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1. Payment

A. Classification Definitions, Building and Highway-Heavy

Definitions for Building Construction and Highway-Heavy classifications shall conform to the current "Dictionary of Occupational Titles" as published by the U.S. Department of Labor.

B. Minimum Wages

Workers on Project shall be paid not less than wage rates, including fringe benefits, as published by the Department of Labor (DOL) for Building Construction and Highway Heavy Trades. Such wage rates shall be used throughout the Contract. If a classification is to be used, which is not listed in the attached wage rates, CONTRACTOR shall submit to OWNER rates and classification proposed for use, for approval, prior to performance of the Work.

NOTE: The terms journeyman and apprentice apply to both union and independent workers, and are not intended to imply that these positions are union workers only.

All laborers and mechanics working upon the Work for this Project shall be paid unconditionally and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by Secretary of Labor under the Copeland Act, Title 29 CFR, Part 3) full wages accrued and when due, computed at rates not less than wage rates bound herein pertaining to type of Work being performed. When Work is of such a nature that both Building and Highway-Heavy wage scales are incorporated into contract, CONTRACTOR shall pay wage rates to mechanics or laborers performing Work in more than one classification at the rate indicated for each classification for time actually worked as determined by area practice applicable to type (Site Construction Crafts or Building Construction Crafts) of Work being performed without regards to skill. Salaried specialists (project superintendent and administrative personnel only) in the permanent employment of CONTRACTOR do not fall under any Wage Classification. Wage rates shall be posted by CONTRACTOR at site(s) of Work in prominent, easily accessible places where they can be seen by all workers.

C. Overtime Requirements

No CONTRACTOR, Subcontractor, or Sub-subcontractor contracting for any part of contract Work which may require or involve the employment of laborers or mechanics shall require or permit any laborer or mechanic in any workweek in which he is employed on such Work, to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times his basic rate of pay for all hours in excess of forty hours in such workweek.

2. Apprentices

Locally & Federally Funded Projects

Apprentices and Trainees will be permitted to work as such only when they are registered, individually, under a bonafide Apprenticeship or Trainee program registered with the Bureau of Apprenticeship and Training, United States Department of Labor. The allowable ratio of

Apprentices or Trainees to journeymen in any craft classification shall not be greater than the ratio permitted to CONTRACTOR as stated in the registered apprenticeship program standards. Any employee listed on a payroll at an Apprentice or Trainee wage rate, who is not registered as above, shall be paid the wage rate provided in Contract for Work employee actually performed. CONTRACTOR, Subcontractor, or Sub-subcontractor shall furnish to OWNER written evidence of registration of his program for Apprentices and Trainees as well as of the appropriate ratios and wage rates, for the area of construction prior to using any Apprentices or Trainees on this Contract.

3. Withholding of Payments

OWNER may withhold or cause to be withheld from CONTRACTOR as much of the accrued payments as necessary to pay laborers and mechanics employed by CONTRACTOR, Subcontractors, or Sub-subcontractors the amount of wages required to comply with the Contract. In the event of nonpayment of wages to laborers or mechanics working on the site of the Work of this Contract, OWNER may, after Written Notice to CONTRACTOR, take such action as may be necessary to cause suspension of any further payments or advance of funds to CONTRACTOR until such violations have ceased and until restitution has been made. Payments may also be withheld if CONTRACTOR fails to maintain weekly payroll reports or fails to provide copies in a timely manner upon request of Owner.

4. Payrolls

A. CONTRACTOR shall keep records showing:

1. the name and occupation of each worker employed by the CONTRACTOR or subcontractor(s) in the construction of the public work;
2. the actual per diem wages paid to each worker; and
3. Employee Certification. CONTRACTOR, Subcontractor, and Sub-subcontractor shall identify in writing, the classification agreed to by all laborers and mechanics employed by them in the execution of the Contract, and pay not less than rates specified in the attached Building Construction and Highway Heavy Wage Rate Schedule(s). If work performed by worker is different than the classification agreed upon, the worker shall be paid no less than the minimum wage for work performed.

