SD SHEETS FOR EXTENT OF FLOOR SLAB REMOVAL BELOW EXISTING FINISHES AND SHORING REQUIREMENTS.

KEY MAP



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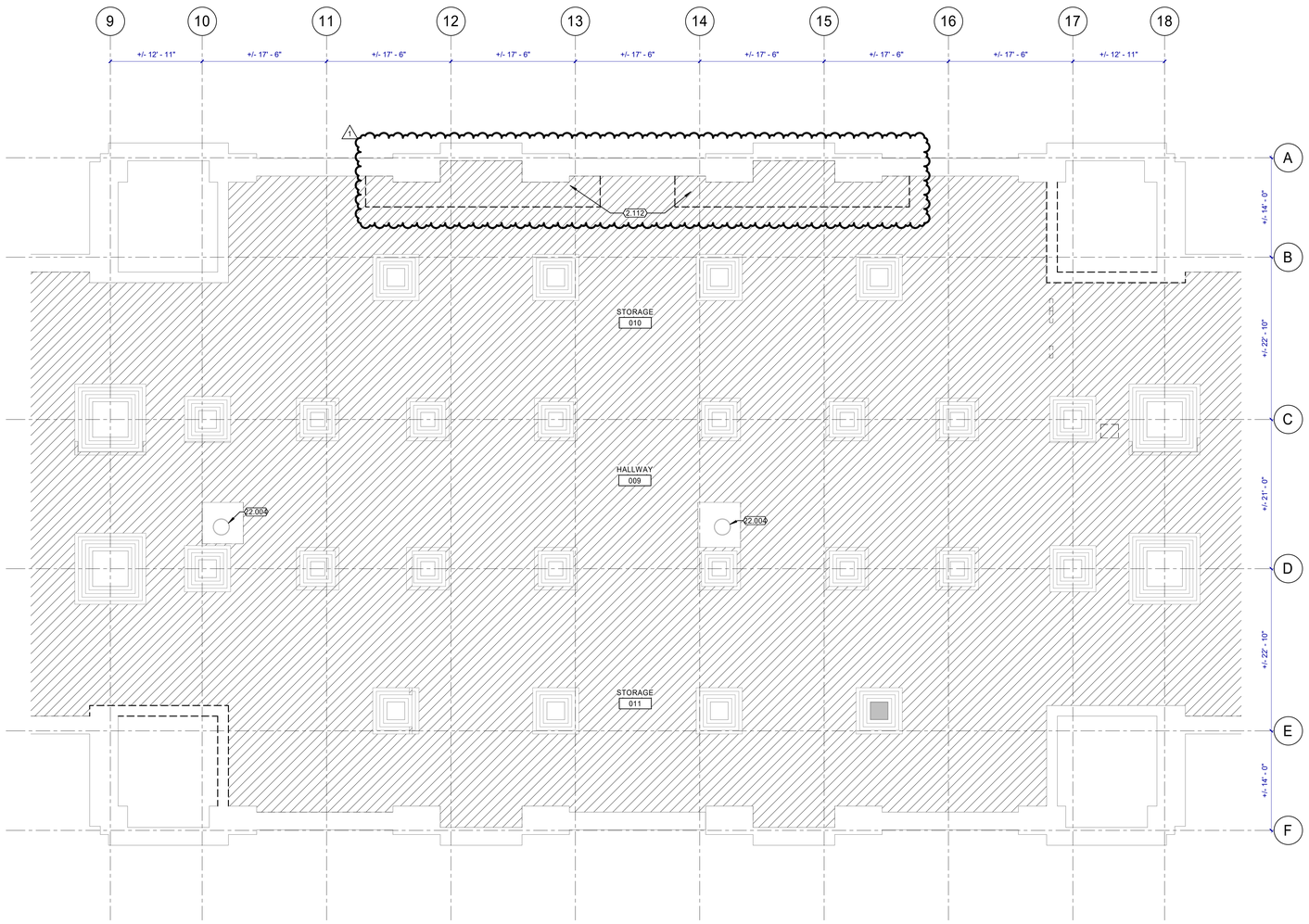
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PHASE 2 BASEMENT DEMOLITION FLOOR PLAN

2.AD100

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PHASE 2 BASEMENT DEMOLITION FLOOR PLAN AREA B

N A1 2.AD100B

1/8" = 1'-0"

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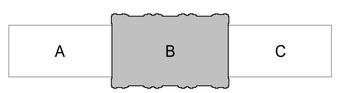
KEYNOTES

2.112	REMOVE EXISTING CONCRETE SHELF. DISPOSE.
22.004	SUMP PUMP TO REMAIN, SEE PLUMBING ...

DEMOLITION LEGEND

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KEY MAP



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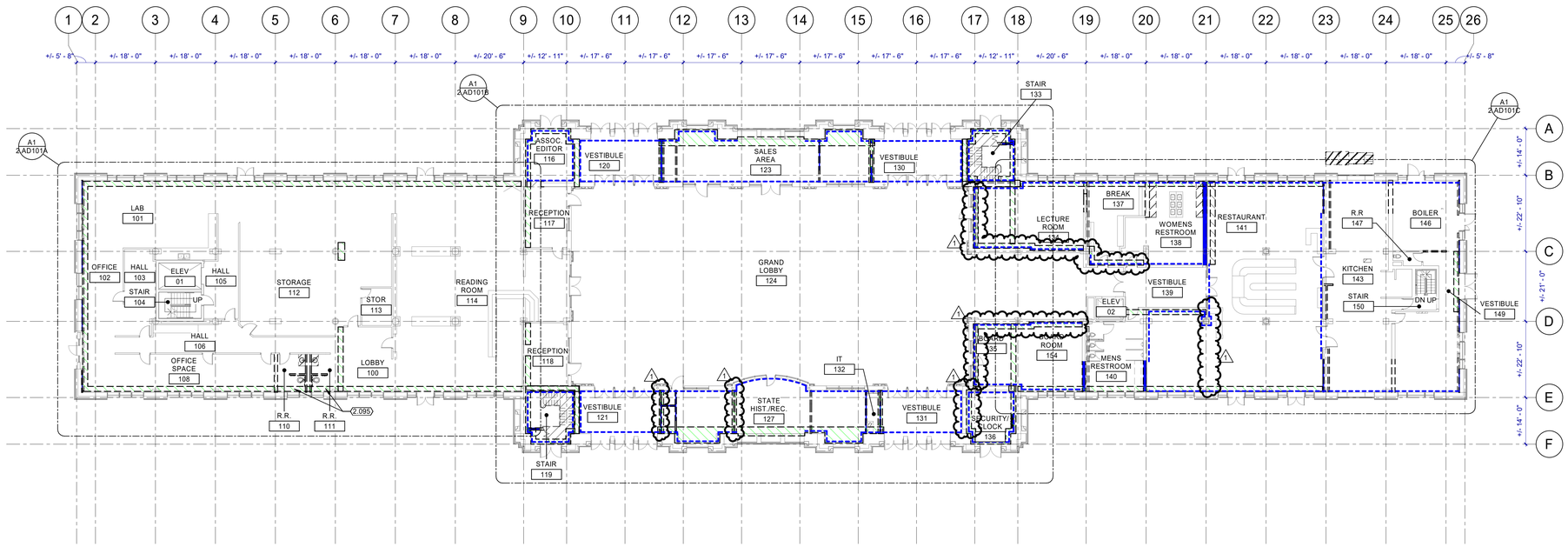
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PHASE 2 BASEMENT DEMOLITION FLOOR PLAN AREA B

2.AD100B

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PHASE 2 MAIN LEVEL DEMOLITION FLOOR PLAN

N A1 2.AD101 1/16" = 1'-0"

GENERAL NOTES

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H. FIRE EXTINGUISHERS ON WALL TO BE REMOVED ARE TO BE RETURNED TO OWNER, DISPOSE CABINETS.

KEYNOTES

2.095	REMOVE FLOOR TILE. DISPOSE.

DEMOLITION LEGEND

- BUILDING ELEMENT REMOVE AND DISPOSE.
- EXISTING TO REMAIN.
- WALL/ FINISHES REMOVE BY OWNER.
- PLASTER WALLS REMOVE BY OWNER.
- REMOVE EXISTING CARPET U.N.O. DISPOSE. SEE STRUCTURAL SD SHEETS FOR EXTENT OF FLOOR SLAB REMOVAL BELOW EXISTING FINISHES AND SHORING REQUIREMENTS.

KEY MAP



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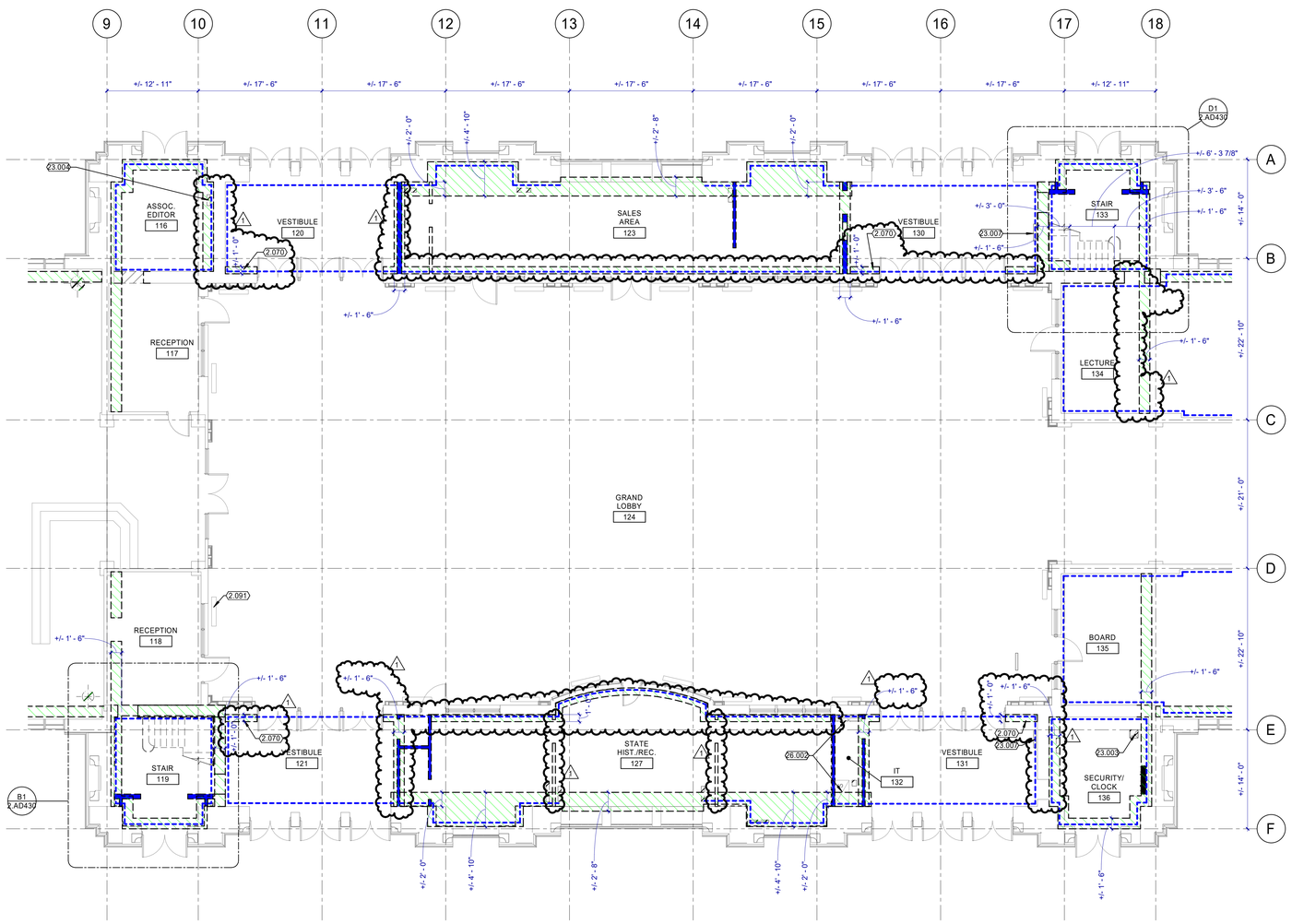
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PHASE 2 MAIN LEVEL DEMOLITION FLOOR PLAN

2.AD101



N A1 / 2.AD101B

MAIN FLOOR ENLARGED DEMO PLAN B

1/8" = 1'-0"

GENERAL NOTES

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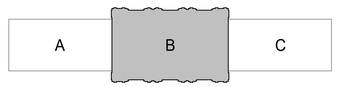
KEYNOTES

2.070	DISMANTLE TERRAZZO TILE TO NEAREST SEAM. DISPOSE.
2.091	FLOOR GRILLE TO REMAIN.
23.003	MECHANICAL EQUIPMENT. SEE 1.MD100C
23.004	MECHANICAL EQUIPMENT. SEE 2.MD102 SHEETS
23.007	MECHANICAL EQUIPMENT. SEE 2.MD101 SHEETS
26.002	ELECTRICAL EQUIPMENT. SEE SHEET 1.ED101 SHEETS

DEMOLITION LEGEND

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- EXISTING TO REMAIN.
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KEY MAP



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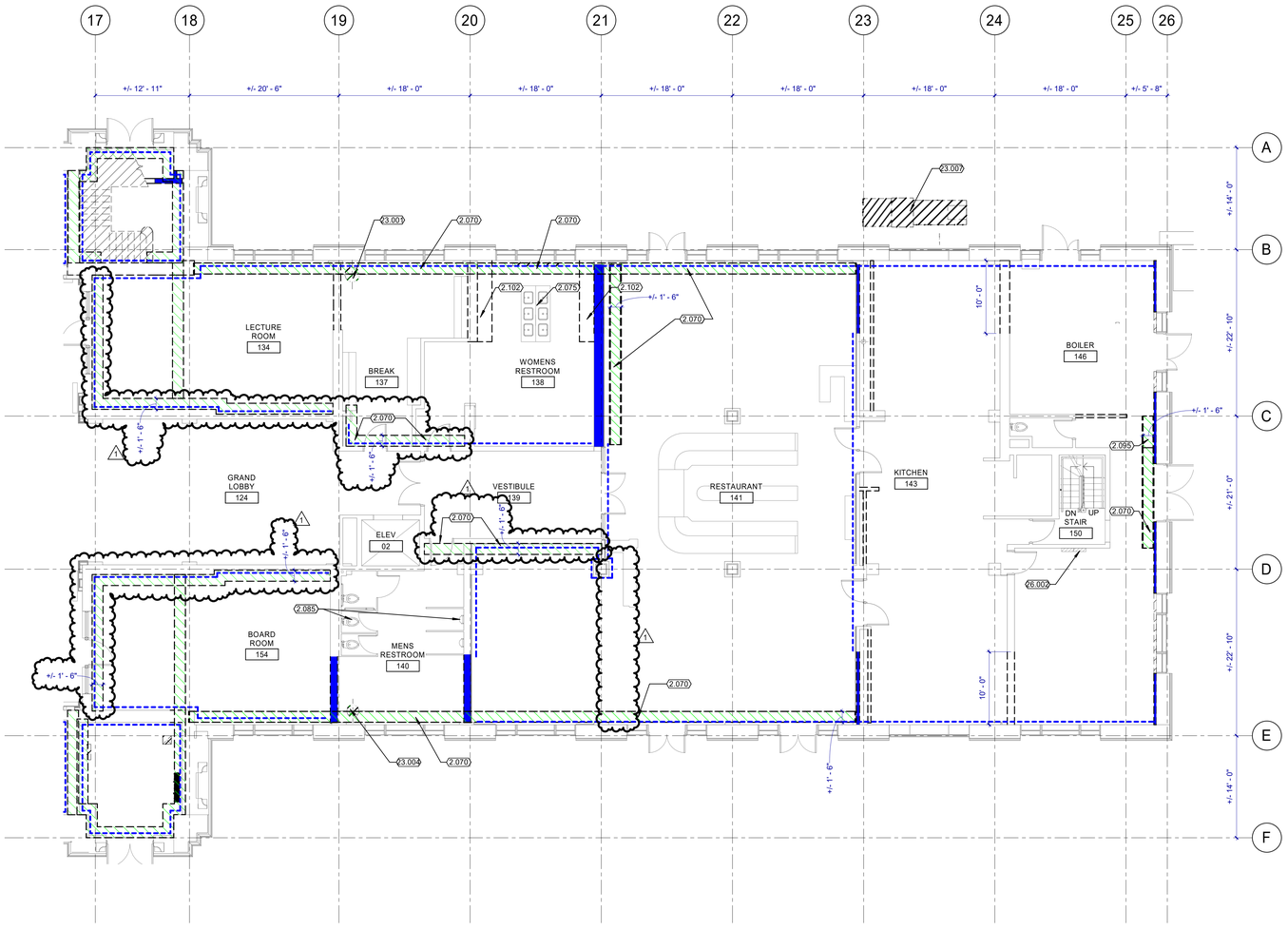
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PHASE 2 MAIN LEVEL DEMOLITION FLOOR PLAN AREA B

2.AD101B

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Zachary Heslop



PHASE 2 MAIN LEVEL DEMOLITION FLOOR PLAN AREA C

N

A1 / 2.AD101C

1/8" = 1'-0"

NOTATION OF PLASTER WALLS REMOVED BY OWNER ADDED TO PLAN AREA C

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KEYNOTES

2.070	DISMANTLE TERRAZZO TILE TO NEAREST SEAM. DISPOSE.
2.075	EXISTING SINKS AND COUNTERTOPS. PROTECT IN PLACE.
2.085	TOILET, FLOOR MOUNTED URINALS AND PARTITIONS TO REMAIN. PROTECT IN PLACE.
2.095	REMOVE FLOOR TILE. DISPOSE.
2.102	REMOVE COUNTERTOPS AND BRACKETS. SALVAGE FOR REINSTALLATION.
23.001	MECHANICAL EQUIPMENT. SEE 2.PD100 SHEETS
23.004	MECHANICAL EQUIPMENT. SEE 2.MD102 SHEETS
23.007	MECHANICAL EQUIPMENT. SEE 2.MD101 SHEETS
26.002	ELECTRICAL EQUIPMENT. SEE SHEET 1.ED101 SHEETS

DEMOLITION LEGEND

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KEY MAP

A | B | C

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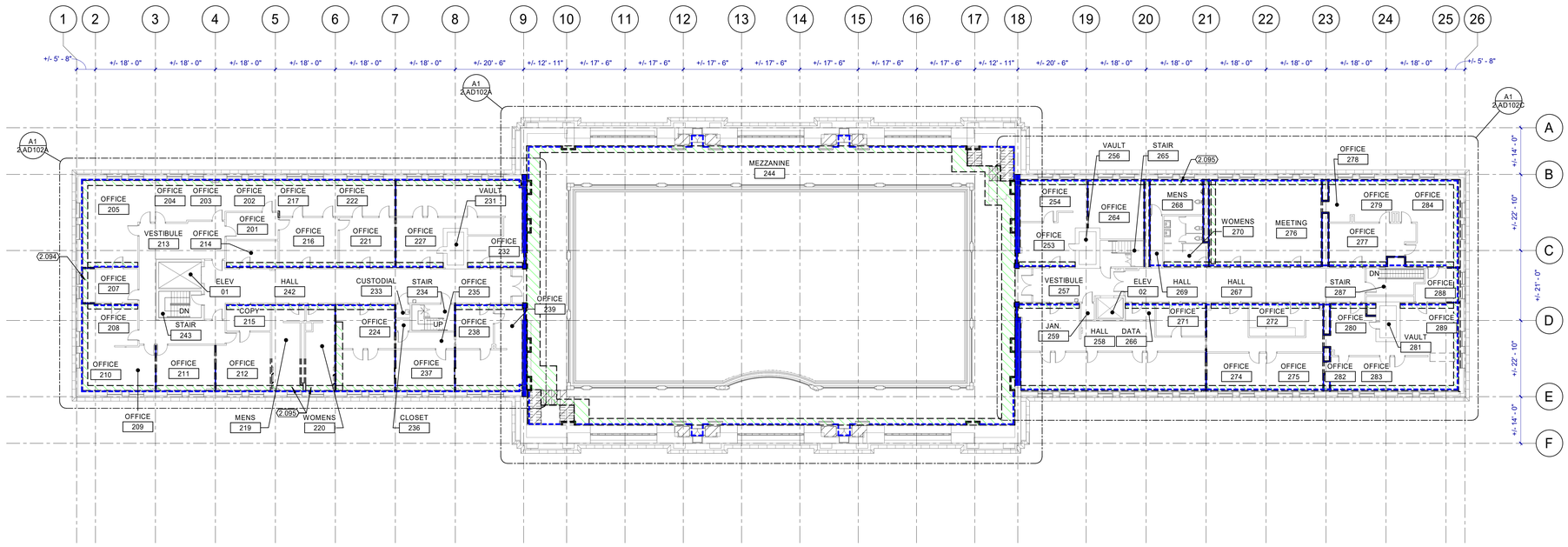
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PHASE 2 MAIN LEVEL DEMOLITION FLOOR PLAN AREA C

2.AD101C

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ADDED AREAS OF FLOOR FINISH REMOVAL, SEE AREA PLANS

ADDITIONAL NOTATION OF PLASTER REMOVED BY OWNER, SEE AREA PLANS

PHASE 2 UPPER LEVEL DEMOLITION FLOOR PLAN

N A1 2.AD102 1/16" = 1'-0"

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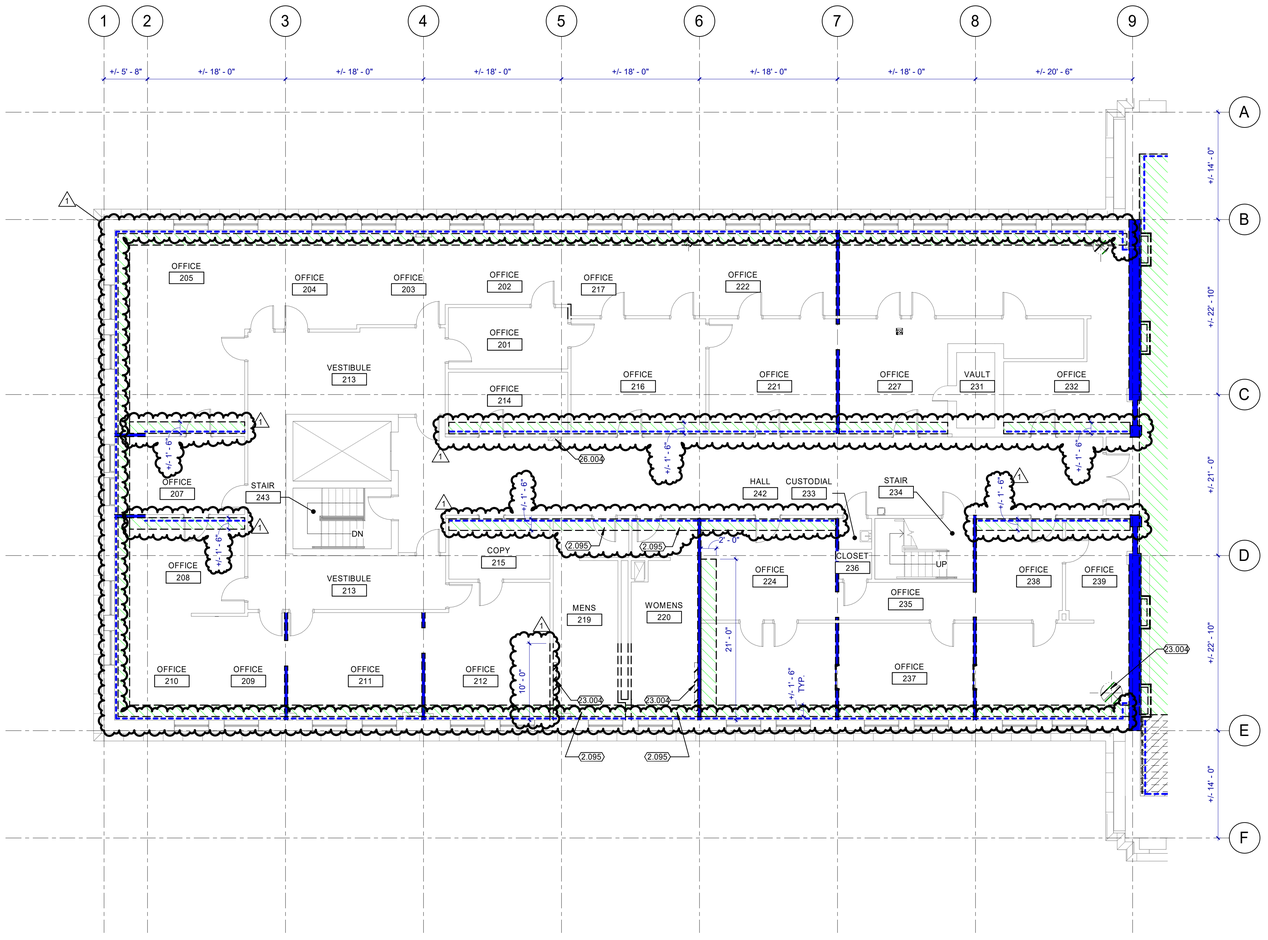
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PHASE 2 UPPER LEVEL DEMOLITION FLOOR PLAN

2.AD102

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PHASE 2 UPPER LEVEL DEMOLITION FLOOR PLAN AREA A

N A1 2.AD102A

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KEYNOTES

2.095	REMOVE FLOOR TILE. DISPOSE.
23.004	MECHANICAL EQUIPMENT. SEE 2.MD102 SHEETS
26.004	ELECTRICAL EQUIPMENT. SEE 2.ED102

DEMOLITION LEGEND

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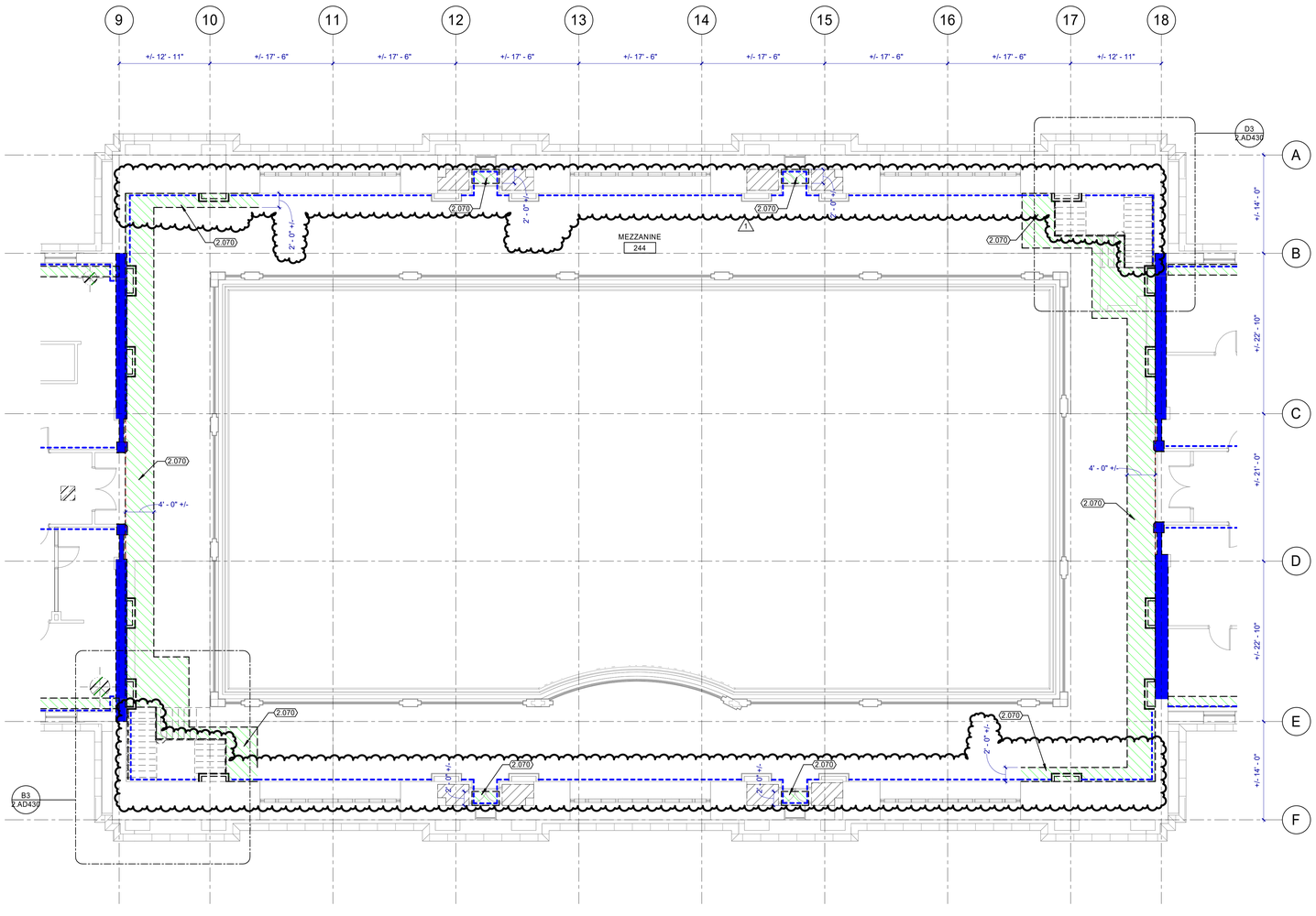
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PHASE 2 UPPER LEVEL DEMOLITION FLOOR PLAN AREA A

2.AD102A

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PHASE 2 UPPER LEVEL DEMOLITION FLOOR PLAN AREA B

N A1 2.AD102B 1/8" = 1'-0"

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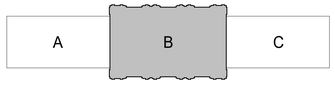
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RIO GRANDE DEPOT SEISMIC UPGRADE

300 SOUTH RIO GRANDE STREET
SALT LAKE CITY, UT 84101

DFCM PROJECT #20229080

STAMP

STATE OF UTAH — ZACHARY M. HESLOP — 11965299-0301 — LICENSED ARCHITECT

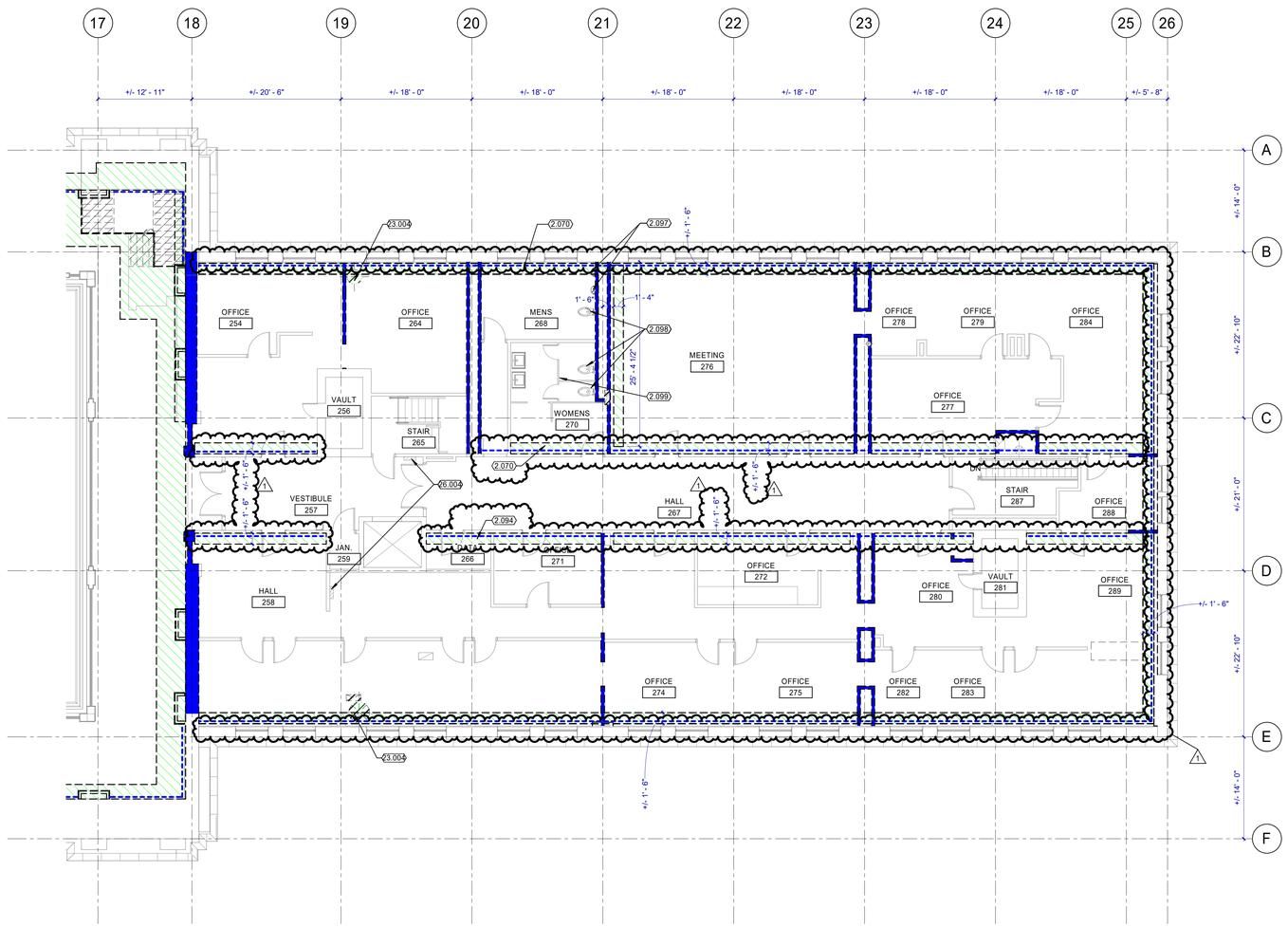
10/17/2022

ISSUE TYPE:		DATE:
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1	ADD 01	October 19, 2022
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PHASE 2 UPPER LEVEL DEMOLITION FLOOR PLAN AREA B

2.AD102B

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By: Zachary Heslop
File: C:\Users\zheslop\Documents\Projects\21-031_Rio Grande Depot\Drawings\Upgrade_R19\Architectural\21-031_Rio Grande Depot_Upgrade_R19_Architectural_zheslop.rvt



N A1 2.AD102C

PHASE 2 UPPER LEVEL DEMOLITION FLOOR PLAN AREA C

1/8" = 1'-0"

GENERAL NOTES

A. CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.

B. CONTRACTOR TO PROVIDE ANY TEMPORARY SHORING OF CEILING, FLOOR, ROOF, FOUNDATION, AND/OR WALL STRUCTURES UNTIL PERMANENT SUPPORT IS INSTALLED.

C. DEMOLITION WORK OF THIS CONTRACT INCLUDES ALL INCIDENTAL REMOVAL AND/OR MODIFICATION OF MINOR FEATURES NOT SPECIFICALLY INDICATED IN THE DRAWINGS BUT REQUIRED IN ORDER TO EXECUTE THE WORK.

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G. ALL HISTORIC ITEMS CALLED OUT TO BE SALVAGED NEED TO BE REMOVED CAREFULLY AND STORED FOR REINSTALLATION.

H. FIRE EXTINGUISHERS ON WALL TO BE REMOVED ARE TO BE RETURNED TO OWNER, DISPOSE CABINETS.

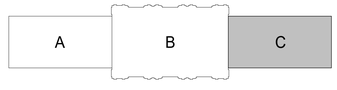
KEYNOTES

2.070	DISMANTLE TERRAZZO TILE TO NEAREST SEAM. DISPOSE.
2.094	REMOVE VINYL COMPOSITE TILE. DISPOSE.
2.097	REMOVE URINAL. SALVAGE FOR REINSTALLATION.
2.098	REMOVE TOILET. SALVAGE FOR REINSTALLATION.
2.099	REMOVE PARTITIONS. SALVAGE FOR REINSTALLATION.
23.004	MECHANICAL EQUIPMENT. SEE 2.MD102 SHEETS
26.004	ELECTRICAL EQUIPMENT. SEE 2.ED102

DEMOLITION LEGEND

- BUILDING ELEMENT REMOVE AND DISPOSE.
- EXISTING TO REMAIN.
- WALL/ FINISHES REMOVE BY OWNER.
- PLASTER WALLS REMOVE BY OWNER.
- REMOVE EXISTING CARPET U.N.O. DISPOSE. SEE STRUCTURAL SD SHEETS FOR EXTENT OF FLOOR SLAB REMOVAL BELOW EXISTING FINISHES AND SHORING REQUIREMENTS.

KEY MAP



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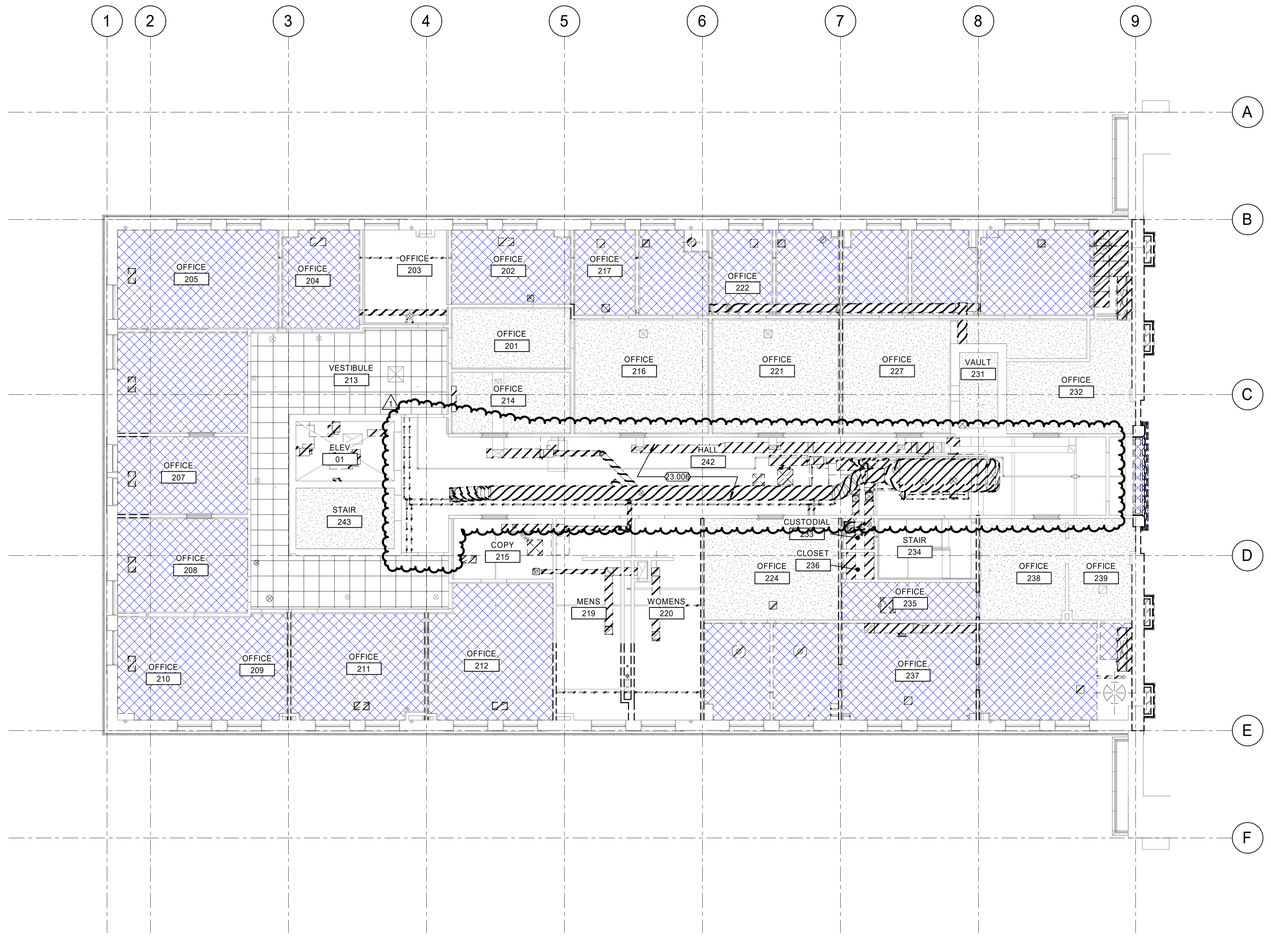
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PHASE 2 UPPER LEVEL DEMOLITION FLOOR PLAN AREA C

2.AD102C



PHASE 2 UPPER LEVEL DEMOLITION RCP AREA A

N A1 2.AD112A

1/8" = 1'-0"

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KEYNOTES

23.006	SEE 2.FD101,2.MD101 AND 2.ED101 SHEETS

DEMOLITION LEGEND

DEMOLITION

EXISTING TO REMAIN

CEILING DEMOLITION REMOVE BY OWNER

EXISTING GYPSUM CEILING TO REMAIN

EXISTING ACT CEILING TO REMAIN

REMOVE EXISTING ACT CEILING. DISPOSE.

KEY MAP



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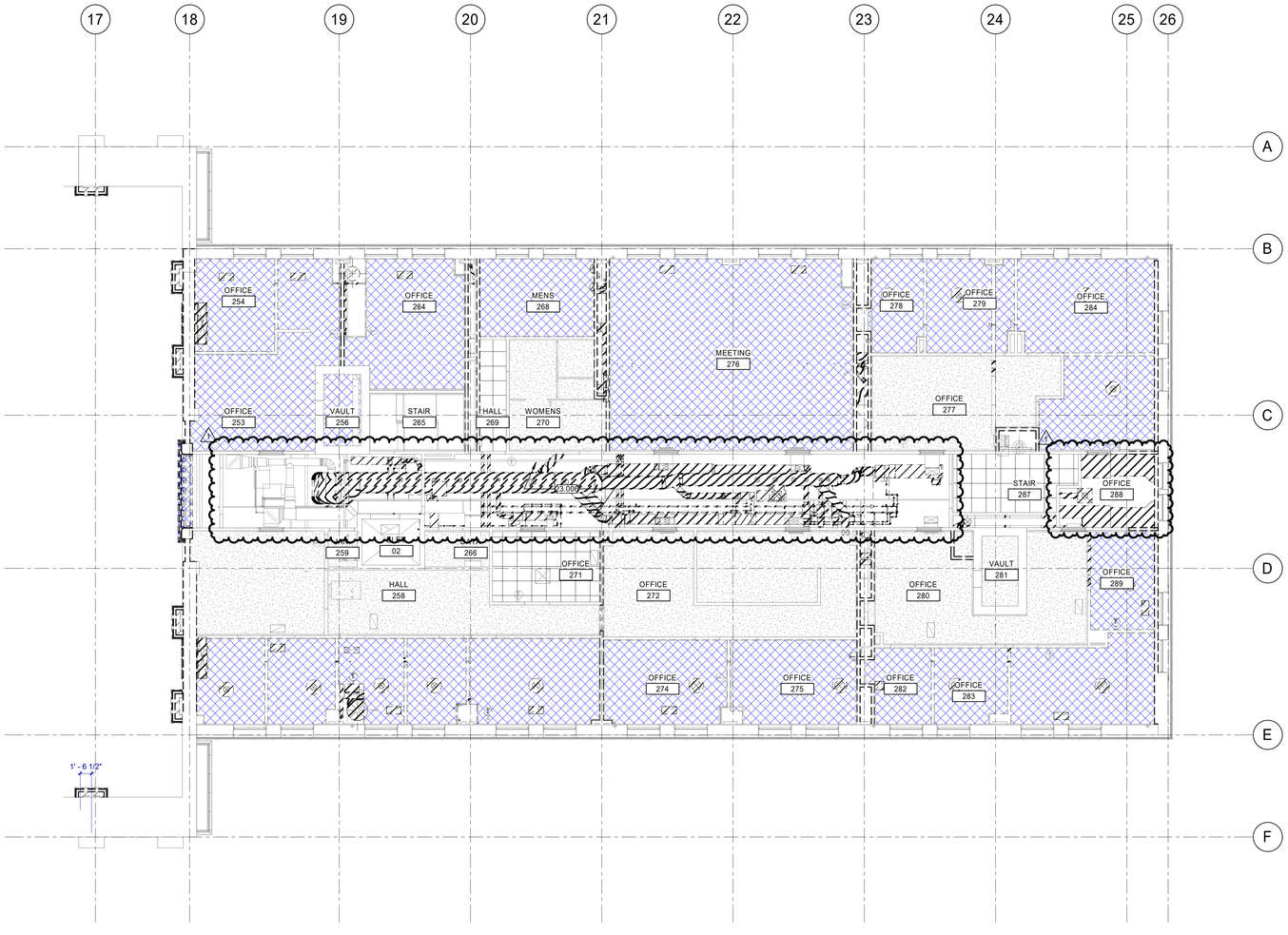
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PHASE 2 UPPER LEVEL DEMOLITION RCP AREA A

2.AD112A



PHASE 2 UPPER LEVEL DEMOLITION RCP
AREA C

N A1 2.AD112C 1/8" = 1'-0"

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DEMOLITION

EXISTING TO REMAIN

CEILING DEMOLITION REMOVE BY OWNER

EXISTING GYPSUM CEILING TO REMAIN

EXISTING ACT CEILING TO REMAIN

REMOVE EXISTING ACT CEILING. DISPOSE.

KEY MAP



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PHASE 2 UPPER LEVEL DEMOLITION RCP AREA C

2.AD112C

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REAVELEY
Engineers

Rio Grande – Addendum 1 BP-02

Drawing Revisions

October 19, 2022

SD101A-SD102C

1. Added item 6 to floor demo notes

Sheet SD101B

1. Revision in demo required near the (8) concrete columns

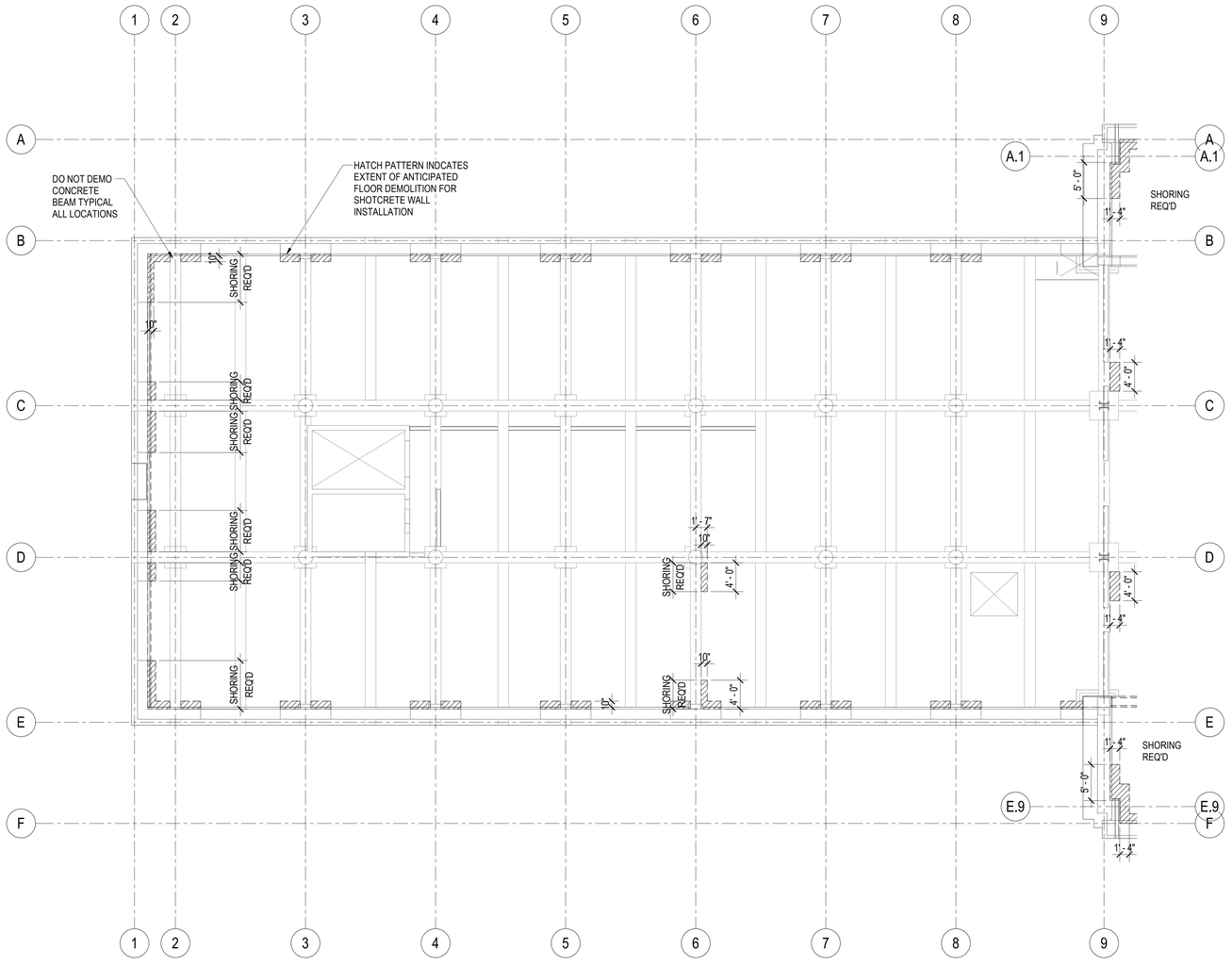
Sheet SD102B

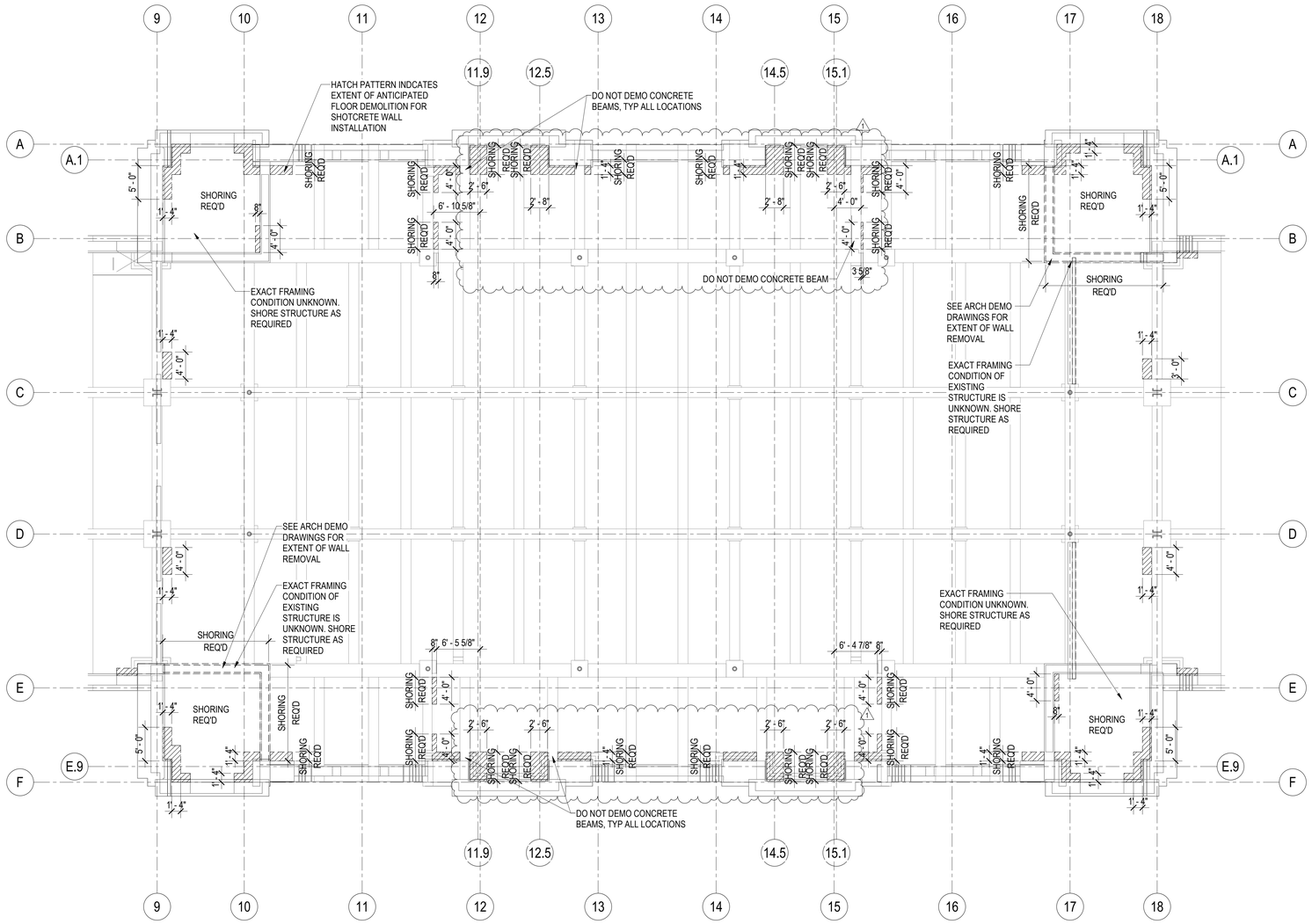
1. Revision in demo required near the (8) concrete columns

Sheet SD501

1. Added note for clarity

End of Changes


DO NOT DEMO CONCRETE BEAM TYPICAL ALL LOCATIONS
HATCH PATTERN INDCATES EXTENT OF ANTICIPATED FLOOR DEMOLITION FOR SHOTCRETE WALL INSTALLATION
SHORING REQ'D
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4'-0"
1'-4"
4'-0"
1'-4"
4'-0"
1'-4"
5'-0"
1'-4"
1'-4"
1'-4



A1 / SD101B MAIN FLOOR DEMO PLAN - GRAND LOBBY

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

EXISTING BUILDING DEMO NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLISHING ANY STRUCTURAL ELEMENT. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM IN A TIMELY MANNER SUCH THAT WORK WILL NOT BE DELAYED.

2. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING OF EXISTING STRUCTURE DURING CONSTRUCTION.

FLOOR DEMO NOTES

1. ▨ INDICATES EXTENT OF FLOOR DEMO

2. DO NOT DEMO ANY EXISTING CONCRETE BEAM

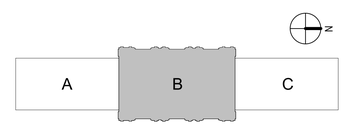
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5. STRUCTURAL DEMO DRAWINGS HAVE BEEN PREPARED TO ONLY DEPICT EXTENT OF FLOOR DEMOLITION. SEE ARCH FOR REMAINING DEMOLITION REQUIREMENTS

1 6. DO NOT DEMO ANY EXISTING REINFORCEMENT. CHIP AND EXPOSE AS REQUIRED.

KEY MAP



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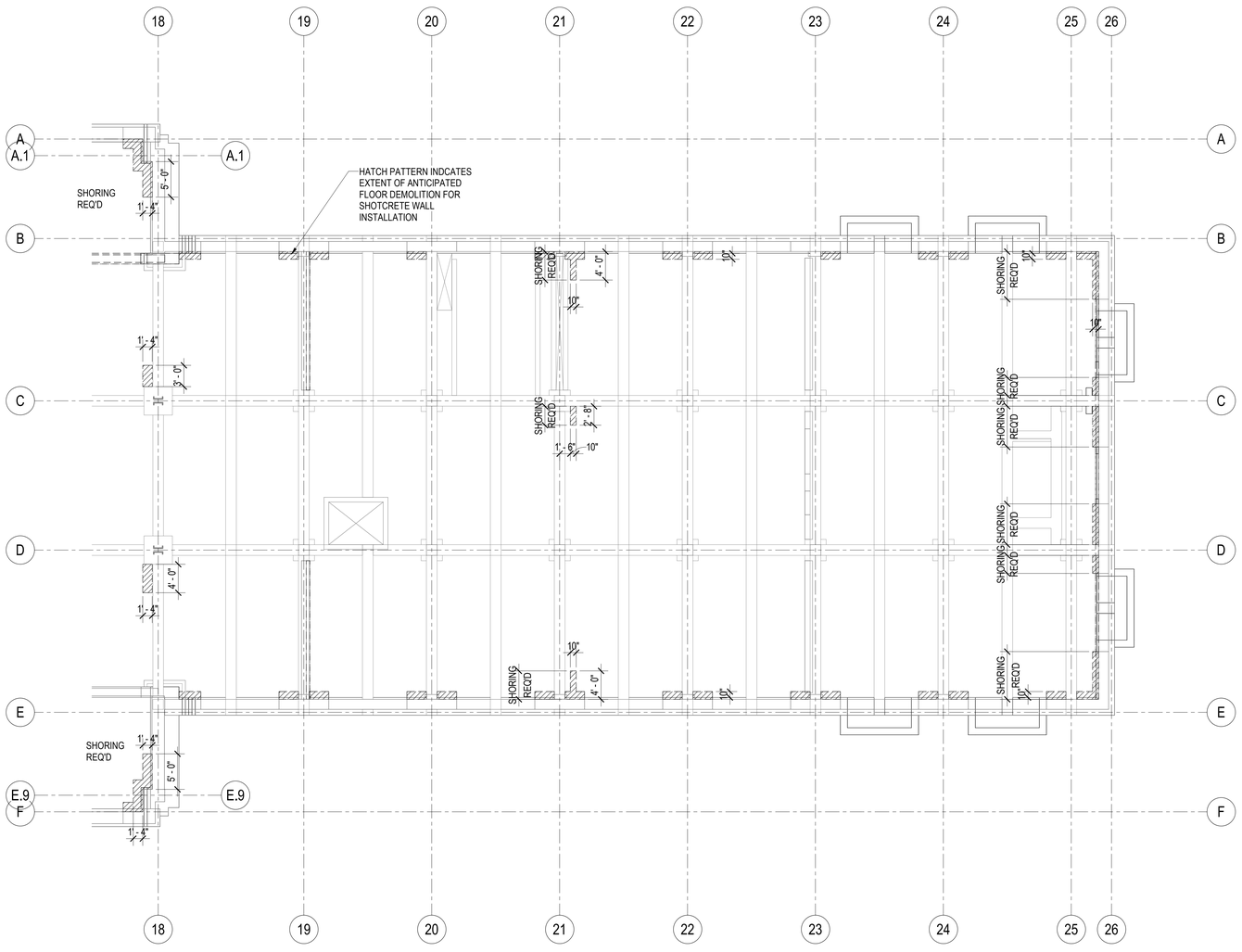
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CHECKED BY:	AHG/RE+A

MAIN FLOOR DEMO PLAN - GRAND LOBBY

SD101B



A1 SD101C MAIN FLOOR DEMO PLAN - NORTH WING

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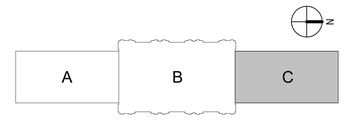
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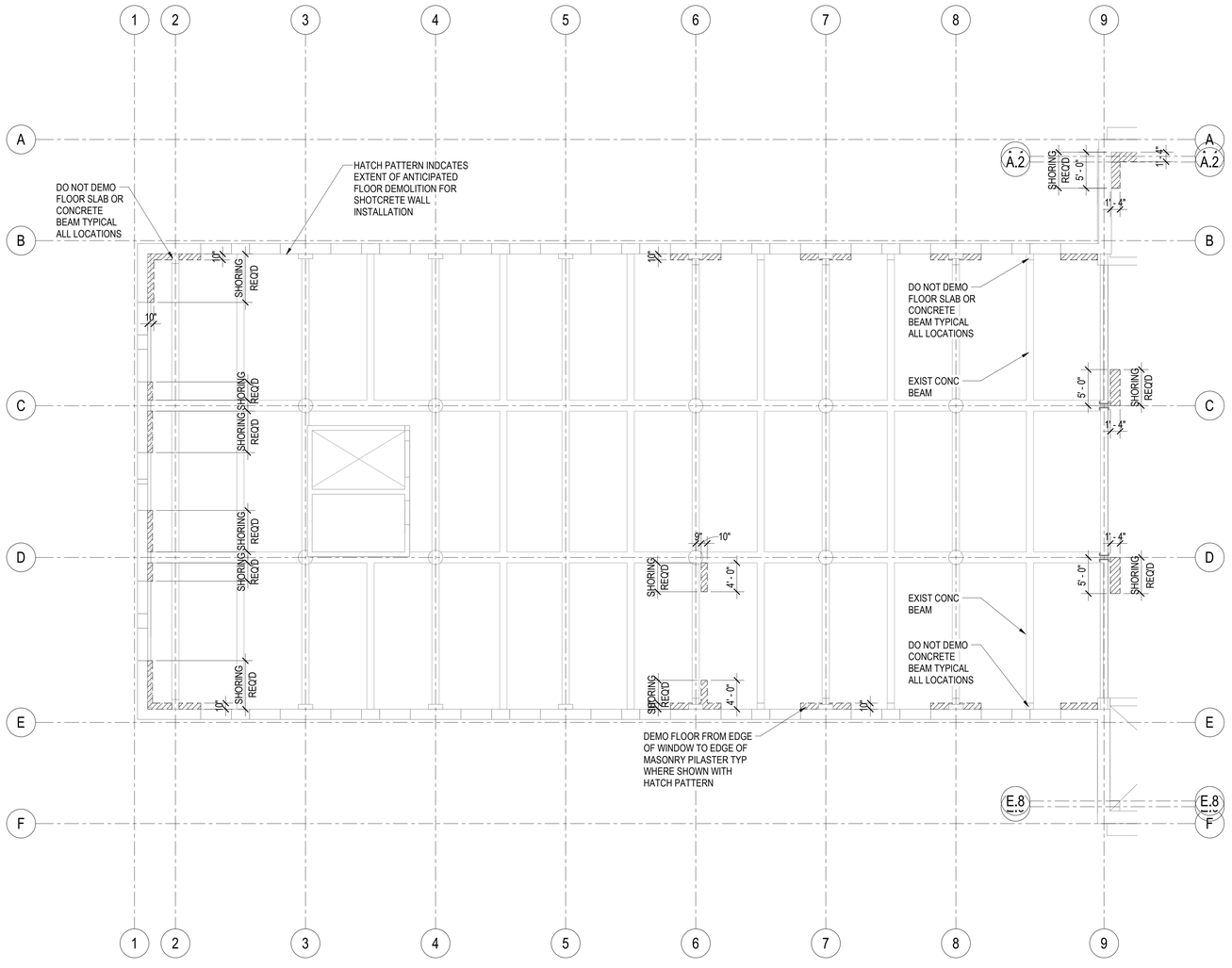
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MAIN FLOOR DEMO PLAN - NORTH WING

SD101C



A1 / SD102A UPPER FLOOR DEMO PLAN - SOUTH WING

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

EXISTING BUILDING DEMO NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLISHING ANY STRUCTURAL ELEMENT. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM IN A TIMELY MANNER SUCH THAT WORK WILL NOT BE DELAYED.

2. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING OF EXISTING STRUCTURE DURING CONSTRUCTION.

FLOOR DEMO NOTES

1. ▨ INDICATES EXTENT OF FLOOR DEMO

2. DO NOT DEMO ANY EXISTING CONCRETE BEAM

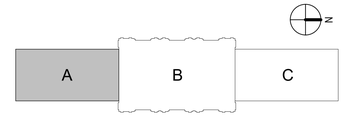
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5. STRUCTURAL DEMO DRAWINGS HAVE BEEN PREPARED TO ONLY DEPICT EXTENT OF FLOOR DEMOLITION. SEE ARCH FOR REMAINING DEMOLITION REQUIREMENTS

1 6. DO NOT DEMO ANY EXISTING REINFORCEMENT. CHIP AND EXPOSE AS REQUIRED.

KEY MAP



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RIO GRANDE DEPOT SEISMIC UPGRADE

300 SOUTH RIO GRANDE STREET
SALT LAKE CITY, UT 84101

DFCM PROJECT #20229080

STAMP

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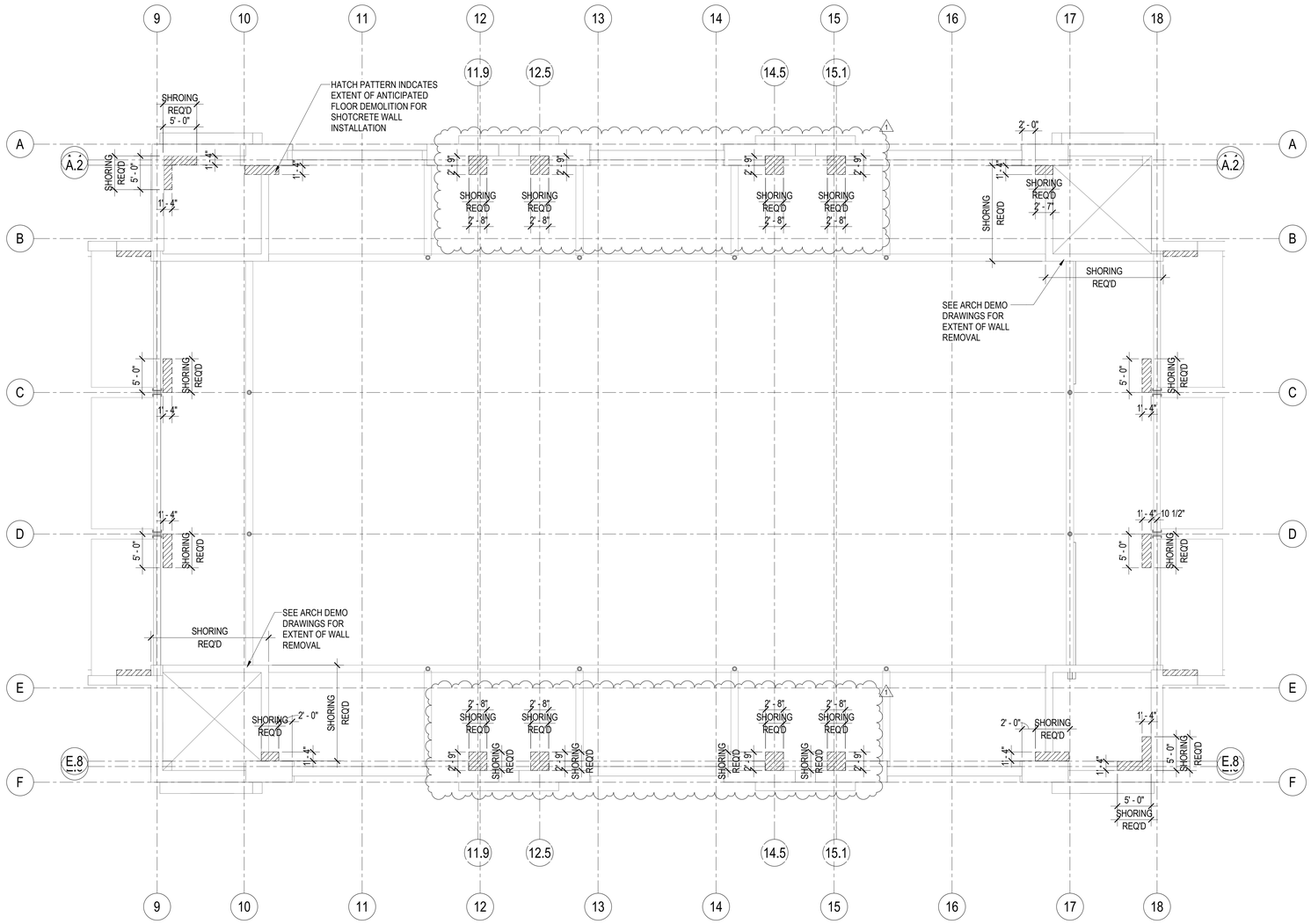
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1 Revision 1	Date 1

PROJECT NUMBER:	21-031
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CHECKED BY:	AHG/RE+A

UPPER FLOOR DEMO PLAN - SOUTH WING

SD102A

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A1 / SD102B UPPER FLOOR DEMO PLAN - GRAND LOBBY

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

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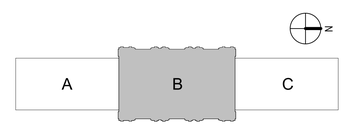
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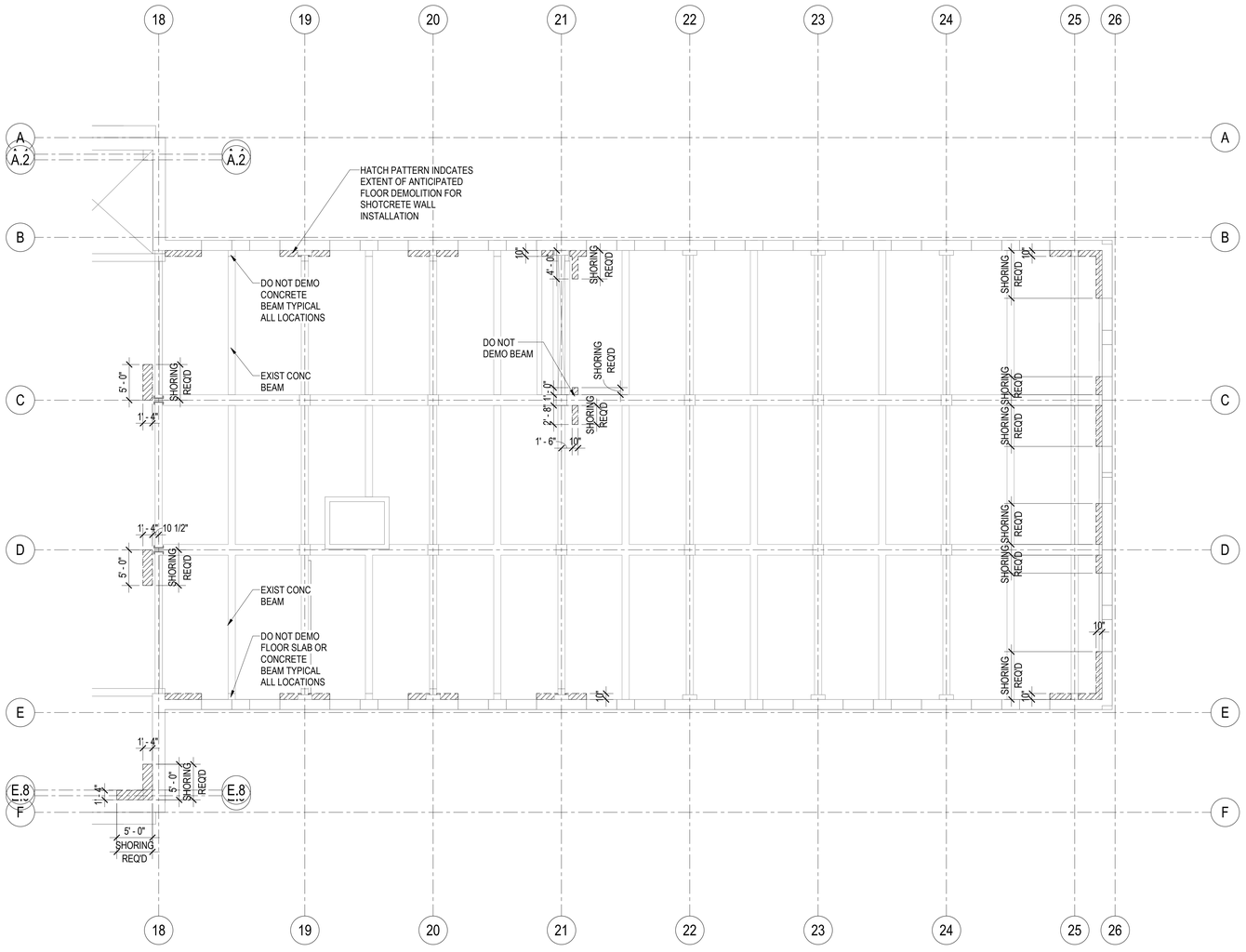
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UPPER FLOOR DEMO PLAN - GRAND LOBBY

SD102B



A1 / SD102C UPPER FLOOR DEMO PLAN - SOUTH WING

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

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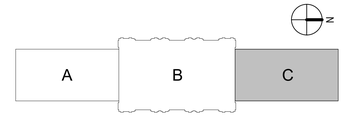
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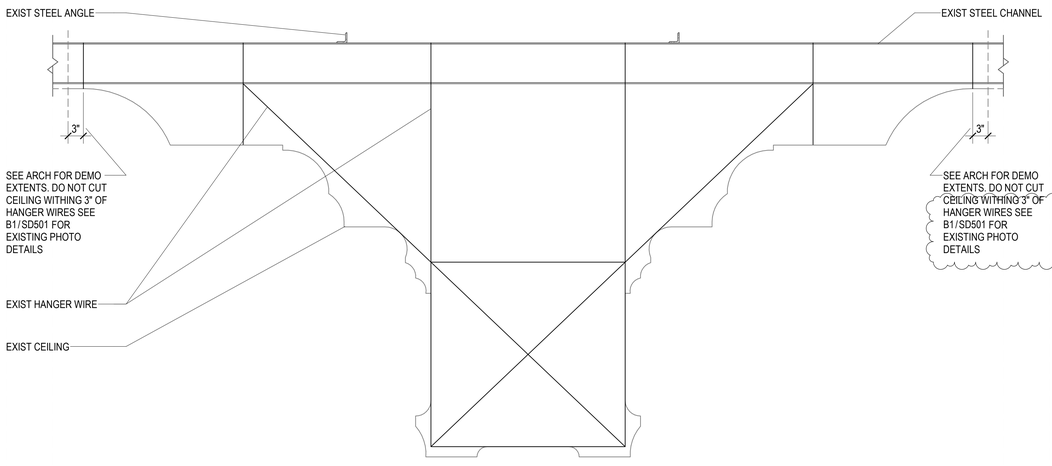
UPPER FLOOR DEMO PLAN - NORTH WING

SD102C



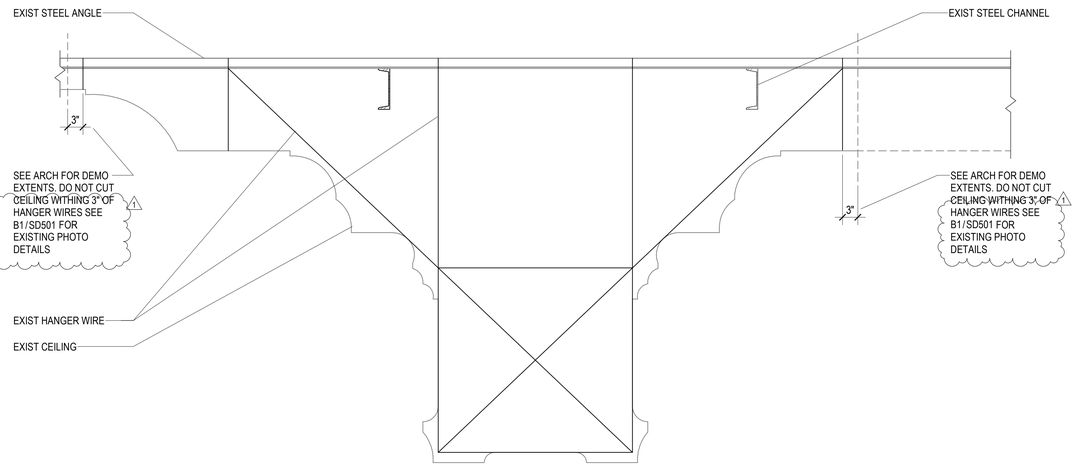
B1 / SD501 FAUX BEAM DEMO LINE PHOTO

SCALE: 1" = 1'-0"



A1 / SD501 EAST TO WEST FAUX BEAM DEMO CUTS

NO SCALE



A3 / SD501 NORTH TO SOUTH FAUX BEAM DEMO CUTS

NO SCALE

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DEMOLITION FRAMING DETAILS

SD501

COLVIN ENGINEERING ASSOCIATES

Mechanical Addendum 01 – BP-01 & BP-02

Project ..... Rio Grande Depot Seismic Upgrade
CEA Project Number..... 2022-081.00
Date..... 10/19/2022

This Addendum shall be considered part of the Contract Documents and Project Manual for the above-mentioned project as though it had been issued at the same time and shall be incorporated integrally therewith.

Where provisions of the following supplementary data differ from those of the original Contract Documents and Project Manual, the Addendum shall govern and take precedence.

Specifications

Item	Section	Description
01.01	230080	Add specification Section 230080 – Selective Mechanical Demolition.

Drawings

Item	Sheet	Description
01.01	FP001	Replace existing sheet with revised sheet. Demolition legend added.
01.02	1.FD100	Replace existing sheet with revised sheet. Demolition legend added.
01.03	1.FD101	Replace existing sheet with revised sheet. Demolition legend added.
01.04	1.FD102	Replace existing sheet with revised sheet. Demolition legend added. Areas of ceiling being demolished updated to match Architectural.
01.05	1.FD103	Replace existing sheet with revised sheet. Demolition legend added.
01.06	PL001	Replace existing sheet with revised sheet. Demolition legend added.
01.07	1.PD100	Replace existing sheet with revised sheet. Demolition legend added.
01.08	1.PD100A	Replace existing sheet with revised sheet. Demolition legend added. Keynote 1 revised.
01.09	1.PD100B	Replace existing sheet with revised sheet. Demolition legend added.

Item	Sheet	Description
01.10	1.PD100C	Replace existing sheet with revised sheet. Demolition legend added. Keynote 4 revised.
01.11	1.PD101	Replace existing sheet with revised sheet. Demolition legend added. Callout for enlarged view of north wing men's restroom added, 1-1.PD402.
01.12	1.PD102	Replace existing sheet with revised sheet. Demolition legend added.
01.13	1.PD103	Replace existing sheet with revised sheet. Demolition legend added.
01.14	1.PD401	Replace existing sheet with revised sheet. Demolition legend added. Detail 3-1.PD401 revised to show additional restroom fixtures being removed during Phase 01 Demo.
01.15	1.PD402	Add new sheet. Sheet contains Phase 1 Enlarged Plumbing Demo Plan for the main level north wing men's restroom.
01.16	M001	Replace existing sheet with revised sheet. Demolition legend added.
01.17	1.MD100	Replace existing sheet with revised sheet. Demolition legend added.
01.18	1.MD100A	Replace existing sheet with revised sheet. Demolition legend added. Keynotes revised.
01.19	1.MD100B	Replace existing sheet with revised sheet. Demolition legend added. Keynotes revised.
01.20	1.MD100C	Replace existing sheet with revised sheet. Demolition legend added. Keynotes revised.
01.21	1.MD101	Replace existing sheet with revised sheet. Demolition legend added.
01.22	1.MD101A	Replace existing sheet with revised sheet. Demolition legend added. Keynote 1 revised.

Item	Sheet	Description
01.23	1.MD101B	Replace existing sheet with revised sheet. Demolition legend added. Keynote 1 revised.
01.24	1.MD101C	Replace existing sheet with revised sheet. Demolition legend added. Keynote 1 revised.
01.25	1.MD102	Replace existing sheet with revised sheet. Demolition legend added.
01.26	1.MD102A	Replace existing sheet with revised sheet. Demolition legend added. Keynotes revised. Areas of ceiling being demolished updated to match Architectural.
01.27	1.MD102B	Replace existing sheet with revised sheet. Demolition legend added. Keynotes revised.
01.28	1.MD102C	Replace existing sheet with revised sheet. Demolition legend added. Keynotes revised. Areas of ceiling being demolished updated to match Architectural.
01.29	1.MD103	Replace existing sheet with revised sheet. Demolition legend added.
01.30	1.MD103A	Replace existing sheet with revised sheet. Demolition legend added.
01.31	1.MD103B	Replace existing sheet with revised sheet. Demolition legend added.
01.32	1.MD103C	Replace existing sheet with revised sheet. Demolition legend added.
01.33	1.MD401	Replace existing sheet with revised sheet. Demolition legend added. Keynote 1 revised.

Contractor Comments/Questions

Item	Sheet	Comment/Question	Response
01.01	1.PD100C	Note 4 notes to demo the piping back to the nearest isolation valve. This location needs to be documented for bidders.	Keynote updated to indicate removing utilities back to nearest accessible isolation valve. Given the current extent of basement wall demolition moved to BP-01, the basement plumbing scope will have to be revisited in more detail.
01.02	1.PD401	Please provide an enlarged demo plan for the north men's restroom on L1.	Enlarged detail added on new sheet, 1.PD401.
01.03	ALL	Please provide a clear index/legend of what is to be demolished, salvaged or remains. The bold/faint lines are difficult to distinguish on printed copies.	Graphic legend has been added to all floor plan sheets.

End of Mechanical Addendum 01 – BP-01 & BP-02

FIRE LEGEND

NOTE: NOT ALL SYMBOLS WILL BE USED ON SHEETS.

FIRE DEPT. HORN & LIGHT	
FIRE HOSE CABINET	
FIRE SERVICE	X" F
YARD HYDRANT	
FLOOR DRAIN	
FLOOR OR GRADE CLEANOUT	
FLOOR SINK	
GRADE CLEANOUT W/ CONCRETE PAD	
HOSE BIBB OR SILLCOCK	
MANHOLE	
POST TYPE FDC CONNECTION	
REDUCED PRESSURE BACKFLOW PREVENTOR	RPBP
VENT THROUGH THE ROOF	
WALL CLEANOUT	
WALL TYPE FDC CONNECTION	
EXPANSION JOINT	
FLEXIBLE PIPE CONNECTION	
HEAT TRACING	
AQUASTAT	
IN-LINE PUMP	
PRESSURE GAUGE W/ PRESSURE COCK	
STRAINER	
TEMPERATURE & PRESSURE TEST PLUG	
TEMPERATURE SENSING WELL	
THERMOMETER	
VENTURI FLOW METER	
ELBOW DOWN	
ELBOW UP	
PIPE CAP	
REDUCER	
TEE DOWN	
UNION	
CONDENSATE DRAIN	X" D
DOMESTIC COLD WATER	X" DCW
DOMESTIC HOT WATER	X" DHW
DOMESTIC HOT WATER RECIRC.	X" DHWR
GREASE WASTE ABOVE GRADE	X" GW
GREASE WASTE BELOW GRADE	X" GW
OVERFLOW DRAIN	X" OD
ROOF DRAIN	X" RD
SANITARY (PLBG) VENT	X" V
SANITARY WASTE ABOVE GRADE	X" W
SANITARY WASTE BELOW GRADE	X" W
COMPRESSED AIR	X" CA
TEMPERED WATER	X" T
ARGON	X" AR
DEIONIZED WATER RETURN	X" DIR

DEIONIZED WATER SUPPLY	X" DI
FUEL OIL RETURN	X" FOR
FUEL OIL SUPPLY	X" FOS
HELIUM	X" HE
HOT GAS	X" HG
HOT GAS BYPASS	X" HGBP
HYDROGEN	X" H
INDUSTRIAL WATER (NON-POTABLE)	X" IW
MEDICAL AIR	X" MA
NATURAL GAS	X" G
NITROGEN	X" N
NITROUS OXIDE	X" N2O
OXYGEN	X" O2
PROPANE	X" P
REVERSE OSMOSIS	X" RO
STEAM	X" S
STEAM CONDENSATE RETURN	X" SCR
VACUUM	X" VAC
WATER TREATMENT	X" WT
ACCESS PANEL	
DIRECTION OF FLOW	
FLOW SWITCH	
HUMIDISTAT OR HUMIDITY SENSOR	H
NITROGEN DIOXIDE SENSOR	N
POINT OF CONNECTION TO EXISTING	
POINT OF REMOVAL FROM EXISTING	
AUTOMATIC CONTROL VALVE (2-WAY)	
AUTOMATIC CONTROL VALVE (3-WAY)	
BALL VALVE	
BUTTERFLY VALVE	
CALIBRATED BALANCE VALVE	
CHECK (SWING OR LIFT AS REQ'D) VALVE	
CURB COCK	
GAS COCK	
GATE OS & Y PATTERN VALVE	
GATE VALVE	
MOTORIZED OPERATOR VALVE	M
P&T RELIEF VALVE	
PET COCK OR GAUGE COCK	
PLUG VALVE	
PRESSURE REDUCING VALVE	
SOLENOID VALVE	
THERMAL EXPANSION VALVE	
DETAIL TAG	DETAIL NO. / DRAWING NO.
KEYED NOTE	NOTE NO.
SECTION CUT LINE	SECTION NO. / DRAWING NO.

DEMOLITION LEGEND

	EXISTING PIPING TO REMAIN
	EXISTING PIPING TO BE REMOVED
	EXISTING DUCT/EQUIPMENT/FIXTURE TO REMAIN
	EXISTING DUCT/EQUIPMENT/FIXTURE TO BE REMOVED

NOTE: REMOVE AND SALVAGE ITEMS AS NOTED ON PLANS.

ABBREVIATIONS

	NOTE: NOT ALL ABBREVIATIONS WILL BE USED ON SHEETS.
AD	ACCESS DOOR
AF	AIRFOIL
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
BI	BACKWARD INCLINE
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BTUH	BRITISH THERMAL UNITS PER HOUR
CAP	CAPACITY
CAS	COMBUSTION AIR SUPPLY
CBV	CALIBRATED BALANCE VALVE
CFM	CUBIC FEET PER MINUTE
CV	CONSTANT VOLUME
CV	CONTROL VALVE
DB	DRY BULB
DCW	DOMESTIC COLD WATER
DF	DRINKING FOUNTAIN
DHW	DOMESTIC HOT WATER
DHWR	DOMESTIC HOT WATER RECIRC
DIA	DIAMETER
DN	DOWN
DSN	DOWN SPOUT NOZZLE
DW	DISHWASHER
E	EXISTING
EA	EACH OR EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EFF	EFFICIENCY
ELEV	ELEVATION
ENCL	ENCLOSURE
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EWC	ELECTRIC WATER COOLER
EWT	ENTERING WATER TEMPERATURE
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FO	FLAT OVAL
FPM	FEET PER MINUTE
FS	FLOOR SINK
FT	FEET
FV	FACE VELOCITY
GA	GAUGE
GAL	GALLON
GD	GARAGE DRAIN
GEA	GREASE EXHAUST AIR
GPM	GALLONS PER MINUTE
HP	HORSE POWER
HR	HOUR
HT	HEIGHT
IN	INCH
IN WC	INCHES OF WATER COLUMN
IN WG	INCHES OF WATER GAUGE
L	LAVATORY OR LOUVER
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LWT	LEAVING WATER TEMPERATURE
MAX	MAXIMUM
MBH	THOUSAND BRITISH THERMAL UNITS
MECH	MECHANICAL
MIN	MINIMUM
MPSA	MEDUIM PRESSURE SUPPLY AIR
MUA	MAKE-UP AIR
MVD	MANUAL VOLUME DAMPER
NC	NOISE CRITERIA OR NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OD	OVERFLOW DRAIN
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
PD	PRESSURE DROP
PG	PROPYLENE GLYCOL
POC	POINT OF CONNECTION
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
RA	RETURN AIR
RAD	RADIUS
RD	ROOF DRAIN
RLF	RELIEF AIR
RPBP	REDUCED PRESSURE BACKFLOW PREVENTOR
SA	SUPPLY AIR OR SHOCK ARRESTOR
SEN	SENSIBLE
SF	SQUARE FEET
SIM	SIMILAR
SL	SEA LEVEL
SP	STATIC PRESSURE
SS	SERVICE SINK OR STAINLESS STEEL
TA	TRANSFER AIR
TOD	TOP OF DUCT
TSP	TOTAL STATIC PRESSURE
TYP.	TYPICAL
U	URINAL
V	VENT
VAV	VARIABLE AIR VOLUME
VD	VOLUME DAMPER
VENT	FLUE VENT
VFD	VARIABLE FREQUENCY DRIVE
VOL	VOLUME
VTR	VENT THROUGH THE ROOF
W	WASTE
W/	WITH
W/O	WITHOUT
WB	WET BULB
WC	WATER CLOSET
WCO	WALL CLEANOUT
WHA	WATER HAMMER ARRESTOR
WPD	WATER PRESSURE DROP
WT	WEIGHT
Ø	ROUND OR DIAMETER

DRAWING INDEX - FIRE BP-01

#	SHEET NAME
FP001	FIRE INDEX AND LEGEND BP-01
1.FD100	PHASE 1 BASEMENT OVERALL FIRE PROTECTION DEMO PLAN
1.FD101	PHASE 1 MAIN LEVEL OVERALL FIRE PROTECTION DEMO PLAN
1.FD102	PHASE 1 UPPER LEVEL OVERALL FIRE PROTECTION DEMO PLAN
1.FD103	PHASE 1 ATTIC OVERALL FIRE PROTECTION DEMO PLAN

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RIO GRANDE DEPOT
SEISMIC UPGRADE

300 SOUTH RIO GRANDE STREET
SALT LAKE CITY, UT 84101

DFCM PROJECT #20229080

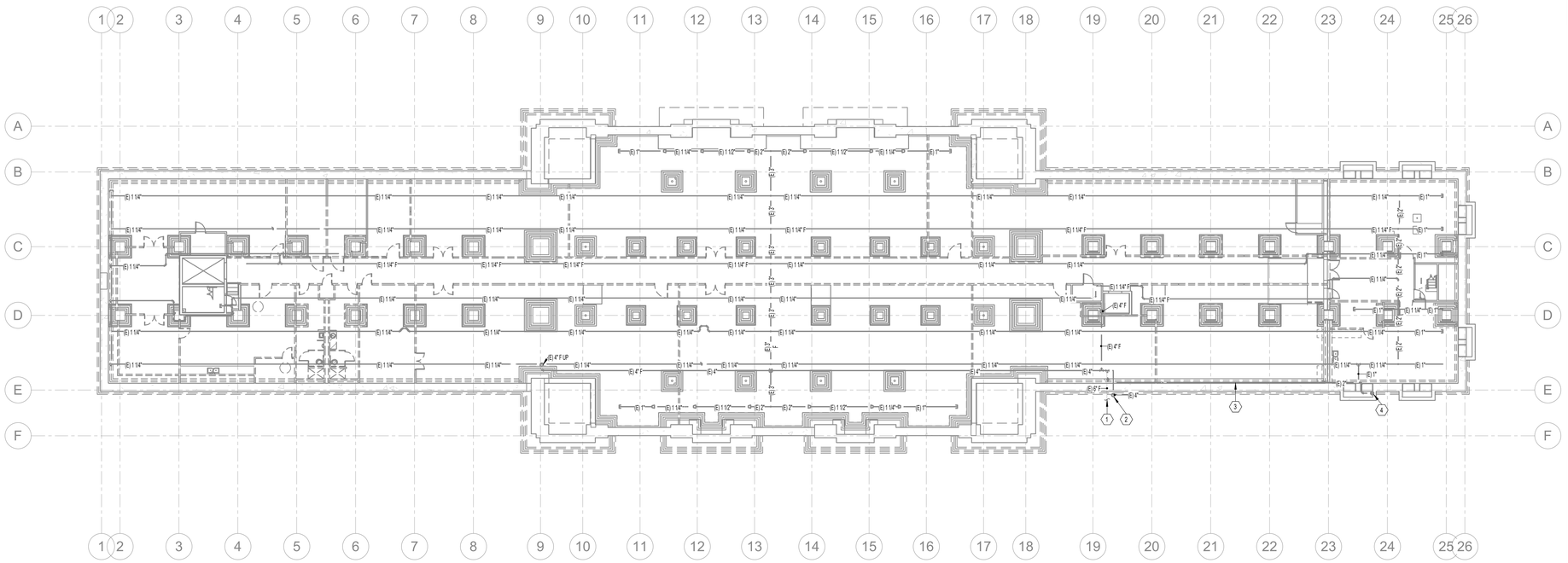
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ISSUE TYPE:	DATE:
BP-01	October 3, 2022
1 ADD 01	October 19, 2022
PROJECT NUMBER:	21-031
DRAWN BY:	EHW
CHECKED BY:	ARE

FIRE INDEX AND
LEGEND BP-01

FP001

20-031 21 Rio Grande Depot Seismic Upgrade.rvt 2022-09-30 8:09:42 PM Central Daylight Time



PHASE 1 BASEMENT OVERALL FIRE PROTECTION DEMO PLAN

1 SCALE: 1/16" = 1'-0"

12" 0" 8" 16" 32"

GENERAL NOTES

A. EXISTING DRAWINGS ARE BASED ON CASUAL (NON-INTRUSIVE) FIELD OBSERVATIONS AND PREVIOUS PROJECT RECORD DOCUMENTS. UPON DISCOVERY OF CONDITIONS NOT SHOWN OR IN CONFLICT WITH THESE DRAWINGS THAT AFFECT PROJECT BUDGET AND/OR SCHEDULE, CONTRACTOR SHALL IMMEDIATELY REPORT SUCH CONDITIONS TO THE ARCHITECT/ENGINEER IN WRITING FOR DIRECTION ON HOW TO PROCEED.

B. ITEMS SHOWN DARK AND DASHED SHALL BE DEMOLISHED.

C. THE BUILDING DOES CONTAIN ASBESTOS AND LEAD BASED PAINT IN VARIOUS BUILDING MATERIALS. ITEMS THAT CONTAIN ASBESTOS AND LEAD BASED PAINT ARE NOT TO BE REMOVED OR OTHERWISE DISTURBED. FOR FURTHER INFORMATION PLEASE CONTACT OWNER'S REPRESENTATIVE R & R ENVIRONMENTAL INC. AT 801-352-2380.

D. HAZARDOUS MATERIAL ABATEMENT TO BE COMPLETED BY OWNER. HAZARDOUS MATERIAL INVENTORY REPORT IS AVAILABLE FOR REFERENCE FROM THE OWNER. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF SUSPECTED HAZARDOUS MATERIALS ARE ENCOUNTERED AND HAZARDOUS MATERIALS SHALL BE ABATED BY OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.

E. FIRE PROTECTION SPRINKLER SYSTEM IS INTENDED TO REMAIN ACTIVE DURING PHASE 01 DEMOLITION.

F. PROTECT SPRINKLER PIPING AND HEADS IN CLOSE PROXIMITY TO OTHER DEMOLITION WORK.

G. AT THE CONCLUSION OF PHASE 01 DEMOLITION AND PRIOR TO TURNOVER TO ABATEMENT CONTRACTOR, GENERAL CONTRACTOR SHALL SHUT DOWN AND DRAIN SYSTEM.

H. EXISTING SPRINKLER SYSTEM CONTAINS ANTIFREEZE SOLUTION. CONTRACTOR SHALL ARRANGE FOR PROPER DISPOSAL.

I. FIRE WATCH REQUIREMENTS SHALL BE COORDINATED WITH LOCAL AND STATE AHJ'S.

KEYNOTES

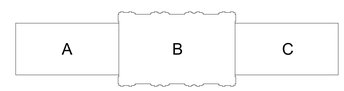
1	EXISTING 6" FIRE LINE ENTRY INTO BUILDING.
2	EXISTING FDC LINE UP TO FREESTANDING FIRE DEPARTMENT CONNECTION.
3	EXISTING SPRINKLER SYSTEM ANTIFREEZE FILL LINE.
4	EXISTING ANTIFREEZE FILL LINE UP TO FILLING CONNECTION.

DEMOLITION LEGEND

- EXISTING PIPING TO REMAIN
- EXISTING PIPING TO BE REMOVED
- EXISTING DUCT/EQUIPMENT/FIXTURE TO REMAIN
- EXISTING DUCT/EQUIPMENT/FIXTURE TO BE REMOVED

NOTE: REMOVE AND SALVAGE ITEMS AS NOTED ON PLANS.

KEY MAP



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DFCM PROJECT #20229080

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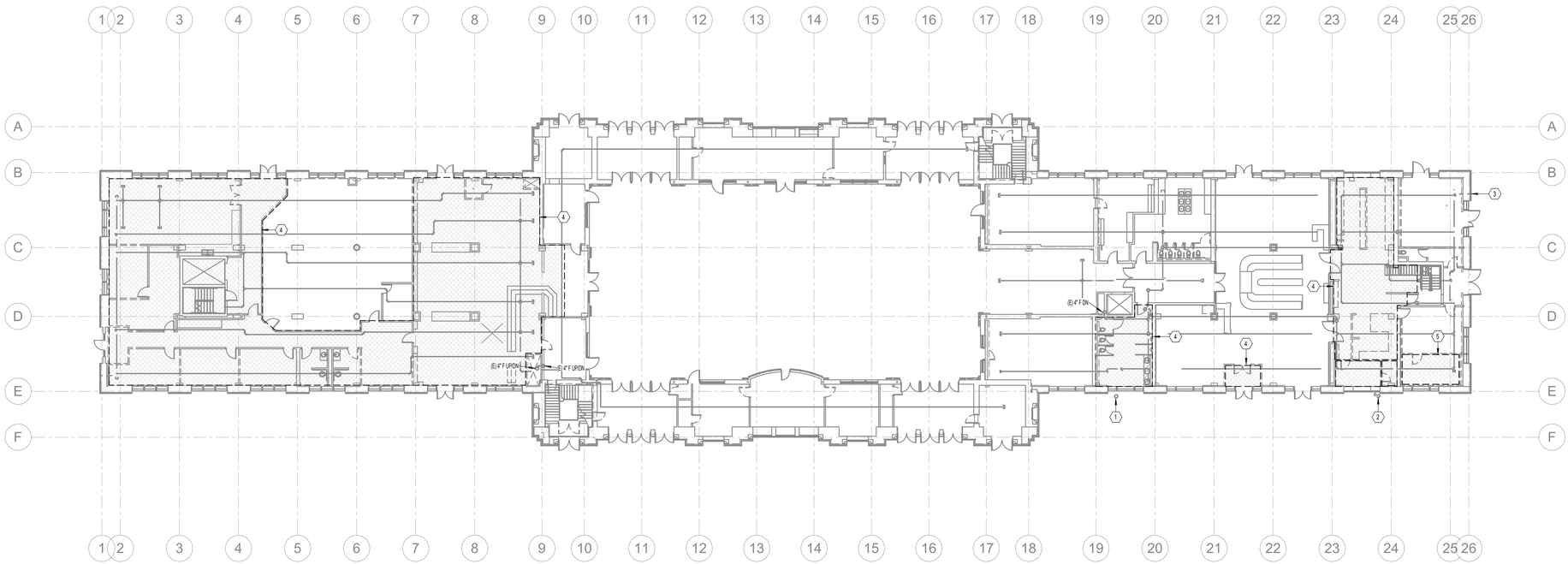
ISSUE TYPE:	DATE:
BP-01	October 3, 2022
1 ADD 01	October 19, 2022

PROJECT NUMBER:	21-031
DRAWN BY:	EHW
CHECKED BY:	ARE

PHASE 1 BASEMENT OVERALL FIRE PROTECTION DEMO PLAN

1.FD100

2022-10-19 C:\Users\ehw\Desktop\Autodesk Upgrade\Rev 2022\BIM 01\Rio Grande Depot_CENTRAL_ehw.rvt



PHASE 1 MAIN LEVEL OVERALL FIRE PROTECTION DEMO PLAN

1 SCALE: 1/16" = 1'-0"

12" 0" 8" 16" 32"

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I. FIRE WATCH REQUIREMENTS SHALL BE COORDINATED WITH LOCAL AND STATE AHJ'S.

KEYNOTES

1	EXISTING FREESTANDING FIRE DEPARTMENT CONNECTION (FDC).
2	EXISTING ANTIFREEZE FILLING CONNECTION.
3	EXISTING LOW POINT DRAIN.
4	HATCHED AREA INDICATES CEILINGS IN THIS AREA TO BE REMOVED. SEE 1.AD111 SHEETS. PROTECT EXISTING SPRINKLER HEADS FROM DAMAGE.
5	EXISTING WALK-IN COOLER TO BE REMOVED, SEE 1.AD101 SHEETS. IF PRESENT, DISCONNECT EXISTING SPRINKLER HEADS INSIDE COOLER FROM SPRINKLER SYSTEM.

DEMOLITION LEGEND

- EXISTING PIPING TO REMAIN
- EXISTING PIPING TO BE REMOVED
- EXISTING DUCT/EQUIPMENT/FIXTURE TO REMAIN
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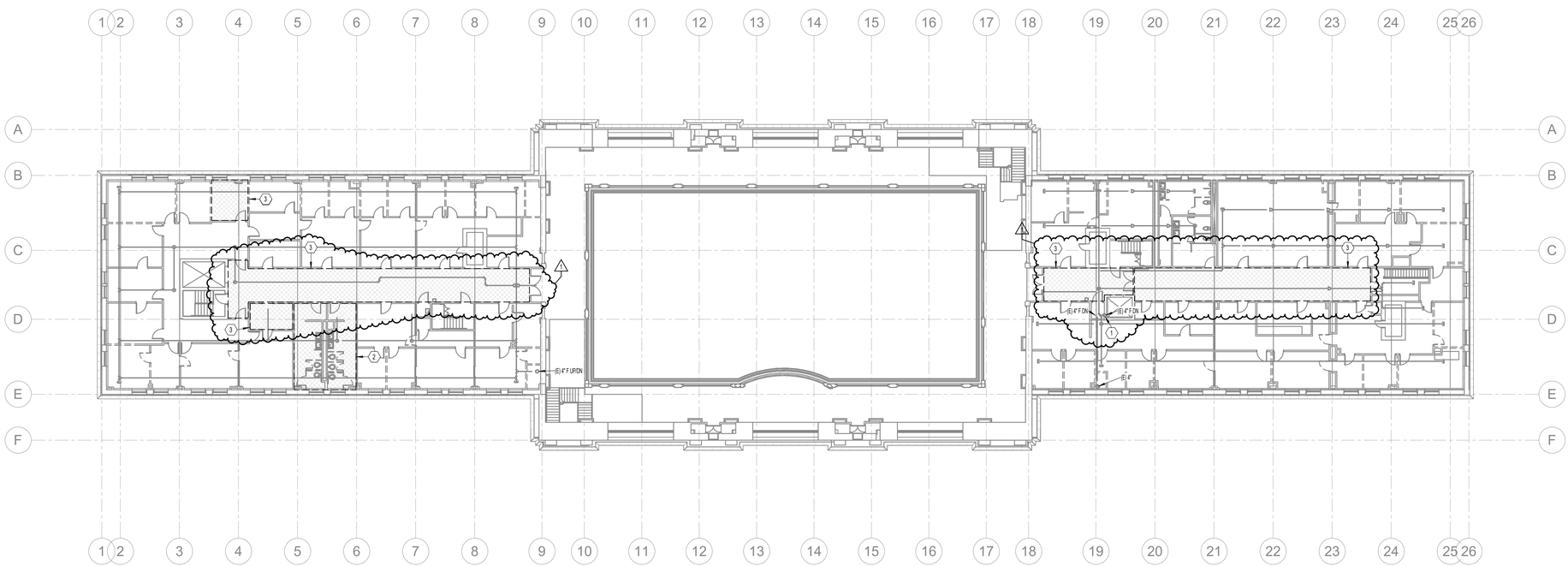
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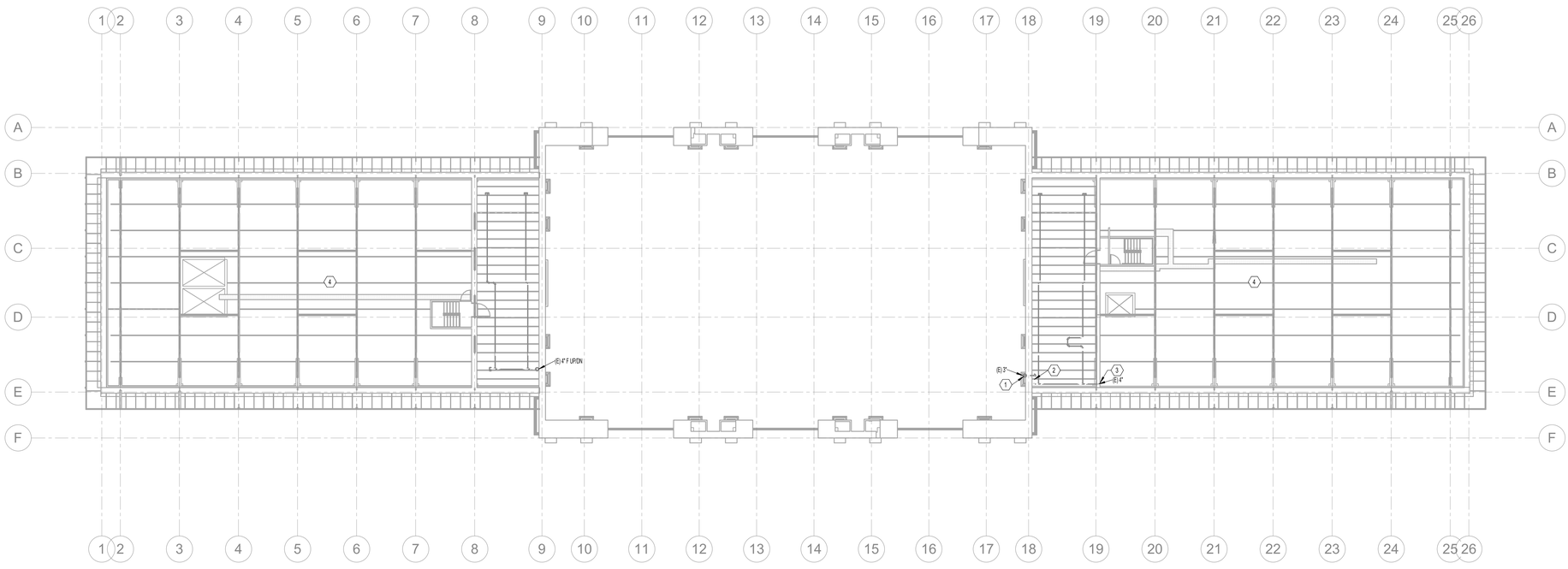
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BP-01	October 3, 2022
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PROJECT NUMBER:	21-031
DRAWN BY:	EHW
CHECKED BY:	ARE

PHASE 1 MAIN LEVEL OVERALL FIRE PROTECTION DEMO PLAN

1.FD101


1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26
A
B
C
D
E
F
ELEVATION
ELEVATION
ELEVATION



1 PHASE 1 ATTIC OVERALL FIRE PROTECTION DEMO PLAN
SCALE: 1/16" = 1'-0"
12" 0" 8" 16" 32"

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KEYNOTES

1	SPRINKLER MAIN UP TO ATTIC SPACE ABOVE GRAND LOBBY CEILING.
2	SHUT-OFF VALVE, CHECK VALVE, AND DRAIN DOWN VALVE FOR SPRINKLER PIPING ABOVE GRAND LOBBY CEILING.
3	SPRINKLER MAIN UP FROM FLOOR BELOW.
4	OTHER THAN AREAS WHERE PIPING IS CURRENTLY SHOWN, NO EXISTING OVERHEAD SPRINKLER PIPING OBSERVED IN WING ATTICS.