B. The record shall be open at all reasonable hours to inspection by the officers and agents of the Owner as requested. CONTRACTOR will be responsible to provide copies of records as requested by the Owner within two (2) working days. Payrolls relating to this Work shall be maintained during term of Contract and preserved for a period of three (3) years thereafter by CONTRACTOR for all laborers and mechanics working on the Work.

C. A Statement of Compliance, a letter signed and dated by party responsible for supervising the payment of persons employed by CONTRACTOR or subcontractor shall accompany payrolls required by Owner. The Statement of Compliance letter shall identify but is not limited to:

1. name of signatory party and title,
2. name of project, payroll period, and
3. name of CONTRACTOR or Subcontractor.

The signed letter attests that the payroll complies with 29CFR issued by the Secretary of Labor.

5. Complaints and Penalties

A public body awarding a contract, and an agent or officer of the public body, shall, take cognizance of complaints of all violations of Chapter 2258 Texas Government Code Title 10 or applicable Federal Statutes committed in the execution of the contract; and withhold money forfeited or required to be withheld under this chapter from the payments to the CONTRACTOR under the contract. A CONTRACTOR or subcontractor(s) who violates this section shall pay to the political subdivision on whose behalf the contract is made, sixty dollars (\$60) for each worker employed for each calendar day or part of the day that the worker is paid less than the wage rates stipulated in the contract. A public body shall use any money collected under this section to offset the costs incurred in the administration of this chapter.

Confirmed Disciplinary action taken by CONTRACTOR against employees who provide information during an interview or investigation by the Owner on wages received, may result in suspension or debarment from consideration of award of County contracts.

6. Area Practice

A. Highway Heavy Construction Rates shall be used on this Project, unless the Project consists primarily of Building Construction and Building Construction Rates are to be used.

1. Building Construction consists generally of all aspects of construction of buildings, which are sheltered enclosures with walk-in access for the purpose of housing persons, machinery, equipment or supplies, including without limitation the installation of utilities and equipment, both above and below grade level, as well as incidental demolition, grading, utilities, paving and other site work. Buildings need not be "habitable" to be classified as Building Construction and the installation of heavy machinery, and/or equipment will not generally change a Building Construction project's classification.

2. The determination of Building Construction Wage Rates includes all construction trades and work necessary to complete a building, regardless of the number of contracts involved, so long as all such contracts are closely related in purpose, time and place.

B. For projects that involve both Building Construction and Highway-Heavy trades, the following classifications shall be used:

1. A multiple classification shall be used if Building Construction items are more than twenty percent (20%) of the Highway-Heavy project cost.

2. A multiple classification shall be used if Highway-Heavy Construction items are more than twenty percent (20%) of the Building Construction Project cost.

3. When multiple classifications are used, the Highway-Heavy Construction Rates are to be paid to workers engaged in site work determined to be five (5) feet beyond the building, extending to the property boundary or construction limits.

7. Texas Public Information Act

Unless covered by an exception to mandatory disclosure under the Texas Public Information Act, any and all documents submitted to the County of Comal become Public Records and are, therefore, subject to public disclosure.