DEMOLITION LEGEND

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- EXISTING DUCT/EQUIPMENT/FIXTURE TO REMAIN
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DFCM PROJECT #20229080

STAMP

ISSUE TYPE:		DATE:
SP-01		October 3, 2022
1	ADD 01	October 19, 2022

PROJECT NUMBER:	21-031
DRAWN BY:	EHW
CHECKED BY:	ARE

PHASE 1 ATTIC OVERALL FIRE PROTECTION DEMO PLAN

1.FD103

2022-09-27 P:\Projects\Rio Grande Depot\Drawings\Upgrade\Revit 2022\Architecture\1.FD103.rvt
9/26/2022 8:08:46 AM
Ryan Hall

PLUMBING LEGEND

NOTE: NOT ALL SYMBOLS WILL BE USED ON SHEETS.

FIRE DEPT. HORN & LIGHT	
FIRE HOSE CABINET	
FIRE SERVICE	X" F
YARD HYDRANT	
FLOOR DRAIN	
FLOOR OR GRADE CLEANOUT	
FLOOR SINK	
GRADE CLEANOUT W/ CONCRETE PAD	
HOSE BIBB OR SILLCOCK	
MANHOLE	
POST TYPE FDC CONNECTION	
REDUCED PRESSURE BACKFLOW PREVENTOR	RPBP
VENT THROUGH THE ROOF	
WALL CLEANOUT	
WALL TYPE FDC CONNECTION	
EXPANSION JOINT	
FLEXIBLE PIPE CONNECTION	
HEAT TRACING	
AQUASTAT	
IN-LINE PUMP	
PRESSURE GAUGE W/ PRESSURE COCK	
STRAINER	
TEMPERATURE & PRESSURE TEST PLUG	
TEMPERATURE SENSING WELL	
THERMOMETER	
VENTURI FLOW METER	
ELBOW DOWN	
ELBOW UP	
PIPE CAP	
REDUCER	
TEE DOWN	
UNION	
CONDENSATE DRAIN	X" D
DOMESTIC COLD WATER	X" DCW
DOMESTIC HOT WATER	X" DHW
DOMESTIC HOT WATER RECIRC.	X" DHWR
GREASE WASTE ABOVE GRADE	X" GW
GREASE WASTE BELOW GRADE	X" GW
OVERFLOW DRAIN	X" OD
ROOF DRAIN	X" RD
SANITARY (PLBG) VENT	X" V
SANITARY WASTE ABOVE GRADE	X" W
SANITARY WASTE BELOW GRADE	X" W
COMPRESSED AIR	X" CA
TEMPERED WATER	X" T
ARGON	X" AR
DEIONIZED WATER RETURN	X" DIR

DEIONIZED WATER SUPPLY	X" DI
FUEL OIL RETURN	X" FOR
FUEL OIL SUPPLY	X" FOS
HELIUM	X" HE
HOT GAS	X" HG
HOT GAS BYPASS	X" HGBP
HYDROGEN	X" H
INDUSTRIAL WATER (NON-POTABLE)	X" IW
MEDICAL AIR	X" MA
NATURAL GAS	X" G
NITROGEN	X" N
NITROUS OXIDE	X" N2O
OXYGEN	X" O2
PROPANE	X" P
REVERSE OSMOSIS	X" RO
STEAM	X" S
STEAM CONDENSATE RETURN	X" SCR
VACUUM	X" VAC
WATER TREATMENT	X" WT
ACCESS PANEL	
DIRECTION OF FLOW	
FLOW SWITCH	
HUMIDISTAT OR HUMIDITY SENSOR	H
NITROGEN DIOXIDE SENSOR	N
POINT OF CONNECTION TO EXISTING	
POINT OF REMOVAL FROM EXISTING	
AUTOMATIC CONTROL VALVE (2-WAY)	
AUTOMATIC CONTROL VALVE (3-WAY)	
BALL VALVE	
BUTTERFLY VALVE	
CALIBRATED BALANCE VALVE	
CHECK (SWING OR LIFT AS REQ'D) VALVE	
CURB COCK	
GAS COCK	
GATE OS & Y PATTERN VALVE	
GATE VALVE	
MOTORIZED OPERATOR VALVE	M
P&T RELIEF VALVE	
PET COCK OR GAUGE COCK	
PLUG VALVE	
PRESSURE REDUCING VALVE	
SOLENOID VALVE	
THERMAL EXPANSION VALVE	
DETAIL TAG	DETAIL NO. / DRAWING NO.
KEYED NOTE	NOTE NO.
SECTION CUT LINE	SECTION NO. / DRAWING NO.

DEMOLITION LEGEND

	EXISTING PIPING TO REMAIN
	EXISTING PIPING TO BE REMOVED
	EXISTING DUCT/EQUIPMENT/FIXTURE TO REMAIN
	EXISTING DUCT/EQUIPMENT/FIXTURE TO BE REMOVED

NOTE: REMOVE AND SALVAGE ITEMS AS NOTED ON PLANS.

ABBREVIATIONS

	NOTE: NOT ALL ABBREVIATIONS WILL BE USED ON SHEETS.
AD	ACCESS DOOR
AF	AIRFOIL
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
BI	BACKWARD INCLINE
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BTUH	BRITISH THERMAL UNITS PER HOUR
CAP	CAPACITY
CAS	COMBUSTION AIR SUPPLY
CBV	CALIBRATED BALANCE VALVE
CFM	CUBIC FEET PER MINUTE
CV	CONSTANT VOLUME
CV	CONTROL VALVE
DB	DRY BULB
DCW	DOMESTIC COLD WATER
DF	DRINKING FOUNTAIN
DHW	DOMESTIC HOT WATER
DHWR	DOMESTIC HOT WATER RECIRC
DIA	DIAMETER
DN	DOWN
DSN	DOWN SPOUT NOZZLE
DW	DISHWASHER
E	EXISTING
EA	EACH OR EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EFF	EFFICIENCY
ELEV	ELEVATION
ENCL	ENCLOSURE
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EWC	ELECTRIC WATER COOLER
EWT	ENTERING WATER TEMPERATURE
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FO	FLAT OVAL
FPM	FEET PER MINUTE
FS	FLOOR SINK
FT	FEET
FV	FACE VELOCITY
GA	GAUGE
GAL	GALLON
GD	GARAGE DRAIN
GEA	GREASE EXHAUST AIR
GPM	GALLONS PER MINUTE
HP	HORSE POWER
HR	HOUR
HT	HEIGHT
IN	INCH
IN WC	INCHES OF WATER COLUMN
IN WG	INCHES OF WATER GAUGE
L	LAVATORY OR LOUVER
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LWT	LEAVING WATER TEMPERATURE
MAX	MAXIMUM
MBH	THOUSAND BRITISH THERMAL UNITS
MECH	MECHANICAL
MIN	MINIMUM
MPSA	MEDUIM PRESSURE SUPPLY AIR
MUA	MAKE-UP AIR
MVD	MANUAL VOLUME DAMPER
NC	NOISE CRITERIA OR NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OD	OVERFLOW DRAIN
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
PD	PRESSURE DROP
PG	PROPYLENE GLYCOL
POC	POINT OF CONNECTION
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
RA	RETURN AIR
RAD	RADIUS
RD	ROOF DRAIN
RLF	RELIEF AIR
RPBP	REDUCED PRESSURE BACKFLOW PREVENTOR
SA	SUPPLY AIR OR SHOCK ARRESTOR
SEN	SENSIBLE
SF	SQUARE FEET
SIM	SIMILAR
SL	SEA LEVEL
SP	STATIC PRESSURE
SS	SERVICE SINK OR STAINLESS STEEL
TA	TRANSFER AIR
TOD	TOP OF DUCT
TSP	TOTAL STATIC PRESSURE
TYP.	TYPICAL
U	URINAL
V	VENT
VAV	VARIABLE AIR VOLUME
VD	VOLUME DAMPER
VENT	FLUE VENT
VFD	VARIABLE FREQUENCY DRIVE
VOL	VOLUME
VTR	VENT THROUGH THE ROOF
W	WASTE
W/	WITH
W/O	WITHOUT
WB	WET BULB
WC	WATER CLOSET
WCO	WALL CLEANOUT
WHA	WATER HAMMER ARRESTOR
WPD	WATER PRESSURE DROP
WT	WEIGHT
Ø	ROUND OR DIAMETER

DRAWING INDEX - PLUMBING BP-01

#	SHEET NAME
PL001	PLUMBING INDEX AND LEGEND BP-01
1.PD100	PHASE 1 BASEMENT OVERALL PLUMBING DEMO PLAN
1.PD100A	PHASE 1 BASEMENT PLUMBING DEMO PLAN AREA A
1.PD100B	PHASE 1 BASEMENT PLUMBING DEMO PLAN AREA B
1.PD100C	PHASE 1 BASEMENT PLUMBING DEMO PLAN AREA C
1.PD101	PHASE 1 MAIN LEVEL OVERALL PLUMBING DEMO PLAN
1.PD102	PHASE 1 UPPER LEVEL OVERALL PLUMBING DEMO PLAN
1.PD103	PHASE 1 ATTIC OVERALL PLUMBING DEMO PLAN
1.PD401	PHASE 1 ENLARGED PLUMBING DEMO PLANS
1.PD402	PHASE 1 ENLARGED PLUMBING DEMO PLANS

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RIO GRANDE DEPOT SEISMIC UPGRADE

300 SOUTH RIO GRANDE STREET
SALT LAKE CITY, UT 84101

DFCM PROJECT #20229080

STAMP

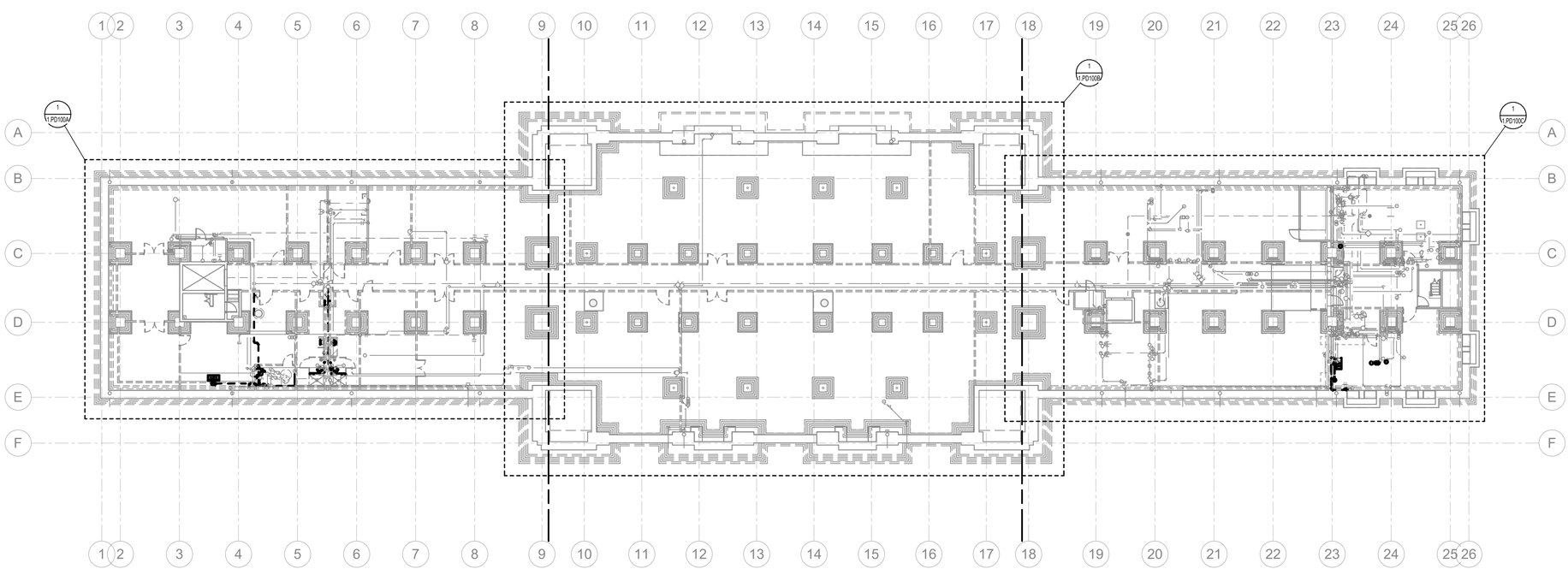
ISSUE TYPE:	DATE:
BP-01	October 3, 2022
1 ADD 01	October 19, 2022

PROJECT NUMBER:	21-031
DRAWN BY:	EHW
CHECKED BY:	ARE

PLUMBING INDEX AND LEGEND BP-01

PL001

Plotted: 10/19/2022 10:47 AM



1 PHASE 1 BASEMENT OVERALL PLUMBING DEMO PLAN
SCALE: 1/16" = 1'-0"

GENERAL NOTES

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C. ITEMS SHOWN LIGHT AND SHADED SHALL REMAIN.

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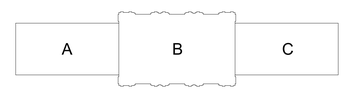
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DEMOLITION LEGEND

- EXISTING PIPING TO REMAIN
- EXISTING PIPING TO BE REMOVED
- EXISTING DUCT/EQUIPMENT/FIXTURE TO REMAIN
- EXISTING DUCT/EQUIPMENT/FIXTURE TO BE REMOVED

NOTE: REMOVE AND SALVAGE ITEMS AS NOTED ON PLANS.

KEY MAP



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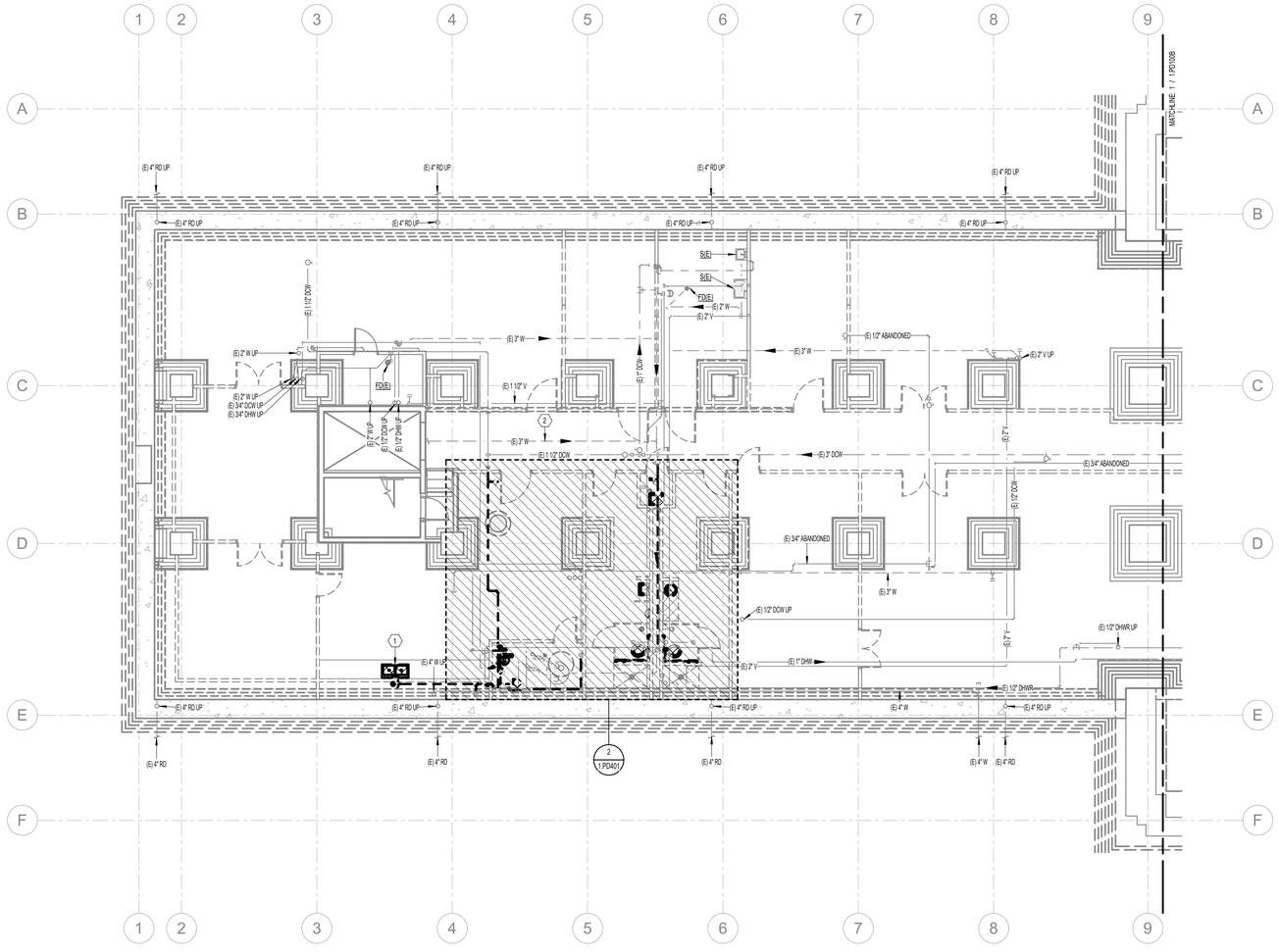
ISSUE TYPE:		DATE:
BP-01		October 3, 2022
1	ADD 01	October 19, 2022

PROJECT NUMBER:	21-031
DRAWN BY:	EHW
CHECKED BY:	ARE

PHASE 1 BASEMENT OVERALL PLUMBING DEMO PLAN

1.PD100

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1 PHASE 1 BASEMENT PLUMBING DEMO PLAN AREA A

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

0 4' 8' 16'

GENERAL NOTES

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KEYNOTES

1 REMOVE EXISTING PLUMBING FIXTURE. DEMO UTILITIES BACK TO NEAREST ACCESSIBLE ISOLATION VALVE AND CAP. VERIFY EXACT LOCATION IN FIELD.

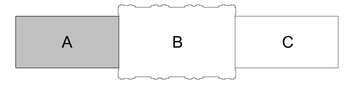
2 PRESUMED SIZE AND ROUTING OF ELEVATOR PIT DRAIN, VERIFY IN FIELD.

DEMOLITION LEGEND

- EXISTING PIPING TO REMAIN
- EXISTING PIPING TO BE REMOVED
- EXISTING DUCT/EQUIPMENT/FIXTURE TO REMAIN
- EXISTING DUCT/EQUIPMENT/FIXTURE TO BE REMOVED

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KEY MAP



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DFCM PROJECT #20229080

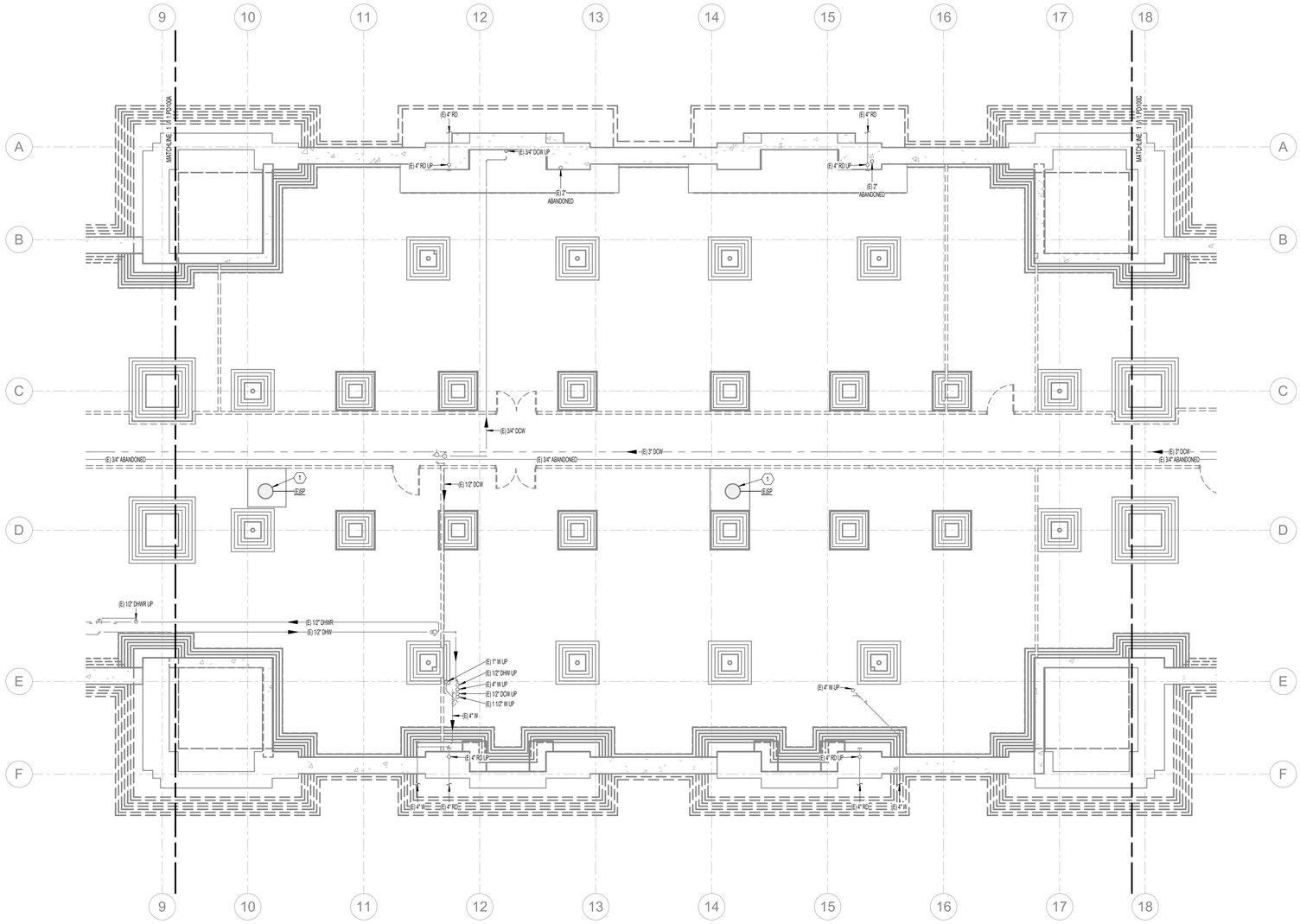
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CHECKED BY:	ARE

PHASE 1 BASEMENT PLUMBING DEMO PLAN AREA A

1.PD100A



1 PHASE 1 BASEMENT PLUMBING DEMO PLAN AREA B

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

GENERAL NOTES

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KEYNOTES

1	EXISTING SUMP TO REMAIN.

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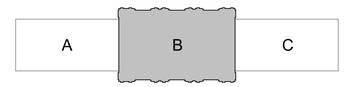
DFCM PROJECT #20229080

DEMOLITION LEGEND

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- EXISTING DUCT/EQUIPMENT/FIXTURE TO REMAIN
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NOTE: REMOVE AND SALVAGE ITEMS AS NOTED ON PLANS.

KEY MAP



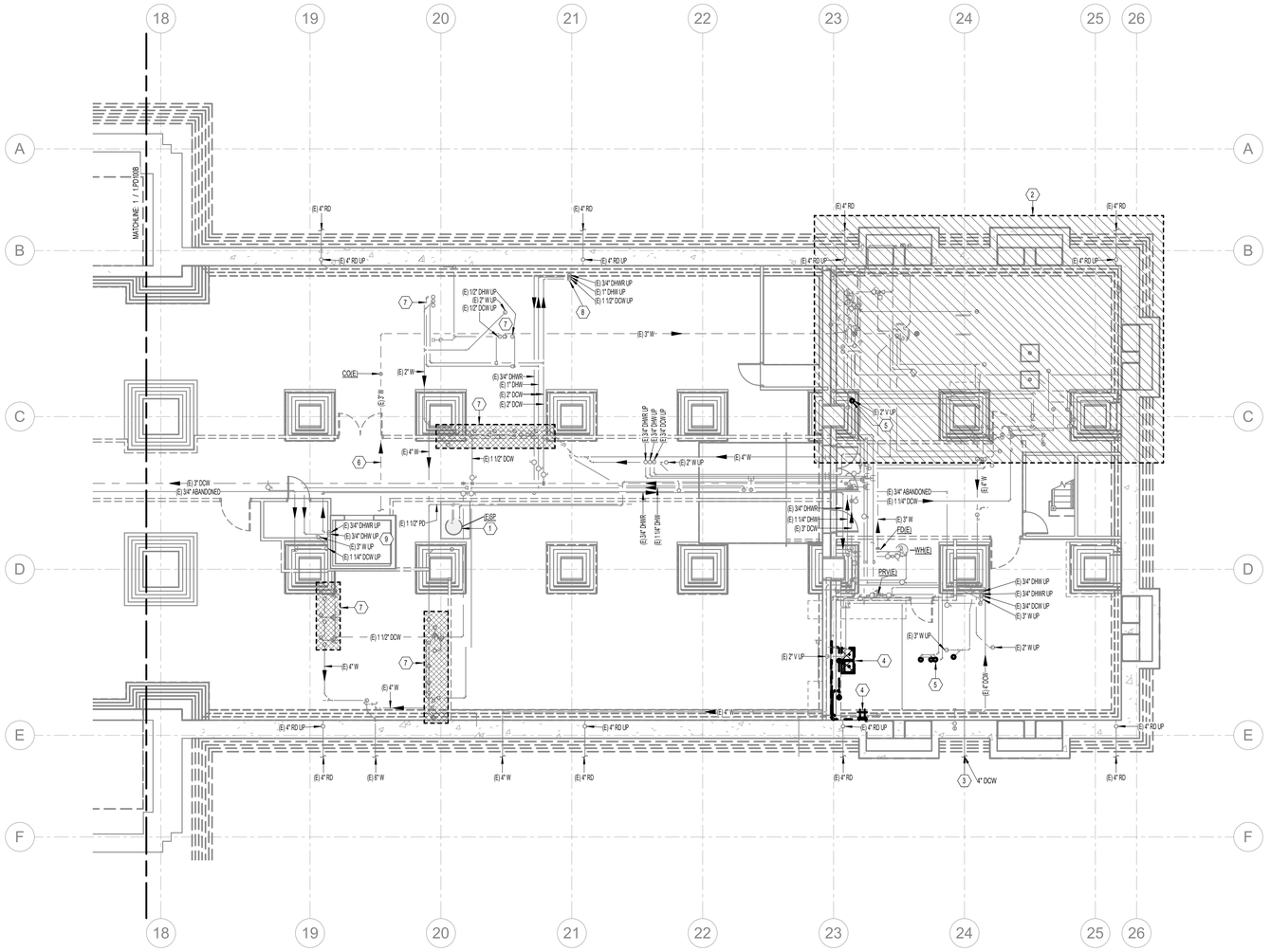
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CHECKED BY:	ARE

PHASE 1 BASEMENT PLUMBING DEMO PLAN AREA B

1.PD100B



1 PHASE 1 BASEMENT PLUMBING DEMO PLAN AREA C

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

GENERAL NOTES

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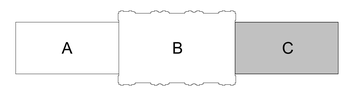
1	EXISTING SUMP TO REMAIN.
2	UTILITIES TO EQUIPMENT IN BASEMENT MECHANICAL ROOM SHALL REMAIN ACTIVE TO MAINTAIN BUILDING HEAT THROUGHOUT WINTER WHILE ABATEMENT IS UNDERWAY.
3	4" DOMESTIC WATER ENTRY INTO BASEMENT.
4	REMOVE EXISTING PLUMBING FIXTURE. DEMO UTILITIES BACK TO NEAREST ACCESSIBLE ISOLATION VALVE AND CAP. VERIFY EXACT LOCATION IN FIELD.
5	PLUMBING LINES SERVING FIXTURE(S) ON FLOOR ABOVE. CAP LINES IN BASEMENT.
6	PRESUMED SIZE AND ROUTING OF ELEVATOR PIT DRAIN, VERIFY IN FIELD.
7	WATER AND WASTE PIPING UP TO FIXTURES ON LEVEL ABOVE.
8	DOMESTIC WATER RISERS FROM BASEMENT UP TO ATTIC.
9	PIPE RISERS FROM BASEMENT UP TO ATTIC.

DEMOLITION LEGEND

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- EXISTING PIPING TO BE REMOVED
- EXISTING DUCT/EQUIPMENT/FIXTURE TO REMAIN
- EXISTING DUCT/EQUIPMENT/FIXTURE TO BE REMOVED

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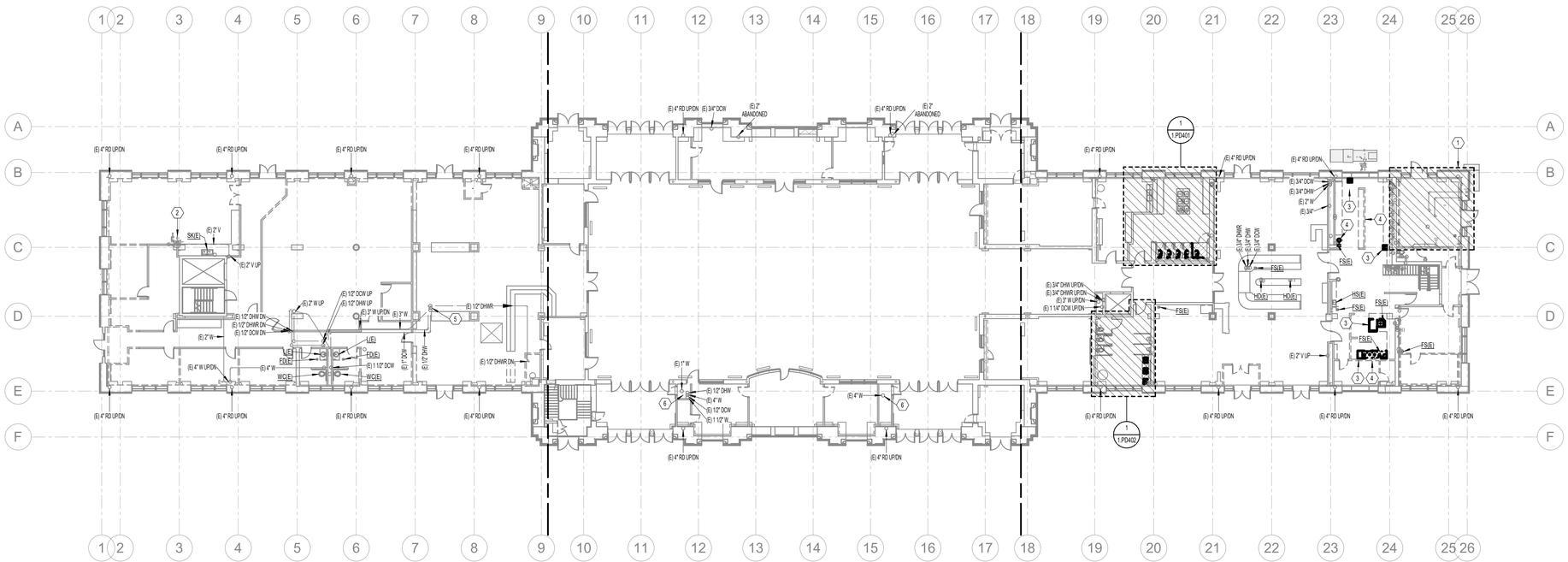
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CHECKED BY:	ARE

PHASE 1 BASEMENT PLUMBING DEMO PLAN AREA C

1.PD100C

Plotted: 10/19/2022 10:49:00 AM By: Eric Wilson
File Name: I:\Projects\21-031 Rio Grande Depot\Revit\21-031 Rio Grande Depot_Central.rvt



1 PHASE 1 MAIN LEVEL OVERALL PLUMBING DEMO PLAN

SCALE: 1/16" = 1'-0"

12" 0" 8" 16" 32"

GENERAL NOTES

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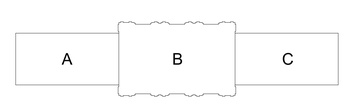
1	UTILITIES TO EQUIPMENT IN BOILER ROOM SHALL REMAIN ACTIVE TO MAINTAIN BUILDING HEAT.
2	EXISTING SAFETY SHOWER AND MIXING VALVE TO REMAIN.
3	REMOVE EXISTING PLUMBING FIXTURE. DEMO UTILITIES BACK TO NEAREST ACCESSIBLE ISOLATION VALVE AND CAP. VERIFY EXACT LOCATION IN FIELD.
4	REMOVE PLUMBING PIPING IN WALL BEING DEMOLISHED. CAP BACK AT TIE-IN TO MAIN.
5	PLUMBING PIPING UP TO SERVE MOP/SERVICE SINK ON LEVEL ABOVE.
6	EXISTING PIPING UP FROM BELOW. NO FIXTURE(S) CURRENTLY INSTALLED IN SPACE.

DEMOLITION LEGEND

- EXISTING PIPING TO REMAIN
- EXISTING PIPING TO BE REMOVED
- EXISTING DUCT/EQUIPMENT/FIXTURE TO REMAIN
- EXISTING DUCT/EQUIPMENT/FIXTURE TO BE REMOVED

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RIO GRANDE DEPOT SEISMIC UPGRADE

300 SOUTH RIO GRANDE STREET
SALT LAKE CITY, UT 84101

DFCM PROJECT #20229080

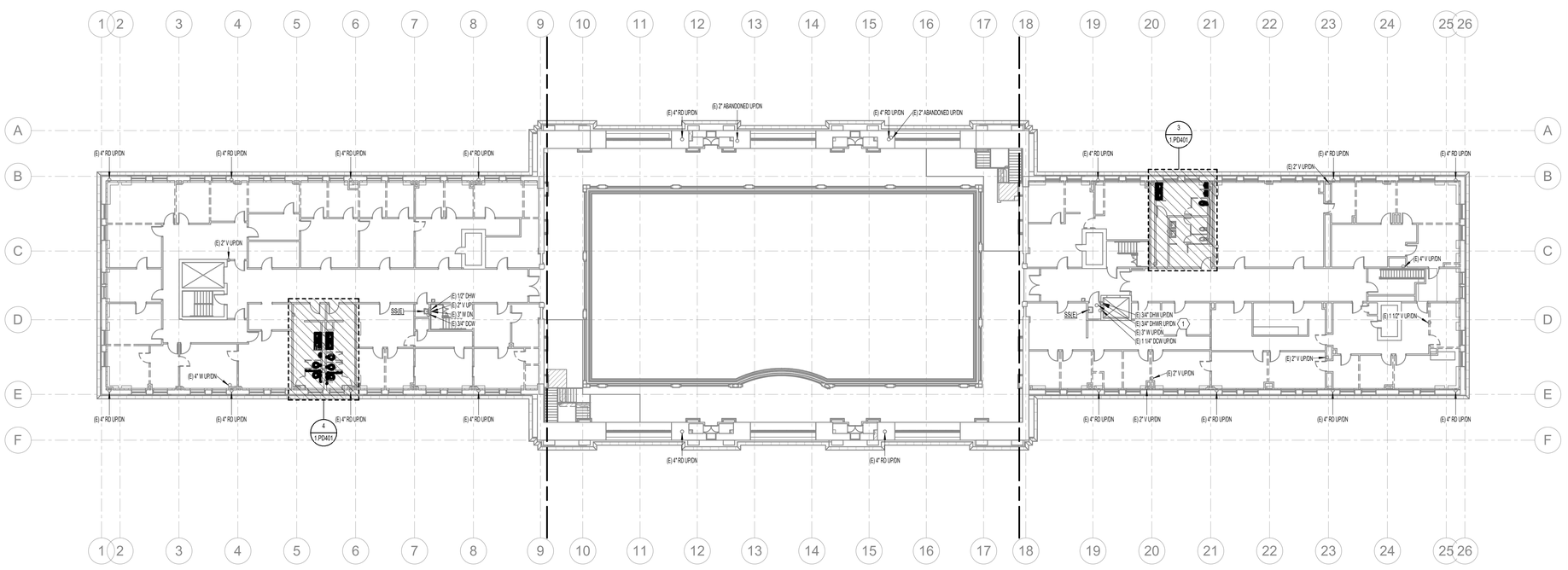
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ISSUE TYPE:	DATE:
BP-01	October 3, 2022
1 ADD 01	October 19, 2022

PROJECT NUMBER:	21-031
DRAWN BY:	EHW
CHECKED BY:	ARE

PHASE 1 MAIN LEVEL OVERALL PLUMBING DEMO PLAN

1.PD101



1 PHASE 1 UPPER LEVEL OVERALL PLUMBING DEMO PLAN
SCALE: 1/16" = 1'-0"

12' 0' 8' 16' 32'

GENERAL NOTES

A. EXISTING DRAWINGS ARE BASED ON CASUAL (NON-INTRUSIVE) FIELD OBSERVATIONS AND PREVIOUS PROJECT RECORD DOCUMENTS. UPON DISCOVERY OF CONDITIONS NOT SHOWN OR IN CONFLICT WITH THESE DRAWINGS THAT AFFECT PROJECT BUDGET AND/OR SCHEDULE, CONTRACTOR SHALL IMMEDIATELY REPORT SUCH CONDITIONS TO THE ARCHITECT/ENGINEER IN WRITING FOR DIRECTION ON HOW TO PROCEED.

B. ITEMS SHOWN DARK AND DASHED SHALL BE DEMOLISHED.

C. ITEMS SHOWN LIGHT AND SHADED SHALL REMAIN.

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KEYNOTES

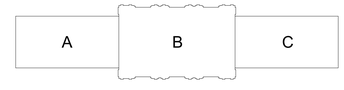
1	PIPE RISERS FROM BASEMENT UP TO ATTIC.

DEMOLITION LEGEND

- EXISTING PIPING TO REMAIN
- EXISTING PIPING TO BE REMOVED
- EXISTING DUCT/EQUIPMENT/FIXTURE TO REMAIN
- EXISTING DUCT/EQUIPMENT/FIXTURE TO BE REMOVED

NOTE: REMOVE AND SALVAGE ITEMS AS NOTED ON PLANS.

KEY MAP



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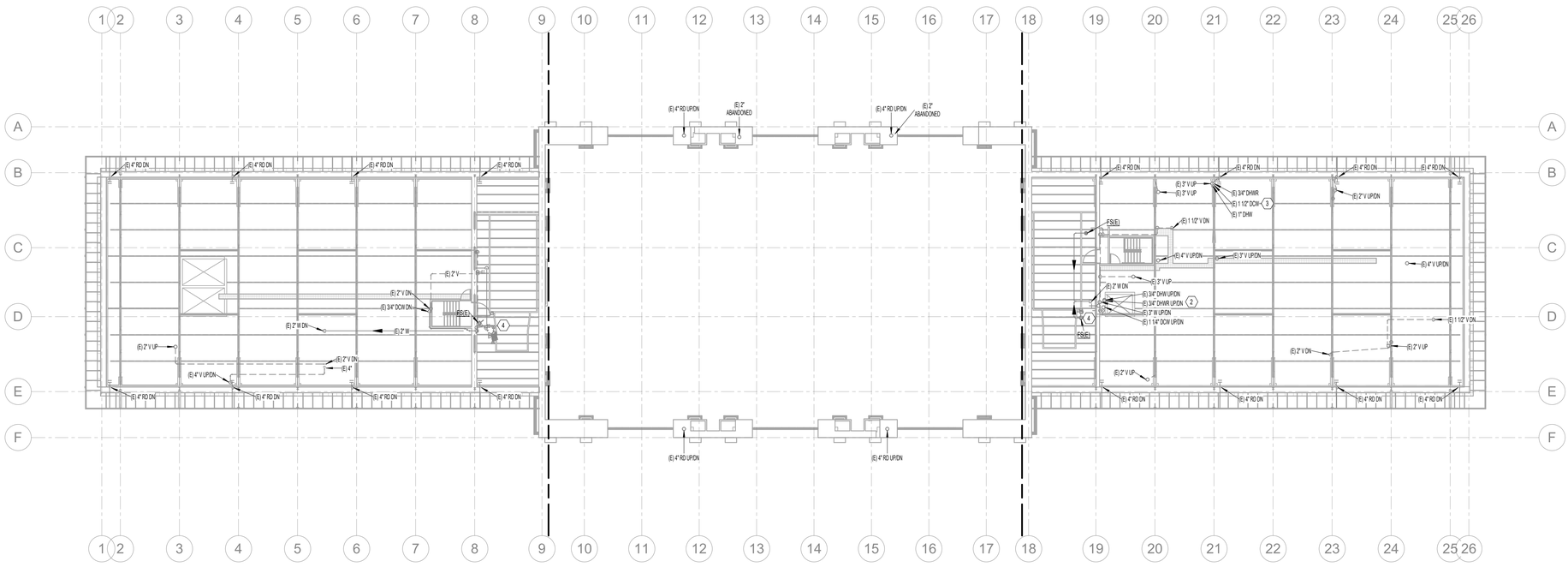
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PHASE 1 UPPER LEVEL OVERALL PLUMBING DEMO PLAN

1.PD102



1 PHASE 1 ATTIC OVERALL PLUMBING DEMO PLAN

SCALE: 1/16" = 1'-0"

12" 0 8' 16' 32"

GENERAL NOTES

A. EXISTING DRAWINGS ARE BASED ON CASUAL (NON-INTRUSIVE) FIELD OBSERVATIONS AND PREVIOUS PROJECT RECORD DOCUMENTS. UPON DISCOVERY OF CONDITIONS NOT SHOWN OR IN CONFLICT WITH THESE DRAWINGS THAT AFFECT PROJECT BUDGET AND/OR SCHEDULE, CONTRACTOR SHALL IMMEDIATELY REPORT SUCH CONDITIONS TO THE ARCHITECT/ENGINEER IN WRITING FOR DIRECTION ON HOW TO PROCEED.

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KEYNOTES

1	DOMESTIC COLD WATER FOR HVAC MAKE-UP WATER SUPPLY.
2	PIPE RISERS FROM BASEMENT UP TO ATTIC.
3	DOMESTIC WATER RISERS FROM BASEMENT UP TO ATTIC.
4	EXISTING HVAC MAKE-UP WATER SUPPLY.

DEMOLITION LEGEND

- EXISTING PIPING TO REMAIN
- EXISTING PIPING TO BE REMOVED
- EXISTING DUCT/EQUIPMENT/FIXTURE TO REMAIN
- EXISTING DUCT/EQUIPMENT/FIXTURE TO BE REMOVED

NOTE: REMOVE AND SALVAGE ITEMS AS NOTED ON PLANS.

KEY MAP

A | B | C

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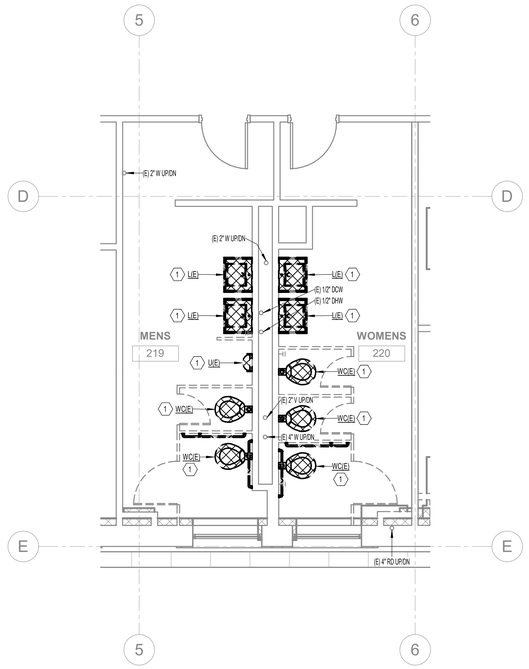
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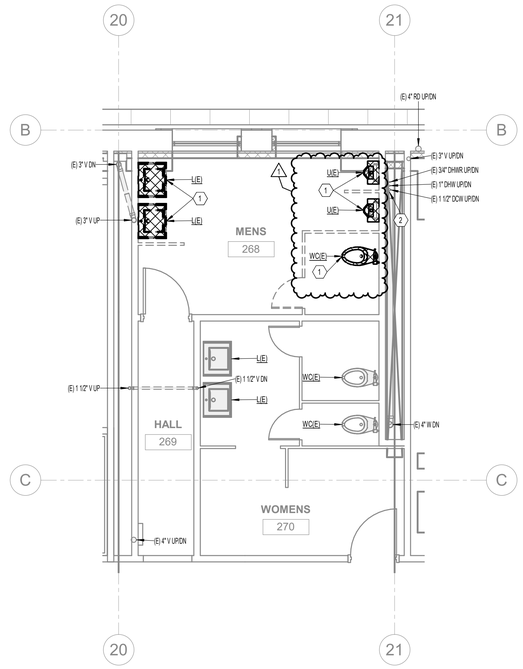
PHASE 1 ATTIC OVERALL PLUMBING DEMO PLAN

1.PD103



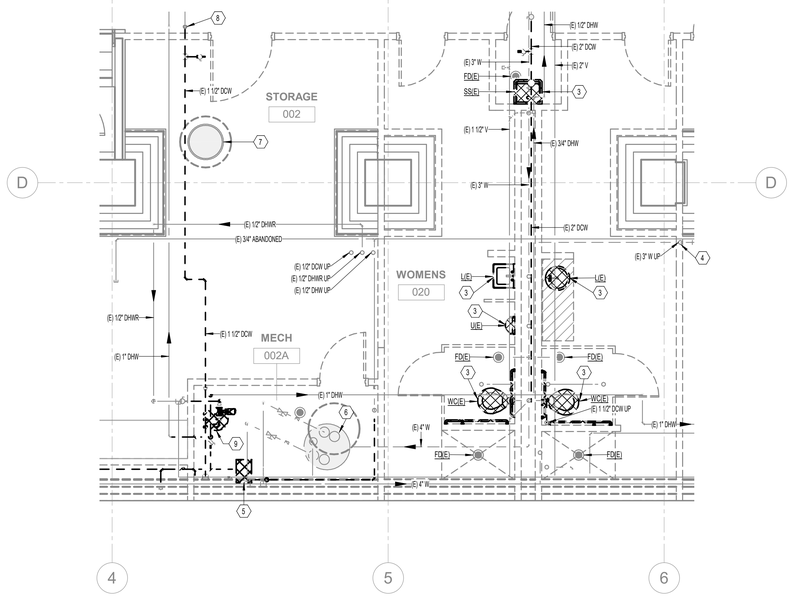
PHASE 1 ENLARGED PLUMBING DEMO PLAN - UPPER LEVEL SOUTH WING RESTROOMS

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



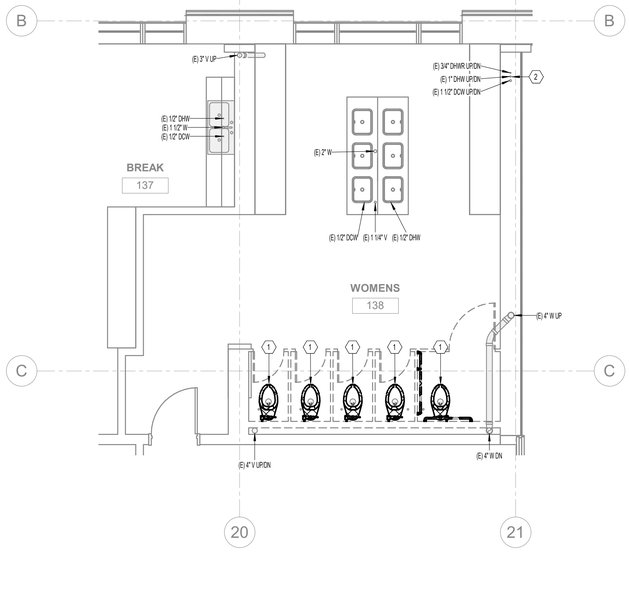
PHASE 1 ENLARGED PLUMBING DEMO PLAN - UPPER LEVEL NORTH WING RESTROOMS

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



PHASE 1 ENLARGED PLUMBING DEMO PLAN - BASEMENT RESTROOMS

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



PHASE 1 ENLARGED PLUMBING DEMO PLAN - MAIN LEVEL NORTH WING WOMEN'S RESTROOM

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

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KEYNOTES

1	REMOVE AND RETAIN EXISTING PLUMBING FIXTURE. TEMPORARILY CAP EXISTING WATER AND WASTE LINES AT OR BELOW FLOOR AND/OR WALL FOR FUTURE RECONNECTION.
2	PIPE RISERS FROM BASEMENT UP TO ATTIC.
3	REMOVE EXISTING PLUMBING FIXTURE. DEMO UTILITIES BACK TO NEAREST ACCESSIBLE ISOLATION VALVE AND CAP. VERIFY EXACT LOCATION IN FIELD.
4	WASTE PIPING IN DEMOLISHED WALL TO REMAIN.
5	REMOVE EXISTING INTERCEPTOR AND ASSOCIATED INLET/OUTLET PIPING.
6	EXISTING SEWAGE EJECTOR SYSTEM TO REMAIN DURING PHASE 01 DEMOLITION.
7	EXISTING SUMP TO REMAIN.
8	EXISTING BALL VALVE IN DROP.
9	REMOVE EXISTING WATER HEATER. DEMO UTILITIES BACK TO NEAREST ISOLATION VALVE AND CAP.

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KEY MAP

A | B | C

RIO GRANDE DEPOT SEISMIC UPGRADE

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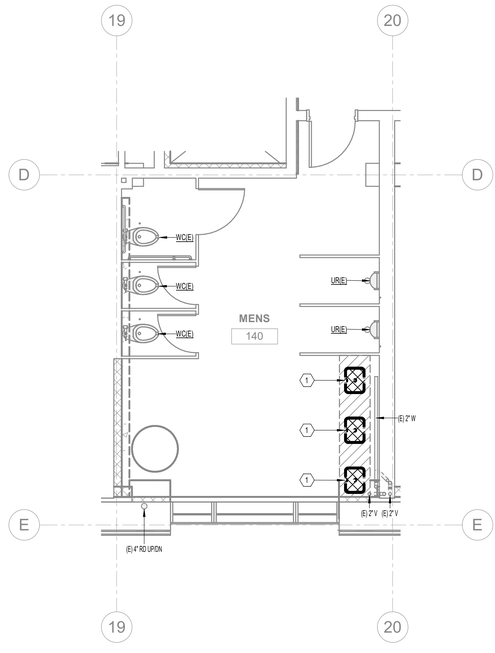
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CHECKED BY:	Checker

PHASE 1 ENLARGED PLUMBING DEMO PLANS

1.PD401



PHASE 1 ELARGED PLUMBING DEMO PLAN - MAIN LEVEL
NORTH WING MEN'S RESTROOM

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

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PHASE 1 ENLARGED PLUMBING DEMO PLANS

1

1.PD402

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MECHANICAL LEGEND

NOTE: NOT ALL SYMBOLS WILL BE USED ON SHEETS.