Wage Rates For This Project Are Attached

End

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Technical Specifications

1.0 General Specifications

- 1.1 These specifications shall cooperate with the accompanying plans in every detail so that any item or any work that may be specified herein and not shown on the plans, or vice-versa, is to be executed the same as if occurring in both. Any items of labor or materials which are not shown on the drawings or mentioned in these specifications but are nevertheless necessary for the proper completion of the construction, are to be provided for by the CONTRACTOR in this bid.
- 1.2 Should any drawings or figures be omitted on the scale which are necessary for a clear and comprehensive understanding, it will be the duty of the CONTRACTOR to advise the proper parties; and in no case proceed with work in uncertainty.
- 1.3 The CONTRACTOR shall submit three (3) copies of the material submittals of all materials and equipment utilized on this project. The OWNER shall approve all materials and equipment in writing prior to installation or acceptance. The term "or equal" is intended to establish a level of quality and is not to be interpreted as a preference for a particular brand. Other brands equivalent as to function, basic design, type and quality of material, method of construction and required dimensions will be subject to approval by the OWNER prior to installation.
 - 1.3.1 All labor is to be performed in a skillful, thorough manner.
 - 1.3.2 All material to be of the dimension and grade as herein specified.
- 1.4 The CONTRACTOR and all SUBCONTRACTORS shall comply with all federal, state and local laws, codes and ordinances applicable to the work.
 - 1.4.1 The CONTRACTOR shall be responsible for obtaining and paying for any and all permits and fees required in the execution of the work.
 - 1.4.2 Under no circumstances shall any work be started before the required permits are obtained or fees paid.
 - 1.4.3 The CONTRACTOR shall ensure that all mechanical, electrical, plumbing and structural plans be submitted to the OWNER.
 - 1.4.4 The OWNER shall be furnished with certified copies of all permits.
 - 1.4.5 The CONTRACTOR shall cooperate with all local and other governmental officials and inspectors at all times.
 - 1.4.6 The CONTRACTOR shall comply with the TCEQ approved Contributing Zone Plan (CZP).
- 1.5 The CONTRACTOR shall protect all persons and property throughout the progress until the completion of the work.

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- 1.6 During the course of their work, all craftsmen and tradesmen shall protect all work which precedes theirs from damage and they shall make repairs and/or replacements of any damage caused either directly or indirectly by them.
 - 1.7 At the time of completion of the work, the CONTRACTOR shall deliver the building in a clean, dust-free condition.
 - 1.8 All manufactured items, materials and equipment shall be installed in strict accordance with the manufacturer's recommended specifications except that these specifications, where more stringent, shall be complied with.
 - 1.8.1 At the completion of the project and prior to final acceptance by the OWNER, the CONTRACTOR shall provide OWNER with one complete set of operating and maintenance instructions, and demonstrate to him the procedures for proper operation and maintenance of all equipment.
 - 1.8.2 CONTRACTOR shall guarantee to replace any defective materials and remedy any defective workmanship installed as a part of this work, without any cost to OWNER, for a period of one (1) year following the date of certificate of final payment to the CONTRACTOR. Lamps and fuses are exempted from the guarantee.
 - 1.9 The successful CONTRACTOR shall prepare and submit a complete set of construction plans for this project. The plans provided with the bid package are to be used for general planning and bidding. The specifications contained in the bid package are minimum specifications. The CONTRACTOR'S plans shall show electrical schematic and details, building plans, elevations and details, heating, ventilation, and plumbing plans and details.
 - 1.10 The County Parks Manager will serve as the project manager with input from the CRRC.
 - 1.11 Contractor awarded this project must provide *proof of insurance* with Comal County and CRRC listed as additional insured's during the construction process.
 - 1.12 Compliance with all ADA requirements is the responsibility of the contractor.
- 2.0 Excavation, Filling, Grading
- 2.1 Work of this section shall include, but not be limited to the following:
 - 2.1.1 Excavation for footings, slabs, sidewalks, drives, curbs and paving at grade.
 - 2.1.2 Miscellaneous excavation as necessary to properly complete all concrete and finished site work as indicated and specified on the plans and these specifications herein.
 - 2.1.3 Maintaining the construction site free of surface water.
 - 2.1.4 Backfilling and filling to meet finish grades and to fill all low areas, holes, depressions and excavation voids.

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- 2.1.5 Rough grading and compacting of subgrade (to within 95% of standard proctor density) to receive base course and work of other sections.
- 2.1.6 Disposal of all excess excavated material.
- 2.2 Before starting any excavation work, the CONTRACTOR shall locate all existing utilities. Existing utilities to remain shall be protected at all times by approved methods. Damage to existing utilities as the result of CONTRACTOR'S operations and/or improper protection shall be immediately repaired to the satisfaction of the Utility Company and/or OWNER without additional expense to OWNER.
 - 2.2.1 Contractor shall protect as necessary to avoid damage, the equipment, materials and installations of other trades who are executing work concurrently with work of this section until all work of this section has been completed.
 - 2.2.2 Contractor shall protect excavations and fills from excessive wetting and drying.
- 2.3 Contractor shall stockpile acceptable excavated materials on site for use in filling and backfilling operations. Soil containing organic matter will not be suitable for use in structural fills and backfills. Additionally, general and structural fills and backfills, if necessary, shall be obtained from off site by CONTRACTOR at his own expense.
 - 2.3.1 Contractor shall remove all organic and undesirable materials from paved areas and areas where concrete and/or structural fill and/or backfill is to be placed.
- 2.4 All excavation shall be unclassified, which shall comprise and include the satisfactory removal and disposal of all materials excavated, regardless of nature of materials encountered, at no additional expense to OWNER. Neither the condition of the material at the time it is excavated nor the manner in which it is excavated will have bearing on or will be given consideration in the classifying of excavation.
 - 2.4.1 Excavated material shall not be deposited in any manner that will endanger a partly furnished structure or that which may be detrimental to the work of adjacent facilities and structures in any way.
 - 2.4.2 Excavations shall be cut accurately to the lines, levels and dimensions necessary for the completion of all work as indicated and specified on the approved drawings and plans.
 - 2.4.3 Except at concrete footing and foundation work requiring soil bearing, all unauthorized excavations below the required depths shall be backfilled with approved material and compacted as specified hereafter, without additional expense to OWNER.
 - 2.4.4 Unauthorized excavations below the required depths for concrete footing and foundation work requiring soil bearing shall be filled with approved concrete by extending the footing to the new depth, without additional expense to OWNER.
- 2.5 Backfill and fill shall be provided to meet finish grades and subgrade and to fill all low areas, holes, depressions and excavation voids.

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- 2.6 Structural fill and backfill shall be an approved crushed limestone base material in accordance with Item 248 Type A of TSDHPT, 1982 Standard Specifications for the Construction of Highways, Streets and Bridges.
 - 2.6.1 Structural fill and backfill shall be provided under building slab and elsewhere as necessary to bring work to designated grade.
 - 2.6.2 Structural fill and backfill shall be placed as rapidly as the progress of work will permit, but not before the work that is to be buried and concealed has been completed and approved.
- 2.7 If any unknown or uncharted utilities are encountered during construction, promptly notify OWNER and wait for his instructions before proceeding.
 - 2.7.1 If it is ascertained by the OWNER that such utility line has been abandoned, the CONTRACTOR shall cap the line a depth of 12" or more below finish grade.
 - 2.7.2 If such unknown utilities are encountered, and work is continued without contacting OWNER for instructions, and damage is caused to said utilities, the CONTRACTOR shall repair, at his expense, all such damage to the satisfaction of the OWNER and/or utility company concerned.
- 2.8 CONTRACTOR shall lay out and correctly establish all line, levels, grades and positions of all parts of the work, and shall be responsible for their accuracy and proper correlation with existing control lines, monuments and data points. Control lines, monuments and data points shall be carefully preserved by the CONTRACTOR, and if displaced, shall be reset by the CONTRACTOR, and the CONTRACTOR'S own expense. All such resetting work shall be subject to OWNER'S approval.
- 2.9 CONTRACTOR shall be responsible for maintaining all excavation free from water throughout the progress of the work. Water shall be kept constantly controlled and legally disposed of by means of pumps, ditches, dams and other acceptable methods.