BURIED OR UNDERFLOOR DUCT	
DUCT SIZE (IN)FIRST FIGURE IS SIDE SHOWN	18/12
FLEXIBLE DUCT (HELICAL)	
FLEXIBLE DUCT CONNECTION	
SPIN-IN W/ MVD	
AIR FLOW STATION	
COMBINATION FIRE/SMOKE DAMPER	
FIRE DAMPER	
GRAVITY BACKDRAFT DAMPER	
MANUAL VOLUME DAMPER	
MOTORIZED DAMPER	
SMOKE DAMPER	
THERMOSTAT OR TEMP SENSOR W/ EQUIPMENT TAG	XX
RADIAL SUPPLY DIFFUSERS	
RETURN GRILLE	
SUPPLY DIFFUSER	
SUPPLY SLOT DIFFUSER	
DUCT TRANSITION	
ELBOW W/ TURNING VANES	
TEE W/ 45° ENTRY	
WYE W/ 45° ENTRY	
EXHAUST AIR DUCT DOWN	
EXHAUST AIR DUCT SECTION	
EXHAUST AIR DUCT UP	
RETURN AIR DUCT DOWN	
RETURN AIR DUCT SECTION	
RETURN AIR DUCT UP	
SUPPLY AIR DUCT DOWN	
SUPPLY AIR DUCT SECTION	
SUPPLY AIR DUCT UP	
FIRE DEPT. HORN & LIGHT	
FIRE HOSE CABINET	
POST TYPE FDC CONNECTION	
WALL TYPE FDC CONNECTION	
YARD HYDRANT	
FLOOR DRAIN	
FLOOR OR GRADE CLEANOUT	
FLOOR SINK	
GRADE CLEANOUT W/ CONCRETE PAD	
HOSE BIBB OR SILLCOCK	
MANHOLE	
REDUCED PRESSURE BACKFLOW PREVENTOR	RPBP
VENT THROUGH THE ROOF	
WALL CLEANOUT	SH
EXPANSION JOINT	
FLEXIBLE PIPE CONNECTION	
HEAT TRACING	

CHILLED WATER RETURN	X" CHR
CHILLED WATER SUPPLY	X" CHS
CONDENSER WATER RETURN	X" CR
CONDENSER WATER SUPPLY	X" CS
HEATING WATER RETURN	X" HWR
HEATING WATER SUPPLY	X" HWS
RADIANT FLOOR RETURN	X" RFR
RADIANT FLOOR SUPPLY	X" RFS
REFRIGERANT LIQUID	X" RL
REFRIGERANT SUCTION	X" RS
SNOWMELT RETURN	X" SMR
SNOWMELT SUPPLY	X" SMS
STEAM	X" S
STEAM CONDENSATE RETURN	X" SCR
GROUND LOOP RETURN	X" GLR
GROUND LOOP SUPPLY	X" GLS
HOT GAS	X" HG
HOT GAS BYPASS	X" HGBP
AQUASTAT	
FLOW SWITCH	
IN-LINE PUMP	
PRESSURE GAUGE W/ GAUGE COCK	
STRAINER	
TEMPERATURE & PRESSURE TEST PLUG	
TEMPERATURE SENSING WELL	
THERMOMETER	
VENTURI FLOW METER	
DIRECTION OF FLOW	
ELBOW DOWN	
ELBOW UP	
PIPE CAP	
REDUCER	
TEE DOWN	
UNION	
CONDENSATE DRAIN	X" D
DOMESTIC COLD WATER	X" DCW
DOMESTIC HOT WATER	X" DHW
DOMESTIC HOT WATER RECIRC.	X" DHWR
FIRE SERVICE	X" F
GREASE WASTE ABOVE GRADE	X" GW
GREASE WASTE BELOW GRADE	X" GW
NATURAL GAS	X" G
OVERFLOW DRAIN	X" OD
ROOF DRAIN	X" RD
SANITARY (PLBG) VENT	X" V
SANITARY WASTE ABOVE GRADE	X" W
SANITARY WASTE BELOW GRADE	X" W

COMPRESSED AIR	X" CA
TEMPERED WATER	X" T
ARGON	X" AR
CARBON DIOXIDE	X" CO2
DEIONIZED WATER RETURN	X" DI
DEIONIZED WATER SUPPLY	X" DIR
FUEL OIL RETURN	X" FOR
FUEL OIL SUPPLY	X" FOS
HELIUM	X" HE
HYDROGEN	X" H
INDUSTRIAL WATER (NON-POTABLE)	X" IW
MEDICAL AIR	X" MA
NITROGEN	X" N
NITROUS OXIDE	X" N2O
OXYGEN	X" O2
PROPANE	X" P
REVERSE OSMOSIS	X" RO
VACUUM	X" VAC
WATER TREATMENT	X" WT
ACCESS PANEL	
CARBON DIOXIDE SENSOR	
CARBON MONOXIDE SENSOR	
HUMIDISTAT OR HUMIDITY SENSOR	
NITROGEN DIOXIDE SENSOR	
POINT OF CONNECTION TO EXISTING	
POINT OF REMOVAL FROM EXISTING	
AIR VENT (AUTOMATIC)	
AUTOMATIC CONTROL VALVE (2-WAY)	
AUTOMATIC CONTROL VALVE (3-WAY)	
BALL VALVE	
BUTTERFLY VALVE	
CALIBRATED BALANCE VALVE	
CHECK (SWING OR LIFT AS REQ'D) VALVE	
CURB COCK	
GAS COCK	
GATE OS & Y PATTERN VALVE	
GATE VALVE	
MOTORIZED ACTUATOR	M
P&T RELIEF VALVE	
PET COCK OR GAUGE COCK	
PLUG VALVE	
PRESSURE REDUCING VALVE	
SOLENOID VALVE	
THERMAL EXPANSION VALVE	
DETAIL TAG	SECTION NO. / DRAWING NO.
KEYED NOTE	NOTE NO.
SECTION CUT LINE	DETAIL NO. / DRAWING NO.

DEMOLITION LEGEND

	EXISTING PIPING TO REMAIN
	EXISTING PIPING TO BE REMOVED
	EXISTING DUCT/EQUIPMENT/FIXTURE TO REMAIN
	EXISTING DUCT/EQUIPMENT/FIXTURE TO BE REMOVED

NOTE: REMOVE AND SALVAGE ITEMS AS NOTED ON PLANS.

ABBREVIATIONS

	NOTE: NOT ALL ABBREVIATIONS WILL BE USED ON SHEETS.
AD	ACCESS DOOR
AF	AIRFOIL
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
BI	BACKWARD INCLINE
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BTUH	BRITISH THERMAL UNITS PER HOUR
CAP	CAPACITY
CAS	COMBUSTION AIR SUPPLY
CBV	CALIBRATED BALANCE VALVE
CFM	CUBIC FEET PER MINUTE
CV	CONSTANT VOLUME
CV	CONTROL VALVE
DB	DRY BULB
DCW	DOMESTIC COLD WATER
DF	DRINKING FOUNTAIN
DHW	DOMESTIC HOT WATER
DHWR	DOMESTIC HOT WATER RECIRC
DIA	DIAMETER
DN	DOWN
DSN	DOWN SPOUT NOZZLE
DW	DISHWASHER
E	EXISTING
EA	EACH OR EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EFF	EFFICIENCY
ELEV	ELEVATION
ENCL	ENCLOSURE
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EWC	ELECTRIC WATER COOLER
EWT	ENTERING WATER TEMPERATURE
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FO	FLAT OVAL
FPM	FEET PER MINUTE
FS	FLOOR SINK
FT	FEET
FV	FACE VELOCITY
GA	GAUGE
GAL	GALLON
GD	GARAGE DRAIN
GEA	GREASE EXHAUST AIR
GPM	GALLONS PER MINUTE
HP	HORSE POWER
HR	HOUR
HT	HEIGHT
IN	INCH
IN WC	INCHES OF WATER COLUMN
IN WG	INCHES OF WATER GAUGE
L	LAVATORY OR LOUVER
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LWT	LEAVING WATER TEMPERATURE
MAX	MAXIMUM
MBH	THOUSAND BRITISH THERMAL UNITS
MECH	MECHANICAL
MIN	MINIMUM
MPSA	MEDUIM PRESSURE SUPPLY AIR
MUA	MAKE-UP AIR
MVD	MANUAL VOLUME DAMPER
NC	NOISE CRITERIA OR NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OD	OVERFLOW DRAIN
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
PD	PRESSURE DROP
PG	PROPYLENE GLYCOL
POC	POINT OF CONNECTION
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
RA	RETURN AIR
RAD	RADIUS
RD	ROOF DRAIN
RLF	RELIEF AIR
RPBP	REDUCED PRESSURE BACKFLOW PREVENTOR
SA	SUPPLY AIR OR SHOCK ARRESTOR
SEN	SENSIBLE
SF	SQUARE FEET
SIM	SIMILAR
SL	SEA LEVEL
SP	STATIC PRESSURE
SS	SERVICE SINK OR STAINLESS STEEL
TA	TRANSFER AIR
TOD	TOP OF DUCT
TSP	TOTAL STATIC PRESSURE
TYP.	TYPICAL
U	URINAL
V	VENT
VAV	VARIABLE AIR VOLUME
VD	VOLUME DAMPER
VENT	FLUE VENT
VFD	VARIABLE FREQUENCY DRIVE
VOL	VOLUME
VTR	VENT THROUGH THE ROOF
W	WASTE
W/	WITH
W/O	WITHOUT
WB	WET BULB
WC	WATER CLOSET
WCO	WALL CLEANOUT
WHA	WATER HAMMER ARRESTOR
WPD	WATER PRESSURE DROP
WT	WEIGHT
Ø	ROUND OR DIAMETER

DRAWING INDEX - MECHANICAL BP-01

#	SHEET NAME
M001	MECHANICAL LEGEND, SYMBOLS & ABBREVIATIONS BP-01
1.MD100	PHASE 1 BASEMENT OVERALL MECHANICAL DEMO PLAN
1.MD100A	PHASE 1 BASEMENT MECHANICAL DEMO PLAN AREA A
1.MD100B	PHASE 1 BASEMENT MECHANICAL DEMO PLAN AREA B
1.MD100C	PHASE 1 BASEMENT MECHANICAL DEMO PLAN AREA C
1.MD101	PHASE 1 MAIN LEVEL OVERALL MECHANICAL DEMO PLAN
1.MD101A	PHASE 1 MAIN LEVEL MECHANICAL DEMO PLAN AREA A
1.MD101B	PHASE 1 MAIN LEVEL MECHANICAL DEMO PLAN AREA B
1.MD101C	PHASE 1 MAIN LEVEL MECHANICAL DEMO PLAN AREA C
1.MD102	PHASE 1 UPPER LEVEL OVERALL MECHANICAL DEMO PLAN
1.MD102A	PHASE 1 UPPER LEVEL MECHANICAL DEMO PLAN AREA A
1.MD102B	PHASE 1 UPPER LEVEL MECHANICAL DEMO PLAN AREA B
1.MD102C	PHASE 1 UPPER LEVEL MECHANICAL DEMO PLAN AREA C
1.MD103	PHASE 1 ATTIC OVERALL MECHANICAL DEMO PLAN
1.MD103A	PHASE 1 ATTIC MECHANICAL DEMO PLAN AREA A
1.MD103B	PHASE 1 ATTIC MECHANICAL DEMO PLAN AREA B
1.MD103C	PHASE 1 ATTIC MECHANICAL DEMO PLAN AREA C
1.MD401	PHASE 1 ENLARGED MECHANICAL DEMO PLANS

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DFCM PROJECT #20229080

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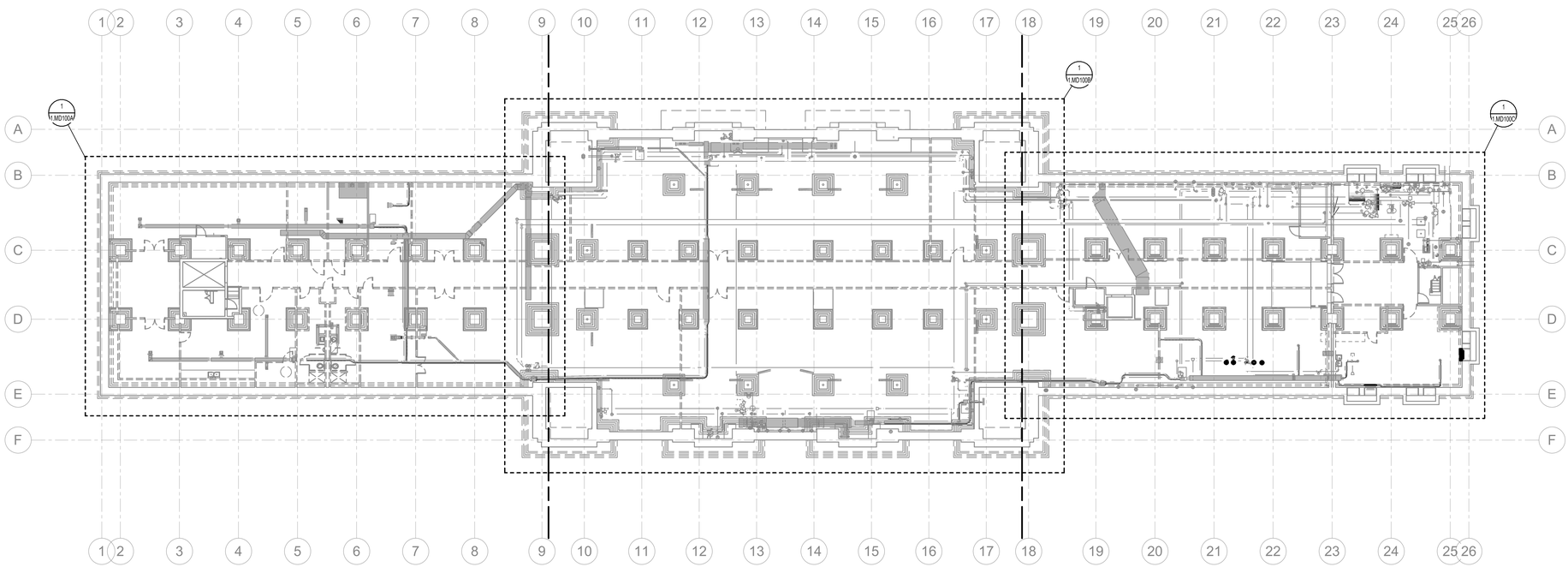
ISSUE TYPE:		DATE:
BP-01		October 3, 2022
1	ADD 01	October 19, 2022

PROJECT NUMBER:	21-031
DRAWN BY:	EHW
CHECKED BY:	ARE

MECHANICAL LEGEND, SYMBOLS & ABBREVIATIONS BP-01

M001

Plotted: 10/19/2022 2:56:39 PM by Evan Wyckoff
Filename: C:\Users\EWyckoff\Desktop\Rio Grande Depot_Mechanical_ARE_EHW.rvt



1 PHASE 1 BASEMENT OVERALL MECHANICAL DEMO PLAN
SCALE: 1/16" = 1'-0"

GENERAL NOTES

A. EXISTING DRAWINGS ARE BASED ON CASUAL (NON-INTRUSIVE) FIELD OBSERVATIONS AND PREVIOUS PROJECT RECORD DOCUMENTS. UPON DISCOVERY OF CONDITIONS NOT SHOWN OR IN CONFLICT WITH THESE DRAWINGS THAT AFFECT PROJECT BUDGET AND/OR SCHEDULE, CONTRACTOR SHALL IMMEDIATELY REPORT SUCH CONDITIONS TO THE ARCHITECT/ENGINEER IN WRITING FOR DIRECTION ON HOW TO PROCEED.

B. ITEMS SHOWN DARK AND DASHED SHALL BE DEMOLISHED.

C. ITEMS SHOWN LIGHT AND SHADED SHALL REMAIN.

D. THE BUILDING DOES CONTAIN ASBESTOS AND LEAD BASED PAINT IN VARIOUS BUILDING MATERIALS. ITEMS THAT CONTAIN ASBESTOS AND LEAD BASED PAINT ARE NOT TO BE REMOVED OR OTHERWISE DISTURBED. FOR FURTHER INFORMATION PLEASE CONTACT OWNER'S REPRESENTATIVE R & R ENVIRONMENTAL INC. AT 801-352-2380.

E. HAZARDOUS MATERIAL ABATEMENT TO BE COMPLETED BY OWNER. HAZARDOUS MATERIAL INVENTORY REPORT IS AVAILABLE FOR REFERENCE FROM THE OWNER. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF SUSPECTED HAZARDOUS MATERIALS ARE ENCOUNTERED AND HAZARDOUS MATERIALS SHALL BE ABATED BY OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.

F. BUILDING HVAC HEATING SYSTEM SHALL BE KEPT OPERATIONAL DURING DEMOLITION AND ABATEMENT TO MAINTAIN BUILDING HEAT AND PROVIDE FREEZE PROTECTION. CONTRACTOR SHALL PROVIDE ADDITIONAL TEMPORARY/SUPPLEMENTAL HEATING AS NECESSARY TO MAINTAIN INDOOR TEMPERATURES IN ACCORDANCE WITH DFCM STANDARDS.

G. PER THE HAZARDOUS MATERIALS REPORT, GRAY & GREEN DUCT SEALANT ON SITE IS HAZARDOUS AND MUST BE ABATED. GENERALLY, THE HAZARDOUS DUCT SEALANT WAS OBSERVED ON ROUND AND FLAT OVAL DUCTWORK. ALL DUCTWORK DEMOLITION TO BE PERFORMED BY ABATEMENT CONTRACTOR.

H. WHERE DUCTWORK WITH HAZARDOUS DUCT SEALANT PENETRATES A WALL SHOWN TO BE DEMOLISHED IN PHASE 01, LEAVE MIN. 2'-0" UNDISTURBED MATERIAL AROUND DUCTWORK TO MINIMIZE RISK OF A HAZARDOUS MATERIAL SPILL.

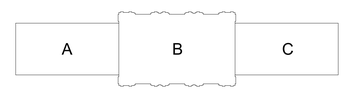
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- EXISTING DUCT/EQUIPMENT/FIXTURE TO REMAIN
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KEY MAP



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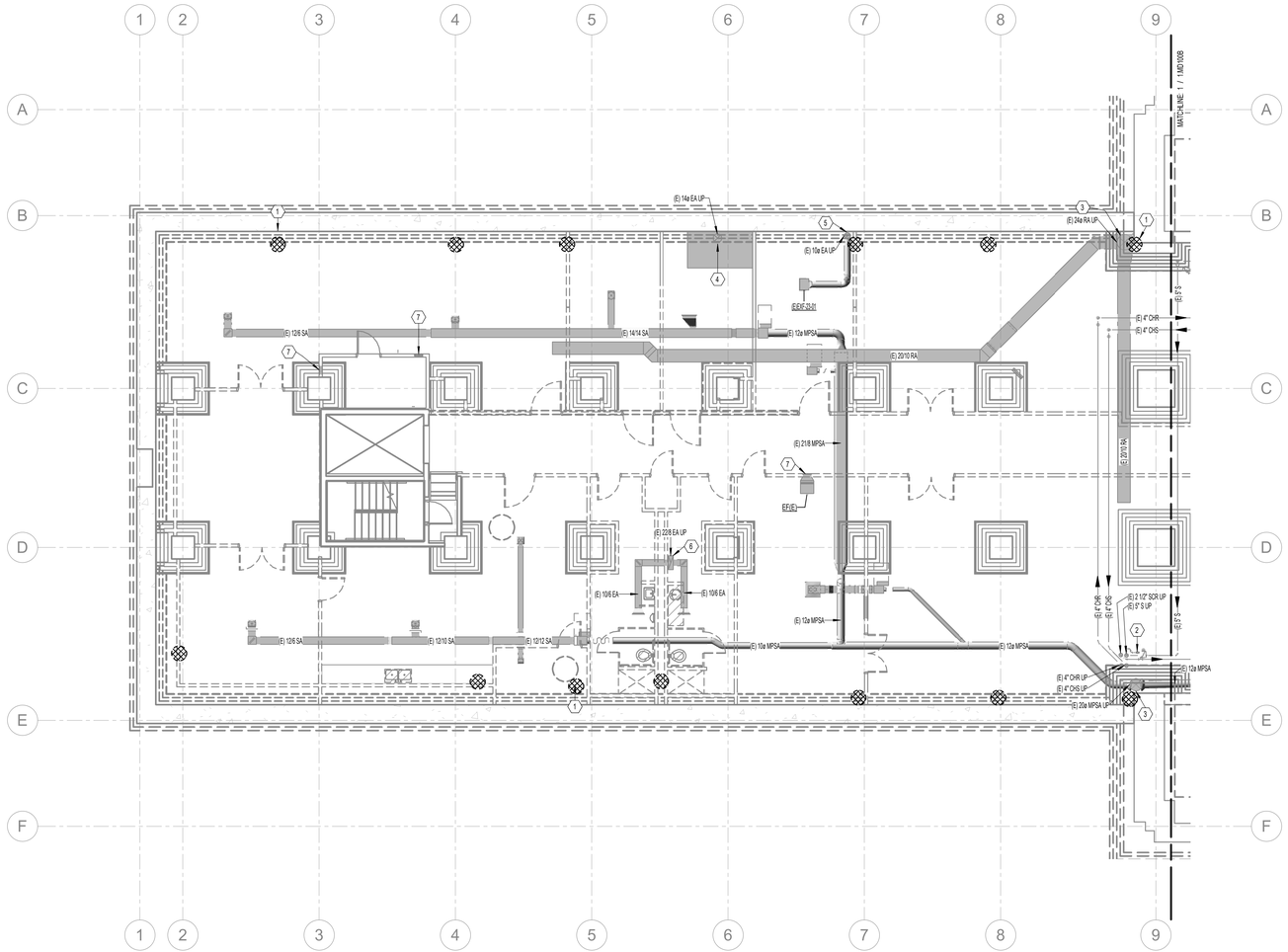
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ISSUE TYPE:	DATE:
BP-01	October 3, 2022
1 ADD 01	October 19, 2022

PROJECT NUMBER:	21-031
DRAWN BY:	EHW
CHECKED BY:	ARE

PHASE 1 BASEMENT OVERALL MECHANICAL DEMO PLAN

1.MD100



1 PHASE 1 BASEMENT MECHANICAL DEMO PLAN AREA A

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

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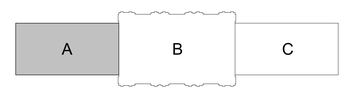
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3	DUCT MAINS FROM AIR HANDLERS IN ATTIC DOWN TO BASEMENT LEVEL.
4	FUME HOOD EXHAUST DUCT FROM BASEMENT LEVEL UP TO EXHAUST FAN ON ROOF. FUME HOOD AND ASSOCIATED DUCTWORK TO BE REMOVED BY OWNER.
5	DUCTWORK UP TO ATTIC LEVEL.
6	GENERAL EXHAUST DUCT UP TO EXHAUST FAN ON ROOF.
7	EXISTING WALL GRILLE.

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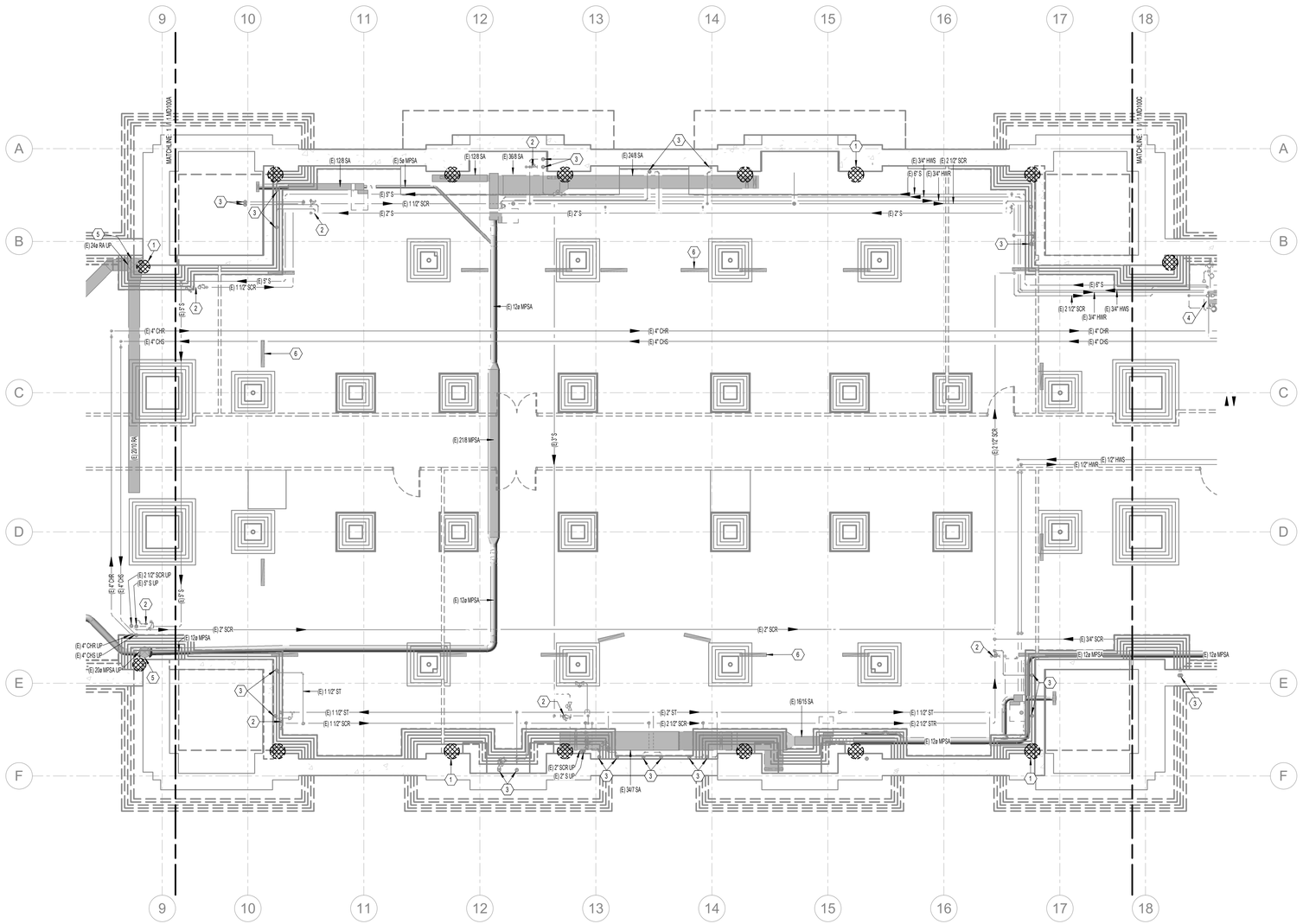
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DRAWN BY:	EHW
CHECKED BY:	ARE

PHASE 1 BASEMENT MECHANICAL DEMO PLAN AREA A

1.MD100A

2022.10.03 P:\Projects\Projects in progress\Rio Grande Depot\Revit\Rio Grande Depot_Central.rvt



1 PHASE 1 BASEMENT MECHANICAL DEMO PLAN AREA B

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

0 4' 8' 16'

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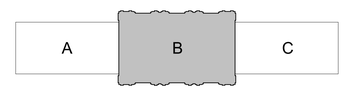
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3	STEAM SUPPLY AND CONDENSATE RETURN UP TO RADIATOR ABOVE.
4	EXISTING STEAM CONDENSATE RETURN PUMP TO REMAIN WHILE STEAM HEATING SYSTEM IS IN USE.
5	DUCT MAINS FROM AIR HANDLERS IN ATTIC DOWN TO BASEMENT LEVEL.
6	FLOOR-MOUNTED BAR GRILLE SERVING AS RA OPENING TO BASEMENT, TYP.

DEMOLITION LEGEND

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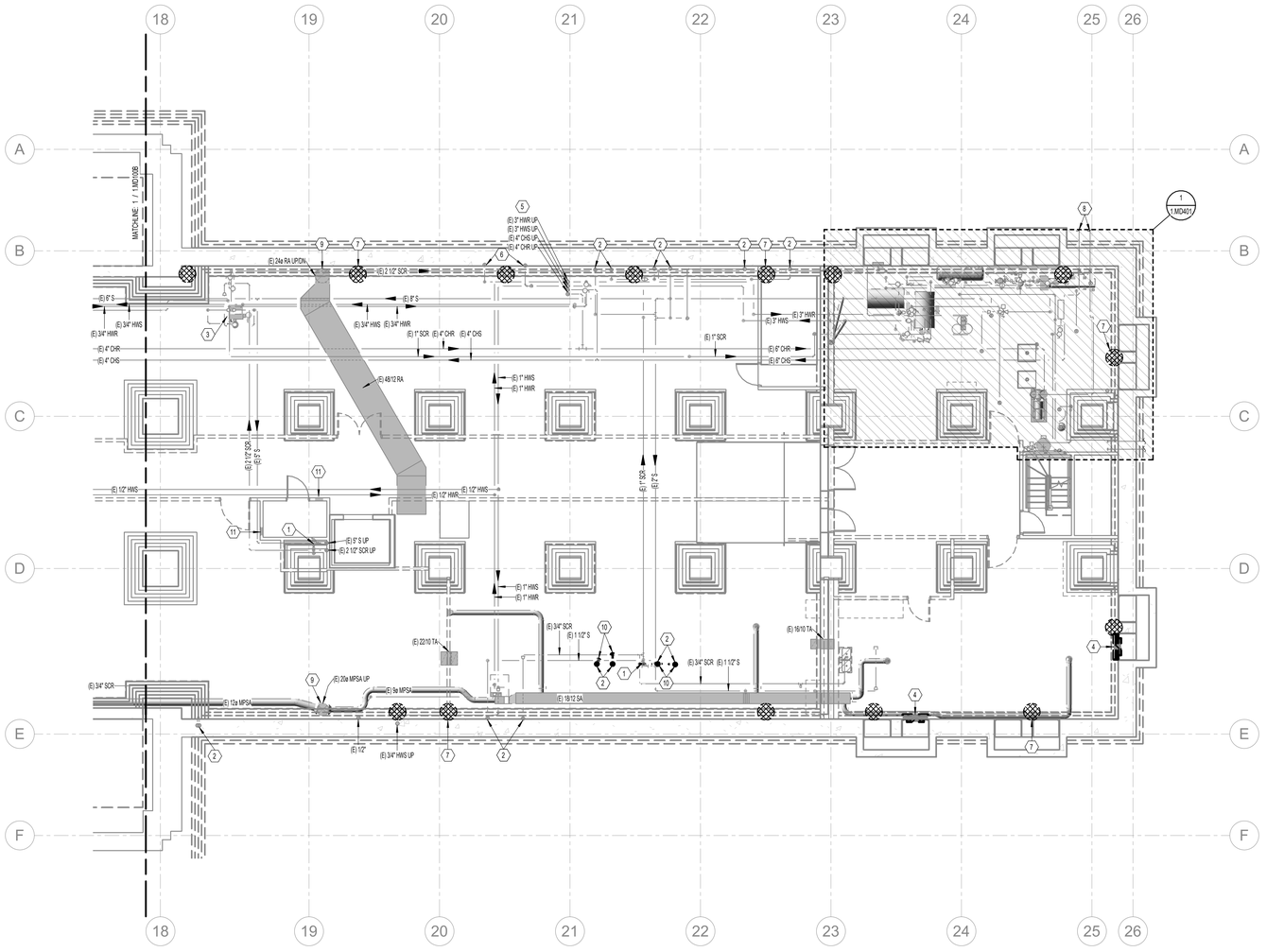
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PHASE 1 BASEMENT MECHANICAL DEMO PLAN AREA B

1.MD100B

Plotted: 10/19/2022 10:49:19 AM by Zach Heslop
Xrefs: 20220930 - 20-031 Rio Grande Depot MEP Xrefs.dwg
Saved: 10/19/2022 10:49:19 AM by Zach Heslop



1 PHASE 1 BASEMENT MECHANICAL DEMO PLAN AREA C

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

GENERAL NOTES

A. EXISTING DRAWINGS ARE BASED ON CASUAL (NON-INTRUSIVE) FIELD OBSERVATIONS AND PREVIOUS PROJECT RECORD DOCUMENTS. UPON DISCOVERY OF CONDITIONS NOT SHOWN OR IN CONFLICT WITH THESE DRAWINGS THAT AFFECT PROJECT BUDGET AND/OR SCHEDULE, CONTRACTOR SHALL IMMEDIATELY REPORT SUCH CONDITIONS TO THE ARCHITECT/ENGINEER IN WRITING FOR DIRECTION ON HOW TO PROCEED.

B. ITEMS SHOWN DARK AND DASHED SHALL BE DEMOLISHED.

C. ITEMS SHOWN LIGHT AND SHADED SHALL REMAIN.

D. THE BUILDING DOES CONTAIN ASBESTOS AND LEAD BASED PAINT IN VARIOUS BUILDING MATERIALS. ITEMS THAT CONTAIN ASBESTOS AND LEAD BASED PAINT ARE NOT TO BE REMOVED OR OTHERWISE DISTURBED. FOR FURTHER INFORMATION PLEASE CONTACT OWNER'S REPRESENTATIVE R & R ENVIRONMENTAL INC. AT 801-352-2380.

E. HAZARDOUS MATERIAL ABATEMENT TO BE COMPLETED BY OWNER. HAZARDOUS MATERIAL INVENTORY REPORT IS AVAILABLE FOR REFERENCE FROM THE OWNER. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF SUSPECTED HAZARDOUS MATERIALS ARE ENCOUNTERED AND HAZARDOUS MATERIALS SHALL BE ABATED BY OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.

F. BUILDING HVAC HEATING SYSTEM SHALL BE KEPT OPERATIONAL DURING DEMOLITION AND ABATEMENT TO MAINTAIN BUILDING HEAT AND PROVIDE FREEZE PROTECTION. CONTRACTOR SHALL PROVIDE ADDITIONAL TEMPORARY/SUPPLEMENTAL HEATING AS NECESSARY TO MAINTAIN INDOOR TEMPERATURES IN ACCORDANCE WITH DFCM STANDARDS.

G. PER THE HAZARDOUS MATERIALS REPORT, GRAY & GREEN DUCT SEALANT ON SITE IS HAZARDOUS AND MUST BE ABATED. GENERALLY, THE HAZARDOUS DUCT SEALANT WAS OBSERVED ON ROUND AND FLAT OVAL DUCTWORK. ALL DUCTWORK DEMOLITION TO BE PERFORMED BY ABATEMENT CONTRACTOR.

H. WHERE DUCTWORK WITH HAZARDOUS DUCT SEALANT PENETRATES A WALL SHOWN TO BE DEMOLISHED IN PHASE 01, LEAVE MIN. 2'-0" UNDISTURBED MATERIAL AROUND DUCTWORK TO MINIMIZE RISK OF A HAZARDOUS MATERIAL SPILL.

I. WHERE NOTED ON PLANS, CONTRACTOR SHALL SALVAGE EXISTING ORNAMENTAL HVAC SUPPLY/RETURN REGISTERS LOCATED IN CAFE AREA AND ELSEWHERE THROUGHOUT BUILDING. CONTRACTOR SHALL TAG AND LOG EACH REGISTER'S ORIGINAL INSTALLATION LOCATION AND FUNCTION. UPON DISCOVERY OF ADDITIONAL ORNAMENTAL SUPPLY/RETURN REGISTERS NOT NOTED ON PLANS, CONTRACTOR SHALL CONTACT ARCHITECT/ENGINEER FOR DIRECTION.

KEYNOTES

1	EXISTING STEAM TRAP TO REMAIN WHILE STEAM HEATING SYSTEM IS IN USE.
2	STEAM SUPPLY AND CONDENSATE RETURN UP TO RADIATOR ABOVE.
3	EXISTING STEAM CONDENSATE RETURN PUMP TO REMAIN WHILE STEAM HEATING SYSTEM IS IN USE.
4	REMOVE EXISTING PTAC UNIT.
5	PIPE RISERS FROM BASEMENT UP TO ATTIC.
6	HWS/HWR UP TO FIN TUBE HEATER ABOVE.
7	LOCATION OF PIPING COVERED WITH ASBESTOS INSULATION INDICATED BY HAZARDOUS MATERIALS REPORT, TYPICAL. PIPING AND INSULATION TO BE REMOVED BY OWNER.
8	6" CHS/CHR UNDERGROUND TO AIR-COOLED CHILLER.
9	DUCT MAINS FROM AIR HANDLERS IN ATTIC DOWN TO BASEMENT LEVEL.
10	DEMO EXISTING STEAM SUPPLY AND RETURN LINES BACK TO MAIN AND CAP.
11	EXISTING WALL GRILLE.

DEMOLITION LEGEND

- EXISTING PIPING TO REMAIN
- EXISTING PIPING TO BE REMOVED
- EXISTING DUCT/EQUIPMENT/FIXTURE TO REMAIN
- EXISTING DUCT/EQUIPMENT/FIXTURE TO BE REMOVED

NOTE: REMOVE AND SALVAGE ITEMS AS NOTED ON PLANS.

KEY MAP



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DFCM PROJECT #20229080

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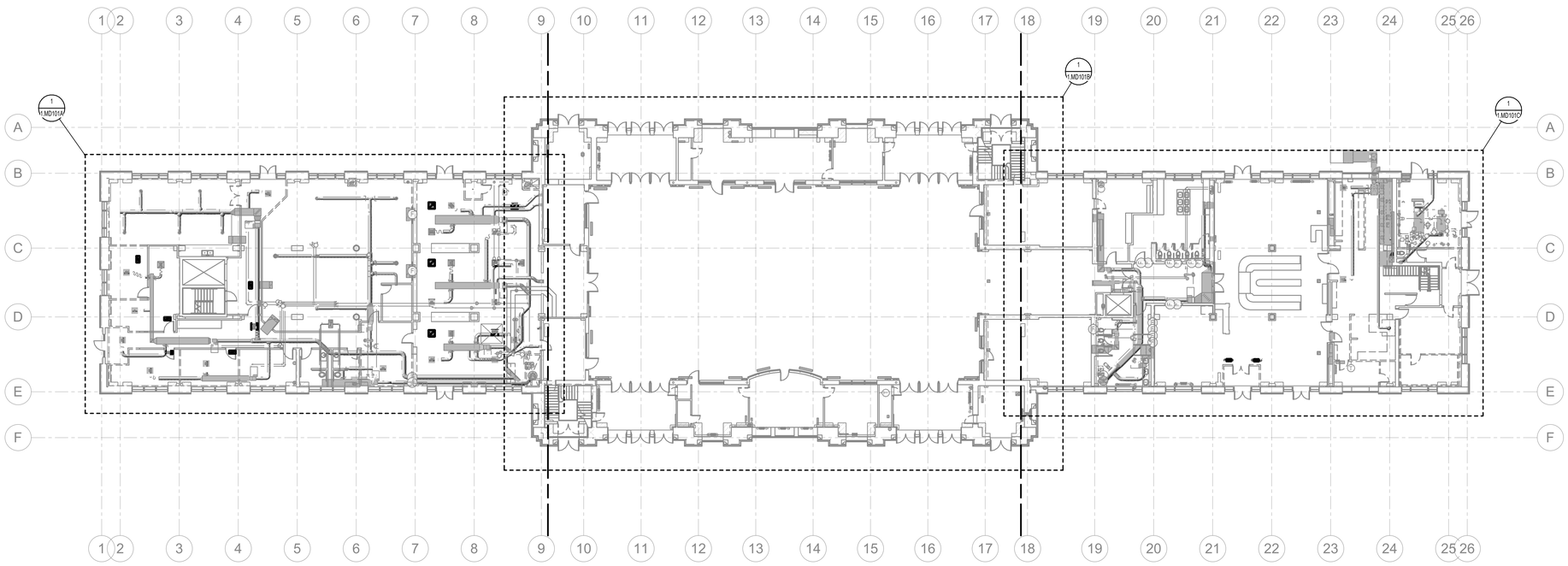
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1	ADD 01	October 19, 2022

PROJECT NUMBER:	21-031
DRAWN BY:	EHW
CHECKED BY:	ARE

PHASE 1 BASEMENT MECHANICAL DEMO PLAN AREA C

1.MD100C

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MD100C1 - Rio Grande



1 PHASE 1 MAIN LEVEL OVERALL MECHANICAL DEMO PLAN
SCALE: 1/16" = 1'-0"

GENERAL NOTES

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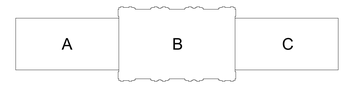
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DEMOLITION LEGEND

- EXISTING PIPING TO REMAIN
- EXISTING PIPING TO BE REMOVED
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NOTE: REMOVE AND SALVAGE ITEMS AS NOTED ON PLANS.

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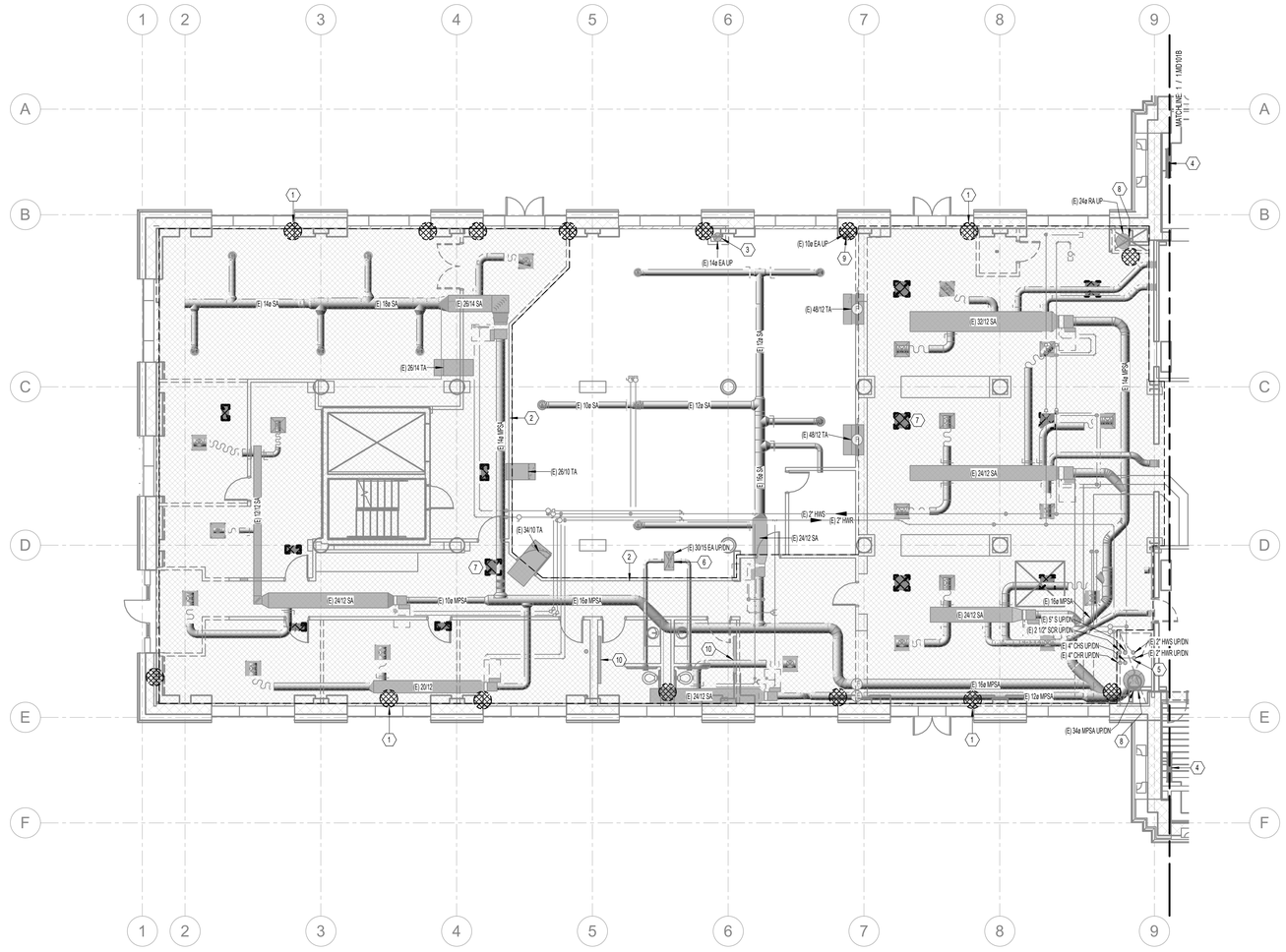
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BP-01	October 3, 2022
1 ADD 01	October 19, 2022

PROJECT NUMBER:	21-031
DRAWN BY:	EHW
CHECKED BY:	ARE

PHASE 1 MAIN LEVEL OVERALL MECHANICAL DEMO PLAN

1.MD101

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1 PHASE 1 MAIN LEVEL MECHANICAL DEMO PLAN AREA A
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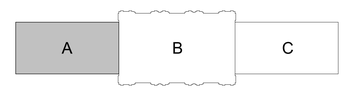
1	LOCATION OF PIPING COVERED WITH ASBESTOS INSULATION INDICATED BY HAZARDOUS MATERIALS REPORT, TYPICAL. PIPING AND INSULATION TO BE REMOVED BY OWNER.
2	PIPE PENETRATIONS THROUGH WALLS AND FLOORS TO BE REMOVED. SEE 1.AD111 SHEETS.
3	FUME HOOD EXHAUST DUCT FROM BASEMENT LEVEL UP TO EXHAUST FAN ON ROOF. FUME HOOD AND ASSOCIATED DUCTWORK TO BE REMOVED BY OWNER.
4	EXISTING STEAM RADIATOR. SUPPLY AND RETURN PIPING UP FROM BELOW. REMOVE AND REINSTALL AS NECESSARY TO SALVAGE HISTORIC WOOD PANELING/TRIM.
5	PIPE RISERS FROM BASEMENT UP TO ATTIC.
6	GENERAL EXHAUST DUCT UP TO EXHAUST FAN ON ROOF.
7	NON-DUCTED RETURN GRILLES IN LAY-IN CEILINGS BEING DEMOLISHED SHALL BE REMOVED, TYP.
8	DUCT MAINS FROM AIR HANDLERS IN ATTIC DOWN TO BASEMENT LEVEL.
9	DUCTWORK UP TO ATTIC LEVEL.
10	EXISTING HOT WATER FIN TUBE HEATER.

DEMOLITION LEGEND

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NOTE: REMOVE AND SALVAGE ITEMS AS NOTED ON PLANS.

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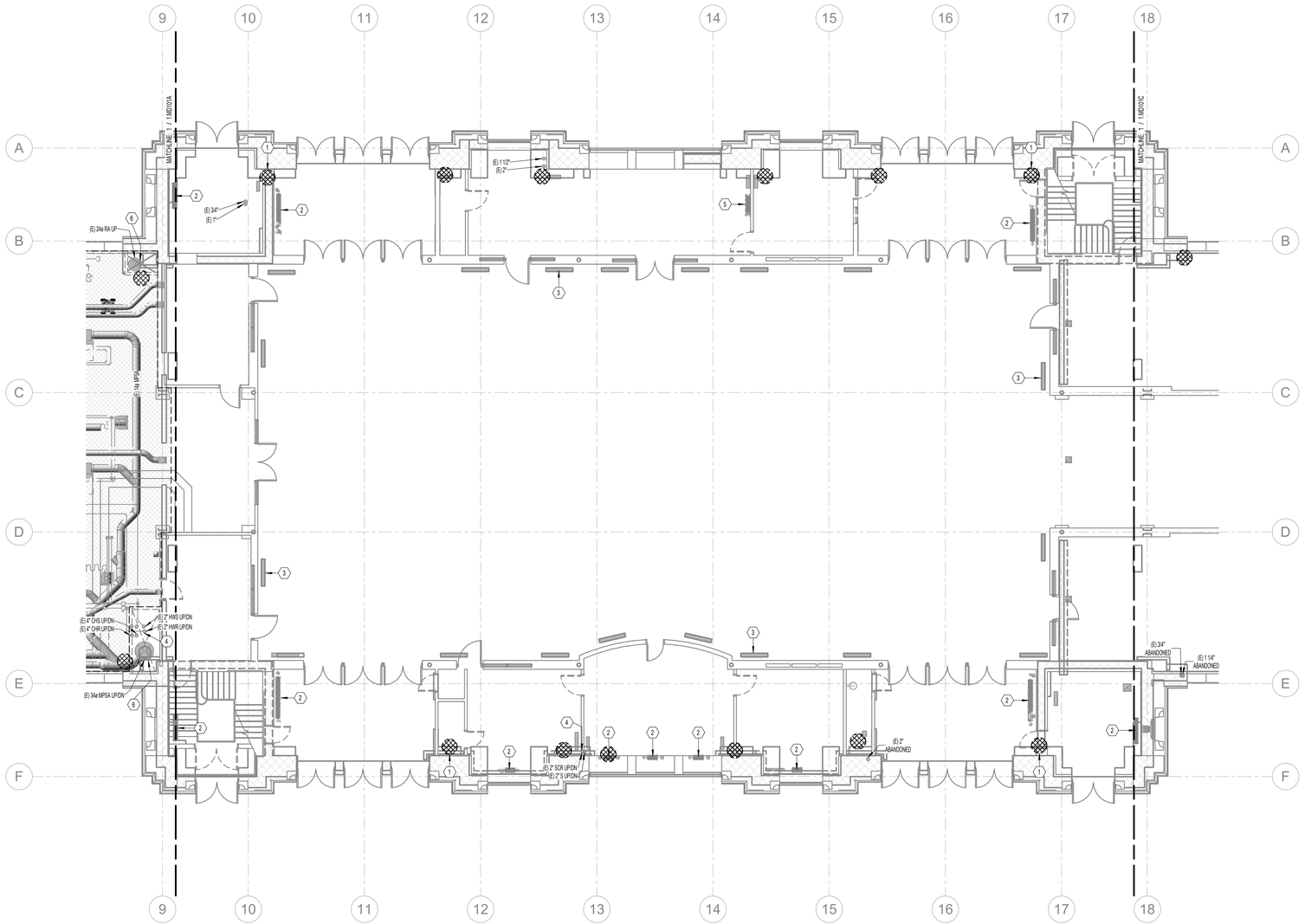
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DRAWN BY:	EHW
CHECKED BY:	ARE

PHASE 1 MAIN LEVEL MECHANICAL DEMO PLAN AREA A

1.MD101A



1 PHASE 1 MAIN LEVEL MECHANICAL DEMO PLAN AREA B

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

0' 4' 8' 16'

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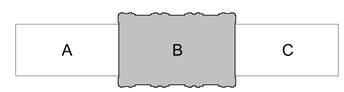
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3	FLOOR-MOUNTED BAR GRILLE SERVING AS RA OPENING TO BASEMENT, TYP.
4	PIPE RISERS FROM BASEMENT UP TO ATTIC.
5	EXISTING INDOOR MINI-SPLIT UNIT.
6	DUCT MAINS FROM AIR HANDLERS IN ATTIC DOWN TO BASEMENT LEVEL.

DEMOLITION LEGEND

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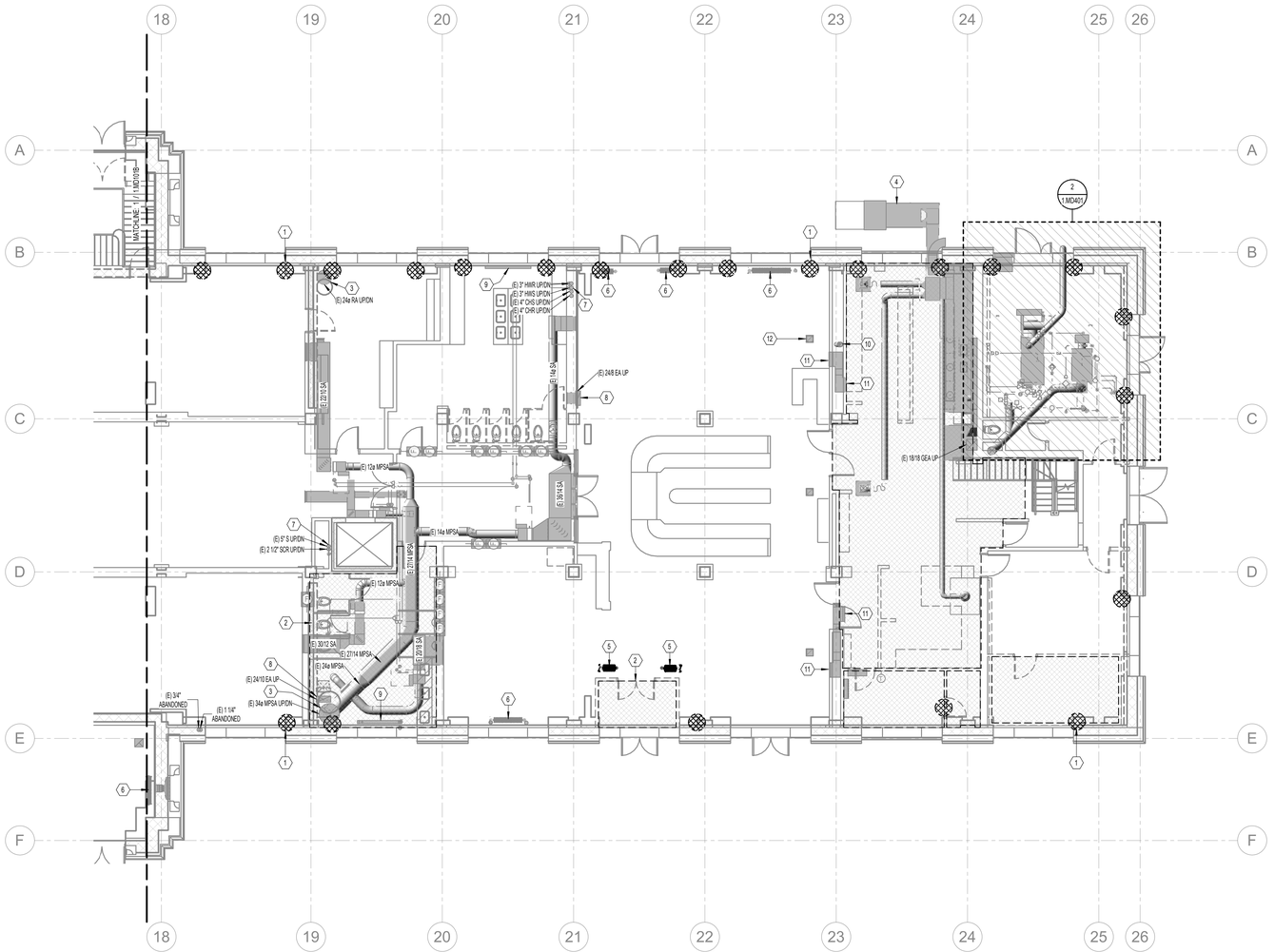
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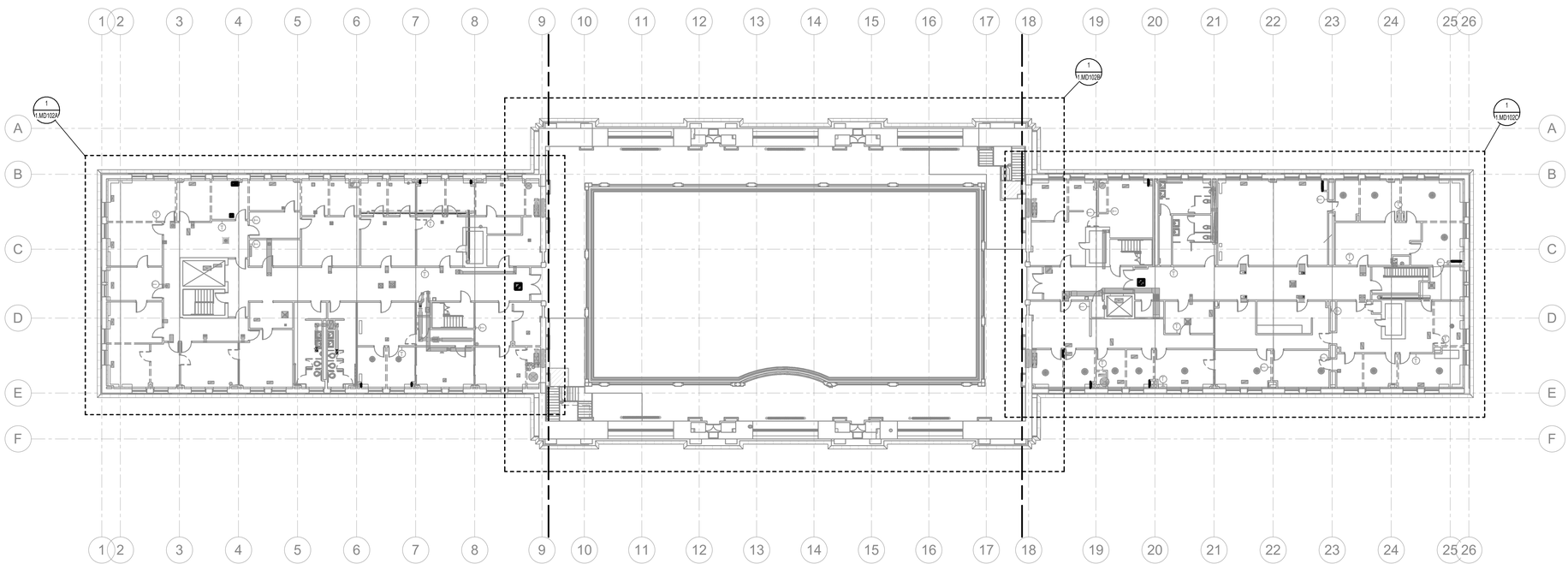
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PHASE 1 MAIN LEVEL MECHANICAL DEMO PLAN AREA B

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Ryan


(E) 3" HWR UP/DN
(E) 3" HWS UP/DN
(E) 4" DWV UP/DN
(E) 24w RA UP/DN
(E) 24/8 EA UP
(E) 12x MPSA
(E) 5" S UP/DN
(E) 2 1/2" SCR UP/DN
(E) 14x MPSA
(E) 30/12 SA
(E) 27/14 MPSA
(E) 34w MPSA
(E) 24/10 EA UP
(E) 34w MPSA UP/DN
(E) 3/4" ABANDONED
(E) 1 1/4" ABANDONED
(E) 18/18 GEA UP
(E) 18/14 SA
(E) 30/18 SA
(E) 27/14 SA
(E) 24/14 SA
(E) 24/18 SA
(E) 18/18 SA
(E) 18/12 SA
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(E) 12/10 SA
(E) 12/12 SA
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1 PHASE 1 UPPER LEVEL OVERALL MECHANICAL DEMO PLAN

SCALE: 1/16" = 1'-0"

12" 0" 8" 16" 32"

GENERAL NOTES

A. EXISTING DRAWINGS ARE BASED ON CASUAL (NON-INTRUSIVE) FIELD OBSERVATIONS AND PREVIOUS PROJECT RECORD DOCUMENTS. UPON DISCOVERY OF CONDITIONS NOT SHOWN OR IN CONFLICT WITH THESE DRAWINGS THAT AFFECT PROJECT BUDGET AND/OR SCHEDULE, CONTRACTOR SHALL IMMEDIATELY REPORT SUCH CONDITIONS TO THE ARCHITECT/ENGINEER IN WRITING FOR DIRECTION ON HOW TO PROCEED.

B. ITEMS SHOWN DARK AND DASHED SHALL BE DEMOLISHED.

C. ITEMS SHOWN LIGHT AND SHADED SHALL REMAIN.

D. THE BUILDING DOES CONTAIN ASBESTOS AND LEAD BASED PAINT IN VARIOUS BUILDING MATERIALS. ITEMS THAT CONTAIN ASBESTOS AND LEAD BASED PAINT ARE NOT TO BE REMOVED OR OTHERWISE DISTURBED. FOR FURTHER INFORMATION PLEASE CONTACT OWNER'S REPRESENTATIVE R & R ENVIRONMENTAL INC. AT 801-352-2380.

E. HAZARDOUS MATERIAL ABATEMENT TO BE COMPLETED BY OWNER. HAZARDOUS MATERIAL INVENTORY REPORT IS AVAILABLE FOR REFERENCE FROM THE OWNER. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF SUSPECTED HAZARDOUS MATERIALS ARE ENCOUNTERED AND HAZARDOUS MATERIALS SHALL BE ABATED BY OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.

F. BUILDING HVAC HEATING SYSTEM SHALL BE KEPT OPERATIONAL DURING DEMOLITION AND ABATEMENT TO MAINTAIN BUILDING HEAT AND PROVIDE FREEZE PROTECTION. CONTRACTOR SHALL PROVIDE ADDITIONAL TEMPORARY/SUPPLEMENTAL HEATING AS NECESSARY TO MAINTAIN INDOOR TEMPERATURES IN ACCORDANCE WITH DFCM STANDARDS.

G. PER THE HAZARDOUS MATERIALS REPORT, GRAY & GREEN DUCT SEALANT ON SITE IS HAZARDOUS AND MUST BE ABATED. GENERALLY, THE HAZARDOUS DUCT SEALANT WAS OBSERVED ON ROUND AND FLAT OVAL DUCTWORK. ALL DUCTWORK DEMOLITION TO BE PERFORMED BY ABATEMENT CONTRACTOR.

H. WHERE DUCTWORK WITH HAZARDOUS DUCT SEALANT PENETRATES A WALL SHOWN TO BE DEMOLISHED IN PHASE 01, LEAVE MIN. 2'-0" UNDISTURBED MATERIAL AROUND DUCTWORK TO MINIMIZE RISK OF A HAZARDOUS MATERIAL SPILL.

I. WHERE NOTED ON PLANS, CONTRACTOR SHALL SALVAGE EXISTING ORNAMENTAL HVAC SUPPLY/RETURN REGISTERS LOCATED IN CAFE AREA AND ELSEWHERE THROUGHOUT BUILDING. CONTRACTOR SHALL TAG AND LOG EACH REGISTER'S ORIGINAL INSTALLATION LOCATION AND FUNCTION. UPON DISCOVERY OF ADDITIONAL ORNAMENTAL SUPPLY/RETURN REGISTERS NOT NOTED ON PLANS, CONTRACTOR SHALL CONTACT ARCHITECT/ENGINEER FOR DIRECTION.

DEMOLITION LEGEND

- EXISTING PIPING TO REMAIN
- EXISTING PIPING TO BE REMOVED
- EXISTING DUCT/EQUIPMENT/FIXTURE TO REMAIN
- EXISTING DUCT/EQUIPMENT/FIXTURE TO BE REMOVED

NOTE: REMOVE AND SALVAGE ITEMS AS NOTED ON PLANS.

KEY MAP

A | B | C

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jim.gramoll@gramoll.com
(801) 295-2341

RIO GRANDE DEPOT SEISMIC UPGRADE

300 SOUTH RIO GRANDE STREET
SALT LAKE CITY, UT 84101

DFCM PROJECT #20229080

STAMP

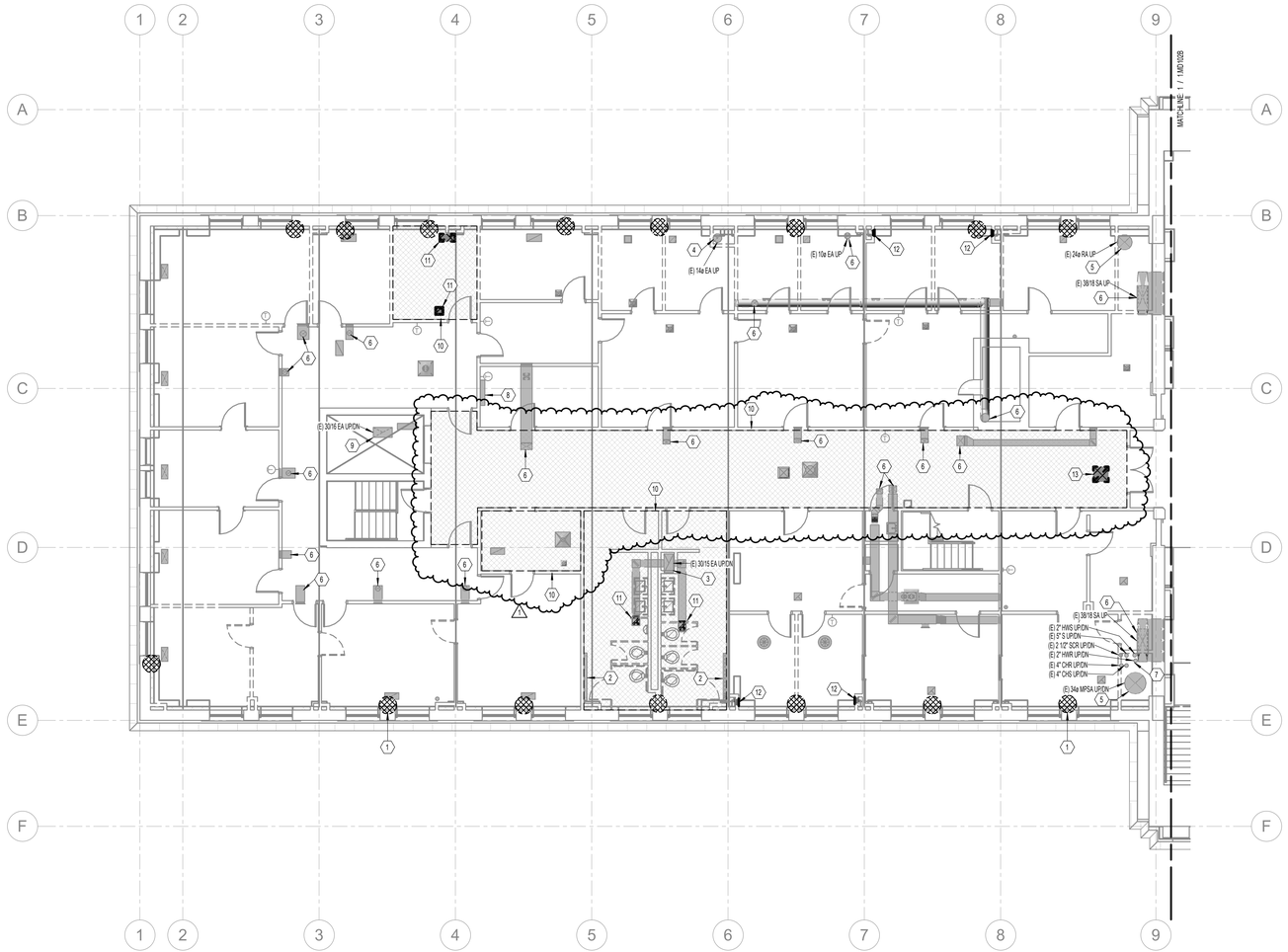
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1 ADD 01	October 19, 2022

PROJECT NUMBER:	21-031
DRAWN BY:	EHW
CHECKED BY:	ARE

PHASE 1 UPPER LEVEL OVERALL MECHANICAL DEMO PLAN

1.MD102

Plotted: 10/19/2022 10:49:00 AM By: Zach Heslop
Filename: I:\projects\Active Projects\21-031 Rio Grande Depot\Revit\21-031_Rio Grande Depot_Central_EHW.rvt



1 PHASE 1 UPPER LEVEL MECHANICAL DEMO PLAN AREA A
SCALE: 1/8" = 1'-0"

GENERAL NOTES

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KEYNOTES

1	LOCATION OF PIPING COVERED WITH ASBESTOS INSULATION INDICATED BY HAZARDOUS MATERIALS REPORT, TYPICAL. PIPING AND INSULATION TO BE REMOVED BY OWNER.
2	EXISTING HOT WATER FIN TUBE HEATER. SUPPLY AND RETURN PIPING UP FROM BELOW. REMOVE AND REINSTALL AS NECESSARY TO SALVAGE HISTORIC WOOD PANELING/TRIM.
3	GENERAL EXHAUST DUCT UP TO EXHAUST FAN ON ROOF.
4	FUME HOOD EXHAUST DUCT FROM BASEMENT LEVEL UP TO EXHAUST FAN ON ROOF. FUME HOOD AND ASSOCIATED DUCTWORK TO BE REMOVED BY OWNER.
5	DUCT MAINS FROM AIR HANDLERS IN ATTIC DOWN TO BASEMENT LEVEL.
6	DUCTWORK UP TO ATTIC LEVEL.
7	PIPE RISERS FROM BASEMENT UP TO ATTIC.
8	EXISTING INDOOR MINI-SPLIT UNIT.
9	EXISTING EXHAUST/RELIEF DUCTWORK FROM ELEVATOR SHAFT UP THROUGH ROOF.
10	HATCHED AREA INDICATES CEILINGS IN THIS AREA TO BE REMOVED, SEE 1.AD112 SHEETS.
11	REMOVE EXISTING HVAC DIFFUSER FROM CEILING BEING DEMOLISHED.
12	REMOVE EXISTING HVAC GRILLE FROM WALL BEING DEMOLISHED.
13	NON-DUCTED RETURN GRILLES IN LAY-IN CEILINGS BEING DEMOLISHED SHALL BE REMOVED, TYP.

DEMOLITION LEGEND

- EXISTING PIPING TO REMAIN
- EXISTING PIPING TO BE REMOVED
- EXISTING DUCT/EQUIPMENT/FIXTURE TO REMAIN
- EXISTING DUCT/EQUIPMENT/FIXTURE TO BE REMOVED

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KEY MAP



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RIO GRANDE DEPOT
SEISMIC UPGRADE

300 SOUTH RIO GRANDE STREET
SALT LAKE CITY, UT 84101

DFCM PROJECT #20229080

STAMP

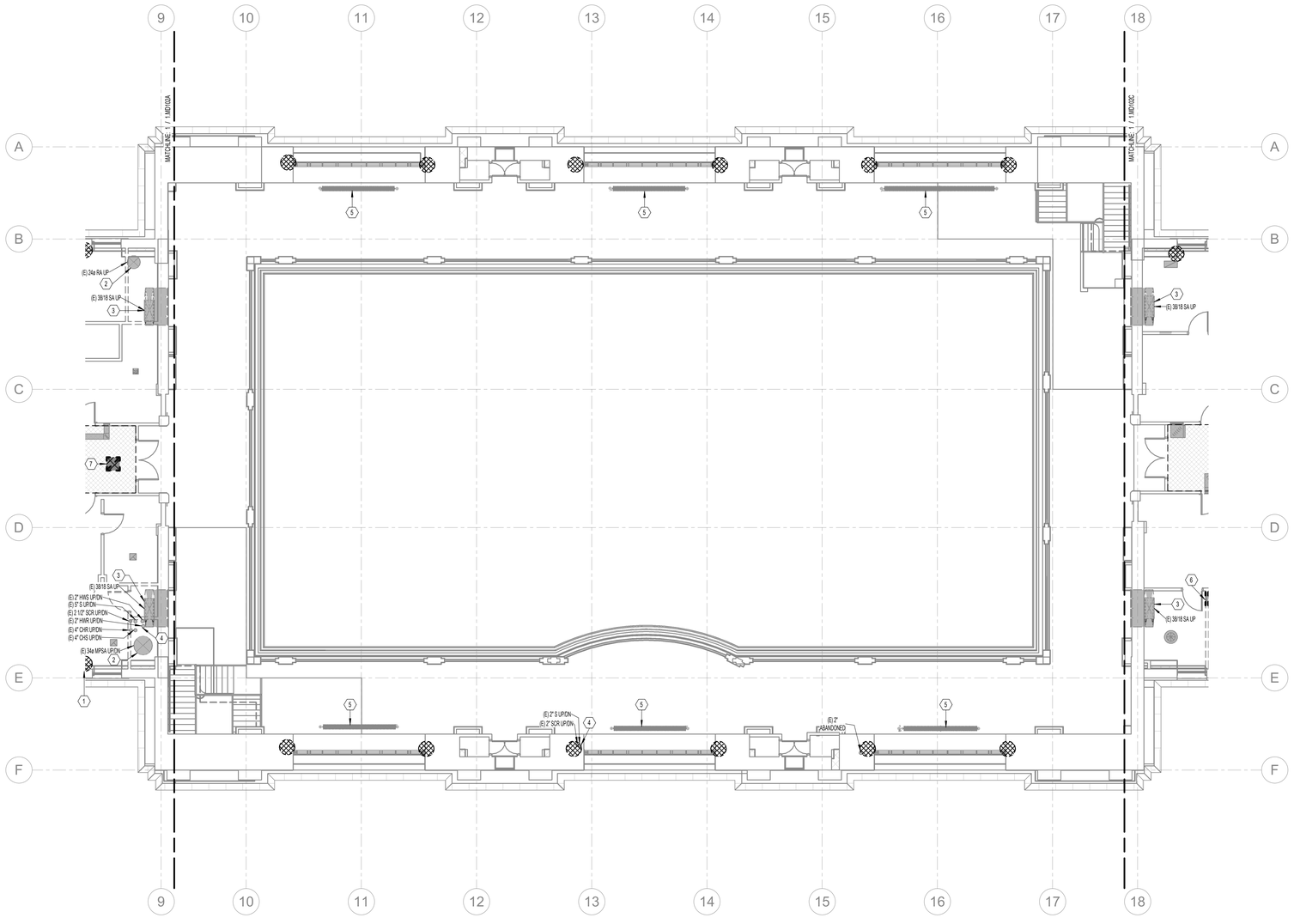
ISSUE TYPE:	DATE:
BP-01	October 3, 2022
1 ADD 01	October 19, 2022

PROJECT NUMBER:	21-031
DRAWN BY:	EHW
CHECKED BY:	ARE

PHASE 1 UPPER LEVEL MECHANICAL DEMO PLAN AREA A

1.MD102A

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1 PHASE 1 UPPER LEVEL MECHANICAL DEMO PLAN AREA B

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

GENERAL NOTES

A. EXISTING DRAWINGS ARE BASED ON CASUAL (NON-INTRUSIVE) FIELD OBSERVATIONS AND PREVIOUS PROJECT RECORD DOCUMENTS. UPON DISCOVERY OF CONDITIONS NOT SHOWN OR IN CONFLICT WITH THESE DRAWINGS THAT AFFECT PROJECT BUDGET AND/OR SCHEDULE, CONTRACTOR SHALL IMMEDIATELY REPORT SUCH CONDITIONS TO THE ARCHITECT/ENGINEER IN WRITING FOR DIRECTION ON HOW TO PROCEED.

B. ITEMS SHOWN DARK AND DASHED SHALL BE DEMOLISHED.

C. ITEMS SHOWN LIGHT AND SHADED SHALL REMAIN.

D. THE BUILDING DOES CONTAIN ASBESTOS AND LEAD BASED PAINT IN VARIOUS BUILDING MATERIALS. ITEMS THAT CONTAIN ASBESTOS AND LEAD BASED PAINT ARE NOT TO BE REMOVED OR OTHERWISE DISTURBED. FOR FURTHER INFORMATION PLEASE CONTACT OWNER'S REPRESENTATIVE R & R ENVIRONMENTAL INC. AT 801-352-2380.

E. HAZARDOUS MATERIAL ABATEMENT TO BE COMPLETED BY OWNER. HAZARDOUS MATERIAL INVENTORY REPORT IS AVAILABLE FOR REFERENCE FROM THE OWNER. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF SUSPECTED HAZARDOUS MATERIALS ARE ENCOUNTERED AND HAZARDOUS MATERIALS SHALL BE ABATED BY OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.

F. BUILDING HVAC HEATING SYSTEM SHALL BE KEPT OPERATIONAL DURING DEMOLITION AND ABATEMENT TO MAINTAIN BUILDING HEAT AND PROVIDE FREEZE PROTECTION. CONTRACTOR SHALL PROVIDE ADDITIONAL TEMPORARY/SUPPLEMENTAL HEATING AS NECESSARY TO MAINTAIN INDOOR TEMPERATURES IN ACCORDANCE WITH DFCM STANDARDS.

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H. WHERE DUCTWORK WITH HAZARDOUS DUCT SEALANT PENETRATES A WALL SHOWN TO BE DEMOLISHED IN PHASE 01, LEAVE MIN. 2'-0" UNDISTURBED MATERIAL AROUND DUCTWORK TO MINIMIZE RISK OF A HAZARDOUS MATERIAL SPILL.

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KEYNOTES

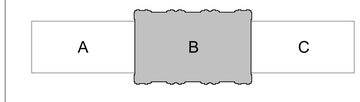
1	LOCATION OF PIPING COVERED WITH ASBESTOS INSULATION INDICATED BY HAZARDOUS MATERIALS REPORT, TYPICAL. PIPING AND INSULATION TO BE REMOVED BY OWNER.
2	DUCT MAINS FROM AIR HANDLERS IN ATTIC DOWN TO BASEMENT LEVEL.
3	DUCTWORK UP TO ATTIC LEVEL.
4	PIPE RISERS FROM BASEMENT UP TO ATTIC.
5	EXISTING STEAM RADIATOR. SUPPLY AND RETURN PIPING UP FROM BELOW. REMOVE AND REINSTALL AS NECESSARY TO SALVAGE HISTORIC WOOD PANELING/TRIM.
6	REMOVE EXISTING HVAC GRILLE FROM WALL BEING DEMOLISHED.
7	NON-DUCTED RETURN GRILLES IN LAY-IN CEILINGS BEING DEMOLISHED SHALL BE REMOVED, TYP.

DEMOLITION LEGEND

- EXISTING PIPING TO REMAIN
- EXISTING PIPING TO BE REMOVED
- EXISTING DUCT/EQUIPMENT/FIXTURE TO REMAIN
- EXISTING DUCT/EQUIPMENT/FIXTURE TO BE REMOVED

NOTE: REMOVE AND SALVAGE ITEMS AS NOTED ON PLANS.

KEY MAP



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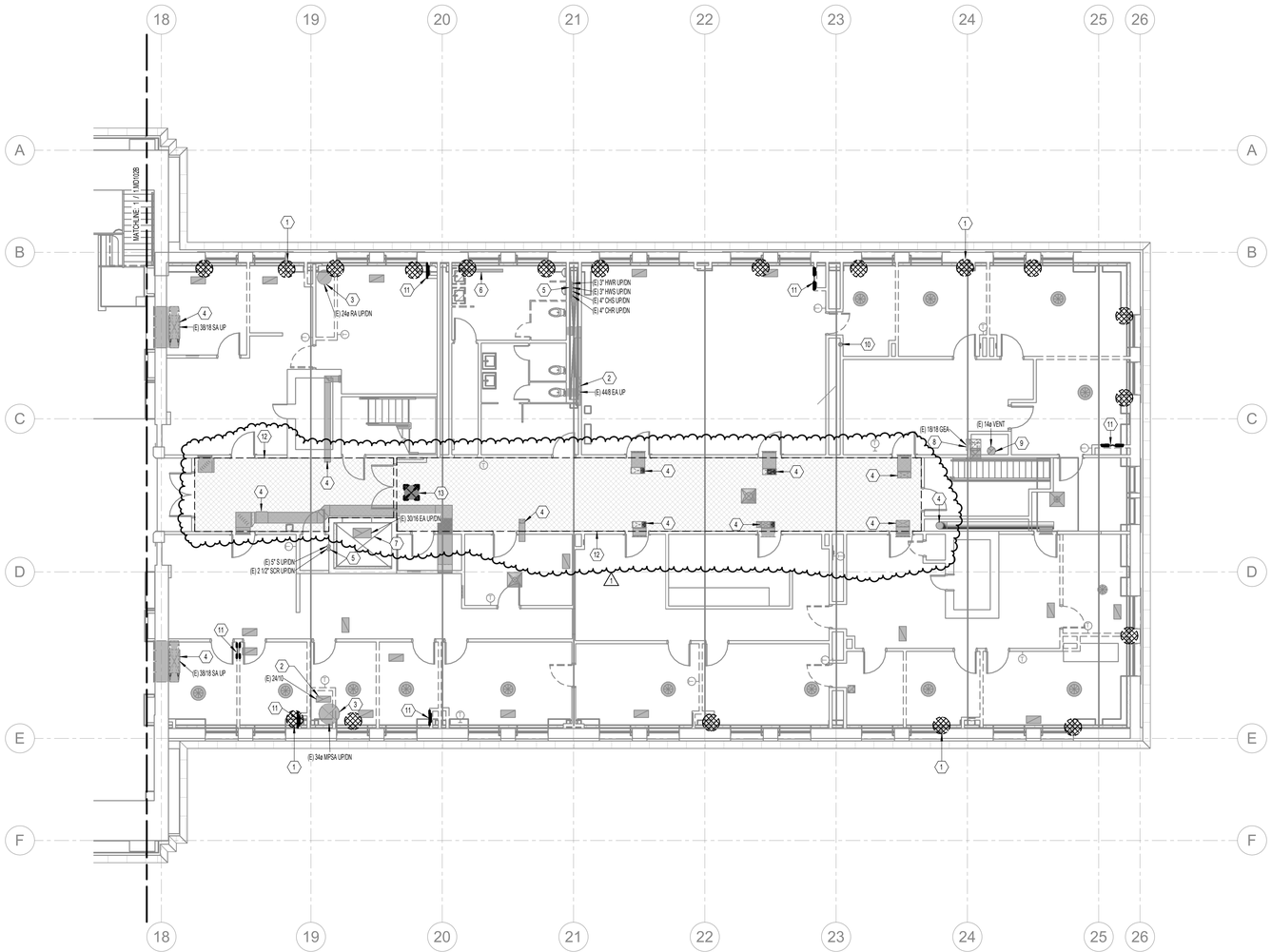
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STEPHEN C. TENNEY 337524 STATE OF UTAH

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PHASE 1 UPPER LEVEL MECHANICAL DEMO PLAN AREA B

1.MD102B



1 PHASE 1 UPPER LEVEL MECHANICAL DEMO PLAN AREA C

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

0 2' 4' 8' 16'

GENERAL NOTES

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KEYNOTES

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2	GENERAL EXHAUST DUCT UP TO EXHAUST FAN ON ROOF.
3	DUCT MAINS FROM AIR HANDLERS IN ATTIC DOWN TO BASEMENT LEVEL.
4	DUCTWORK UP TO ATTIC LEVEL.
5	PIPE RISERS FROM BASEMENT UP TO ATTIC.
6	EXISTING HOT WATER FIN TUBE HEATER. SUPPLY AND RETURN PIPING UP FROM BELOW. REMOVE AND REINSTALL AS NECESSARY TO SALVAGE HISTORIC WOOD PANELING/TRIM.
7	EXISTING EXHAUST/RELIEF DUCTWORK FROM ELEVATOR SHAFT UP THROUGH ROOF.
8	EXISTING KITCHEN HOOD EXHAUST DUCTWORK UP TO EXHAUST FAN IN ATTIC.
9	EXISTING BOILER FLUE UP THROUGH ROOF.
10	EXISTING WATER HEATER FLUE VENT FROM BASEMENT UP THROUGH ROOF.
11	REMOVE EXISTING HVAC GRILLE FROM WALL BEING DEMOLISHED.
12	HATCHED AREA INDICATES CEILINGS IN THIS AREA TO BE REMOVED, SEE 1.AD112 SHEETS.
13	NON-DUCTED RETURN GRILLES IN LAY-IN CEILINGS BEING DEMOLISHED SHALL BE REMOVED, TYP.

DEMOLITION LEGEND

- EXISTING PIPING TO REMAIN
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NOTE: REMOVE AND SALVAGE ITEMS AS NOTED ON PLANS.

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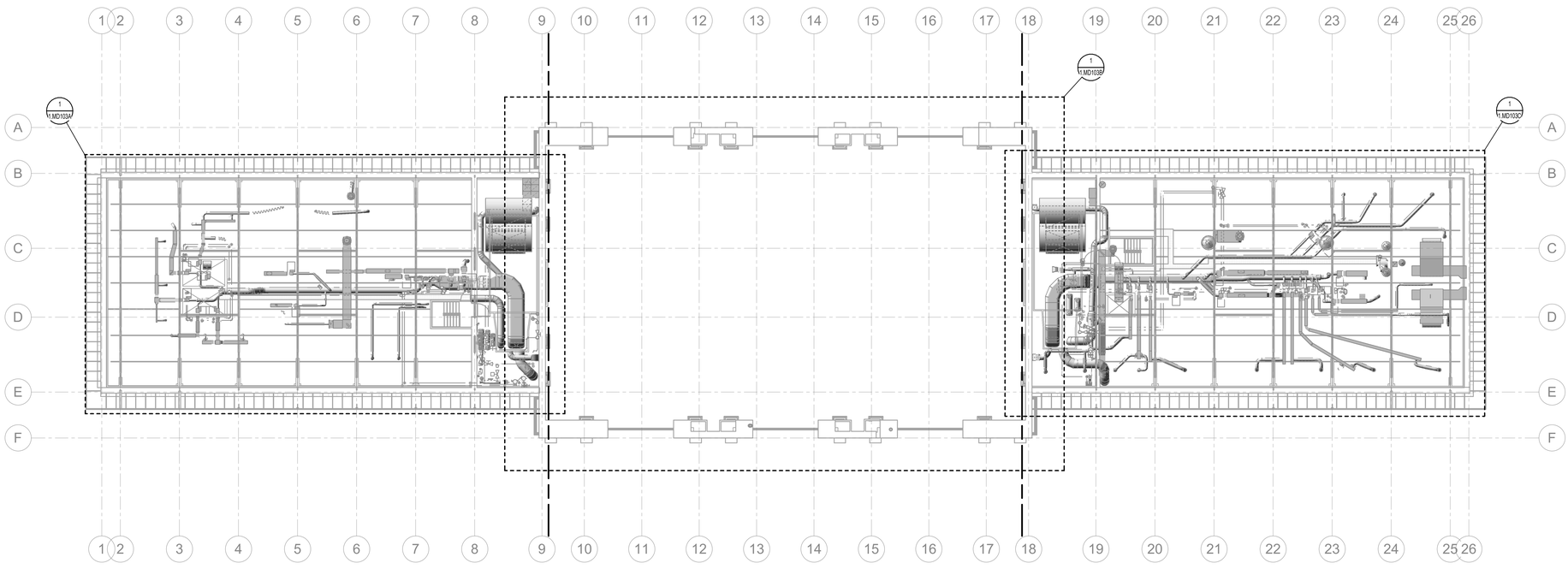
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PHASE 1 UPPER LEVEL MECHANICAL DEMO PLAN AREA C

1.MD102C



1 PHASE 1 ATTIC OVERALL MECHANICAL DEMO PLAN

SCALE: 1/16" = 1'-0"

12" 0" 8" 16" 32"

GENERAL NOTES

A. EXISTING DRAWINGS ARE BASED ON CASUAL (NON-INTRUSIVE) FIELD OBSERVATIONS AND PREVIOUS PROJECT RECORD DOCUMENTS. UPON DISCOVERY OF CONDITIONS NOT SHOWN OR IN CONFLICT WITH THESE DRAWINGS THAT AFFECT PROJECT BUDGET AND/OR SCHEDULE, CONTRACTOR SHALL IMMEDIATELY REPORT SUCH CONDITIONS TO THE ARCHITECT/ENGINEER IN WRITING FOR DIRECTION ON HOW TO PROCEED.

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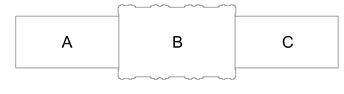
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DEMOLITION LEGEND

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NOTE: REMOVE AND SALVAGE ITEMS AS NOTED ON PLANS.

KEY MAP



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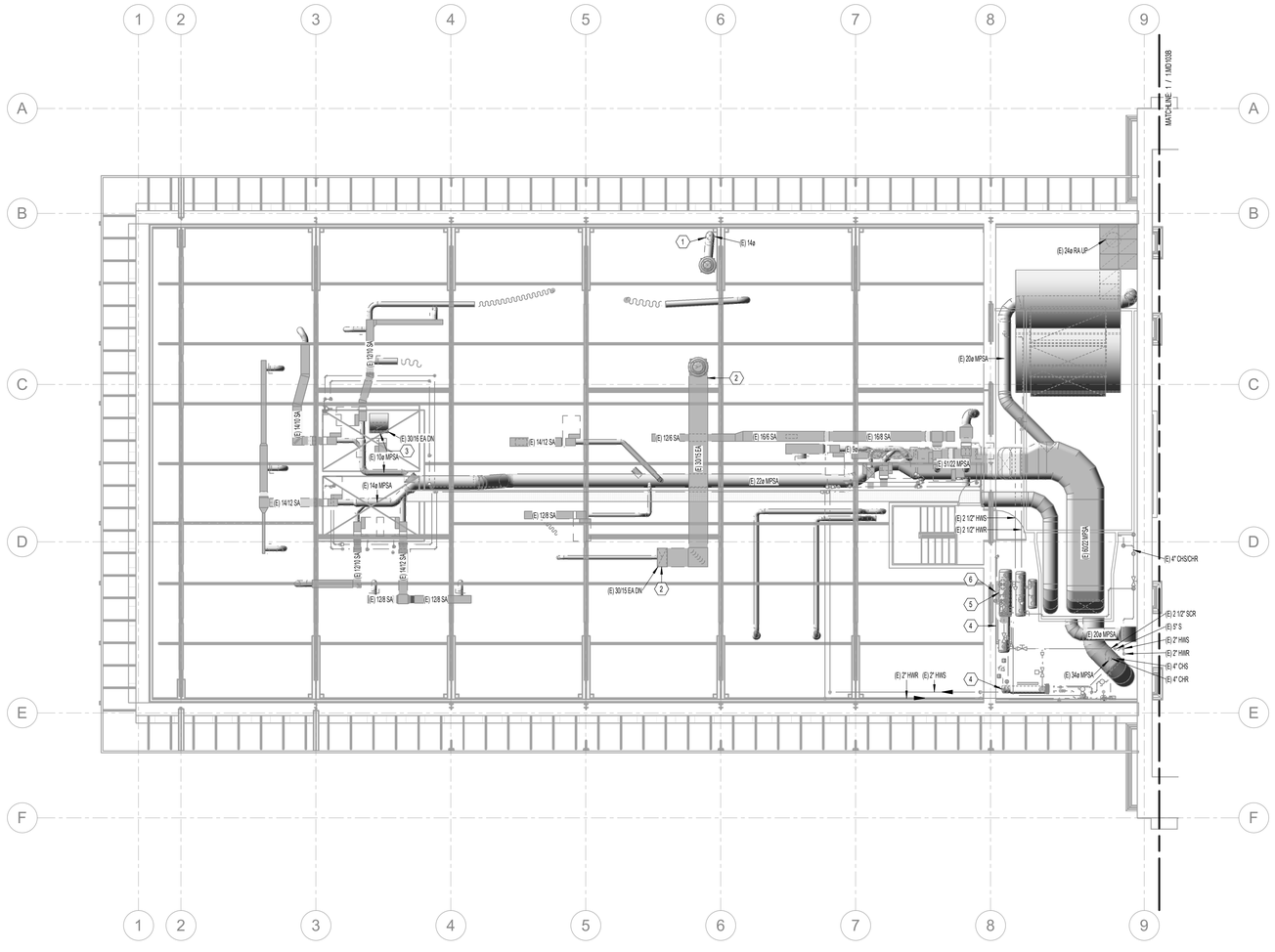
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PHASE 1 ATTIC OVERALL MECHANICAL DEMO PLAN

1.MD103

Plotted: 10/19/2022 11:17 AM By: Eric Hansen
Filename: I:\projects\Rio Grande Depot\Drawings\Upgrade\Revit\20229080_RGD_Central_Detail_Mech.rvt



1 PHASE 1 ATTIC MECHANICAL DEMO PLAN AREA A

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

0' 2' 4' 8' 16'

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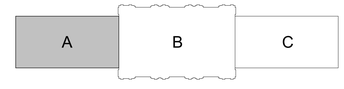
1	FUME HOOD EXHAUST DUCT FROM BASEMENT LEVEL UP TO EXHAUST FAN ON ROOF. FUME HOOD AND ASSOCIATED DUCTWORK TO BE REMOVED BY OWNER.
2	GENERAL EXHAUST DUCT UP TO EXHAUST FAN ON ROOF.
3	EXISTING EXHAUST/RELIEF DUCTWORK FROM ELEVATOR SHAFT UP THROUGH ROOF.
4	EXISTING HEAT EXCHANGER.
5	EXISTING EXPANSION TANK(S).
6	EXISTING HOT WATER PUMP.

DEMOLITION LEGEND

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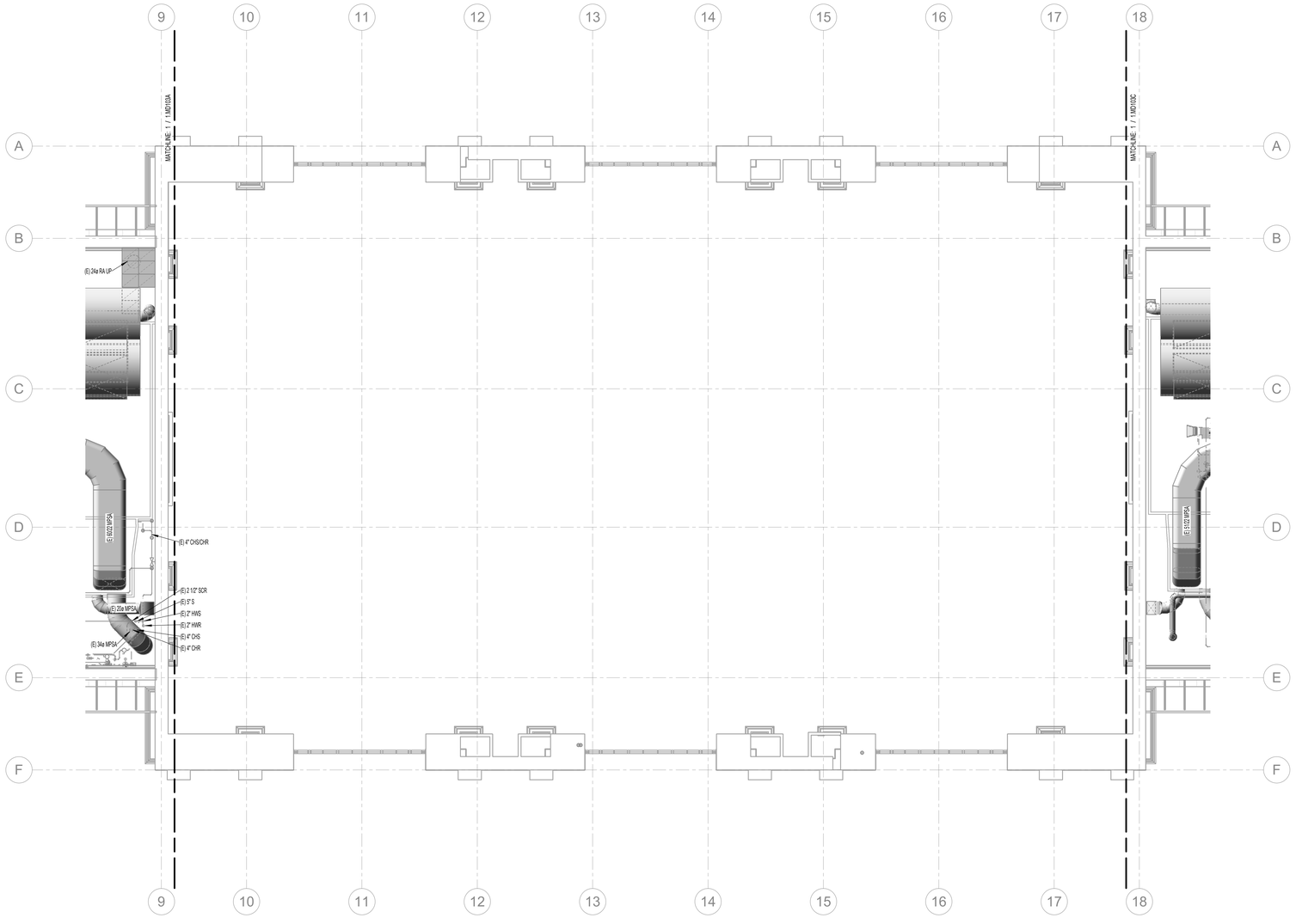


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DRAWN BY:	EHW
CHECKED BY:	ARE

PHASE 1 ATTIC MECHANICAL DEMO PLAN AREA A

1.MD103A

2022.07.21 P:\Projects\Rio Grande Depot\Drawings\Upgrade\Revit 2022\1.MD103A Phase 1 Attic Mech Demo Plan Area A.rvt
10/19/2022 8:47:39 PM



1 PHASE 1 ATTIC MECHANICAL DEMO PLAN AREA B

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

8' 0" 4' 8' 16'

GENERAL NOTES

A. EXISTING DRAWINGS ARE BASED ON CASUAL (NON-INTRUSIVE) FIELD OBSERVATIONS AND PREVIOUS PROJECT RECORD DOCUMENTS. UPON DISCOVERY OF CONDITIONS NOT SHOWN OR IN CONFLICT WITH THESE DRAWINGS THAT AFFECT PROJECT BUDGET AND/OR SCHEDULE, CONTRACTOR SHALL IMMEDIATELY REPORT SUCH CONDITIONS TO THE ARCHITECT/ENGINEER IN WRITING FOR DIRECTION ON HOW TO PROCEED.

B. ITEMS SHOWN DARK AND DASHED SHALL BE DEMOLISHED.

C. ITEMS SHOWN LIGHT AND SHADED SHALL REMAIN.

D. THE BUILDING DOES CONTAIN ASBESTOS AND LEAD BASED PAINT IN VARIOUS BUILDING MATERIALS. ITEMS THAT CONTAIN ASBESTOS AND LEAD BASED PAINT ARE NOT TO BE REMOVED OR OTHERWISE DISTURBED. FOR FURTHER INFORMATION PLEASE CONTACT OWNER'S REPRESENTATIVE R & R ENVIRONMENTAL INC. AT 801-352-2380.

E. HAZARDOUS MATERIAL ABATEMENT TO BE COMPLETED BY OWNER. HAZARDOUS MATERIAL INVENTORY REPORT IS AVAILABLE FOR REFERENCE FROM THE OWNER. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF SUSPECTED HAZARDOUS MATERIALS ARE ENCOUNTERED AND HAZARDOUS MATERIALS SHALL BE ABATED BY OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.

F. BUILDING HVAC HEATING SYSTEM SHALL BE KEPT OPERATIONAL DURING DEMOLITION AND ABATEMENT TO MAINTAIN BUILDING HEAT AND PROVIDE FREEZE PROTECTION. CONTRACTOR SHALL PROVIDE ADDITIONAL TEMPORARY/SUPPLEMENTAL HEATING AS NECESSARY TO MAINTAIN INDOOR TEMPERATURES IN ACCORDANCE WITH DFCM STANDARDS.

G. PER THE HAZARDOUS MATERIALS REPORT, GRAY & GREEN DUCT SEALANT ON SITE IS HAZARDOUS AND MUST BE ABATED. GENERALLY, THE HAZARDOUS DUCT SEALANT WAS OBSERVED ON ROUND AND FLAT OVAL DUCTWORK. ALL DUCTWORK DEMOLITION TO BE PERFORMED BY ABATEMENT CONTRACTOR.

H. WHERE DUCTWORK WITH HAZARDOUS DUCT SEALANT PENETRATES A WALL SHOWN TO BE DEMOLISHED IN PHASE 01, LEAVE MIN. 2'-0" UNDISTURBED MATERIAL AROUND DUCTWORK TO MINIMIZE RISK OF A HAZARDOUS MATERIAL SPILL.

I. WHERE NOTED ON PLANS, CONTRACTOR SHALL SALVAGE EXISTING ORNAMENTAL HVAC SUPPLY/RETURN REGISTERS LOCATED IN CAFE AREA AND ELSEWHERE THROUGHOUT BUILDING. CONTRACTOR SHALL TAG AND LOG EACH REGISTER'S ORIGINAL INSTALLATION LOCATION AND FUNCTION. UPON DISCOVERY OF ADDITIONAL ORNAMENTAL SUPPLY/RETURN REGISTERS NOT NOTED ON PLANS, CONTRACTOR SHALL CONTACT ARCHITECT/ENGINEER FOR DIRECTION.

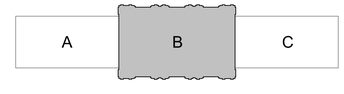
KEYNOTES

DEMOLITION LEGEND

- EXISTING PIPING TO REMAIN
- EXISTING PIPING TO BE REMOVED
- EXISTING DUCT/EQUIPMENT/FIXTURE TO REMAIN
- EXISTING DUCT/EQUIPMENT/FIXTURE TO BE REMOVED

NOTE: REMOVE AND SALVAGE ITEMS AS NOTED ON PLANS.

KEY MAP



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DFCM PROJECT #20229080

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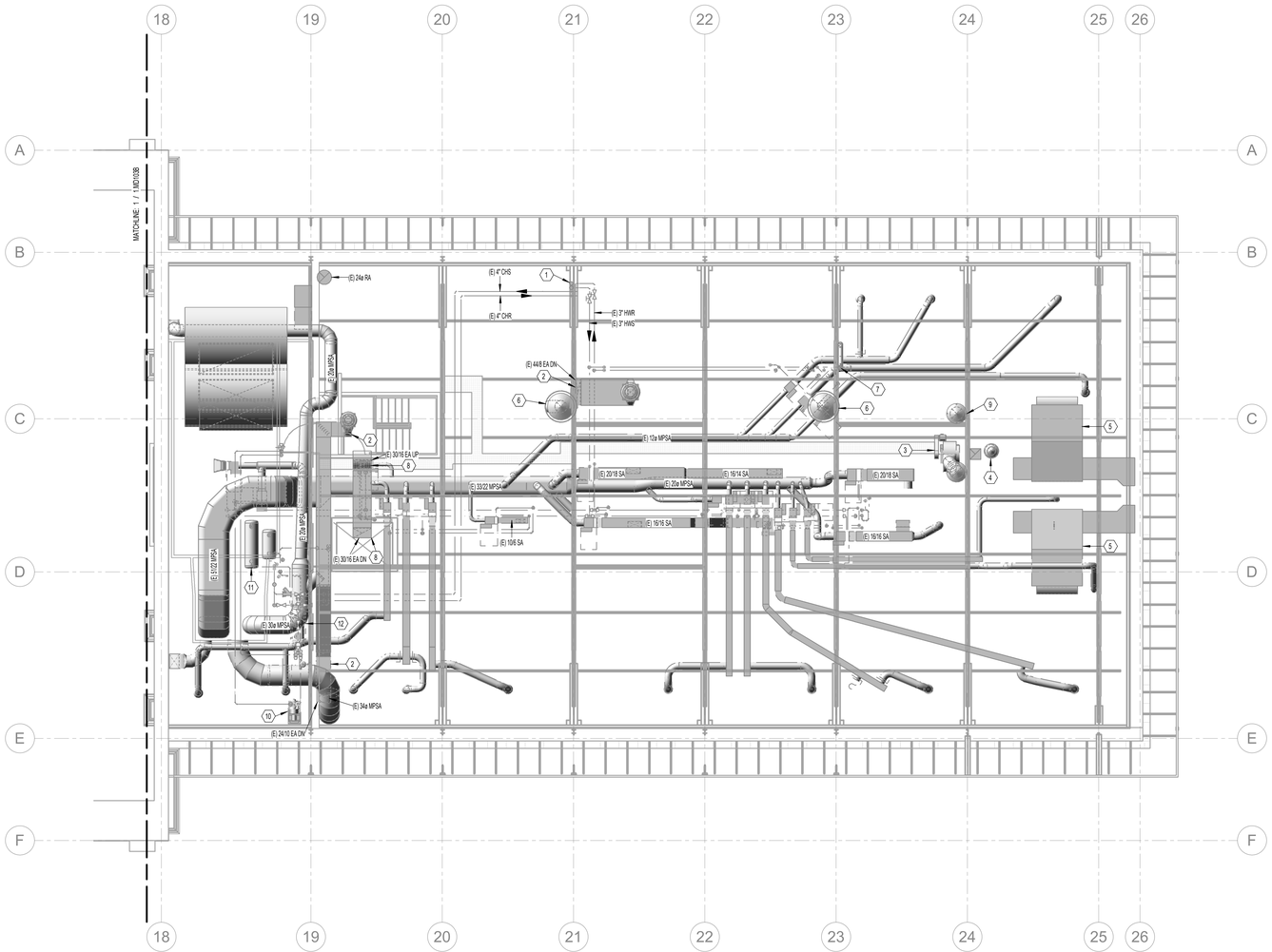
ISSUE TYPE:	DATE:
BP-01	October 3, 2022
1 ADD 01	October 19, 2022

PROJECT NUMBER:	21-031
DRAWN BY:	EHW
CHECKED BY:	ARE

PHASE 1 ATTIC MECHANICAL DEMO PLAN AREA B

1.MD103B

2022.10.03 P:\Projects\Rio Grande Depot\Revit Upgrade\Mech\2022-09-30-Rio Grande Depot_R21.rvt
Author: Zach Heslop



1 PHASE 1 ATTIC MECHANICAL DEMO PLAN AREA C

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

GENERAL NOTES

A. EXISTING DRAWINGS ARE BASED ON CASUAL (NON-INTRUSIVE) FIELD OBSERVATIONS AND PREVIOUS PROJECT RECORD DOCUMENTS. UPON DISCOVERY OF CONDITIONS NOT SHOWN OR IN CONFLICT WITH THESE DRAWINGS THAT AFFECT PROJECT BUDGET AND/OR SCHEDULE, CONTRACTOR SHALL IMMEDIATELY REPORT SUCH CONDITIONS TO THE ARCHITECT/ENGINEER IN WRITING FOR DIRECTION ON HOW TO PROCEED.