3.0 Foundation

- 3.1 Foundation shall be constructed in accordance with the details shown on the plans, and as approved in the engineering plans and specifications.
- 3.2 Concrete shall be finished to a smooth finish.
- 3.3 Site shall be left free of construction material and excess material generated from excavations and site preparation.

4.0 Metal Building

- 4.1 Building shall be bid as one 4,000 square foot metal building, installed in accordance with the details shown on the plans. The CONTRACTOR shall submit the building manufacturer's professional engineered plans, specifications and anchor bolt reactions for approval.

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- 4.2 Building Details:
 - 4.2.1 Building Width: 40'
 - 4.2.2 Building Length: 100'
 - 4.2.3 Peak Offset: 20'
 - 4.2.4 Eave Height: 10'
 - 4.2.5 Roof Slope: 2 to 12
- 4.3 Building Loads:
 - 4.3.1 Building shall be designed in accordance with IBC 2003
- 4.4 Insulation:
 - 4.4.1 Minimum R-13 batt insulation on top of purlins in roof and walls.
 - 4.4.2 R-19 batt fiberglass insulation for all walls (in addition to any insulation from 4.4.1).
- 4.5 Roofing shall be twenty-six (26) gauge high strength steel with a zinc-aluminum alloy coating.
 - 4.5.1 Roof shall have a one (1) year manufacturing warranty and a one (1) year weather tightness warranty from the building manufacturer.
 - 4.5.2 Roof shall be "PBR" type construction.
 - 4.5.3 All end laps, side laps and panel laps shall have continuous sealing.
 - 4.5.4 Roof shall meet the requirements of the underwriter's laboratories class 90 rating for wind uplift resistance with a live load of twenty (20) psf, ground snow of five (5) psf, and a wind load of ninety-five (95) miles per hour.
 - 4.5.5 Roof panel color shall be selected by the OWNER.
- 4.6 Roof drainage system shall be designed for rainfall intensity of a five (5) year return period.
 - 4.6.1 Eave gutters and down spouts shall be provided on the building.
 - 4.6.2 Eave gutters and down spouts shall be manufactured from U.S. standard twenty-six (26) gauge steel and shall be galvanized or painted to match the general trim color at the OWNER'S option.
- 4.7 Roof vents, if needed, shall be compatible to the roof system. Contractor shall determine the necessity of the roof vents.

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- 4.8 Outside Walls for Enclosed Area:
- 4.8.1 Outside walls shall be metal panel siding as specified in Section 8.1.
- 4.8.2 CONTRACTOR shall submit alternates for:
- 4.8.2.1 Placing Veneerstone finish, or equal, on the bottom three feet of the exterior walls and will wrap around the exterior walls onto the wall in the open area of the pavilion (under the pavilion roof). The width of the Veneerstone finish, or equal, under the pavilion roof shall be 1 foot measured from the exterior corners (see plan for details). Veneerstone, or equal, shall be finished and installed in accordance with manufacturers installation instructions and will be finished with appropriate trim pieces. Veneerstone, or equal, wrap shall form a rectangular column around each column and shall be 3 feet in height from the slab finished elevation. Alternates shall be submitted for finish type “Austin Stone in Bisque” and “Slackstone Villa.”
- 4.9 Finish Flooring: The work required consists of all vinyl-composition tile and four (4) inch rubber base and related items necessary to complete the work indicated and described in the specifications.
- 4.9.1 Vinyl composition shall be 12” x 12” x 1/8” of one of the following brands or approved equal. CONTRACTOR shall submit samples of available patterns in the manufacturer’s product that he proposes using, for color selection, or match existing tile.
- 4.9.1.1 Armstrong “Excelon” Imperial Series
- 4.9.1.2 Kentile “Architectural” Series
- 4.9.1.3 Azrock “Premier” Series
- 4.9.2 Rubber base shall be Robbins Floor Products, Inc., micro-finish rubber cove base, set on type, pre-formed outside corner, black color, and four (4) inches high. Rubber base corners shall be pre-formed corners.
- 4.9.3 Colors shall be selected by the OWNER. OWNER shall be allowed to select a multi-colored tile layout.
- 4.9.4 Adhesive shall be waterproof type manufactured expressly for adhering the specified floor covering to trowled concrete subfloor.
- 4.9.5 Surface to receive tile and/or base shall be clean and dry, showing no irregularities that will show on finished floor. Minor subfloor cracks, etc. shall be filled with spackle or approved joint filler.
- 4.9.6 Tile and adhesive shall be stored in original packages at not less than 70 degrees Fahrenheit and shall be maintained in areas receiving tile 24 hours prior to and 24 hours after installation is complete.