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F. BUILDING HVAC HEATING SYSTEM SHALL BE KEPT OPERATIONAL DURING DEMOLITION AND ABATEMENT TO MAINTAIN BUILDING HEAT AND PROVIDE FREEZE PROTECTION. CONTRACTOR SHALL PROVIDE ADDITIONAL TEMPORARY/SUPPLEMENTAL HEATING AS NECESSARY TO MAINTAIN INDOOR TEMPERATURES IN ACCORDANCE WITH DFCM STANDARDS.

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H. WHERE DUCTWORK WITH HAZARDOUS DUCT SEALANT PENETRATES A WALL SHOWN TO BE DEMOLISHED IN PHASE 01, LEAVE MIN. 2'-0" UNDISTURBED MATERIAL AROUND DUCTWORK TO MINIMIZE RISK OF A HAZARDOUS MATERIAL SPILL.

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KEYNOTES

1	PIPE RISERS FROM BASEMENT UP TO ATTIC.
2	GENERAL EXHAUST DUCT UP TO EXHAUST FAN ON ROOF.
3	EXISTING KITCHEN HOOD EXHAUST FAN.
4	EXISTING BOILER FLUE UP THROUGH ROOF.
5	EXISTING ABANDONED AIR HANDLER.
6	EXISTING ATTIC VENT ABOVE LAY-IN CEILING.
7	EXISTING WATER HEATER FLUE VENT FROM BASEMENT UP THROUGH ROOF.
8	EXISTING EXHAUST/RELIEF DUCTWORK FROM ELEVATOR SHAFT UP THROUGH ROOF.
9	EXISTING DUCTWORK UP THROUGH ROOF. VERIFY FUNCTION IN FIELD.
10	EXISTING HOT WATER PUMP.
11	EXISTING EXPANSION TANK(S).
12	EXISTING HEAT EXCHANGER.

DEMOLITION LEGEND

- EXISTING PIPING TO REMAIN
- EXISTING PIPING TO BE REMOVED
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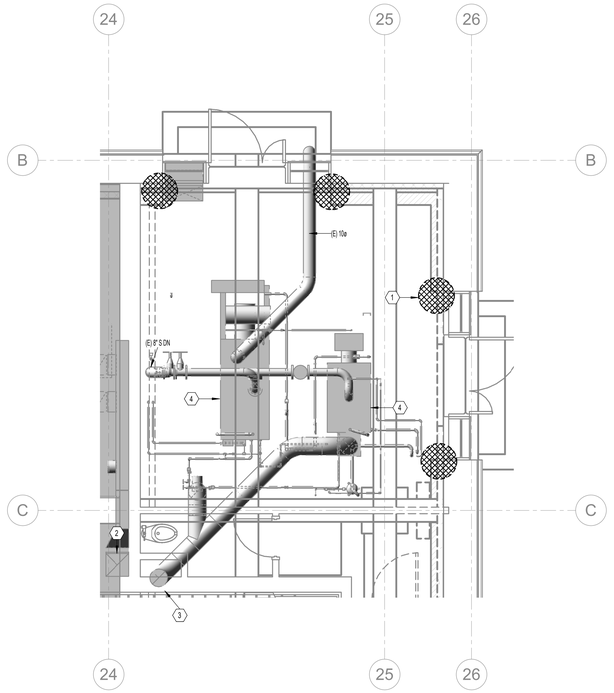
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ISSUE TYPE:	DATE:
BP-01	October 3, 2022
1 ADD 01	October 19, 2022

PROJECT NUMBER:	21-031
DRAWN BY:	EHW
CHECKED BY:	ARE

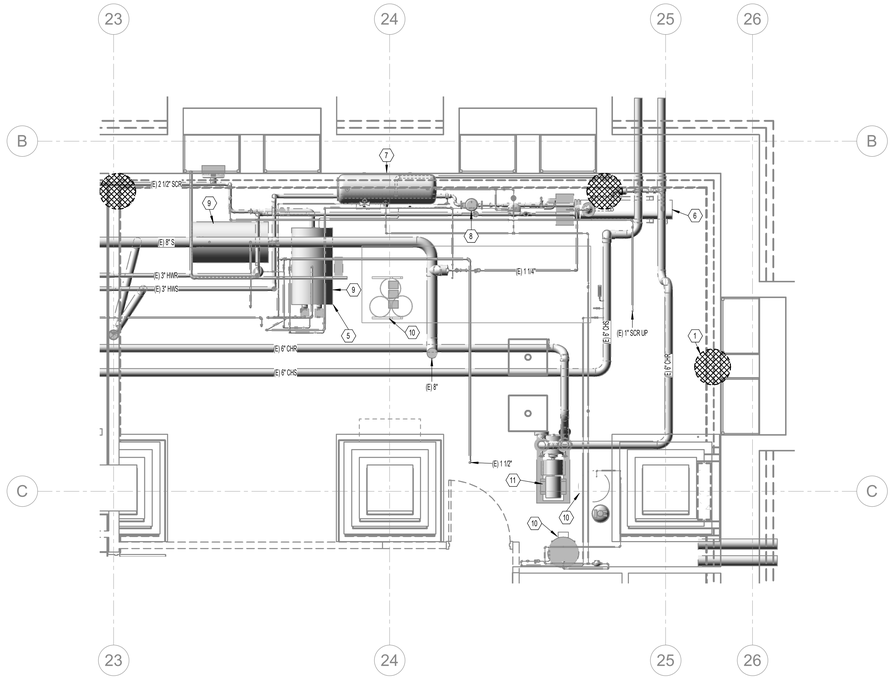
PHASE 1 ATTIC MECHANICAL DEMO PLAN AREA C

1.MD103C



PHASE 1 ENLARGED MECHANICAL DEMO PLAN - MAIN LEVEL MECHANICAL ROOM

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



PHASE 1 ENLARGED MECHANICAL DEMO PLAN - BASEMENT MECHANICAL ROOM

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

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KEYNOTES

1	LOCATION OF PIPING COVERED WITH ASBESTOS INSULATION INDICATED BY HAZARDOUS MATERIALS REPORT, TYPICAL. PIPING AND INSULATION TO BE REMOVED BY OWNER.
2	EXISTING KITCHEN HOOD EXHAUST DUCTWORK UP TO EXHAUST FAN IN ATTIC.
3	EXISTING BOILER FLUE UP THROUGH ROOF.
4	EXISTING STEAM BOILER. MAINTAIN OPERATIONAL THROUGHOUT PHASE 01 DEMOLITION. ABATEMENT CONTRACTOR SHALL SCHEDULE THEIR WORK TO MAINTAIN OPERATIONAL DURING WINTER.
5	MAINTAIN STEAM EQUIPMENT OPERATION THROUGHOUT PHASE 01 DEMOLITION. ABATEMENT CONTRACTOR SHALL SCHEDULE THEIR WORK TO MAINTAIN OPERATIONAL DURING WINTER.
6	EXISTING HEAT EXCHANGER.
7	EXISTING EXPANSION TANK(S).
8	EXISTING HOT WATER PUMP.
9	EXISTING STEAM CONDENSATE TANK.
10	EXISTING CHEMICAL TREATMENT EQUIPMENT.
11	EXISTING CHILLED WATER PUMP.

DEMOLITION LEGEND

- EXISTING PIPING TO REMAIN
- EXISTING PIPING TO BE REMOVED
- EXISTING DUCT/EQUIPMENT/FIXTURE TO REMAIN
- EXISTING DUCT/EQUIPMENT/FIXTURE TO BE REMOVED

NOTE: REMOVE AND SALVAGE ITEMS AS NOTED ON PLANS.

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DFCM PROJECT #20229080

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STEPHEN G. CRAMER — 10979247 — STATE OF UTAH — LICENSED PROFESSIONAL ENGINEER

ISSUE TYPE:	DATE:
BP-01	October 3, 2022
1 ADD 01	October 19, 2022

PROJECT NUMBER:	21-031
DRAWN BY:	Author
CHECKED BY:	Checker

PHASE 1 ENLARGED MECHANICAL DEMO PLANS

1.MD401

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Electrical Addendum 01 BP-01

Date: October 19, 2022
To:
Company:
Job:
Rio Grande
Job No:
Cc:

From: Josh Nett, EIT
Email: Josh.nett@speceng.com
Phone: 801-401-8474

Re:

This Addendum shall be considered part of the Contract Documents and Project Manual for the above mentioned project as though it had been issued at the same time and shall be incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original Contract Documents and Project Manual, the Addendum shall govern and take precedence.

Electrical Addendum

Drawings

1. 1-ED100 – Update keynote as indicated
2. 1-ED101 – Update keynote as indicated

END OF ADDENDUM

Attachments <1-ED100, 1-ED101>

GENERAL SHEET NOTES

1 PRIOR TO SUBMITTING BID,THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE AND FIELD VERIFY THE EXTENT OF ELECTRICAL DEMOLITION WORK TO MEET THE INTENT OF THE BID DOCUMENTS AND INCLUDE ALL COSTS IN BID.

2 COORDINATE ELECTRICAL DEMOLITION WORK WITH ALL OTHER TRADES. REFER TO ARCHITECTURAL AND ALL OTHER SHEETS AND SPECIFICATIONS FOR COMPLETE DEMOLITION SCOPE. REMOVE, RELOCATE OR MODIFY THE ELECTICAL SYSTEM AS REQUIRED TO ACCOMMODATE THE SCOPE OF THIS PROJECT.

3 REMOVE ALL DEVICES, RACEWAYS AND WIRING FROM WALLS TO BE REMOVED (INDICATED BY DASHED LINES). WHERE ACTIVE RACEWAYS OCCUR IN WALLS TO BE REMOVED, RE-ROUTE THE RACEWAY WITH ASSOCIATED WIRING TO KEEP THE CIRCUIT OPERATIONAL. WHERE WALLS ARE BEING REPLACED, RELOCATED OR RE-INSTALLED, THEN PROVIDE NEW ELECTRICAL DEVICES IN EQUIPMENT TO MATCH THE ORIGINAL.

4 PRIOR TO REMOVAL OF ANY ELECTRICAL EQUIPMENT OR WIRING, FIELD VERIFY THAT THE EQUIPMENT OR WIRING IS INACTIVE OR NO LONGER IN USE.

5 LOCATE, PROTECT AND MAINTAIN ALL OTHER ELECTRICAL EQUIPMENT, FIXTURES, DEVICES, CONDUIT AND WIRING IN TACT AND OPERATIONAL. IF REMOVED OR DAMAGED AS PART OF THE DEMOLITION WORK, REPLACE LIKE FOR LIKE AND MAKE OPERATIONAL.

6 REMOVE ALL FIRE ALARM DEVICES WHERE EXISTING WALLS AND CEILINGS ARE BEING REMOVED, WITH ASSOCIATED CONDUIT AND WIRING. EXISTING FIRE ALARM DEVICES AND SYSTEM NOT INDICATED FOR REMOVAL SHALL REMAIN ACTIVE THROUGHOUT DEMOLITION AND CONSTRUCTION UNTIL THE NEW SYSTEM IS TESTED AND OPERATIONAL. MAINTAIN ALL CLASS A FIRE ALARM INITIATING AND INDICATING LOOPS WHERE EXISTING DEVICES ARE REMOVED.

7 REMOVE ALL ABANDONED RACEWAY, CONDUIT, WIRING AND CABLING WHETHER ABANDONED PREVIOUS TO THIS PROJECT OR AS A RESULT OF THIS PROJECT. NOT ALL ABANDONED ITEMS ARE SHOWN ON THESE PLANS AND FIELD VERIFICATION OF DEMOLITION SCOPE EXTENT IS REQUIRED.

8 CONTRACTOR TO TRACE AND LABEL ALL EXISTING LOADS TO REMAIN, THAT ARE CURRENTLY FED FROM PANELS THAT ARE BEING DEMOLISHED OR REMOVED IN THIS PHASE. THESE LOADS TO BE RE-FED FROM NEW OR REINSTALLED EXISTING PANELS IN FOLLOWING PHASE(S).

9 REFER TO MECHANICAL DRAWINGS FOR MECHANICAL EQUIPMENT DEMOLITION. DISCONNECT, REMOVE AND/OR RELOCATED ALL ELECTRICAL ASSOCIATED WITH MECHANICAL EQUIPMENT TO BE REMOVED OR RELOCATED

10 CONTRACTOR TO COORDINATE WITH DTS FOR ALL TELECOMMUNICATIONS AND SECURITY/ACCESS CONTROL CABLING IN WALLS TO BE DOMOLISHED.

SHEET KEYNOTES

1 DE-ENERGIZE, PRESERVE, DISCONNECT, REMOVE, AND STORE EXISTING ELECTRICAL GEAR. ALL CONDUIT, WIRING, DISCONNECTS, AND CABLING SHALL BE DOCUMENTED, PRESERVED, AND STORED TO BE RE-INSTALLED PER FUTURE BP-03. (1)

2 EXISTING ELECTRICAL EQUIPMENT TO REMAIN. PROTECT EXISTING ELECTRICAL EQUIPMENT AND FEEDERS IN CURRENT LOCATION.

3 THE ELECTRICAL EQUIPMENT INDICATED IS EXISTING TO REMAIN. CONTRACTOR TO PROTECT EQUIPMENT.

4 ALL ELECTRICAL CONNECTIONS TO ACTIVE MECHANICAL EQUIPMENT IN BASEMENT MECHANICAL ROOM SHALL REMAIN ACTIVE TO MAINTAIN BUILDING HEAT THROUGHOUT WINTER WHILE ABATEMENT IS UNDERWAY.

5 EXISTING TELECOM BACKBONE. CONTRACTOR TO COORDINATE WITH DTS AND/OR PROVIDER TO PRESERVE, DISCONNECT, REMOVE, AND REINSTALL TO EXISTING CONDITIONS.

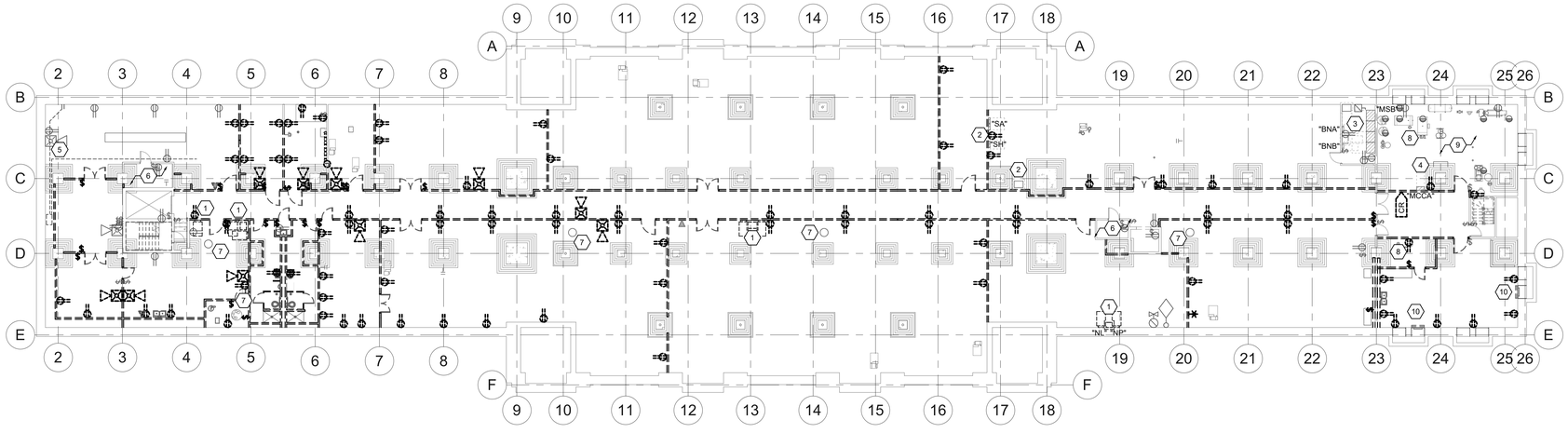
6 EXISTING ELEVATOR EQUIPMENT IN THE ELEVATOR EQUIPMENT ROOM IS TO REMAIN. PROTECT EXISTING ELECTRICAL EQUIPMENT AND FEEDERS IN CURRENT LOCATION.

7 EXISTING SUMP PUMP IN AREA TO REMAIN DURING PHASE 01 DEMOLITION. ELECTRICAL CONTRACTOR TO PROVIDE TEMPORARY POWER CONNECTION TO PUMP AS NEEDED DURING PHASE 01 DEMOLITION.

8 EXISTING SUMP PUMP IS TO REMAIN. PROTECT EXISTING SUMP PUMP ELECTRICAL EQUIPMENT AND FEEDERS IN CURRENT LOCATION.

9 EXISTING MECHANICAL ROOM. REFER TO MECHANICAL SHEET 1.MD401.

10 EXISTING MECHANICAL EQUIPMENT. REFER TO MECHANICAL SHEET 1.MD100 SHEETS FOR MORE DETAILS.



1 BASEMENT OVERALL ELECTRICAL DEMOLITION PLAN
SCALE: 1/16" = 1'-0"

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ISSUE TYPE:	DATE:
BP-01 DD	October 17, 2022
1 ADD#01	10/19/22
PROJECT NUMBER:	220338
DRAWN BY:	JJN
CHECKED BY:	MCF

PHASE 1 BASEMENT OVERALL ELECTRICAL DEMOLITION PLAN

1.ED100

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GENERAL SHEET NOTES

1 PRIOR TO SUBMITTING BID,THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE AND FIELD VERIFY THE EXTENT OF ELECTRICAL DEMOLITION WORK TO MEET THE INTENT OF THE BID DOCUMENTS AND INCLUDE ALL COSTS IN BID.

2 COORDINATE ELECTRICAL DEMOLITION WORK WITH ALL OTHER TRADES. REFER TO ARCHITECTURAL AND ALL OTHER SHEETS AND SPECIFICATIONS FOR COMPLETE DEMOLITION SCOPE. REMOVE, RELOCATE OR MODIFY THE ELECTICAL SYSTEM AS REQUIRED TO ACCOMMODATE THE SCOPE OF THIS PROJECT.

3 REMOVE ALL DEVICES, RACEWAYS AND WIRING FROM WALLS TO BE REMOVED (INDICATED BY DASHED LINES). WHERE ACTIVE RACEWAYS OCCUR IN WALLS TO BE REMOVED, RE-ROUTE THE RACEWAY WITH ASSOCIATED WIRING TO KEEP THE CIRCUIT OPERATIONAL. WHERE WALLS ARE BEING REPLACED, RELOCATED OR RE-INSTALLED, THEN PROVIDE NEW ELECTRICAL DEVICES IN EQUIPMENT TO MATCH THE ORIGINAL.

4 PRIOR TO REMOVAL OF ANY ELECTRICAL EQUIPMENT OR WIRING, FIELD VERIFY THAT THE EQUIPMENT OR WIRING IS INACTIVE OR NO LONGER IN USE.

5 LOCATE, PROTECT AND MAINTAIN ALL OTHER ELECTRICAL EQUIPMENT, FIXTURES, DEVICES, CONDUIT AND WIRING IN TACT AND OPERATIONAL. IF REMOVED OR DAMAGED AS PART OF THE DEMOLITION WORK, REPLACE LIKE FOR LIKE AND MAKE OPERATIONAL.

6 REMOVE ALL FIRE ALARM DEVICES WHERE EXISTING WALLS AND CEILINGS ARE BEING REMOVED, WITH ASSOCIATED CONDUIT AND WIRING. EXISTING FIRE ALARM DEVICES AND SYSTEM NOT INDICATED FOR REMOVAL SHALL REMAIN ACTIVE THROUGHOUT DEMOLITION AND CONSTRUCTION UNTIL THE NEW SYSTEM IS TESTED AND OPERATIONAL. MAINTAIN ALL CLASS A FIRE ALARM INITIATING AND INDICATING LOOPS WHERE EXISTING DEVICES ARE REMOVED.

7 REMOVE ALL ABANDONED RACEWAY, CONDUIT, WIRING AND CABLING WHETHER ABANDONED PREVIOUS TO THIS PROJECT OR AS A RESULT OF THIS PROJECT. NOT ALL ABANDONED ITEMS ARE SHOWN ON THESE PLANS AND FIELD VERIFICATION OF DEMOLITION SCOPE EXTENT IS REQUIRED.

8 CONTRACTOR TO TRACE AND LABEL ALL EXISTING LOADS TO REMAIN, THAT ARE CURRENTLY FED FROM PANELS THAT ARE BEING DEMOLISHED OR REMOVED IN THIS PHASE. THESE LOADS TO BE RE-FED FROM NEW OR REINSTALLED EXISTING PANELS IN FOLLOWING PHASE(S).

9 REFER TO MECHANICAL DRAWINGS FOR MECHANICAL EQUIPMENT DEMOLITION. DISCONNECT, REMOVE AND/OR RELOCATED ALL ELECTRICAL ASSOCIATED WITH MECHANICAL EQUIPMENT TO BE REMOVED OR RELOCATED

10 CONTRACTOR TO COORDINATE WITH DTS FOR ALL TELECOMMUNICATIONS AND SECURITY/ACCESS CONTROL CABLING IN WALLS TO BE DOMOLISHED.

SHEET KEYNOTES

1 EXISTING ELECTRICAL EQUIPMENT TO REMAIN. PROTECT EXISTING ELECTRICAL EQUIPMENT AND FEEDERS IN CURRENT LOCATION.

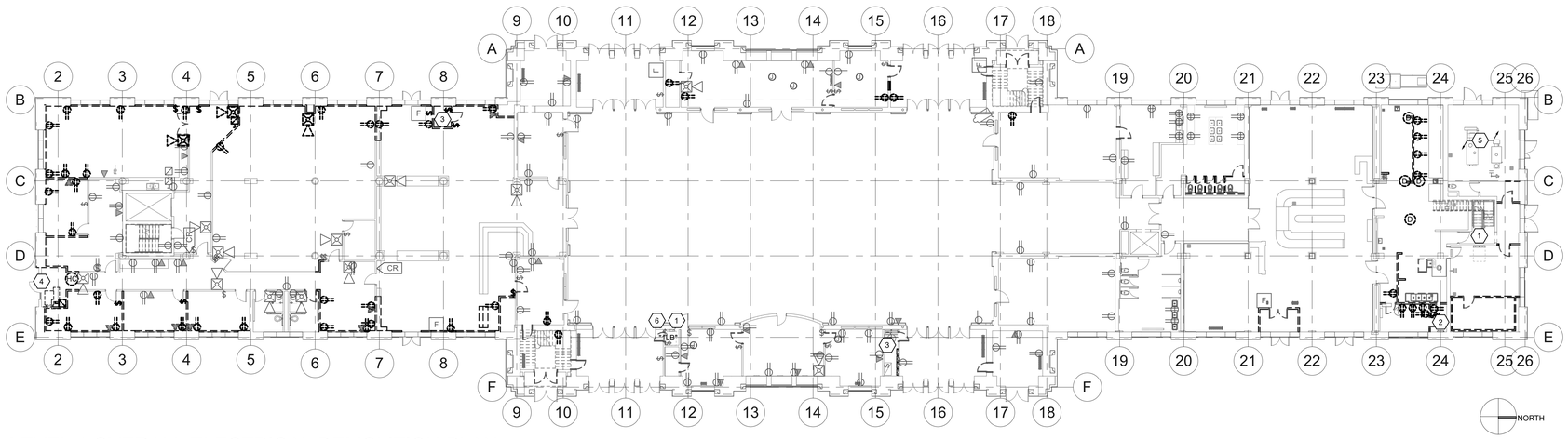
2 EXISTING TELECOM BACKBONE. CONTRACTOR TO COORDINATE WITH DTS AND/OR PROVIDER TO PRESERVE, DISCONNECT, REMOVE, AND REINSTALL TO EXISTING CONDITIONS.

3 EXISTING TELECOM ROOM WITH RACKS, BACKBONE & CABLING. CONTRACTOR TO COORDINATE WITH DTS AND/OR PROVIDER TO DOCUMENT, PRESERVE, DISCONNECT & REMOVE ALL TELECOM AND SECURITY EQUIPMENT AND CABLING TO BE RE-INSTALLED TO EXISTING CONDITIONS POST SEISMIC UPGRADES.

4 DE-ENERGIZE, PRESERVE, DISCONNECT, REMOVE, AND STORE EXISTING ELECTRICAL GEAR. ALL CONDUIT, WIRING, DISCONNECTS, AND CABLING SHALL BE DOCUMENTED, PRESERVED, AND STORED TO BE RE-INSTALLED PER FUTURE BP-03. 1

5 EXISTING STEAM BOILER ELECTRICAL CONNECTION(S) SHALL REMAIN ACTIVE TO MAINTAIN BUILDING HEAT THROUGHOUT WINTER WHILE ABATEMENT IS UNDERWAY.

6 EXISTING BUILDING CONTROL LIGHTS TO REMAIN.



1 LEVEL 1 OVERALL ELECTRICAL DEMOLITION PLAN
SCALE: 1/16" = 1'-0"

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RIO GRANDE DEPOT SEISMIC UPGRADE

300 SOUTH RIO GRANDE STREET
SALT LAKE CITY, UT 84101

DFCM PROJECT #20229080

STAMP

ISSUE TYPE:	DATE:
BP-01 DD	October 17, 2022
1 ADD#01	10/19/22
PROJECT NUMBER:	220338
DRAWN BY:	JJN
CHECKED BY:	MCF

PHASE 1 LEVEL 1 OVERALL ELECTRICAL DEMOLITION PLAN

1.ED101

Plotted: 10/19/2022 2:47:10 PM
By: Jacob Nielsen
File: C:\Users\jnielsen\Desktop\220338 Rio Grande Depot_ED_jnielsen.rvt

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Electrical Addendum 01 BP-02

Date: October 19, 2022
To:
Company:
Job:
Rio Grande
Job No:
Cc:

From: Josh Nett, EIT
Email: Josh.nett@speceng.com
Phone: 801-401-8474

Re:

This Addendum shall be considered part of the Contract Documents and Project Manual for the above mentioned project as though it had been issued at the same time and shall be incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original Contract Documents and Project Manual, the Addendum shall govern and take precedence.

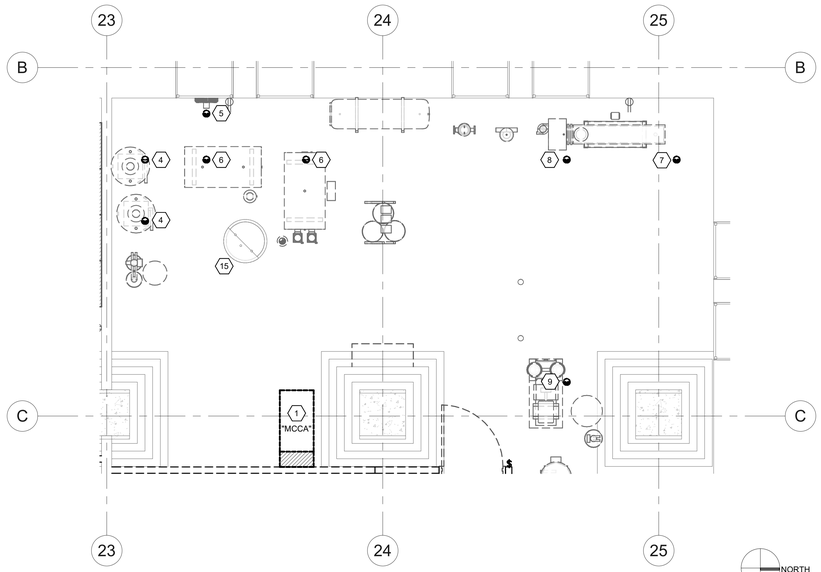
Electrical Addendum

Drawings

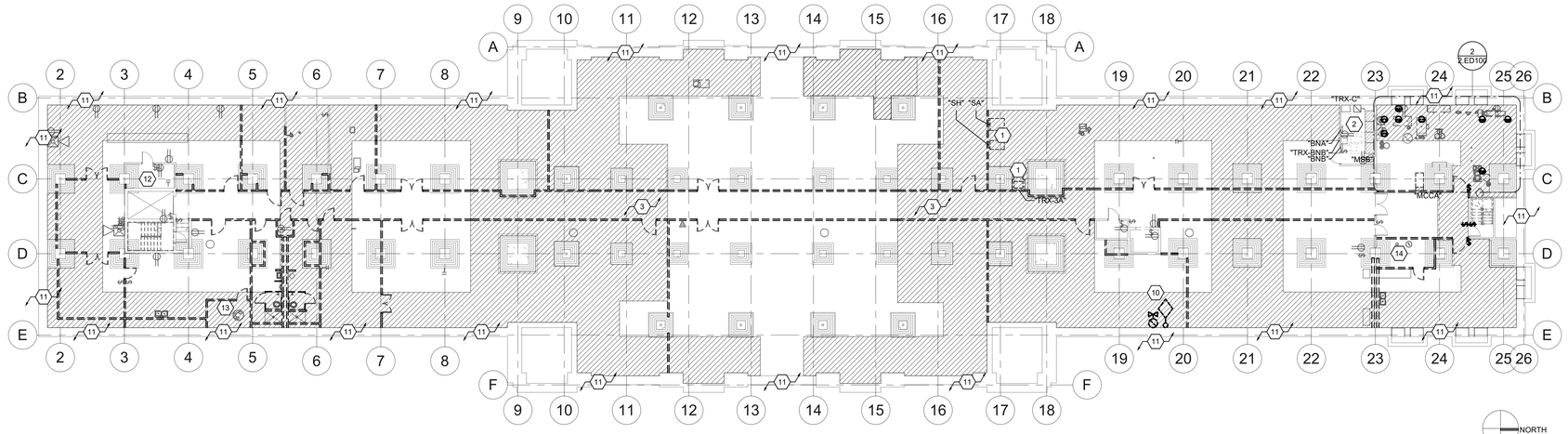
1. 2-ED100 – Update keynote as indicated

END OF ADDENDUM

Attachments <2-ED100 >



2 PHASE 2 ENLARGED ELECTRICAL DEMO PLAN - BASEMENT MECHANICAL ROOM
SCALE: 1/4" = 1'-0"



1 PHASE 2 BASEMENT OVERALL ELECTRICAL DEMOLITION PLAN
SCALE: 1/16" = 1'-0"

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SHEET KEYNOTES

1 DE-ENERGIZE, PRESERVE, DISCONNECT, REMOVE, AND STORE EXISTING ELECTRICAL GEAR. ALL CONDUIT, WIRING, DISCONNECTS, AND CABLING SHALL BE DOCUMENTED, PRESERVED, AND STORED TO BE RE-INSTALLED PER FUTURE BP-03.

2 THE ELECTRICAL EQUIPMENT INDICATED IS EXISTING TO REMAIN. CONTRACTOR TO PROTECT EQUIPMENT.

3 IN FILLED REGION AREAS, REMOVE ALL CONDUIT AND CONDUCTORS. ALL CONDUIT AND WIRING SHALL BE DOCUMENTED, PRESERVED, AND STORED TO BE REINSTALLED POST STRUCTURAL UPGRADE TO ORIGINAL CONDITIONS.

4 DISCONNECT, REMOVE, AND PRESERVE ALL CONDUIT AND CONDUCTORS ASSOCIATED WITH DEMOLISHED WATER HEATER. ALL CONDUIT, WIRING, DISCONNECTS, AND CABLING SHALL BE DOCUMENTED, PRESERVED, AND STORED TO BE REINSTALLED POST STRUCTURAL UPGRADE TO ORIGINAL CONDITIONS.

5 DISCONNECT, REMOVE, AND PRESERVE ALL CONDUIT AND CONDUCTORS ASSOCIATED WITH DEMOLISHED EXHAUST FAN. ALL CONDUIT, WIRING, DISCONNECTS, AND CABLING SHALL BE DOCUMENTED, PRESERVED, AND STORED TO BE REINSTALLED POST STRUCTURAL UPGRADE TO ORIGINAL CONDITIONS.

6 DISCONNECT, REMOVE, AND PRESERVE ALL CONDUIT AND CONDUCTORS ASSOCIATED WITH THE DEMOLISHED STEAM CONDENSATE PUMP. ALL CONDUIT, WIRING, DISCONNECTS, AND CABLING SHALL BE DOCUMENTED, PRESERVED, AND STORED TO BE REINSTALLED POST STRUCTURAL UPGRADE TO ORIGINAL CONDITIONS.

7 DISCONNECT, REMOVE, AND PRESERVE ALL CONDUIT AND CONDUCTORS ASSOCIATED WITH DEMOLISHED HEAT EXCHANGER. ALL CONDUIT, WIRING, DISCONNECTS, AND CABLING SHALL BE DOCUMENTED, PRESERVED, AND STORED TO BE REINSTALLED POST STRUCTURAL UPGRADE TO ORIGINAL CONDITIONS.

8 DISCONNECT, REMOVE, AND PRESERVE ALL CONDUIT AND CONDUCTORS ASSOCIATED WITH DEMOLISHED STEAM CONDENSATE RETURN PUMP. ALL CONDUIT, WIRING, DISCONNECTS, AND CABLING SHALL BE DOCUMENTED, PRESERVED, AND STORED TO BE REINSTALLED POST STRUCTURAL UPGRADE TO ORIGINAL CONDITIONS.

9 DISCONNECT, REMOVE, AND PRESERVE ALL CONDUIT AND CONDUCTORS ASSOCIATED WITH DEMOLISHED MECHANICAL SYSTEM. ALL CONDUIT, WIRING, DISCONNECTS, AND CABLING SHALL BE DOCUMENTED, PRESERVED, AND STORED TO BE REINSTALLED POST STRUCTURAL UPGRADE TO ORIGINAL CONDITIONS.

10 DISCONNECT, PRESERVE, REMOVE AND STORE EXISTING FIRE ALARM DEVICES INCLUDING FLOW AND TAMPER SENSORS ON WALL TO BE RE-INSTALLED POST STRUCTURAL UPGRADE.

11 ON OUTSIDE PERIMETER WALLS PRESERVE AND REMOVE ALL REMAINING ELECTRICAL RACEWAYS AND CABLING BACK TO 10 FEET FROM WALL TO BE RE-INSTALLED POST STRUCTURAL UPGRADE TO ORIGINAL CONDITIONS.

12 PROTECT AND PRESERVE ELEVATOR EQUIPMENT ELECTRICAL CONNECTIONS TO ELEVATOR EQUIPMENT.

13 DEMOLISH ELECTRICAL CONNECTION TO LIFT STATION.

14 DEMOLISH ELECTRICAL CONNECTION TO WATER HEATER.

15 EXITING LIFT STATION TO REMAIN. ELECTRICAL CONTRACTOR TO PRESERVE ELECTRICAL CONNECTION OR PROVIDE NEW TEMPORARY CONNECTION AS NEEDED.

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RIO GRANDE DEPOT SEISMIC UPGRADE

300 SOUTH RIO GRANDE STREET
SALT LAKE CITY, UT 84101

DFCM PROJECT #20229080

STAMP

ISSUE TYPE:	DATE:
BP-02 DD	October 17, 2022
1 ADD#01	10/19/22
PROJECT NUMBER:	220338
DRAWN BY:	JJN
CHECKED BY:	MCF

PHASE 2 BASEMENT OVERALL ELECTRICAL DEMOLITION PLAN

2.ED100

ADDENDUM #01, OCTOBER 19, 2022

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SECTION 005000
CONTRACTING FORMS AND SUPPLEMENTS

ADDENDUM #01 OCT 19, 2022

PART 1 GENERAL

1.01 CONSTRUCTION MANAGER IS RESPONSIBLE FOR OBTAINING A VALID LICENSE TO USE ALL COPYRIGHTED DOCUMENTS SPECIFIED BUT NOT INCLUDED IN THE PROJECT MANUAL.

1.02 AGREEMENT AND CONDITIONS OF THE CONTRACT

A. *Gramoll Construction Blank Subcontract Agreement attached*

1.03 FORMS

A. Use the following forms for the specified purposes unless otherwise indicated elsewhere in Contract Documents.

B. See DFCM website: https://dfcm.utah.gov/construction-management/#documents under Construction Management Documents for applicable forms.

C. Bond Forms:
   1. Bid Bond Form: AIA A310.

1.04 REFERENCE STANDARDS

A. AIA A310 - Bid Bond 2010.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION 005000

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NO. 716XX

SUBCONTRACT AGREEMENT

THIS SUBCONTRACT AGREEMENT ("Subcontract") by and between GRAMOLL CONSTRUCTION COMPANY, a Utah corporation, hereinafter referred to as "Contractor," and **[COMPANY NAME], [COMPANY ADDRESS] hereinafter referred to as "Subcontractor,"** is entered into and shall be effective as of the date it has been signed by both parties hereto (the "Subcontract Date"). If Subcontractor commences work prior to signing this Subcontract, the Subcontract Date shall be deemed to be the date Subcontractor commenced the Work.

RECITALS

1. Contractor has entered into a contract with **DFCM** for the construction, performance and completion of a certain project known as **RIO GRANDE DEPOT SEISMIC UPGRADE** said contract being hereinafter referred to as the "General Contract".

2. Subcontractor desires to furnish, and Contractor desires to have Subcontractor furnish a portion of the work for Contractor. Contractor and Subcontractor desire to establish the terms and conditions that govern the relationship between them when Subcontractor furnishes such labor, materials, and equipment pursuant to this Subcontract.

ARTICLE I

1.1 **Scope of Work.** Subcontractor shall furnish all labor, materials, permits, tools, machinery, equipment, facilities, supplies and services, pay all applicable taxes, and comply with any and all additional requirements imposed by the jurisdiction in which the work is performed, and to do all things necessary to complete the following items of work under the General Contract (the "Work"):

Furnish all labor, materials, equipment and supervision required to complete all [SCOPE OF WORK] work required, as shown on the drawings in [DOCUMENTS] dated [DATE], for RIO GRANDE DEPOT SEISMIC UPGRADE prepared by CRSA ARCHITECTS, as related to such work.

Addenda:

Includes:

Excludes:

Hereinafter, all such documents, plus this Subcontract and the General Contract are collectively referred to as the "Subcontract Documents." All Subcontract Documents other than this Subcontract are incorporated herein by reference and hereby adopted and made a part of this Subcontract as fully as if it were set forth in full herein, subject to the limitations set forth in Article I hereof. All General, Supplemental General, and Special Conditions of the specifications and all terms and conditions of the General Contract shall apply to this Subcontract, except where ambiguous or inconsistent with this Subcontract, in which case the provisions of this Subcontract shall control. Subcontractor acknowledges that the Work to be performed by Subcontractor is not confined to any particular portion of the drawings or section of the specifications but may be scattered throughout those documents. In the performance of this Subcontract, Subcontractor binds itself to Contractor to comply fully with all undertakings and obligations of the Contractor to the extent that they apply to the scope of the Work.

ARTICLE II

2.1 **Subcontract Price.** Contractor shall pay Subcontractor for completion of the Work in accordance with the Subcontract Documents the lump sum of **[PRICE]** (the "Subcontract Price.") The Subcontract Price includes all costs and expenses to perform the Work, and associated with the performance of the Work, including, without limitation, (1) all applicable transportation charges, costs and expenses, and (2) all applicable taxes including, without limitation, applicable taxes under any law now existing, or which may hereafter be adopted by federal, state, local or other governmental authorities, taxing the labor, materials, or equipment furnished, or any other tax levied as a result of performance of the Work. The Subcontract Price may be adjusted only as provided for in Article V.

ARTICLE III

3.1 **Independent Contractor.** The relationship of Subcontractor to Contractor during the term of this Subcontract shall be that of an independent contractor. Subcontractor shall take any and all actions necessary to maintain that independent contractor relationship throughout the term of the Subcontract, and neither Subcontractor nor its employees shall be considered employees of Contractor. Subcontractor shall exercise exclusive control for the means, methods, techniques, and procedures in performance of the Work.

3.2 **Examination of Subcontract Documents/ Site.** Subcontractor has examined the Subcontract Documents and the applicable Laws and Regulations, as that term is defined below, and has examined the site of the work and satisfied itself as to all conditions to be encountered in the performance of the Work. Subcontractor enters this Subcontract on the basis of its own examination, investigation and evaluation of all such matters, and not in reliance on the opinions or representations of Contractor or Owner. If there are any inconsistencies between the Subcontract Documents or ambiguities in any Subcontract Document, Subcontractor shall bring such inconsistencies or ambiguities to the attention of Contractor before the execution of this Subcontract; otherwise, Subcontractor shall be bound by Contractor's resolution of such inconsistencies or ambiguities.

In the event of any discrepancy (1) in the Subcontract Documents, or (2) between the Subcontract Documents and the Laws and Regulations, those which are more stringent, provide persons and property with greater protection, or provide for a better product shall govern. In the event of any discrepancy in the Subcontract Documents between dimensions and measurements for the Work based on scaling, the Work shall comply with the dimensions for such Work. Subcontractor shall promptly notify Contractor in writing of any such discrepancy. To the extent that the Subcontract Documents include plans, specifications or other documents that depict, refer or relate to mechanical, plumbing, electrical or fire protection systems, such documents are diagrammatic only, and are not intended to show the precise alignment, physical locations, or configurations of such Work. The Subcontract Price includes all costs and expenses for such systems to be installed such that they clear all obstructions, permit proper clearances for the Work of other trades, and present an orderly appearance.

Before commencing Work, Subcontractor will satisfy itself as to the location of all utilities that may affect or interfere with Subcontractor's Work. Subcontractor will fully protect all utilities, and keep them operating at all times, unless otherwise provided in the Subcontract Documents. Subcontractor shall take such field measurements as are necessary for the proper execution of its work. It shall be assumed that the Subcontractor has fully accepted the work of others as being satisfactory and he shall be fully responsible thereafter for the satisfactory performance of the work covered by this Agreement, regardless of the defective work of others.

3.3 **Lines, Levels, Dimensions and Measurements.** Subcontractor assumes full responsibility for the proper interpretation and interpolation of all lines, levels, dimensions, and measurements and their relation to benchmarks, property lines, reference lines and the work of Contractor and other trades. In all cases where dimensions are governed by conditions already established, the responsibility for correct knowledge of the condition's rests entirely on Subcontractor. The Work shall comply with the dimensions provided in the Subcontract Documents and shall not be performed based on scales indicated in those documents. No variations from specified lines, levels or dimensions shall be made except on prior written approval of Contractor clearly setting forth the variation.

3.4 **Shop Drawings/ Submittals.** Shop drawings and submittals shall be provided in a minimum of one (1) digital copy to Contractor's office in North Salt Lake. Additional copies shall be provided if required by the Subcontract Documents. Shop drawings and/ or submittals and/ or samples are due within fourteen (14) days of Subcontract's date of issuance. At the time of submission, Subcontractor shall clearly identify in writing any deviation in its shop drawings/ submittals/ samples from the requirements of the Subcontract Documents and must receive from Contractor specific written approval for any deviation.

3.5 **Warranty.** Subcontractor warrants that:

3.5.1 all materials and equipment furnished under this Subcontract will be of good quality and new, unless otherwise required or permitted by the Subcontract Documents.

3.5.2 the materials and equipment provided as part of the Work will be suitable for the purposes intended in the Subcontract Documents.

3.5.3 the Work will be performed in a good and workmanlike manner.

3.5.4 the Work will conform to the requirements of the Subcontract Documents; and

3.5.5 the Work will be free from defects.

Work not conforming to these requirements including, without limitation, substitutions not properly approved and authorized, shall be considered defective (all such work, "Defective Work"). Subcontractor shall (1) execute any special guarantees, and (2) assign to Contractor all warranties, as required by the Subcontract Documents.

3.6 **Correction and Replacement of Defective Work.** During performance of the Work, Subcontractor shall promptly correct or replace Defective Work. Contractor shall determine whether Work is defective and whether work performed by Subcontractor to correct or replace Defective Work complies with Subcontractor's warranty obligations.

3.6.1 If, within the greater of (1) the period established in the Subcontract Documents, or (2) one year after the Completion Date, (hereinafter the "Warranty Period"), any of Subcontractor's Work is found to be defective, Subcontractor shall correct or replace it promptly after receipt of written notice of the Defective Work. If Contractor prefers to accept, rather than correct or repair Defective Work, Contractor may, in its sole discretion, accept the work subject to its right of reimbursement, as set forth below.

3.6.2 Subcontractor shall pay all costs to correct or replace Defective Work without any adjustment to the Subcontract Price or Subcontract Time. If Subcontractor fails to correct Defective Work within the time allowed by Contractor, or if no time is specified, a reasonable time after receipt of notice of such defects, Contractor may correct or replace the Defective Work. Subcontractor shall reimburse Contractor for (1) the costs to correct or replace defective Work, including, without limitation, the costs of additional sampling, testing and inspections, if any, made necessary by Defective Work, corrections or replacements, (2) all Losses that Contractor incurs that arise out of or result from Defective Work, (3) any amounts assessed and collected by Owner from Contractor for acceptance of Defective Work, and (4) any other amounts for which Subcontractor is responsible at law or in equity.

3.7 **Safety.** Subcontractor shall initiate, maintain and supervise all safety precautions and programs in connection with the Work including, without limitation, such precautions and programs as necessary to comply with the Gramoll Project Safety Rules and Regulations that are expressly made a part of the Subcontract Documents. Subcontractor shall take all necessary precautions to prevent damage, injury or loss to (a) all persons performing the Work or who may be affected by the Work; and (b) all Work, whether stored on or off the Project site. Subcontractor shall promptly report to Contractor all accidents incidental to the Work which result in death or injury to persons or in damage to property. Subcontractor shall provide to Contractor any reasonable documentation requested by Contractor related to any such death, injury, damages.

3.8 **Compliance with Laws and Regulations.** Subcontractor shall comply with and give all notices required by all federal, state, local, and municipal laws, regulations, codes, ordinances, and orders that directly or indirectly bear on the Work and/or the performance of the Work including, without limitation:

3.8.1 building codes and ordinances.

3.8.2 worker's compensation laws and regulations.

3.8.3 safety laws, codes, regulations and orders, including, without limitation, the Occupational Safety & Health Act of 1970, as enacted and amended, and regulations issued under that act.

3.8.4 environmental laws including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act, the Clean Water Act, the Clean Air Act, and the Resources Conservation and Recovery Act, as enacted and amended, regulations issued under those acts, and counterpart state laws;

3.8.5 wage, hour, labor, and anti-discrimination laws, including, without limitation, the Equal Employment Opportunity (EEO) Executive Order 11246, Title VII of the Civil Rights Act of 1964, the Age Discrimination in Employment Act of 1967, the Equal Pay Act of 1963, the Family and Medical Leave Act, the Americans with Disabilities Act, the National Labor Relations Act, the Fair Labor Standards Act; Sections 503 and 504 of the Rehabilitation Act of 1973, Section 402 of the Vietnam Era Veterans Readjustment Assistance Act of 1974, the Immigration Reform Control Act of 1986, as enacted and amended, and all regulations issued under those acts; and

3.8.6 tax laws and regulations; all as enacted and amended, and all regulations issued under such acts

Collectively, these are referred to in this Subcontract as the "Laws and Regulations."

3.9 **Subcontractors.** Subcontractor shall not assign this contract, in part or in whole, without Contractor's prior written consent, nor shall Subcontractor assign any monies due or to become due to it hereunder, without Contractor's prior written consent. Subcontractor shall, upon request from Contractor at the inception of this Subcontract, provide to Contractor or supplier a written list of sub-subcontractors or suppliers that Subcontractor intends to use in connection with the performance of its obligations under this Subcontract where the dollar amount individually or in the aggregate with the same sub-subcontractor will exceed 5% of the Subcontract Price. Subcontractor shall require all of its sub-subcontractors to comply with the Subcontract Documents to the extent that they apply to the scope of work of such sub-subcontractor. Subcontractor shall not change sub-subcontractors without prior written approval of Contractor.

Upon Contractor's request, Subcontractor agrees to provide documentation evidencing full payment of all sub-subcontractors and/or suppliers engaged by Subcontractor with respect to its performance of this Subcontract.

If this Subcontract is terminated, each of Subcontractor's contracts for performance of the Work shall be assigned to Contractor, provided that Contractor accepts such assignment in writing and assumes all rights and obligations of Subcontractor pursuant to each such contract.

3.10 **Cleanup.** Subcontractor will continuously clean, and remove from the jobsite, its debris and excess materials and at the end of each day will leave its working areas in broom-clean condition. Also, he shall clean up to the satisfaction of the inspectors, all dirt, grease marks, etc., from walls, ceilings, floors, fixtures, etc., deposited or placed thereon as a result of the execution of this Subcontract. If Subcontractor fails to do so, Contractor may perform the cleanup and backcharge Subcontractor for the cost of performing such clean-up.

3.11 **Supervision.** Subcontractor shall have available on the project, at all times, a qualified superintendent, who is acceptable to Contractor, to coordinate the Subcontractor's work with that of the Contractor and of the other subcontractors, and any instruction given by the Contractor to said representative on the project shall have the same force and effect as if given to the Subcontractor either at the project or at the Subcontractor's office away from the project site.

ARTICLE IV

4.1 **Subcontract Time.** Subcontractor shall commence and complete the Work in accordance with the most current schedule prepared by Contractor, as may be revised from time to time during the course of the Project (the "Project Schedule"). Subcontractor shall commence and complete all activities in compliance with the time periods expressly provided for such activities in the Project Schedule. The periods of time provided in the Project Schedule for commencement and final completion of all activities that comprise the Work shall constitute the "Subcontract Time." Except as otherwise expressly noted, as used herein and in the Project Schedule, the term "day" shall refer to a calendar day. The date on which all the work performed by Contractor and its subcontractors is completed and accepted by the Owner shall be referred to hereinafter as the "Completion Date."

Subcontractor's commencement, prosecution, and completion of the Work in the Subcontract Time and in compliance with the Project Schedule is of the essence of this Subcontract.

Subcontractor acknowledges that the precise time periods scheduled for its performance are estimates only. Subcontractor shall cooperate with Contractor in scheduling and performing its work to avoid conflict or interference with the work of Contractor or other trades. Contractor reserves the right, in its sole discretion, to extend or to delay the scheduling of Subcontractor's work if such extension or delay becomes necessary in the opinion of Contractor. Each Subcontractor shall review the schedule of all items of work other than his own, to anticipate completion of specific items of its Work as it affects other trades, to be certain that work following Subcontractor's Work is not delayed. In the event of any conflicts in the Project Schedule between the work of Subcontractor and Contractor or another trade, Contractor shall determine, in its sole discretion, which work shall have precedence and how the parties will coordinate their respective work. All other work not specifically scheduled shall be coordinated as necessary to avoid delaying Work as scheduled. Subcontractor shall not be entitled to an adjustment in the Subcontract Price or the Subcontract Time based on the coordination of such activities with Contractor or any determination by Contractor concerning coordination of the work.

If Contractor determines, in its sole discretion, that Subcontractor has failed to diligently prosecute the Work in accordance with the Project Schedule, or that Subcontractor will not complete the Work within the Subcontract Time, Contractor may, in its sole discretion, (1) require Subcontractor to work overtime and/or use such additional labor and equipment as necessary to accelerate the Work and bring Subcontractor's performance into compliance with the Project Schedule, (2) supplement Subcontractor's work by furnishing additional labor and equipment to the Project as necessary to accelerate the Work and bring Subcontractor's performance into compliance with the Project Schedule, (3) require Subcontractor to provide reasonable assurances of timely performance in accordance with the Project Schedule, (4) terminate this Subcontract pursuant to Article X, and/ or (5) exercise all other rights and remedies available under this Subcontract. Subcontractor shall not be entitled to an adjustment in the Subcontract Price or the Subcontract Time as a result of any such action by Contractor.

ARTICLE V

5.1 **Changes and Modifications to Subcontract.** Without invalidating the Subcontract and without notice to any surety, Contractor may, at any time or from time to time, order additions, deletions or revisions in the Work or acceleration of the Work. Any such additions, deletions, revisions, or acceleration shall be binding upon Contractor and Subcontractor exclusively when made in writing executed by James Gramoll. Upon receipt of such an order, Subcontractor shall promptly proceed with the Work involved, which shall be performed under the applicable conditions of this Subcontract and the Subcontract Documents, except as otherwise specifically provided. Subcontractor shall not proceed to perform changes in the Work without prior written authorization from Contractor as provided herein. Subcontractor shall not be entitled to an adjustment in the Subcontract Price or the Subcontract Time for any work performed without such prior written authorization. Except as provided in this Article V or Section 12.1, the terms and conditions of this Subcontract are not otherwise subject to addition, modification, or change.

5.2 **Claims.** The Subcontract Price and the Subcontract Time may be changed only by a written directive by Contractor, change order, or written Amendment to this Subcontract signed by James Gramoll. Within seven (7) working days of an occurrence or event giving rise to a claim for a adjustment in the Subcontract Price or Subcontract Time, Subcontractor shall provide to Contractor written notice (hereinafter, a "Claim") stating the nature of the Claim and the adjustment in Subcontract Price and Subcontract Time requested, accompanied by supporting documentation. All Claims shall include and/ or be accompanied by the following supporting information and/ or documents: (a) the specific amount of the requested adjustment in the Subcontract Price, if any, (b) the specific number of days' adjustment in the Subcontract Time requested, if any, (c) the reasons justifying the request for an adjustment in the Subcontract Price and the Subcontract Time, including a CPM analysis demonstrating a critical path delay for any requested adjustment in the Subcontract Time, if any, (d) the party or parties whose orders, decisions, acts or omissions give rise to the requested adjustment in the Subcontract Price and/ or the Subcontract Time, and (e) a revised schedule based on the requested adjustments in the Subcontract Time, if any.

A Claim shall be deemed to include all adjustments in Subcontract Price and/ or Subcontract Time to which the claimant is entitled as a result of the occurrence or events giving rise to the Claim. No Claim by Subcontractor for an adjustment of the Subcontract Price or Subcontract Time will be valid if not delivered to the Contractor within the seven (7) working day period prescribed above. Subject to Contractor's right to terminate Subcontractor's rights under this Subcontract, Subcontractor shall continue performance of its obligations under this Subcontract notwithstanding any dispute between Contractor and Subcontractor concerning a Claim asserted by either party.

Subcontractor's sole and exclusive right to an adjustment in the Subcontract Price and/ or the Subcontract Time shall be the adjustment in the contract price and/ or the contract time to the General Contract actually received by Contractor from Owner on behalf of Subcontractor as a result of any such Claim. Subcontractor shall not be entitled to any adjustment in the Subcontract Price or the Subcontract Time or any other remedy under this Subcontract or remedy for breach thereof as a result of any event, occurrence, or act or omission of Contractor or Owner beyond such adjustment in the contract price and/or the contract time to the General Contract received by Contractor from Owner. Receipt by Contractor of a fully-executed written change order from Owner is a condition precedent to Subcontractor's right, if any, to an adjustment in the Subcontract Price and/ or the Subcontract Time, a remedy under this Subcontract, or remedy for breach of this Subcontract. Subcontractor's right to recover for such change, remedy, or breach shall be limited to the adjustment in contract price and/ or contract time received by Contractor from Owner for such change, remedy, or breach.

5.3 **Delays** If events, occurrences, acts, or omissions beyond the control of Subcontractor including, without limitation, the work of other trades or contractors, fire, earthquake, acts of God, terrorist acts, riots, war, strikes or other force majeure events delay Subcontractor's Work, the Subcontract Time and/ or the Subcontract Price will be adjusted to the extent of any adjustment in the contract price and/ or the contract time in the General Contract received by Contractor from Owner on behalf of Subcontractor. Subcontractor may make a Claim for an adjustment in the Subcontract Time and/ or the Subcontract Price if, and only if, Subcontractor timely presents to Contractor a Claim in compliance with Section 5.2. Any such adjustment in the contract price and/ or the contract time under the General Contract received by Contractor from Owner shall be Subcontractor's sole and exclusive remedy for such delays, if any, to Subcontractor's Work on the Project. Receipt by Contractor of a fully executed written change order from Owner is a condition precedent to Subcontractor's right, if any, to an adjustment in the Subcontract Price and/ or the Subcontract Time for delays of any kind or nature.

The Subcontract Time and the Subcontract Price shall not be adjusted and Subcontractor shall not be entitled to any remedy under this Subcontract, or for breach of this Subcontract for (a) delays caused concurrently by Subcontractor and Contractor, Owner or any other person, or (b) any other delays to Subcontractor's Work on the Project for any other events, occurrences, acts or omissions of any person or entity or of any other kind or nature other than that for which an adjustment in the Subcontract Price and/ or the Subcontract Time are expressly authorized in this Section.

5.4 **Subcontractor-Caused Delays.** Subcontractor recognizes and acknowledges that Contractor will suffer substantial Losses if Subcontractor fails to perform the Work in compliance with the Project Schedule. Subcontractor shall indemnify and hold Contractor harmless from and against any and all Losses and liquidated damages that are attributable to or caused by Subcontractor's failure to perform the Work in compliance with the Project Schedule. In addition to liquidated damages, such Losses may include, without limitation, direct jobsite overhead costs such as costs for project management and supervision, quality control, utilities, and other costs such as home office overhead, attorneys' and other professional fees, and other usual and customary mark-ups. If Contractor incurs Losses and/ or is assessed liquidated damages as a result of delays caused concurrently by Subcontractor and other trades or contractors, such Losses and/ or liquidated damages shall be pro rated by Contractor, in its sole discretion, between Subcontractor and all other responsible parties. Contractor's allowing Subcontractor to proceed with Work beyond the time specified for Subcontractor's performance of that Work shall not constitute a waiver of any rights by Contractor to recover damages for Subcontractor's delay.

ARTICLE VI

6.1 **Payment.** Contractor shall pay Subcontractor in monthly payments of 95% percent of the work performed in any preceding month, in accordance with estimates prepared by Subcontractor. **All such pay estimates shall be made on the sample form provided, entitled "Subcontractor's Application for Payment."** Contractor has the unfettered right, at its discretion, to adjust Subcontractor's statements to reflect any overestimation of the percent of work complete made by Subcontractor in a pay estimate.

6.2 **Pay-If-Paid.** When such pay estimates are approved by Contractor and/ or the Owner, Contractor will pay Subcontractor as payments are received by Contractor from the Owner covering the monthly pay estimates of the Contractor, including the approved portion of Subcontractor's monthly pay estimate.

All payments to Subcontractor will be made only from a special fund, namely, from payments made by Owner to Contractor in respect of work performed by Subcontractor. No payments will be made to Subcontractor

unless that fund comes into existence. Owner's payment to Contractor for Subcontractor's Work is an express condition precedent to Contractor's obligation to make any payment to Subcontractor.

6.3 **Delayed Pay Estimate/ Retainage.** If the Subcontractor fails to submit a timely request for payment in an amount approved by Contractor, Subcontractor's payment may be delayed. Contractor shall have the right to withhold from any payment the percentage of retention set forth in the General Contract between Contractor and the Owner, but in no case less than five percent of all amounts due Subcontractor until the project is fully completed and accepted by the architect or Owner, and Contractor has received final payment from the Owner.

6.4 **Payroll Summaries/ Prevailing Wages.** Subcontractor agrees to furnish to Contractor one copy of each weekly payroll summary within seven days after the date of payment. Subcontractor agrees to comply with any and all provisions in the General Contract relating to labor standards, minimum wages and other wage and hour provisions to the same extent as they are binding upon Contractor. In the event the Owner requires Contractor to furnish payroll affidavits, subcontractor agrees to furnish similar affidavits to the Contractor.

6.5 **Withholding.** Contractor may withhold payment to Subcontractor in whole or in part to the extent necessary, in Contractor's sole discretion, to protect Contractor against Losses for which Subcontractor is responsible as a result of any Default, as that term is defined below.

If, at any time prior to final payment, Contractor determines, in its sole discretion, that it is insecure regarding Subcontractor's ability, willingness, or intent to fulfill its warranty obligations under the Subcontract Documents, Contractor may, at its option, withhold final payment during the entire Warranty Period. Subcontractor waives any right to recover interest on the amount withheld during that time. Contractor shall make final payment for Subcontractor's Work within ten (10) days of (1) expiration of the Warranty Period, or (2) Contractor's receipt of adequate assurances from Subcontractor of its ability, willingness and intent to perform the warranty work, subject to receipt of by Contractor of final payment from Owner as provided in Section 6.2.

6.6 **Backcharges.** Where feasible, Contractor shall use reasonable efforts to give Subcontractor notice before any costs are incurred which will be offset against the Subcontract Price. If Subcontractor disagrees with the nature or amount of costs to be incurred, it shall advise Contractor promptly in writing, and in no event later than three (3) days after its receipt of notice from Contractor. Such notification shall include reasons for Subcontractor's dispute and shall propose a reasonable and acceptable alternative along with an estimate of the cost of the alternative, where applicable.

If Contractor receives no protest to a proposed backcharge or Subcontractor protests and does not provide an alternative to Contractor's proposed action, Contractor may proceed to incur the costs and offset them against the Subcontract Price. Costs so offset shall be deemed to be reasonable and beyond dispute by Subcontractor. If Subcontractor timely protests and proposes a reasonable alternative that Contractor rejects, the disputed costs incurred shall be subject to the dispute resolution procedure outlined in Article XI, if Subcontractor gives Contractor written notice within ten (10) days of such rejection.

6.7 **Lien Waivers.** Subcontractor shall present to Contractor lien waivers for all labor, materials and equipment furnished by others in connection with this Subcontract prior to receiving each payment hereunder. Contractor may require such lien waivers as a condition of progress or final payment.

6.8 **Liens.** Subcontractor shall timely pay all claims for labor, materials, and equipment incurred in the performance of the Work and shall (1) keep the property on which the Project is situated (the "Property") free from mechanic's liens or attachments, and (2) prevent the filing of any claim or stop notice against funds or the payment of funds owed to Contractor, by any person or entity performing a portion of the Work. If any mechanic's lien, attachment, claim against funds, or stop notice is filed against the Property or funds owed to Contractor arising out of or related to performance of the Work, Subcontractor shall, within ten (10) days after written demand by Contractor, take all reasonable steps necessary to cause the effect of such lien, attachment, claim, or stop notice to be released. Upon request by Contractor, Subcontractor shall obtain a lien release or discharge bond or other bond satisfactory to Contractor in the amount of 150% all liens, attachments, claims, or stop notices so recorded or served.

6.9 Acceptance of, or payment for, Subcontractor's defective or late work shall not constitute a waiver of any claim or offset that Contractor may have under the terms of this Subcontract.

ARTICLE VII

7.1 **Indemnification.** To the fullest extent allowed by law, Subcontractor shall indemnify and hold harmless Contractor, Owner, the project architects and engineers, and all of their respective agents and employees (the "Indemnitees") from and against all claims, damages, losses and expenses including, without limitation, attorney's fees ("Losses"), arising out of or resulting from (1) any Default, or failure by Subcontractor to comply with any express duty, warranty, representation, acknowledgment or covenant in this Subcontract, (2) any charges, claims, or liquidated damages assessed and collected by the Owner against Contractor as a result of and to the extent caused by any act or omission of Subcontractor or its sub-subcontractors, guests or invitees; (3) personal or bodily injury to or death of any person, including, without limitation, any agent, employee, guest or invitee of Subcontractor or its sub-subcontractors, other contractors, Contractor, or Owner, to the extent caused by any act or omission of Subcontractor or its sub-subcontractors, guests or invitees, regardless of whether or not they are caused in part by a party indemnified hereunder, (4) damage to or loss of property to the extent caused by any act or omission of Subcontractor or its sub-subcontractors, guests or invitees, regardless of whether or not they are caused in part by a party indemnified hereunder, (5) any use of Contractor's equipment, tools, rigging, blocking, hoists, or scaffolding, (6) liens, attachments, claims, or stop notices against funds or payments owed to Contractor, recorded or served by any of Subcontractor's sub-subcontractors, or (7) infringement of any patent or copyright by Subcontractor. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this paragraph.

The indemnity agreement shall be covered by Subcontractor's comprehensive general liability insurance policy. The indemnity obligations set forth in this Subcontract shall not be limited by (1) the Subcontract Price, or (2) the amount or type of proceeds, compensation, or benefits available to Subcontractor under any insurance policy including, without limitation, any self-insurance or similar program or policy maintained by Subcontractor.

At the request of an Indemnitee, Subcontractor shall defend any claim for Losses against an Indemnitee. The Indemnitee shall be entitled to approve the legal counsel to be paid for by Subcontractor for the purpose of defending such claims for Losses. No claim for Losses shall be settled or discontinued, nor shall judgment be permitted to be entered without the written consent of the Indemnitee, which consent shall not be unreasonably withheld.

ARTICLE VIII

8.1 **Insurance.** Unless otherwise specified in the Subcontract Documents indicating that insurance shall be provided pursuant to an owner-controlled or contractor-controlled insurance program, Subcontractor shall purchase and maintain the following insurance coverages for itself and the Additional Insureds during the course of the Work and during the Warranty Period, and shall maintain completed operations coverage for itself and the Additional Insureds for the length of time necessary to cover any manifestation date within the applicable statutes of limitations and/ or repose which pertain to the Work. If additional insurance coverage or greater limits of liability are required by the General Contract Documents, such provisions shall control.

8.1.1 **Commercial General Liability** coverage on an occurrence basis with a deductible not to exceed $1,000 per occurrence that includes coverage for liability assumed under any oral or written contract relating to the conduct of Subcontractors' business, including this Subcontract, and also including (1) broad form property damage liability coverage; (2) premises-operations coverage; (3) explosion and collapse hazard coverage; (4) underground hazard; (5) products and completed operations hazard coverage, and (6) independent contractor coverage. The limit of liability shall be not less than $1,000,000 each occurrence, $2,000,000 general aggregate (subject to a per project general aggregate provision applicable to the project per ISO form CG 2503 or its equivalent), $2,000,000 products/completed operations aggregate and $1,000,000 personal and advertising injury.

Claims Made/Self-Insurance Provisions. Subcontractor shall not provide general liability insurance under any Claims-Made General Liability form without express prior written consent of Contractor. Any self-insurance program providing coverage in excess of $25,000 per occurrence requires the prior written consent of the contractor.

8.1.2 **Automobile Liability** coverage in comprehensive form affording coverage for owned, hired, and non-owned vehicles. The limit of liability shall not be less than $1,000,000 for bodily injury and property damage combined, $1,000,000 for each accident. (No aggregate on automobile insurance). The General Contractor, Owner and all other parties required of the General Contractor, shall be included as insureds on the auto policy.

8.1.3 **Workers Compensation and Employers Liability** coverage with Workers Compensation limits complying with statutory requirements, and Employers Liability Insurance limits of at least $1,000,000 each accident, $1,000,000 for bodily injury by accident, and $1,000,000 each employee for injury by disease. Workers' compensation insurance shall comply with the statutory form.

8.1.4 **Commercial Umbrella** coverage with limits of at least $1,000,000. Umbrella coverage must include as insureds all entities that are additional insureds on the CGL. Umbrella coverage for such additional insureds shall apply as primary before any other insurance or self-insurance, including any deductible, maintained by, or provided to, the additional insured other than the CGL, Auto Liability and Employers Liability coverages maintained by the Subcontractor.

8.1.5 **Hazardous Materials** If Subcontractor and/or its subcontractors or suppliers, regardless of tier, perform remediation of hazardous material, or if their operations create an exposure to hazardous materials as those terms are defined in federal, state, or local law, Subcontractor and its subcontractors and suppliers must obtain a "Contractor's Pollution Liability" policy with limits not less than $1,000,000 per occurrence and $2,000,000 aggregate for Bodily Injury, Personal Injury, and Property Damage, naming Contractor and Owner as additional insured. If Subcontractor or its subcontractors or suppliers haul hazardous material (including, without limitation, waste), they must carry Auto Liability insurance with a $1,000,000 Combined Single Limit for Bodily Injury and Property Damage applicable to all hazardous waste hauling vehicles, and include MCS 90 and CA9948.

8.1.6 **Professional Liability Coverage** Any subcontractor performing work that includes design/build work or services shall obtain a Professional Liability Insurance Policy. Design/build work includes, without limitation, design/build work with respect to mechanical, structural, plumbing, and fire sprinkler systems. Coverage must allow for a minimum of two years following the completion of the project. If Owner or Contractor elects to purchase a project design policy, Subcontractor's policy shall be endorsed to provide excess coverage only.

The liability insurance policies, including commercial general liability, automobile liability and excess liability, shall be endorsed to provide: (1) that Contractor and Owner are additional insureds (the "Additional Insureds") per ISO form CG 20 10 07 04 and CG 20 37 07 04 or their equivalent, (2) that the insurance afforded by the policies shall apply to Contractor as though a separate policy had been issued to Contractor, and (3) that the coverage afforded to Contractor is primary and any other insurance in force for Contractor will be excess and will not contribute to the primary policies. All required insurance shall be provided by insurance companies with a rating of A- VII or better by A.M. Best Company.

Prior to performing any Work, Subcontractor shall provide Contractor with a certificate of insurance demonstrating that Subcontractor has obtained all of the insurance coverages required by this Section. An additional insured endorsement shall be attached to such certificate of insurance. The certificate of insurance and the insurance policies effectuating coverages required by this Section shall contain a provision that coverage afforded under the policies will not be canceled or allowed to expire until at least 30 days prior written notice has been given to Contractor.

8.2 Subcontractor waives all rights against Contractor, Owner and Architect and their respective agents, officers, directors and employees for recovery of damages to the extent these damages are covered by commercial general liability, commercial umbrella liability, business auto liability or workers compensation or employers liability insurance.

8.3 Subcontractor will protect the job site, the work of Contractor and subcontractors, and its own work until completion and acceptance of the entire project. Contractor and Subcontractor waive all rights against each other and against all other subcontractors and Owner for loss or damage to the extent reimbursed by Builder's Risk or any other property or equipment insurance applicable to the work, except such rights as they may have to the proceeds of such insurance. If the Subcontractors policies of insurance referred to in this Section require an endorsement or consent of the insurance company to provide for continued coverage where there is a waiver of subrogation, the owners of such policies will cause them to be so endorsed or obtain such consent.

Upon written request of the Subcontractor, Contractor shall provide Subcontractor with a copy of the Builder's Risk policy of insurance or any other property or equipment coverage in force for the project and procured by

Contractor. Subcontractor shall satisfy himself as to the existence and extent of such coverage prior to commencement of Subcontractor's work.

If Builder's Risk insurance purchased by Owner or Contractor provides coverage for Subcontractor for loss or damage to Subcontractor's work, Subcontractor shall be responsible for the insurance policy deductible amount applicable to damage to the Subcontractor's work and/or damage to other work caused by Subcontractor. If not covered under the Builder's Risk policy of insurance or any other property or equipment insurance required by the Contract Documents, Subcontractor shall procure and maintain at his own expense property and equipment insurance for portions of Subcontractor's work stored off the site or in transit.

If Owner or Contractor has not purchased Builder's Risk or equivalent insurance including the full insurable value of Subcontractor's work, then Subcontractor may procure such insurance at his own expense as will protect the interests of Subcontractor, and his subcontractors in the work. Such insurance shall also apply to any of the Owner's or Contractor's property in the care, custody, or control of Subcontractor.

8.4 **Health Insurance Certification.** Subcontractor hereby certifies that the Subcontractor and all applicable subcontractors and suppliers at any tier that is subject to UCA 63A-5-205 and Utah Administrative Code Rule R23-23, has and will maintain for the duration of this contract, an offer of qualified health insurance coverage for their employees; all in accordance with UCA 63A-5-205, and Utah Administrative Code Rule R23-23.

ARTICLE IX

9.1 **Default.** The following acts or omissions by Subcontractor shall constitute events of default ("Default") under this Subcontract and shall give rise to all rights and remedies for material breach of this Subcontract, including, without limitation, termination of this Subcontract:

(a) failure to perform the Work in strict compliance with this Subcontract and the Subcontract Documents.

(b) failure to promptly and diligently correct or replace Defective Work.

(c) failure to diligently perform the Work in compliance with the Project Schedule including, without limitation, failure to supply sufficient skilled laborers, materials, or equipment.

(d) failure to provide reasonable assurances of timely performance.

(e) failure to provide timely submittal information for review and approval as provided in the Subcontract Documents.

(f) failure or evidence of failure to timely pay workers, subcontractors, or health, welfare, pension or other benefit funds for labor, materials or equipment furnished as part of the Work.

(g) failure to keep the Property free from mechanic's liens.

(h) third party claims or evidence indicating, in Contractor's sole discretion, probable filing of such claims unless Subcontractor provides security against such claims in a form acceptable to Contractor.

(i) failure to pay prevailing wages, if required.

(j) assignment or subcontracting the majority of the Work without prior written authorization from Contractor.

(k) failure to perform the Work in strict compliance with the Laws and Regulations or the Safety Rules and Regulations.

(l) evidence that the Work can not be completed for the unpaid balance of the Subcontract Price, as determined by Contractor in its sole discretion.

(m) evidence that the Work will not be completed within the Subcontract Time, and/ or that the unpaid balance will not be adequate to cover actual or liquidated damages for the anticipated delay, as determined by Contractor in its sole discretion.

(n) damage to the work of Contractor or others on the Project.

(o) insolvency, inability to pay its current obligations, filing of any action seeking the protection of a bankruptcy court where this Subcontract is rejected by the trustee or the Subcontractor is unable to satisfy the requirements for assuming this Subcontract under the applicable provisions of the bankruptcy code, seeking to effect reorganization or workout with its creditors, filing in bankruptcy court by its creditors seeking to compel Subcontractor to reorganize or liquidate assets, appointment of a receiver or trustee related to any insolvency of Subcontractor, and garnishment of any amounts owed by Contractor to Subcontractor;

(p) any other material breach of this Subcontract or the Subcontract Documents; and

(q) any act, occurrence or event that places Subcontractor in default under any agreement between Contractor and Subcontractor other than this Subcontract.

9.2 **Notice of Default.** Upon written notice of Default, Subcontractor shall, within forty-eight (48) hours of receipt of such notice, take all actions requested by Contractor and such other actions as may be necessary to cure such Default. Subcontractor shall not be entitled to any adjustment in the Subcontract Price or the Subcontract Time as a result of any efforts to cure such Default.

9.3 If Subcontractor fails to cure any Default within forty-eight (48) hours after receipt of written notice of Default, Contractor may cure or remedy any Default by Subcontractor. Subcontractor shall reimburse Contractor and/or Contractor may backcharge Subcontractor for, any and all Losses it incurs, plus a reasonable allowance for profit, to cure or remedy any Default, or as a result of any other failure of Subcontractor to comply with the terms and conditions of this Subcontract or the Subcontract Documents. Contractor may offset against the Subcontract Price any Losses incurred as a result of a Default or any amounts owed to Contractor pursuant to this Section.

ARTICLE X

10.1 **Termination for Cause.** If (1) Subcontractor fails to cure any Default within forty-eight (48) hours after receipt of written notification of such Default, or (2) a Default threatens to cause immediate personal or bodily injury or death, Contractor may terminate Subcontractor's rights under this Subcontract in its entirety and Contractor shall have all the rights and remedies available under this Subcontract and at law or in equity including, without limitation, those remedies specified below.

If Contractor terminates this Subcontract for cause as provided herein, Contractor may, without prejudice to any other of its rights or remedies, perform and complete the Work and in connection therewith, Contractor may do any or all of the following:

10.1.1 exclude Subcontractor from the Project.

10.1.2 take possession of all materials, equipment, and tools intended for performance of the Work including materials and equipment at the Project site, stored materials and equipment, and materials and equipment in the course of preparation wherever located (without liability to Subcontractor for trespass or conversion),

10.1.3 accept assignment of Subcontractor's rights under all of Subcontractor's contracts with sub-subcontractors for performance of the Work, pursuant to Section 3.9 and/ or

10.1.4 otherwise obtain materials and equipment and employ persons which, in Contractor's sole discretion, are necessary to complete the Work.

Upon termination for cause as provided herein, Subcontractor shall not be entitled to receive any further payment until completion of all of the Work and acceptance of the entire Project. Subcontractor shall reimburse Contractor for all Losses it incurs to complete Subcontractor's Work, plus a reasonable allowance for overhead

and profit. If the unpaid balance of the Subcontract Price exceeds the Contractor's Losses, plus allowance for overhead and profit, Contractor shall pay such excess to Subcontractor. If such Losses, overhead, and profit exceed the unpaid balance of the Subcontract Price, the Subcontractor shall pay the difference to Contractor. In addition, Contractor shall be entitled to such other and further remedies available at law or in equity.

10.2 **Suspension for Convenience.** Contractor may, without cause, suspend, delay or interrupt the Work in whole or in part for such period of time as the Contractor may determine and/ or as provided in the Subcontract Documents. Subject to the requirements and limitations of Article V, the Subcontract Price and Subcontract Time may be adjusted for increases in the cost and time to complete the Work caused by such suspension. No adjustment shall be made, however, to the extent that (a) performance is, was or would have been so suspended, delayed or interrupted by another cause for which the Subcontractor is responsible, (b) an adjustment is made or denied under another provision of this Subcontract, or (c) Contractor is not entitled to a adjustment in the contract price and/ or the contract time under the General Contract on behalf of Subcontractor as a result of such suspension.

10.3 **Termination for Convenience.** The Contractor may, at any time, terminate this Subcontract for the convenience of Contractor and without cause. Subcontractor's sole and exclusive right to compensation for Losses resulting from such termination shall be the compensation actually received by Contractor from Owner on behalf of Subcontractor as a result of any such termination. Subcontractor shall not be entitled to any compensation for Losses or any other remedy under this Subcontract or for breach thereof as a result of such termination beyond such adjustment in the contract price and/ or the contract price to the Prime Contract received by Contractor from Owner on behalf of Subcontractor. Receipt by Contractor of such compensation is a condition precedent to Subcontractor's right, if any, to compensation for Losses resulting from such termination. Subcontractor's right to recover for such termination shall be limited to the compensation received by Contractor from Owner for such termination on behalf of Subcontractor.

ARTICLE XI

11.1 **Dispute Resolution.** Disputes, if any, between Subcontractor and Contractor arising out of or relating to this Subcontract or the Work shall be resolved as provided in this Article.

11.2 **Disputes Involving the Owner or the Architect.** Any disputes in which the Owner or the Architect is a party shall be governed by the dispute resolution procedures in the Subcontract Documents other than this Subcontract. If those Subcontract Documents contain no dispute resolution procedures, such disputes shall be resolved as provided in Section 11.3 below.

11.3 **Disputes Not Involving the Owner or the Architect.** At the sole and exclusive discretion of Contractor, all disputes in which neither the Owner nor the Architect is a party shall be resolved in (1) binding arbitration, or (2) litigation in a state or federal court of competent jurisdiction situated in the state of the location of the Project. If Contractor determines to resolve disputes under this Subcontract by binding arbitration, the following rules shall apply.

11.3.1 Binding Arbitration shall be pursuant to the current Construction Industry Arbitration Rules of the American Arbitration Association unless the parties mutually agree otherwise. A written demand for arbitration shall be filed with the American Arbitration Association and the other party within a reasonable time after the dispute or claim has arisen, but in no event after the applicable statute of limitations for a legal or equitable proceeding would have run.

11.3.2 Any Arbitration pursuant to this Subcontract may be joined or consolidated with any arbitration involving (1) any other person or entity necessary to resolve the claim, dispute or controversy, (2) the same transaction or series of related transactions as those in the Arbitration, or (3) a common issue of law or fact with those in the Arbitration creating the possibility of conflicting rulings by more than one arbitrator or panel of arbitrators. The location of the arbitration proceedings shall be in the state of the location of the Project. The arbitration award shall be final.

11.3.3 Arbitration pursuant to this Section shall be governed by the applicable version of the Uniform Arbitration Act in enacted by the state of the location of the Project. The arbitrator, in determining an award, shall be without jurisdiction to enter any award not in conformity with the laws determined by the parties to be controlling pursuant to Section 12.4. The arbitrator shall have all authority necessary to enforce all the terms and conditions of this Subcontract and

provide for all remedies available hereunder including, without limitation, interim relief, if appropriate. The arbitrator shall prepare a (1) reasoned award, or (2) findings of fact and conclusions of law, applying the governing laws to the facts of the case.

11.3.4 Notwithstanding the foregoing, the arbitrator shall be deemed to have exceeded the authority granted under this Subcontract if, and to the extent, an award does not comply with the requirements of this Subcontract. The Parties consent to the jurisdiction of the state and federal courts of the state in which the Project is located for the purposes of (1) enforcing the parties' obligation to arbitrate disputes, claims and controversies under this Subcontract, (2) determining the scope of the matters that are subject to arbitration, (3) requiring the joinder and/ or consolidation of matters subject to arbitration, and (4) enforcing and entering judgment upon the arbitration award entered by the arbitrator. Each Party waives any objection that it may now have or hereafter have to venue in such courts.

11.3.5 If any action or proceeding is brought in connection with this Subcontract, the prevailing party shall be entitled to recover its costs and reasonable expert and attorneys' fees.

ARTICLE XII

12.1 This Subcontract and the Subcontract Documents constitute the final, complete, and exclusive statement of the agreement between the parties, and supersedes and replaces in their entirety all prior oral or written agreements, including but not limited to, bids and bid acceptances. This Subcontract may not be altered, amended or extended, except by written agreement of the parties hereto executed by James Gramoll on behalf of Contractor.

12.2 This Subcontract shall inure to the benefit of and be binding upon the parties hereto, their successors and permitted assigns.

12.3 Delay by Contractor in enforcing any rights or remedies in the event of Default or a breach of any term or condition of this Subcontract or any other contract between Contractor or Subcontractor, shall not be construed as a waiver of such Default or breach. Payment by Contractor of progress payments or final payment shall not be construed as acceptance of any work for which payment is made or waiver of any Claims, rights, or remedies under this Subcontract.

12.4 This Subcontract shall be construed and interpreted as a whole in accordance with its fair meaning and in accordance with the laws of the state of the location of the Project. Under no circumstances, however, shall such laws be interpreted to apply conflict of laws principles to require the laws of another state to determine the interpretation or construction of this Subcontract.

12.5 **Performance Guaranty.** If Subcontractor operates as a corporation, limited liability company, partnership or a business entity other than as an individual or sole proprietor, this Subcontract will be signed by the President and Secretary of the corporation, the managing member(s), partners, or other authorized principals of Subcontractor's company, and the officers, managing member(s), partners, and/ or other principals signing this Subcontract on behalf of the corporation, limited liability company, partnership or other business entity do jointly and severally, guarantee to the Contractor the full and faithful performance of this Subcontract by Subcontractor, and do further agree, jointly and severally, that they shall be personally liable to Contractor for the full and faithful performance of Subcontractor's obligations under this Subcontract. Failure of Contractor to request a performance bond from Subcontractor shall not affect the obligation assumed by the officers, managing members, partners or other principals signing this Subcontract on behalf of Subcontractor.

IN WITNESS WHEREOF, this Subcontract has been executed by the Contractor and Subcontractor as of the day and the year below.

SUBCONTRACTOR: **GREEN CONSTRUCTION, INC.**

By _____

Print _____

Its _____

Date: _____

CONTRACTOR: **GRAMOLL CONSTRUCTION COMPANY**

Auth _____

Print James C. Gramoll, President

Date: _____

SECTION 013000
ADMINISTRATIVE REQUIREMENTS

ADDENDUM #01 OCT 19, 2022

PART 1 GENERAL

1.01 SECTION INCLUDES

A. General administrative requirements.

B. Electronic document submittal service.

C. Preconstruction meeting.

D. Coordination drawings.

E. Submittals for review, information, and project closeout.

F. Number of copies of submittals.

G. Requests for Interpretation (RFI) procedures.

H. Submittal procedures.

1.02 RELATED REQUIREMENTS

A. Owner provided General and Supplementary Conditions.

1.03 PROJECT COORDINATOR

A. Project Coordinator: Construction Manager.

B. Cooperate with the Project Coordinator in allocation of mobilization areas of site; for field offices and sheds, for [_____] access, traffic, and parking facilities.

C. During construction, coordinate use of site and facilities through the Project Coordinator.

D. Comply with Project Coordinator's procedures for intra-project communications; submittals, reports and records, schedules, coordination drawings, and recommendations; and resolution of ambiguities and conflicts.

E. Comply with instructions of the Project Coordinator for use of temporary utilities and construction facilities. Responsibility for providing temporary utilities and construction facilities is identified in Section 011000 - Summary.

F. Coordinate field engineering and layout work under instructions of the Project Coordinator.

G. Make the following types of submittals to Architect through the Project Coordinator:
   1. Requests for Interpretation.
   2. Requests for substitution.
   3. Shop drawings, product data, and samples.
   4. Manufacturer's instructions and field reports.
   5. Applications for payment and change order requests.
   6. Progress schedules.
   7. Coordination drawings.
   8. Correction Punch List and Final Correction Punch List for Substantial Completion.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 ~~ELECTRONIC DOCUMENT SUBMITTAL SERVICE~~

A. ~~All documents transmitted for purposes of administration of the contract are to be in electronic (PDF, MS Word, or MS Excel) format, as appropriate to the document, and transmitted via an Internet-based submittal service that receives, logs and stores documents, provides electronic stamping and signatures, and notifies addressees via email.~~

B. ~~Besides submittals for review, information, and closeout, this procedure applies to Requests for Interpretation (RFIs), progress documentation, contract modification documents (e.g. supplementary instructions, change proposals, change orders), applications for payment, field reports and meeting minutes, Contractor's correction punchlist, and any other document any~~

participant wishes to make part of the project record.

C. Contractor and Architect are required to use this service.

D. It is Contractor's responsibility to submit documents in allowable format.

E. Subcontractors, suppliers, and Architect's consultants will be permitted to use the service at no extra charge.

F. Users of the service need an email address, internet access, and PDF review software that includes ability to mark up and apply electronic stamps (such as Adobe Acrobat, www.adobe.com, or Bluebeam PDF Revu, www.bluebeam.com), unless such software capability is provided by the service provider.

G. Paper document transmittals will not be reviewed; emailed electronic documents will not be reviewed.

H. All other specified submittal and document transmission procedures apply, except that electronic document requirements do not apply to samples or color selection charts.

3.02 SUBMITTAL SERVICE: THE SELECTED SERVICE IS:

3.03 TRAINING: ONE, ONE-HOUR, WEB-BASED TRAINING SESSION WILL BE ARRANGED FOR ALL PARTICIPANTS, WITH REPRESENTATIVES OF ARCHITECT AND CONTRACTOR PARTICIPATING; FURTHER TRAINING IS THE RESPONSIBILITY OF THE USER OF THE SERVICE.

3.04 PROJECT CLOSEOUT: ARCHITECT WILL DETERMINE WHEN TO TERMINATE THE SERVICE FOR THE PROJECT AND IS RESPONSIBLE FOR OBTAINING ARCHIVE COPIES OF FILES FOR OWNER.

3.05 PRECONSTRUCTION MEETING

1. Project Coordinator will schedule a meeting after Notice of Award.
2. Attendance Required:
   a. Owner.
   b. Architect.
   c. Contractor.
3. Agenda:
   a. Execution of Owner-Contractor Agreement.
   b. Submission of executed bonds and insurance certificates.
   c. Distribution of Contract Documents.
   d. Submission of list of subcontractors, list of products, schedule of values, and progress schedule.
   e. Designation of personnel representing the parties to Contract, [_____] and Architect.
   f. Procedures and processing of field decisions, submittals, substitutions, applications for payments, proposal request, Change Orders, and Contract closeout procedures.
   g. Scheduling.
4. Record minutes and distribute copies within two days after meeting to participants, with two copies to Architect, Owner, participants, and those affected by decisions made.

3.06 COORDINATION DRAWINGS

3.07 REQUESTS FOR INTERPRETATION (RFI)

1. Definition: A request seeking one of the following:
   a. An interpretation, amplification, or clarification of some requirement of Contract Documents arising from inability to determine from them the exact material, process, or system to be installed; or when the elements of construction are required to occupy the same space (interference); or when an item of work is described differently at more than one place in Contract Documents.
   b. A resolution to an issue which has arisen due to field conditions and affects design intent.
2. Whenever possible, request clarifications at the next appropriate project progress meeting, with response entered into meeting minutes, rendering unnecessary the

issuance of a formal RFI.

3.08 SUBMITTALS FOR REVIEW

1. When the following are specified in individual sections, submit them for review:
   a. Product data.
   b. Shop drawings.
   c. Samples for selection.
   d. Samples for verification.
2. Submit to Architect for review for the limited purpose of checking for compliance with information given and the design concept expressed in Contract Documents.
3. Samples will be reviewed for aesthetic, color, or finish selection.
4. After review, provide copies and distribute in accordance with SUBMITTAL PROCEDURES article below and for record documents purposes described in Section 017800 - Closeout Submittals.

3.09 SUBMITTALS FOR INFORMATION

1. When the following are specified in individual sections, submit them for information:
   a. Design data.
   b. Certificates.
   c. Test reports.
   d. Inspection reports.
   e. Manufacturer's instructions.
   f. Manufacturer's field reports.
   g. Other types indicated.
2. Submit for Architect's knowledge as contract administrator or for Owner.

3.10 SUBMITTALS FOR PROJECT CLOSEOUT

1. Submit Correction Punch List for Substantial Completion.
2. Submit Final Correction Punch List for Substantial Completion.
3. When the following are specified in individual sections, submit them at project closeout in compliance with requirements of Section 017800 - Closeout Submittals:
   a. Project record documents.
   b. Operation and maintenance data.
   c. Warranties.
   d. Bonds.
   e. Other types as indicated.
4. Submit for Owner's benefit during and after project completion.

3.11 NUMBER OF COPIES OF SUBMITTALS

1. Electronic Documents: Submit one electronic copy in PDF format; an electronically-marked up file will be returned. Create PDFs at native size and right-side up; illegible files will be rejected.
2. Samples: Submit the number specified in individual specification sections; one of which will be retained by Architect.
   a. After review, produce duplicates.
   b. Retained samples will not be returned to Contractor unless specifically so stated.

3.12 SUBMITTAL PROCEDURES

1. General Requirements:

END OF SECTION 013000

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SECTION 013233
PHOTOGRAPHIC DOCUMENTATION

ADDENDUM #01 OCT 19, 2022

PART 1 GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. Section includes administrative and procedural requirements for the following:
   1. Preconstruction photographs.
   2. Concealed Work photographs.
   3. Periodic construction photographs.
   4. Final Completion construction photographs.

B. Related Requirements:
   1. Section 024119 "Selective Demolition" for photographic documentation before selective demolition operations commence.
   2. Section 024296 “Historic Removal and Dismantling" for photographic documentation before building demolition operations commence.

1.03 INFORMATIONAL SUBMITTALS

A. Key Plan: Submit key plan of Project site and building with notation of vantage points marked for location and direction of each photograph. Indicate elevation or story of construction. Include same information as corresponding photographic documentation.

B. Digital Photographs: Submit image files within three days of taking photographs.
   1. Submit photos by uploading to *"Bluebeam Project"*~~web-based Project management software site.~~ Include copy of key plan indicating each photograph's location and direction.
   2. Identification: Provide the following information with each image description:
      a. Name of Project.
      b. Name and contact information for photographer.
      c. Name of Architect.
      d. Name of Contractor.
      e. Date photograph was taken.
      f. Description of location, vantage point, and direction.
      g. Unique sequential identifier keyed to accompanying key plan.

1.04 QUALITY ASSURANCE

A. Photographer Qualifications: An individual who has been regularly engaged as a professional photographer of construction projects for not less than three years.

1.05 FORMATS AND MEDIA

A. Digital Photographs: Provide color images in JPG format, produced by a digital camera with minimum sensor size of 12 megapixels, and at an image resolution of not less than 3200 by 2400 pixels, and with vibration-reduction technology. Use flash in low light levels or backlit conditions.

B. Digital Images: Submit digital media as originally recorded in the digital camera, without alteration, manipulation, editing, or modifications using image-editing software.

C. Metadata: Record accurate date and time from camera.

D. File Names: Name media files with date and sequential numbering suffix.

1.06 CONSTRUCTION PHOTOGRAPHS

A. Photographer: Engage a qualified photographer (can be contractor superintendent or contractor project manager) to take construction photographs.

B. General: Take photographs with maximum depth of field and in focus.
   1. Maintain key plan with each set of construction photographs that identifies each photographic location.

C. Preconstruction Photographs: Before commencement of the Work, take photographs of Project site and surrounding properties, including existing items to remain during construction, from different vantage points, as directed by Architect.
   1. Flag construction limits before taking construction photographs.
   2. Take 20 photographs to show existing conditions adjacent to property before starting the Work.
   3. Take 20 photographs of existing buildings either on or adjoining property, to accurately record physical conditions at start of construction.
   4. Take additional photographs as required to record settlement or cracking of adjacent structures, pavements, and improvements.

D. Concealed Work Photographs: Before proceeding with installing work that will conceal other work, take photographs sufficient in number, with annotated descriptions, to record nature and location of concealed Work, including, but not limited to, the following:
   1. Underground utilities.
   2. Underslab services.
   3. Piping.
   4. Electrical conduit.
   5. Waterproofing and weather-resistant barriers.
   6. Unforeseen conditions.

E. Periodic Construction Photographs: Take 20 photographs weekly coinciding with the cutoff date associated with each Application for Payment. Select vantage points to show status of construction and progress since last photographs were taken.

F. Final Completion Construction Photographs: Take 100 photographs after date of Substantial Completion for submission as Project Record Documents. Architect will inform photographer of desired vantage points.

G. Additional Photographs: Architect may request photographs in addition to periodic photographs specified. Additional photographs will be paid for by Change Order and are not included in the Contract Sum.
   1. Three days' notice will be given, where feasible.
   2. In emergency situations, take additional photographs within 24 hours of request.
   3. Circumstances that could require additional photographs include, but are not limited to, the following:
      a. Special events planned at Project site.
      b. Immediate follow-up when on-site events result in construction damage or losses.
      c. Photographs shall be taken at fabrication locations away from Project site. These photographs are not subject to unit prices or unit-cost allowances.
      d. Substantial Completion of a major phase or component of the Work.
      e. Extra record photographs at time of final acceptance.
      f. Owner's request for special publicity photographs.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION (NOT USED)

END OF SECTION 013233

SECTION 013591
HISTORIC TREATMENT PROCEDURES

ADDENDUM #01 OCT 19, 2022

PART 1 GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. Section includes general protection and treatment procedures for designated historic spaces, areas, rooms, and surfaces in Project.

1.03 DEFINITIONS

A. Consolidate: To strengthen loose or deteriorated materials in place.

B. Design Reference Sample: A sample that represents Architect's pre-bid selection of work to be matched; it may be existing work or work specially produced for Project.

C. Dismantle: To disassemble or detach a historic item from a surface, or a non-historic item from a historic surface, using gentle methods and equipment to prevent damage to historic items and surfaces; disposing of items unless indicated to be salvaged or reinstalled.

D. Historic: Spaces, areas, rooms, surfaces, materials, finishes, and overall appearance that are important to the successful rehabilitation and restoration as determined by Architect. Designated historic spaces, areas, rooms and surfaces are indicated on Drawings.
   1. Restoration Zones Grade 1 Areas: Areas of greatest architectural importance, integrity, and visibility; to be preserved and restored to the original, circa 1893, design and finish as indicated on Drawings.
   2. Renovation Zones Grade 2 Areas: Areas of significant architectural importance, integrity, and visibility; to be preserved and restored consistent with the remaining historic fabric and to the extent indicated on Drawings.
   3. Alteration Zones Grade 3 Areas: Areas of slight architectural importance, integrity, and visibility; to leave any remaining original fabric untouched insofar as is consistent with accommodating modern uses for the building as indicated on Drawings.

E. Match: To blend with adjacent construction and manifest no apparent difference in material type, species, cut, form, detail, color, grain, texture, or finish; as approved by Architect.

F. Refinish: To remove existing finishes to base material and apply new finish to match original, or as otherwise indicated.

G. Reinstall: To protect removed or dismantled item, repair and clean it as indicated for reuse, and reinstall it in original position, or where indicated.

H. Remove: To take down or detach a non-historic item located within a historic space, area, or room, using methods and equipment to prevent damage to historic items and surfaces; disposing of items unless indicated to be salvaged or reinstalled.

I. Repair: To correct damage and defects, retaining existing materials, features, and finishes while employing as little new material as possible. This includes patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading materials.

J. Replace: To remove, duplicate, and reinstall entire item with new material. The original item is the pattern for creating duplicates unless otherwise indicated.

K. Replicate: To reproduce in exact detail, materials, and finish unless otherwise indicated.

L. Reproduce: To fabricate a new item, accurate in detail to the original, and from either the same or a similar material as the original, unless otherwise indicated.

M. Restore: To consolidate, replicate, reproduce, repair, and refinish as required to achieve the indicated results.

N. Retain: To keep existing items that are not to be removed or dismantled.

O. Reversible: New construction work, treatments, or processes that can be removed or undone in the future without damaging historic materials unless otherwise indicated.

P. Salvage: To protect removed or dismantled items and deliver them to Owner ready for reuse.

Q. Stabilize: To provide structural reinforcement of unsafe or deteriorated items while maintaining the essential form as it exists at present; also, to reestablish a weather-resistant enclosure.

R. Strip: To remove existing finish down to base material unless otherwise indicated.

1.04 COORDINATION

A. Historic Treatment Sub-schedule: A construction schedule coordinating the sequencing and scheduling of historic treatment work for entire Project, including each activity to be performed in historic spaces, areas, and rooms, and on historic surfaces; and based on Contractor's Construction Schedule. Secure time commitments for performing critical construction activities from separate entities responsible for historic treatment work.
   1. Schedule construction operations in sequence required to obtain best historic treatment results.
   2. Coordinate sequence of historic treatment work activities to accommodate the following:
      a. Owner's continuing occupancy of portions of existing building.
      b. Owner's partial occupancy of completed Work.
      c. Other known work in progress.
      d. Tests and inspections.
   3. Detail sequence of historic treatment work, with start and end dates.
   4. Utility Services: Indicate how long utility services will be interrupted. Coordinate shutoff, capping, and continuation of utility services.
   5. Use of elevator and stairs.
   6. Equipment Data: List gross loaded weight, axle-load distribution, and wheel-base dimension data for mobile and heavy equipment proposed for use. Do not use such equipment without certification from Contractor's professional engineer that the structure can support the imposed loadings without damage.

B. ~~Pedestrian and Vehicular Circulation: Coordinate historic treatment work with circulation patterns within Project building(s) and site. Some work is near circulation patterns and active Jordan River Trail. Circulation patterns cannot be closed off entirely, and in places can be only temporarily redirected around small areas of work. Plan and execute the Work accordingly.~~

1.05 PROJECT MEETINGS FOR HISTORIC TREATMENT

A. Preliminary Historic Treatment Conference: Before starting historic treatment work, conduct conference at Project site.
   1. Attendees: In addition to representatives of Owner, Architect, and Contractor, testing service representative, historic treatment specialists, chemical-cleaner manufacturer(s), and installers whose work interfaces with or affects historic treatment shall be represented at the meeting.
   2. Agenda: Discuss items of significance that could affect progress of historic treatment work, including review of the following:
      a. Historic Treatment Sub-schedule: Discuss and finalize; verify availability of materials, historic treatment specialists' personnel, equipment, and facilities needed to make progress and avoid delays.
      b. Fire-prevention plan.
      c. Governing regulations.
      d. Areas where existing construction is to remain and the required protection.
      e. Hauling routes.
      f. Sequence of historic treatment work operations.
      g. Storage, protection, and accounting for salvaged and specially fabricated items.
      h. Existing conditions, staging, and structural loading limitations of areas where materials are stored.
      i. Qualifications of personnel assigned to historic treatment work and assigned duties.
      j. Requirements for extent and quality of work, tolerances, and required clearances.

k. Methods and procedures related to historic treatments, including product manufacturers' written instructions and precautions regarding historic treatment procedures and their effects on materials, components, and vegetation.
l. Embedded work such as flashings and lintels, special details, collection of wastes, protection of occupants and the public, and condition of other construction that affect the Work or will affect the work.

3. Reporting: Record conference results and distribute copies to everyone in attendance and to others affected by decisions or actions resulting from conference.

B. Coordination Meetings: Conduct specifically for historic treatment work at weekly intervals. Coordination meetings are in addition to specific meetings held for other purposes, such as progress meetings and preinstallation conferences.
1. Attendees: In addition to representatives of Owner, Architect, and Contractor, each historic treatment specialist, supplier, installer, and other entity concerned with progress or involved in planning, coordination, or performance of historic treatment work activities shall be represented at these meetings. All participants at conference shall be familiar with Project and authorized to conclude matters relating to historic treatment work.
2. Agenda: Review and correct or approve minutes of previous coordination meeting. Review other items of significance that could affect progress of historic treatment work. Include topics for discussion as appropriate to status of Project.
a. Historic Treatment Sub-schedule: Review progress since last coordination meeting. Determine whether each schedule item is on time, ahead of schedule, or behind schedule. Determine how construction behind schedule will be expedited with retention of quality; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities are completed within the Contract Time.
b. Schedule Updating: Revise Contractor's Historic Treatment Sub-schedule after each coordination meeting where revisions to schedule have been made or recognized. Issue revised schedule concurrently with report of each meeting.
c. Review present and future needs of each entity present, including review items listed in the "Preliminary Historic Treatment Conference" Paragraph in this article and the following:
1) Interface requirements of historic treatment work with other Project Work.
2) Status of submittals for historic treatment work.
3) Access to historic treatment work.
4) Effectiveness of fire-prevention plan.
5) Quality and work standards of historic treatment work.
6) Change Orders for historic treatment work.
3. Reporting: Record meeting results and distribute copies to everyone in attendance and to others affected by decisions or actions resulting from each meeting.

1.06 MATERIALS OWNERSHIP

A. Historic items, relics, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, antiques, and other items of interest or value to Owner that may be encountered or uncovered during the Work, regardless of whether they were previously documented, remain Owner's property.
1. Dismantle and salvage each item or object and protect it from damage, then promptly deliver it to Owner where directed.
2. Coordinate with Owner's historical adviser who will establish special procedures for dismantling and salvaging.

1.07 INFORMATIONAL SUBMITTALS

A. Historic Treatment Sub-schedule:
1. Submit historic treatment sub-schedule within seven days of date established for commencement of historic treatment work.

B. Preconstruction Documentation: Show preexisting conditions of adjoining construction and site improvements, including finish surfaces, that might be misconstrued as damage caused by

Contractor's historic treatment operations.

C. Historic Treatment Program: Submit 30 days before work begins.

D. Fire-Prevention Plan: Submit 30 days before work begins.

1.08 QUALITY ASSURANCE

A. Historic Treatment Specialist Qualifications: An experienced firm regularly engaged in historic treatments similar in nature, materials, design, and extent to the work as specified in each Section and that has completed a minimum of five recent projects with a record of successful in-service performance that demonstrates the firm's qualifications to perform this work.
   1. Field Supervisor Qualifications: Full-time supervisors experienced in historic treatment work similar in nature, material, design, and extent to that indicated for this Project. Supervisors shall be on site when historic treatment work begins and during its progress. Supervisors shall not be changed during Project except for causes beyond control of the specialist firm.
      a. Construct new mockups of required work whenever a supervisor is replaced.

B. Title X Requirement: Each firm conducting activities that disturb painted surfaces shall be a "Lead-Safe Certified Firm" according to 40 CFR 745, Subpart E, and use only workers that are trained in lead-safe work practices.

C. Historic Treatment Program: Prepare a written plan for historic treatment for whole Project, including each phase or process and protection of surrounding materials during operations. Describe in detail the materials, methods, and equipment to be used for each phase of work. Show compliance with indicated methods and procedures specified in this and other Sections. Coordinate this whole-Project historic treatment program with specific requirements of programs required in other historic treatment Sections.
   1. Dust and Noise Control: Include locations of proposed temporary dust- and noise-control partitions and means of egress from occupied areas coordinated with continuing on-site operations and other known work in progress.
   2. Debris Hauling: Include plans clearly marked to show debris hauling routes, turning radii, and locations and details of temporary protective barriers.

D. Fire-Prevention Plan: Prepare a written plan for preventing fires during the Work, including placement of fire extinguishers, fire blankets, rag buckets, and other fire-control devices during each phase or process. Coordinate plan with Owner's fire-protection equipment and requirements. Include fire-watch personnel's training, duties, and authority to enforce fire safety.

E. Safety and Health Standard: ANSI/ASSE A10.6.

1.09 STORAGE AND HANDLING OF HISTORIC MATERIALS

A. Salvaged Historic Materials:
   1. Clean loose dirt and debris from salvaged historic items unless more extensive cleaning is indicated.
   2. Pack or crate items after cleaning; cushion against damage during handling. Label contents of containers.
   3. Store items in a secure area until delivery to Owner.
   4. Transport items to Owner's storage area designated by Owner.
   5. Protect items from damage during transport and storage.

B. Historic Materials for Reinstallation:
   1. Repair and clean historic items for reuse as indicated.
   2. Pack or crate items after cleaning and repairing; cushion against damage during handling. Label contents of containers.
   3. Protect items from damage during transport and storage.
   4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment unless otherwise indicated. Provide connections, supports, and miscellaneous materials to make items functional for use indicated.

C. Existing Historic Materials to Remain: Protect construction indicated to remain against damage and soiling from construction work. Where permitted by Architect, items may be dismantled and taken to a suitable, protected storage location during construction work and reinstalled in their original locations after historic treatment and construction work in the vicinity is complete.

D. Historic Materials for Replication:
   1. Repair and clean historic items for replication as indicated.
   2. Provide a record of items by a method recommended by a qualified historic treatment specialist after cleaning and repairing, cushion against damage during handling. Label contents of containers.
   3. Protect items from damage during transport and storage.
   4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment unless otherwise indicated. Provide connections, supports, and miscellaneous materials to make items functional for use indicated.

E. Storage: Catalog and store historic items within a weathertight enclosure where they are protected from moisture, weather, condensation, and freezing temperatures.
   1. Identify each item with a nonpermanent mark to document its original location. Indicate original locations on plans, elevations, sections, or photographs by annotating the identifying marks.
   2. Secure stored materials to protect from theft.
   3. Control relative humidity so that it ~~does not exceed 85 percent. Maintain temperatures 5 deg F (3 deg C)~~ stays within 32 - 39 percent with the goal of keeping the wood water content around 7%. Maintain temperatures 5 deg F (3 deg C) or more above the dew point.
   4. does not exceed 85 percent. Maintain temperatures 5 deg F (3 deg C)

F. Storage Space:
   1. ~~Owner will arrange for limited on-site location(s) for free storage of historic material. This storage space does not include security for stored material.~~
   2. Arrange for off-site locations for storage and protection of historic material that cannot be stored and protected on-site.
   3. Subject to requirements of the material, conditioned storage may be warranted as noted above.

1.10 FIELD CONDITIONS

A. Size Limitations in Historic Spaces: Materials, products, and equipment used for performing the Work and for transporting debris, materials, and products shall be of sizes that clear surfaces within historic spaces, areas, rooms, and openings, including temporary protection, by 12 inches (300 mm) or more.

PART 2 PRODUCTS - (NOT USED)

PART 3 EXECUTION

3.01 PROTECTION

A. Protect persons, motor vehicles, surrounding surfaces of building, building site, plants, and surrounding buildings from harm resulting from historic treatment procedures.
   1. Use only proven protection methods, appropriate to each area and surface being protected.
   2. Provide temporary barricades, barriers, and directional signage to exclude the public from areas where historic treatment work is being performed.
   3. Erect temporary barriers to form and maintain fire-egress routes.
   4. Erect temporary protective covers over walkways and at points of pedestrian and vehicular entrance and exit that must remain in service during historic treatment work.
   5. Contain dust and debris generated by historic treatment work and prevent it from reaching the public or adjacent surfaces.
   6. Provide shoring, bracing, and supports as necessary. Do not overload structural elements.
   7. Protect floors and other surfaces along hauling routes from damage, wear, and staining.

8. Provide supplemental sound-control treatment to isolate removal and dismantling work from other areas of the building.

B. Temporary Protection of Historic Materials:
   1. Protect existing historic materials with temporary protections and construction. Do not remove existing materials unless otherwise indicated.
   2. Do not attach temporary protection to historic surfaces except as indicated as part of the historic treatment program and approved by Architect.

C. Comply with each product manufacturer's written instructions for protections and precautions. Protect against adverse effects of products and procedures on people and adjacent materials, components, and vegetation.

D. Utility and Communications Services:
   1. Notify Owner, Architect, authorities having jurisdiction, and entities owning or controlling wires, conduits, pipes, and other services affected by historic treatment work before commencing operations.
   2. Disconnect and cap pipes and services as required by authorities having jurisdiction, as required for historic treatment work.
   3. Maintain existing services unless otherwise indicated; keep in service and protect against damage during operations. Provide temporary services during interruptions to existing utilities.

E. Existing Drains: Prior to the start of work in an area, test drainage system to ensure that it is functioning properly. Notify Architect immediately of inadequate drainage or blockage. Do not begin work in an area until the drainage system is functioning properly.
   1. Prevent solids such as stone or mortar residue or other debris from entering the drainage system. Clean out drains and drain lines that become sluggish or blocked by sand or other materials resulting from historic treatment work.
   2. Protect drains from pollutants. Block drains or filter out sediments, allowing only clean water to pass.

F. Existing Roofing: Prior to the start of work in an area, install roofing protection.

3.02 PROTECTION FROM FIRE

A. Follow fire-prevention plan and the following:
   1. Comply with NFPA 241 requirements unless otherwise indicated. Perform duties titled "Owner's Responsibility for Fire Protection."
   2. Remove and keep area free of combustibles, including rubbish, paper, waste, and chemicals, unless necessary for the immediate work.
      a. If combustible material cannot be removed, provide fire blankets to cover such materials.
   3. Prohibit smoking by all persons within Project work and staging areas.

B. Heat-Generating Equipment and Combustible Materials: Comply with the following procedures while performing work with heat-generating equipment or combustible materials, including welding, torch-cutting, soldering, brazing, removing paint with heat, or other operations where open flames or implements using high heat or combustible solvents and chemicals are anticipated:
   1. Obtain Owner's approval for operations involving use of open-flame or welding or other high-heat equipment. Notify Owner at least 72 hours before each occurrence, indicating location of such work.
   2. As far as practicable, restrict heat-generating equipment to shop areas or outside the building.
   3. Do not perform work with heat-generating equipment in or near rooms or in areas where flammable liquids or explosive vapors are present or thought to be present. Use a combustible gas indicator test to ensure that area is safe.
   4. Use fireproof baffles to prevent flames, sparks, hot gases, or other high-temperature material from reaching surrounding combustible material.

5. Prevent the spread of sparks and particles of hot metal through open windows, doors, holes, and cracks in floors, walls, ceilings, roofs, and other openings.
6. Fire Watch: Before working with heat-generating equipment or combustible materials, station personnel to serve as a fire watch at each location where such work is performed. Fire-watch personnel shall have the authority to enforce fire safety. Station fire watch according to NFPA 51B, NFPA 241, and as follows:
    a. Train each fire watch in proper operation of fire-control equipment and alarms.
    b. Prohibit fire-watch personnel from other work that would distract from fire-watch duties.
    c. Cease work with heat-generating equipment whenever fire-watch personnel are not present.
    d. Have fire-watch personnel perform final fire-safety inspection each day beginning no sooner than 30 minutes after conclusion of work in each area to detect hidden or smoldering fires and to ensure that proper fire prevention is maintained.
    e. Maintain fire-watch personnel at each area of Project site until 60 minutes after conclusion of daily work.

C. Fire-Control Devices: Provide and maintain fire extinguishers, fire blankets, and rag buckets for disposal of rags with combustible liquids. Maintain each as suitable for type of fire risk in each work area. Ensure that nearby personnel and fire-watch personnel are trained in fire-extinguisher and blanket use.

D. Sprinklers: Where sprinkler protection exists and is functional, maintain it without interruption while operations are being performed. If operations are performed close to sprinklers, shield them temporarily with guards.
    1. Remove temporary guards at the end of work shifts, whenever operations are paused, and when nearby work is complete.

3.03 PROTECTION DURING APPLICATION OF CHEMICALS

A. Protect motor vehicles, surrounding surfaces of building being restored, building site, plants, and surrounding buildings from harm or spillage resulting from applications of chemicals and adhesives.

B. Cover adjacent surfaces with protective materials that are proven to resist chemicals selected for Project unless chemicals being used will not damage adjacent surfaces as indicated in historic treatment program. Use covering materials and masking agents that are waterproof and UV resistant and that will not stain or leave residue on surfaces to which they are applied. Apply protective materials according to manufacturer's written instructions. Do not apply liquid masking agents or adhesives to painted or porous surfaces. When no longer needed, promptly remove protective materials.

C. Do not apply chemicals during winds of sufficient force to spread them to unprotected surfaces.

D. Neutralize alkaline and acid wastes and legally dispose of off Owner's property.

E. Collect and dispose of runoff from chemical operations by legal means and in a manner that prevents soil contamination, soil erosion, undermining of paving and foundations, damage to landscaping, or water penetration into building interior.

3.04 GENERAL HISTORIC TREATMENT

A. Have historic treatment work performed only by qualified historic treatment specialists.

B. Ensure that supervisory personnel are present when historic treatment work begins and during its progress.

C. Record existing work before each procedure (preconstruction), and record progress during the work. Use digital preconstruction documentation photographs or video recordings. Comply with requirements in Section 013233 "Photographic Documentation."

D. Perform regular inspections of Project site as the Work progresses to detect hazards resulting from historic treatment procedures.

E. Follow the procedures in subparagraphs below and procedures approved in historic treatment program unless otherwise indicated:

1. Retain as much existing material as possible; repair and consolidate rather than replace.
2. Use additional material or structure to reinforce, strengthen, prop, tie, and support existing material or structure.
3. Use reversible processes wherever possible.
4. Use historically accurate repair and replacement materials and techniques unless otherwise indicated.
5. Record existing work before each procedure (preconstruction) and progress during the work with digital preconstruction documentation photographs or video recordings. Comply with requirements in Section 013233 "Photographic Documentation."

F. Notify Architect of visible changes in the integrity of material or components whether from environmental causes including biological attack, UV degradation, freezing, or thawing or from structural defects including cracks, movement, or distortion.
   1. Do not proceed with the work in question until directed by Architect.

G. Where missing features are indicated to be repaired or replaced, provide work with appearance based on accurate duplications rather than on conjecture, subject to approval of Architect.

H. Where work requires existing features to be removed or dismantled and reinstalled, perform these operations without damage to the material itself, to adjacent materials, or to the substrate.

I. Identify new and replacement materials and features with permanent marks hidden in the completed Work to distinguish them from original materials. Record a legend of identification marks and the locations of the items on record Drawings.

3.05 HISTORIC TREATMENT SCHEDULE

A. Spaces, areas, rooms, and surfaces requiring special care and treatment to ensure successful preservation, rehabilitation and restoration are indicated on Drawings.

END OF SECTION 013591

SECTION 014000
QUALITY REQUIREMENTS

ADDENDUM #01 OCT 19, 2022

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Quality assurance.

B. Testing and inspection agencies and services.

C. Control of installation.

D. Mock-ups.

E. Defect Assessment.

1.02 REFERENCE STANDARDS

A. ASTM C1021 - Standard Practice for Laboratories Engaged in Testing of Building Sealants 2008 (Reapproved 2019).

B. ASTM C1077 - Standard Practice for Agencies Testing Concrete and Concrete Aggregates for Use in Construction and Criteria for Testing Agency Evaluation 2017.

C. ASTM C1093 - Standard Practice for Accreditation of Testing Agencies for Masonry 2022.

D. ASTM D3740 - Standard Practice for Minimum Requirements for Agencies Engaged in Testing and/or Inspection of Soil and Rock as Used in Engineering Design and Construction 2019.

E. ASTM E329 - Standard Specification for Agencies Engaged in Construction Inspection, Testing, or Special Inspection 2021.

F. ASTM E543 - Standard Specification for Agencies Performing Nondestructive Testing 2021.

G. ASTM E699 - Standard Specification for Agencies Involved in Testing, Quality Assurance, and Evaluating of Manufactured Building Components 2016.

H. IAS AC89 - Accreditation Criteria for Testing Laboratories 2021.

1.03 DEFINITIONS

A. Contractor's Quality Control Plan: Contractor's management plan for executing the Contract for Construction.

B. Contractor's Professional Design Services: Design of some aspect or portion of the project by party other than the design professional of record. Provide these services as part of the Contract for Construction.

1. Design Services Types Required:
    a. *Construction-Related: Services Contractor needs to provide in order to carry out the Contractor's sole responsibilities for construction means, methods, techniques, sequences, and procedures.*

C. Design Data: Design-related, signed and sealed drawings, calculations, specifications, certifications, shop drawings and other submittals provided by Contractor, and prepared directly by, or under direct supervision of, appropriately licensed design professional.

1.04 TESTING AND INSPECTION AGENCIES AND SERVICES

A. *Owner will employ and pay for services of an independent testing agency to perform other specified testing.*

B. Employment of agency in no way relieves Contractor of obligation to perform Work in accordance with requirements of Contract Documents.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 CONTROL OF INSTALLATION

A. Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce work of specified quality.

B. Comply with manufacturers' instructions, including each step in sequence.

C. Should manufacturers' instructions conflict with Contract Documents, request clarification from Architect before proceeding.

D. Comply with specified standards as minimum quality for the work except where more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.

E. Have work performed by persons qualified to produce required and specified quality.

F. Verify that field measurements are as indicated on shop drawings or as instructed by the manufacturer.

G. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion, and disfigurement.

3.02 MOCK-UPS

A. *Before installing portions of the Work where mock-ups are required, construct mock-ups in location and size indicated for each form of construction and finish required to comply with the following requirements, using materials indicated for the completed Work. The purpose of mock-up is to demonstrate the proposed range of aesthetic effects and workmanship.*

B. *Accepted mock-ups establish the standard of quality the Architect will use to judge the Work.*

C. Tests shall be performed under provisions identified in this section and identified in the respective product specification sections.

D. Assemble and erect specified items with specified attachment and anchorage devices, flashings, seals, and finishes.

E. Architect will use accepted mock-ups as a comparison standard for the remaining Work.

F. Where mock-up has been accepted by Architect and is specified in product specification sections to be removed, protect mock-up throughout construction, remove mock-up and clear area when directed to do so by Architect.

3.03 TESTING AND INSPECTION

A. Testing Agency Duties:
   1. Provide qualified personnel at site. Cooperate with Architect and Contractor in performance of services.
   2. Perform specified sampling and testing of products in accordance with specified standards.
   3. Ascertain compliance of materials and mixes with requirements of Contract Documents.
   4. Promptly notify Architect and Contractor of observed irregularities or non-compliance of Work or products.
   5. Perform additional tests and inspections required by Architect.
   6. Submit reports of all tests/inspections specified.

B. Limits on Testing/Inspection Agency Authority:
   1. Agency may not release, revoke, alter, or enlarge on requirements of Contract Documents.
   2. Agency may not approve or accept any portion of the Work.
   3. Agency may not assume any duties of Contractor.
   4. Agency has no authority to stop the Work.

C. Contractor Responsibilities:

1. Deliver to agency at designated location, adequate samples of materials proposed to be used that require testing, along with proposed mix designs.
2. Cooperate with laboratory personnel, and provide access to the Work and to manufacturers' facilities.
3. Provide incidental labor and facilities:
    a. To provide access to Work to be tested/inspected.
    b. To obtain and handle samples at the site or at source of Products to be tested/inspected.
    c. To facilitate tests/inspections.
    d. To provide storage and curing of test samples.
4. Notify Architect and laboratory 24 hours prior to expected time for operations requiring testing/inspection services.
5. Employ services of an independent qualified testing laboratory and pay for additional samples, tests, and inspections required by Contractor beyond specified requirements.
6. Arrange with Owner's agency and pay for additional samples, tests, and inspections required by Contractor beyond specified requirements.

D. Re-testing required because of non-compliance with specified requirements shall be performed by the same agency on instructions by Architect.

E. Re-testing required because of non-compliance with specified requirements shall be paid for by Contractor.

3.04 DEFECT ASSESSMENT

A. Replace Work or portions of the Work not complying with specified requirements.

END OF SECTION 014000

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SECTION 017419
CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

ADDENDUM #01 OCT 19, 2022

PART 1 GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. Section includes administrative and procedural requirements for the following:
   1. Salvaging nonhazardous demolition and construction waste.
   2. Disposing of nonhazardous demolition and construction waste.

B. Related Requirements:
   1. Section 024296 “Historic Removal and Dismantling” for handling requirements for historic material.

1.03 DEFINITIONS

A. Construction Waste: Building, structure, and site improvement materials and other solid waste resulting from construction, remodeling, renovation, or repair operations. Construction waste includes packaging.

B. Demolition Waste: Building, structure, and site improvement materials resulting from demolition operations.

C. Disposal: Removal of demolition or construction waste and subsequent salvage, sale, recycling, or deposit in landfill, incinerator acceptable to authorities having jurisdiction, or designated spoil areas on Owner’s property.

D. Salvage: Recovery of demolition or construction waste and subsequent sale or reuse in another facility.

E. Salvage and Reuse: Recovery of demolition or construction waste and subsequent incorporation into the Work.

1.04 MATERIALS OWNERSHIP

A. Unless otherwise indicated, demolition and construction waste becomes property of Contractor.

B. Historic items, relics, antiques, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, and other items of interest or value to Owner that may be uncovered during demolition remain the property of Owner.
   1. Carefully salvage in a manner to prevent damage and promptly return to Owner.

1.05 ACTION SUBMITTALS

A. Waste Management Plan: Submit plan within 7 days of date established for commencement of the Work.

1.06 INFORMATIONAL SUBMITTALS

A. ~~Recycling and Processing Facility Records: Indicate receipt and acceptance of recyclable waste by recycling and processing facilities licensed to accept them. Include manifests, weight tickets, receipts, and invoices.~~

B. Landfill and Incinerator Disposal Records: Indicate receipt and acceptance of waste by landfills and incinerator facilities licensed to accept them. Include manifests, weight tickets, receipts, and invoices.

C. Qualification Data: For waste management coordinator and refrigerant recovery technician.

D. Statement of Refrigerant Recovery: Signed by refrigerant recovery technician responsible for recovering refrigerant, stating that all refrigerant that was present was recovered and that recovery was performed according to EPA regulations. Include name and address of technician and date refrigerant was recovered.

E. Refrigerant Recovery: Comply with requirements in Section 024116 "Structure Demolition" Section 024119 "Selective Demolition" for refrigerant recovery submittals.

1.07 QUALITY ASSURANCE

A. Waste Management Coordinator Qualifications: Experienced firm, or individual employed and assigned by General Contractor, with a record of successful waste management coordination of projects with similar requirements. Superintendent may serve as Waste Management Coordinator.

B. Refrigerant Recovery Technician Qualifications: Universal certified by EPA-approved certification program.

C. Regulatory Requirements: Comply with transportation and disposal regulations of authorities having jurisdiction.

D. Waste Management Conference(s): Conduct conference(s) at Project site to comply with requirements in Section 013100 "Project Management and Coordination." Review methods and procedures related to waste management including, but not limited to, the following:
   1. Review and discuss waste management plan including responsibilities of each contractor and waste management coordinator.
   2. Review requirements for documenting quantities of each type of waste and its disposition.
   3. Review and finalize procedures for materials separation and verify availability of containers and bins needed to avoid delays.
   4. Review procedures for periodic waste collection and transportation to recycling and disposal facilities.
   5. Review waste management requirements for each trade.

1.08 WASTE MANAGEMENT PLAN

A. Waste Identification: Indicate anticipated types and quantities of demolition and construction waste generated by the Work. Use a form suitable to the owner. Include estimated quantities and assumptions for estimates.

PART 2 PRODUCTS

PART 3 EXECUTION

3.01 PLAN IMPLEMENTATION

A. General: Implement approved waste management plan. Provide handling, containers, storage, signage, transportation, and other items as required to implement waste management plan during the entire duration of the Contract.
   1. Comply with operation, termination, and removal requirements in Section 015000 "Temporary Facilities and Controls."

B. Training: Train workers, subcontractors, and suppliers on proper waste management procedures, as appropriate for the Work.
   1. Distribute waste management plan to everyone concerned within three days of submittal return.
   2. Distribute waste management plan to entities when they first begin work on-site. Review plan procedures and locations established for salvage, recycling, and disposal.

C. Site Access and Temporary Controls: Conduct waste management operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
   1. Designate and label specific areas on Project site necessary for separating materials that are to be salvaged.
   2. Comply with Section 015000 "Temporary Facilities and Controls" for controlling dust and dirt, environmental protection, and noise control.

D. Waste Management in Historic Zones or Areas: Transportation equipment and other materials shall be of sizes that clear surfaces within historic spaces, areas, rooms, and openings, by 12 inches (300 mm) or more.

3.02 SALVAGING DEMOLITION WASTE

A. Comply with requirements in Section 024296 “Historic Removal and Dismantling “ for salvaging demolition waste.

B. Salvaged Items for Reuse in the Work: Salvage items for reuse and handle as follows:
   1. Clean salvaged items.
   2. Pack or crate items after cleaning. Identify contents of containers with label indicating elements, date of removal, quantity, and location where removed.
   3. Store items in a secure area until installation.
   4. Protect items from damage during transport and storage.
   5. Install salvaged items to comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make items functional for use indicated.

C. Salvaged Items for Sale and Donation: Not permitted on Project site.

D. Salvaged Items for Owner's Use: Salvage items for Owner's use and handle as follows:
   1. Clean salvaged items.
   2. Pack or crate items after cleaning. Identify contents of containers with label indicating elements, date of removal, quantity, and location where removed.
   3. Store items in a secure area until delivery to Owner.
   4. Transport items to Owner's storage area on-site.
   5. Protect items from damage during transport and storage.

E. Doors and Hardware: Brace open end of door frames. Except for removing door closers, leave door hardware attached to doors.

F. Equipment: Drain tanks, piping, and fixtures. Seal openings with caps or plugs. Protect equipment from exposure to weather.

G. Plumbing Fixtures: Separate by type and size.

H. Lighting Fixtures: Separate lamps by type and protect from breakage.

I. Electrical Devices: Separate switches, receptacles, switchgear, transformers, meters, panelboards, circuit breakers, and other devices by type.

3.03 DISPOSAL OF WASTE

A. General: Except for items or materials to be salvaged or recycled, remove waste materials from Project site and legally dispose of them in a landfill or incinerator acceptable to authorities having jurisdiction.
   1. Except as otherwise specified, do not allow waste materials that are to be disposed of accumulate on-site.
   2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

B. General: Except for items or materials to be salvaged or recycled, remove waste materials and legally dispose of at designated spoil areas on Owner’s property.

C. Burning: Do not burn waste materials.

D. Burning: Burning of waste materials is permitted only at designated areas on Owner's property, provided required permits are obtained. Provide full-time monitoring for burning materials until fires are extinguished.

END OF SECTION 017419

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SECTION 024119
SELECTIVE DEMOLITION

EXECUTED AS PART OF BID PACKAGE 01

PART 1 GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. Section Includes:
   1. Demolition and removal of selected portions of building or structure.
   2. Demolition and removal of selected site elements.
   3. Salvage of existing items to be reused or recycled.

B. Related Requirements:
   1. Section 011000 "Summary" for restrictions on use of the premises, Owner-occupancy requirements, and phasing requirements.
   2. Section 013591 “Historic Treatment Procedures" for general protection and work procedures for alteration projects.
   3. Section 017300 "Execution" for cutting and patching procedures
   4. Section 024296 “Historic Removal and Dismantling” for historic features to be documented for re-use.

1.03 DEFINITIONS

A. Remove: Detach items from existing construction and dispose of them off-site unless indicated to be salvaged or reinstalled.

B. Remove and Salvage: Detach items from existing construction, in a manner to prevent damage, and deliver to Owner ready for reuse.

C. Remove and Reinstall: Detach items from existing construction, in a manner to prevent damage, prepare for reuse, and reinstall where indicated.

D. Existing to Remain: Leave existing items that are not to be removed and that are not otherwise indicated to be salvaged or reinstalled.

E. Dismantle: To remove by disassembling or detaching an item from a surface, using gentle methods and equipment to prevent damage to the item and surfaces; disposing of items unless indicated to be salvaged or reinstalled.

1.04 MATERIALS OWNERSHIP

A. Unless otherwise indicated, demolition waste becomes property of Contractor.

B. Historic items, relics, antiques, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, and other items of interest or value to Owner that may be uncovered during demolition remain the property of Owner.
   1. Carefully salvage in a manner to prevent damage and promptly return to Owner.

1.05 PREINSTALLATION MEETINGS

A. Pre-demolition Conference: Conduct conference at Project site.
   1. Inspect and discuss condition of construction to be selectively demolished.
   2. Review structural load limitations of existing structure.
   3. Review and finalize selective demolition schedule and verify availability of materials, demolition personnel, equipment, and facilities needed to make progress and avoid delays.
   4. Review requirements of work performed by other trades that rely on substrates exposed by selective demolition operations.
   5. Review areas where existing construction is to remain and requires protection.

1.06 INFORMATIONAL SUBMITTALS

A. Qualification Data: For refrigerant recovery technician.

B. Engineering Survey: Submit engineering survey of condition of building.

C. Proposed Protection Measures: Submit report, including Drawings, that indicates the measures proposed for protecting individuals and property, for environmental protection, for dust control and, for noise control. Indicate proposed locations and construction of barriers.

D. Schedule of Selective Demolition Activities: Indicate the following:
   1. Detailed sequence of selective demolition and removal work, with starting and ending dates for each activity. Ensure Owner's on-site operations are uninterrupted.
   2. Interruption of utility services. Indicate how long utility services will be interrupted.
   3. Coordination for shutoff, capping, and continuation of utility services.
   4. Use of elevator and stairs.
   5. Coordination of Owner's continuing occupancy of portions of existing building and of Owner's partial occupancy of completed Work.

E. Pre-demolition Photographs or Video: Show existing conditions of adjoining construction, including finish surfaces, that might be misconstrued as damage caused by demolition operations. Comply with Section 013233 "Photographic Documentation." Submit before Work begins.

F. Statement of Refrigerant Recovery: Signed by refrigerant recovery technician responsible for recovering refrigerant, stating that all refrigerant that was present was recovered and that recovery was performed according to EPA regulations. Include name and address of technician and date refrigerant was recovered.

G. Warranties: Documentation indicating that existing warranties are still in effect after completion of selective demolition.

1.07 CLOSEOUT SUBMITTALS

A. Inventory: Submit a list of items that have been removed and salvaged.

1.08 QUALITY ASSURANCE

A. Refrigerant Recovery Technician Qualifications: Certified by an EPA-approved certification program.

1.09 FIELD CONDITIONS

A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.

B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
   1. Before selective demolition, Owner will remove the following items:
      a. Stored Items residing within the building.
      b. Furniture, Fixtures, and Equipment (FF&E).
      c. State History collections in basement.

C. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.

D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.
   1. Hazardous materials will be removed by Owner before start of the Work.
   2. If suspected hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.

E. Hazardous Materials: Present in buildings and structures to be selectively demolished. A report on the presence of hazardous materials is on file for review and use. Examine report to become aware of locations where hazardous materials are present.
   1. Hazardous material remediation is specified elsewhere in the Contract Documents.

2. Do not disturb hazardous materials or items suspected of containing hazardous materials except under procedures specified elsewhere in the Contract Documents.
3. Owner will provide material safety data sheets for suspected hazardous materials that are known to be present in buildings and structures to be selectively demolished because of building operations or processes performed there.

F. Historic Areas: Demolition and hauling equipment and other materials shall be of sizes that clear surfaces within historic spaces, areas, rooms, and openings, including temporary protection, by 12 inches or more.

G. Storage or sale of removed items or materials on-site is not permitted.

H. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
1. Maintain fire-protection facilities in service during selective demolition operations.

1.10 WARRANTY

A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during selective demolition, by methods and with materials and using approved contractors *who specilize in clay tile work,* so as *to not comprimise the interigerty of the existing roofing system*. ~~void existing warranties~~. ~~Notify warrantor before proceeding. Existing warranties include the following:~~
1. ~~Roof.~~

B. ~~Notify warrantor on completion of selective demolition, and obtain documentation verifying that existing system has been inspected and warranty remains in effect. Submit documentation at Project closeout.~~

C. *Notify Owner for inspection and verification by qualified roofing inspector selected and by the Owner.*

1.11 COORDINATION

A. Arrange selective demolition schedule so as not to interfere with Owner's operations.

PART 2 PRODUCTS

2.01 PERFORMANCE REQUIREMENTS

A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

B. Standards: Comply with ASSE A10.6 and NFPA 241.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that utilities have been disconnected and capped before starting selective demolition operations.

B. Review Project Record Documents of existing construction or other existing condition and hazardous material information provided by Owner. Owner does not guarantee that existing conditions are same as those indicated in Project Record Documents.

C. Perform an engineering survey of condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective building demolition operations.
1. Perform surveys as the Work progresses to detect hazards resulting from selective demolition activities.

D. Steel Tendons: Locate tensioned steel tendons and include recommendations for de-tensioning.

E. Verify that hazardous materials have been remediated before proceeding with building demolition operations.

F. Survey of Existing Conditions: Record existing conditions by use of measured drawings and preconstruction photographs or video.
   1. Comply with requirements specified in Section 013233 "Photographic Documentation."
   2. Inventory and record the condition of items to be removed and salvaged. Provide photographs or video of conditions that might be misconstrued as damage caused by salvage operations.
   3. Before selective demolition or removal of existing building elements that will be reproduced or duplicated in final Work, make permanent record of measurements, materials, and construction details required to make exact reproduction.

3.02 PREPARATION

A. Refrigerant: Before starting demolition, remove refrigerant from mechanical equipment according to 40 CFR 82 and regulations of authorities having jurisdiction.

3.03 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

A. Existing Services/Systems to Remain: Maintain services/systems indicated to remain and protect them against damage.

B. Existing Services/Systems to Be Removed, Relocated, or Abandoned: Locate, identify, disconnect, and seal or cap off utility services and mechanical/electrical systems serving areas to be selectively demolished.
   1. Owner will arrange to shut off indicated services/systems when requested by Contractor.
   2. Arrange to shut off utilities with utility companies.
   3. If services/systems are required to be removed, relocated, or abandoned, provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building.
   4. Disconnect, demolish, and remove fire-suppression systems, plumbing, and HVAC systems, equipment, and components indicated on Drawings to be removed.
      a. Piping to Be Removed: Remove portion of piping indicated to be removed and cap or plug remaining piping with same or compatible piping material.
      b. Piping to Be Abandoned in Place: Drain piping and cap or plug piping with same or compatible piping material and leave in place.
      c. Equipment to Be Removed: Disconnect and cap services and remove equipment.
      d. Equipment to Be Removed and Reinstalled: Disconnect and cap services and remove, clean, and store equipment; when appropriate, reinstall, reconnect, and make equipment operational.
      e. Equipment to Be Removed and Salvaged: Disconnect and cap services and remove equipment and deliver to Owner.
      f. Ducts to Be Removed: Remove portion of ducts indicated to be removed and plug remaining ducts with same or compatible ductwork material.
      g. Ducts to Be Abandoned in Place: Cap or plug ducts with same or compatible ductwork material and leave in place.

3.04 PROTECTION

A. Temporary Protection: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
   1. Provide protection to ensure safe passage of people around selective demolition area and to and from occupied portions of building.
   2. Provide temporary weather protection, during interval between selective demolition of existing construction on exterior surfaces and new construction, to prevent water leakage and damage to structure and interior areas.
   3. Protect walls, ceilings, floors, and other existing finish work that are to remain or that are exposed during selective demolition operations.
   4. Cover and protect furniture, furnishings, and equipment that have not been removed.
   5. Comply with requirements for temporary enclosures, dust control, heating, and cooling specified in Section 015000 "Temporary Facilities and Controls."

B. Temporary Shoring: Design, provide, and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.
   1. Strengthen or add new supports when required during progress of selective demolition.

C. Remove temporary barricades and protections where hazards no longer exist.

3.05 SELECTIVE DEMOLITION, GENERAL

A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:
   1. Proceed with selective demolition systematically, from higher to lower level. Complete selective demolition operations above each floor or tier before disturbing supporting members on the next lower level.
   2. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping. Temporarily cover openings to remain.
   3. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
   4. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.
   5. Maintain fire watch during and for at least 2 hours after flame-cutting operations.
   6. Maintain adequate ventilation when using cutting torches.
   7. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.
   8. Remove structural framing members and lower to ground by method suitable to avoid free fall and to prevent ground impact or dust generation.
   9. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
   10. Dispose of demolished items and materials promptly. Comply with requirements in Section 017419 "Construction Waste Management and Disposal."

B. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.

C. Work in Historic Areas: Selective demolition may be performed only in areas of Project that are not designated as historic. In historic spaces, areas, and rooms, or on historic surfaces, the terms "demolish" or "remove" shall mean historic "removal" or "dismantling" as specified in Section 013591 Historic Treatment Procedures."

D. Removed and Salvaged Items:
   1. Clean salvaged items.
   2. Pack or crate items after cleaning. Identify contents of containers.
   3. Store items in a secure area until delivery to Owner.
   4. Transport items to Owner's storage area on-site or designated by Owner.
   5. Protect items from damage during transport and storage.

E. Removed and Reinstalled Items:
   1. Clean and repair items to functional condition adequate for intended reuse.
   2. Pack or crate items after cleaning and repairing. Identify contents of containers.
   3. Protect items from damage during transport and storage.
   4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.

F. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and cleaned and reinstalled in their original locations after selective demolition operations are complete.

3.06 SELECTIVE DEMOLITION PROCEDURES FOR SPECIFIC MATERIALS

A. Concrete: Demolish in small sections. Using power-driven saw, cut concrete to a depth of at least 3/4 inch at junctures with construction to remain. Dislodge concrete from reinforcement at perimeter of areas being demolished, cut reinforcement, and then remove remainder of concrete. Neatly trim openings to dimensions indicated.

B. Concrete: Demolish in sections. Cut concrete full depth at junctures with construction to remain and at regular intervals using power-driven saw, and then remove concrete between saw cuts.

C. Masonry: Demolish in small sections. Cut masonry at junctures with construction to remain, using power-driven saw, and then remove masonry between saw cuts.

D. Concrete Slabs-on-Grade: Saw-cut perimeter of area to be demolished, and then break up and remove.

E. Resilient Floor Coverings: Remove floor coverings and adhesive according to recommendations in RFCI's "Recommended Work Practices for the Removal of Resilient Floor Coverings." Do not use methods requiring solvent-based adhesive strippers.

F. Roofing: Remove no more existing roofing than what is required for new venting and exhaust than can be covered in one day by new roofing and so that building interior remains watertight and weathertight.

3.07 DISPOSAL OF DEMOLISHED MATERIALS

A. Remove demolition waste materials from Project site and dispose of them in an EPA-approved construction and demolition waste landfill acceptable to authorities having jurisdiction. and recycle or dispose of them according to Section 017419 "Construction Waste Management and Disposal."
   1. Do not allow demolished materials to accumulate on-site.
   2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
   3. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.
   4. Comply with requirements specified in Section 017419 "Construction Waste Management and Disposal."

B. Burning: Do not burn demolished materials.

3.08 CLEANING

A. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

3.09 SELECTIVE DEMOLITION SCHEDULE

A. Remove: Concrete floor, temporary opening coverings, shelving and overhead sectional door as designated on the drawings.

B. Remove and Salvage: Loose historic items.

C. Remove and Reinstall: Windows, doors, trim as designated on the drawings.

D. Existing to Remain: Trim, masonry, historic grain mechanisms, roofing as designated on the drawings.

E. Dismantle: N/A.

END OF SECTION 024119

END OF SECTION 024119

SECTION 024296
HISTORIC REMOVAL AND DISMANTLING

ADDENDUM #01 OCT 19, 2022

PART 1 GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SUMMARY

A. Section includes historic treatment procedures in the form of special types of selective demolition work for designated historic spaces, areas, rooms, and surfaces and the following specific work:
   1. Removal and dismantling of indicated portions of building or structure and debris hauling.
   2. Salvage of existing items to be reused or recycled.

B. Related Requirements:
   1. Section 013591 "Historic Treatment Procedures" for general historic treatment requirements.

1.03 DEFINITIONS

A. Dismantle: To disassemble or detach a historic item from a surface, or a non-historic item from a historic surface, using gentle methods and equipment to prevent damage to historic items and surfaces; disposing of items unless indicated to be salvaged or reinstalled.

B. Existing to Remain: Existing items that are not to be removed or dismantled, except to the degree indicated for performing required Work.

C. Remove: To take down or detach a non-historic item located within a historic space, area, or room, using methods and equipment to prevent damage to historic items and surfaces; disposing of items unless indicated to be salvaged or reinstalled.

D. Retain: To keep existing items that are not to be removed or dismantled.

E. Salvage: To protect removed or dismantled items and deliver them to Owner.

1.04 PRECONSTRUCTION MEETINGS

A. Preconstruction Conference(s): Conduct conference(s) at Project site.
   1. Review minutes of Preliminary Historic Treatment Conference that pertain to removal and dismantling procedures and protection of historic areas and surfaces.
   2. Review list of items indicated to be salvaged.
   3. Verify qualifications of personnel assigned to perform removal and dismantling.
   4. Inspect and discuss condition of each construction type to be removed or dismantled.
   5. Review requirements of other work that depends on condition of substrates exposed by removal and dismantling work.
   6. Review methods and procedures related to removal and dismantling work, including, but not limited to, the following:
      a. Historic removal and dismantling specialist's personnel, equipment, and facilities needed to make progress and avoid delays.
      b. Materials, material application, sequencing, tolerances, and required clearances.
      c. Fire prevention.
      d. Coordination with building occupants.

1.05 INFORMATIONAL SUBMITTALS

A. Qualification Data: For historic removal and dismantling specialist.

B. Preconstruction Documentation: Show preexisting conditions of adjoining construction and site improvements, including finish surfaces, that might be misconstrued as damage caused by Contractor's removal and dismantling operations.

C. Removal and Dismantling Historic Treatment Program: Submit 30 days before work begins.

D. List of Items Indicated to Be Salvaged: Prepare a list of items indicated on Drawings to be salvaged for Owner's use or for reinstallation. Submit 15 days before preconstruction conference.

E. Inventory of Salvaged Items: After removal or dismantling work is complete, submit a list of items that have been salvaged.
   1. Include item description, item condition, number of items if more than one of a type, and tag number.
   2. As work proceeds, include on the inventory items that were indicated to be salvaged and items of historic importance discovered during the work. Document reasons, if any, why an item indicated to be salvaged was not salvaged.

1.06 QUALITY ASSURANCE

A. Historic Removal and Dismantling Specialist Qualifications: A qualified historic treatment specialist. General selective demolition experience is insufficient experience for historic removal and dismantling work.
   1. *In lieu of a specialist, other experienced personnel will be considered upon demonstration of skill level by removing the following items from area(s) to be discarded and not reinstalled. This work to be completed and approved before mockups listed below in paragraph 1.06.C.;*
      a. *Door and Frame*
      b. *Door casing and trim*
      c. *Wall base, Approximately 30 lineal feet of base, including inside and outside corners.*

B. Removal and Dismantling Historic Treatment Program: Prepare a written, detailed description of materials, methods, equipment, and sequence of operations to be used for each phase of removal and dismantling work, including protection of surrounding and substrate materials and Project site.
   1. Dust and Noise Control: Include locations of proposed temporary dust- and noise-control partitions and means of egress from occupied areas coordinated with continuing on-site operations and other known work in progress.
   2. Debris Hauling: Include plans clearly marked to show debris hauling routes, turning radii, and locations and details of temporary protective barriers.

C. Mockups: Prepare mockups of specific historic removal and dismantling procedures specified in this Section to demonstrate aesthetic effects and to set quality standards for materials and execution.
   1. Typical Dismantling Work:
      a. Dismantle typical North Wing first floor window trim as shown on Drawings, one (1) location.
      b. Dismantle typical second floor window trim as shown on Drawings, one (1) location.
      c. Dismantle one (1) section of marble base as shown on Drawings.
      d. Dismantle one (1) panel of marble wainscot from Northwest Vestibule, as shown on Drawings.
      e. Dismantle one (1) panel of wood wainscot from Lecture Room, as shown on Drawings.
      f. Dismantle one (1) panel of wood wainscot from Café, as shown on Drawings.
   2. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.

D. Regulatory Requirements: Comply with notification regulations of authorities having jurisdiction before beginning removal and dismantling work. Comply with hauling and disposal regulations of authorities having jurisdiction.

1.07 FIELD CONDITIONS

A. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.

1. Before removal and dismantling, Owner will remove the following items:
    a. Furniture, Fixtures, and Equipment (FF&E).
    b. State History Collections (this work is ongoing and scheduled to be complete by mid-July).

B. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with removal and dismantling work.

C. Hazardous Materials: Hazardous materials are present in construction affected by removal and dismantling work. A report on the presence of hazardous materials is on file for review and use. Examine report to become aware of locations where hazardous materials are present.
    1. Hazardous material remediation is specified elsewhere in the Contract Documents.
    2. Do not disturb hazardous materials or items suspected of containing hazardous materials, except under procedures specified elsewhere in the Contract Documents.
    3. If unanticipated asbestos is suspected, stop work in the area of potential hazard, shut off fans and other air handlers ventilating the area, and rope off area until the questionable material is identified. Reassign workers to continue work in unaffected areas. Resume work in the area of concern after safe working conditions are verified.

D. Storage or sale of removed or dismantled items on-site is not permitted unless otherwise indicated.

PART 2 PRODUCTS - (NOT USED)

PART 3 EXECUTION

3.01 HISTORIC TREATMENT SPECIALISTS

A. Historic Removal and Dismantling Specialist Firms: Subject to compliance with requirements, firms that may perform historic removal and dismantling include, but are not limited to, the following:
    1. Architectural Metal Restoration.
    2. Carver Sheet Metal Works, Inc.
    3. Historical Arts and Casting.
    4. Hydro-Tech Inc.
    5. Abstract Masonry Restroation, Inc.
    6. Childs Enterprises Masonry.
    7. Commercial Restoration Services.
    8. IMS Masonry.
    9. RJ Masonry
    10. American Heritage Window Rebuilders.
    11. Classic Furniture Services.
    12. Historic Woods by Lunar Canyon.
    13. ReView Window Restoration.
    14. R Phillips Plastering.
    15. Evergreene Architectural Arts.

3.02 HISTORIC REMOVAL AND DISMANTLING EQUIPMENT

A. Removal Equipment: Use only hand-held tools, except as follows or unless otherwise approved by Architect on a case-by-case basis:
    1. Light jackhammers are allowed subject to Architect's approval.
    2. Large air hammers are not permitted.

B. Dismantling Equipment: Use manual, hand-held tools, except as follows or otherwise approved by Architect on a case-by-case basis:
    1. Hand-held power tools and cutting torches are permitted only as submitted in the historic treatment program. They must be adjustable so as to penetrate or cut only the thickness of material being removed.
    2. Pry bars more than 18 inches long and hammers weighing more than 2 lb are not permitted for dismantling work.

3.03 EXAMINATION

A. Preparation for Removal and Dismantling: Examine construction to be removed or dismantled to determine best methods to safely and effectively perform removal and dismantling work. Examine adjacent work to determine what protective measures are necessary. Make explorations, probes, and inquiries as necessary to determine condition of construction to be removed or dismantled and location of utilities and services to remain that may be hidden by construction that is to be removed or dismantled.
   1. Verify that affected utilities are disconnected and capped.
   2. Inventory and record the condition of items to be removed and dismantled for reinstallation or salvage. Enter this information on the submittal of inventory of salvaged items.
   3. Before removal or dismantling of existing building elements that will be reproduced or duplicated in final Work, make permanent record of measurements, materials, and construction details required to make exact reproduction.
   4. Engineering Survey: Engage a professional engineer to survey condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures as a result of removal and dismantling work.

B. Survey of Existing Conditions: Record existing conditions by use of preconstruction photographs and [use of point cloud available from architect upon request].
   1. Comply with requirements specified in Section 013233 "Photographic Documentation."

C. Perform surveys as the Work progresses to detect hazards resulting from historic removal and dismantling procedures.

3.04 HISTORIC REMOVAL AND DISMANTLING

A. General: Have removal and dismantling work performed by a qualified historic removal and dismantling specialist. Ensure that historic removal and dismantling specialist's field supervisors are present when removal and dismantling work begins and during its progress.

B. Perform work according to the historic treatment program and approved mockup(s).
   1. Perform removal and dismantling to the limits indicated.
   2. Provide supports or reinforcement for existing construction that becomes temporarily weakened by removal and dismantling work, until the Project Work is completed unless otherwise indicated.
   3. Perform cutting by hand or with small power tools wherever possible. Cut holes and slots neatly to size required, with minimum disturbance of adjacent work.
   4. Do not operate air compressors inside building unless approved by Architect in each case.
   5. Do not drill or cut columns, beams, joints, girders, structural slabs, or other structural supporting elements, without having Contractor's professional engineer's written approval for each location before such work is begun.
   6. Dispose of removed and dismantled items off-site unless indicated to be salvaged or reinstalled.

C. Water-Mist Sprinkling: Use water-mist sprinkling and other wet methods to control dust only with adequate, approved procedures and equipment according to the historic treatment program to ensure that such water does not create a hazard or adversely affect other building areas or materials.

D. Unacceptable Equipment: Keep equipment that is not permitted for historic removal or dismantling work away from the vicinity where such work is being performed.

E. Removing and Dismantling Items on or Near Historic Surfaces:
   1. Use only dismantling equipment and procedures within 12 inches of historic surface. Do not use pry bars. Protect historic surface from contact with or damage by tools.
   2. Unfasten items in the opposite order from which they were installed.
   3. Support each item as it becomes loosened to prevent stress and damage to the historic surface.
   4. Dismantle anchorages.

F. Anchorages:
   1. Remove anchorages associated with removed items.
   2. Dismantle anchorages associated with dismantled items.
   3. In non-historic surfaces, patch holes created by anchorage removal or dismantling according to the requirements for new work.
   4. In historic surfaces, patch or repair holes created by anchorage removal or dismantling according to Section that is specific to the historic surface being patched.

3.05 HISTORIC REMOVAL AND DISMANTLING SCHEDULE

A. Existing Items to Be Removed: As Indicated on Drawings.

B. Existing Items to Be Dismantled and Reinstalled:
   1. Historic interior window trim, as indicated on Drawings.
   2. Wood wainscot, as indicated on Drawings.
   3. Marble wainscot, as indicated on Drawings.
   4. Marble base, as indicated on Drawings.
   5. Vestibule light fixtures, as indicated on Drawings.
   6. Historic radiators, as indicated on Drawings.
   7. Other Items As Indicated on Drawings.

C. Existing Items to Remain:
   1. Structural load-bearing concrete footings, foundations, and columns
   2. Structural load-bearing masonry walls.
   3. Structural steel trusses.
   4. Structural concrete floor and roof decks.
   5. Other items as indicated on Drawings.

END OF SECTION 024296

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SECTION 230080
SELECTIVE MECHANICAL DEMOLITION

EXECUTED AS PART OF BID PACKAGE 01 AND BID PACKAGE 02

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. This Section includes the following:

1. Demolition and removal of selected portions of building or mechanical systems.
2. Salvage of existing items to be reused or recycled.

B. Related Sections include the following:

1. Section 015000 – Temporary Facilities and Controls
2. Section 017419 – Construction Waste Management and Disposal
3. Section 024119 – Selective Demolition
4. Section 024296 – Historic Removal and Dismantling

1.3 DEFINITIONS

A. Remove: Detach items from existing construction and legally dispose of them off-site, unless indicated to be removed and reinstalled.

B. Remove and Reinstall: Detach items from existing construction, prepare them for reuse, and reinstall them where indicated.

C. Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed or removed and reinstalled.

1.4 SUBMITTALS

A. Schedule of Selective Demolition Activities: Indicate the following:

1. Detailed sequence of removal work, with starting and ending dates for each activity.
2. Interruption of utility services. Indicate how long utility services will be interrupted.
3. Coordination for shutoff, capping, and continuation of utility services.

4. Use of elevator and stairs.
5. Means of protection for items to remain and items in path of waste removal from building.

1.5 PROJECT CONDITIONS

A. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.

1. Hazardous materials will be removed by Owner before start of the Work.
2. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Owner will remove hazardous materials under a separate contract.

B. Storage or sale of removed items or materials on-site is not permitted.

C. Utility Service: Maintain existing utilities in service and protect them against damage during selective demolition operations.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

A. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.

B. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to Architect.

3.2 UTILITY SERVICES AND MECHANICAL SYSTEMS

A. Existing Services/Systems: Maintain all services and systems and protect them against damage during selective demolition operations.

3.3 PREPARATION

A. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.

1. Comply with requirements for access and protection specified in Section 015000 - Temporary Facilities and Controls.

B. Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people.

1. Comply with requirements of Section 017419 - Temporary Facilities and Controls.

3.4 SELECTIVE DEMOLITION, GENERAL

A. General: Remove existing mechanical systems only to the extent required and as indicated. Use methods required to complete the Work within limitations of governing regulations.

B. Removed and Reinstalled Items:

1. Clean items to functional condition adequate for intended reuse.
2. Protect items from damage during transport and storage.
3. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.

C. Existing Items to Remain: Protect construction to remain against damage and soiling during selective demolition.

3.5 SELECTIVE DEMOLITION PROCEDURES FOR SPECIFIC SYSTEMS

A. Piping includes: Pipe, fittings, valves, accessories, hangers and insulation.

1. Where existing piping is to be removed:

a. Piping shall be drained, disconnected, removed and capped at an active main.
b. Piping not to remain in use shall be removed completely.

2. Where existing piping is to be relocated:

a. Piping shall be drained, disconnected and removed as shown.
b. Hangers may remain if they are to be reused for reinstallation.
c. Piping shall be stored for reinstallation.

B. Ductwork includes: Ductwork, fittings, dampers, registers, grilles, diffusers, accessories, hangers and insulation:

1. Where existing ductwork is to be removed:

a. Ductwork shall be disconnected, removed and capped at an active main.
b. Ductwork not to remain in use shall be removed completely.

2. Where existing ductwork is to be relocated:

a. Ductwork shall be disconnected and removed as shown.

b. Hangers may remain if they are to be reused for reinstallation.
c. Ductwork shall be stored for reinstallation.

C. Where piping or ductwork to be removed is concealed in construction it may be abandoned in place if capped at both ends and approved by the Owner and the Architect.

3.6 DISPOSAL OF DEMOLISHED MATERIALS

A. General: Except for items or materials indicated to be reused, reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them in an EPA-approved landfill.

1. Do not allow demolished materials to accumulate on-site.
2. Remove and transport debris in a manner that will prevent spillage.
3. Comply with requirements specified in Section – 017419 Construction Waste Management and Disposal.

B. Burning: Do not burn demolished materials.

C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

3.7 CUTTING AND PATCHING

A. All necessary cutting and patching shall be done by the General Contractor.

B. Removal and replacement of suspended ceilings necessary for selective demolition of mechanical systems shall be done under this section.

END OF SECTION 230080