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- 4.9.7 Prime concrete subfloor with primer as recommended by tile manufacturer.
- 4.9.8 Spread adhesive at rate approximately 150 square feet per gallon, or as recommended by manufacturer, using notched trowel. Installation of tiles can proceed when adhesive does not stain fingers when rubbed with moderate pressure. Avoid underexposed cement which will bleed between joints.
- 4.9.9 Base shall be cemented firmly to wall and have bottom edges in firm contact with floors.
- 4.9.10 Protective edging: Where flooring material adjoins cement finish floors or tile, finish edge with metal strip as specified herein. Secure to floor with expansion shields and flush screws spaced minimum of twelve (12) inches apart.
- 4.9.11 Clean tiles with good synthetic detergent in lukewarm water. Remove cleaner by rinsing with clear cold water and a wrung-out mop. After cleaning, buff thoroughly by machine with soft brush or lamb's wool pad. Before occupancy of building, give floors a 3 coat wax seal and high gloss buffing. Protect from traffic with heavy paper.
- 4.9.12 Inspect and make necessary adjustments and repairs within one (1) month after wear is applied continuously in finished areas. Repair unseated tile, broken tile, or tile showing minor breaks and fractures.
- 4.9.13 Outside floor area shall have a clear sealed finish applied to the smooth finish concrete.
- 4.10 Columns
 - 4.10.1 Contractor shall submit alternate for placing rock and masonry veneer finish as shown on the plans.
- 4.11 Inside sheathing: ½" thick fire code gypsum drywall board shall comply with ASTM C-36.
 - 4.11.1 Gypsum board shall be fastened to steel framing with approved drywall screws of length and type as recommended by the drywall manufacturer for condition of use.
 - 4.11.2 Screws shall be spaced twelve inches (12") on center at each support in the field of the board and eight inches (8") on center at the edges. Screws shall not be driven closer than 3/8" to the edges and ends of the board. Screw heads shall provide a slight depression below the surface of the board without breaking the paper surface.
 - 4.11.3 All corners and exposed edges shall have metal reinforcement installed in accordance with the drywall manufacturer's instructions and recommendations.
 - 4.11.4 Tape and float all joints with an approved taping and floating compound and reinforcement tape. Spot all screw heads with compound.

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- 4.12 Acoustical ceilings in interior portion of building shall be metal grid suspended system hung at 8' height.
- 4.12.1 Installation of the system shall be in strict accordance with the manufacturer's current published specifications.
- 4.12.2 Panels shall be 48" x 24" x 5/8" mineral fissured.
- 4.12.3 Samples and descriptive literature of panels and suspension system shall be submitted to OWNER for approval before starting this work and sufficiently early to coordinate with other work.
- 4.12.4 This work shall have a one (1) year warranty against becoming unserviceable or objectionable in appearance as a result of being defective or non-conforming. Defects shall include but not be limited to:
- 4.12.4.1 Noticeable sagging of the tile or board;
- 4.12.4.2 Discoloration, darkening, mildewing of tile, board or exposed metal parts;
- 4.12.4.3 Rusting or corrosion of suspension system; and
- 4.12.4.4 Gaps in tile or board caused by loose or improperly sized units.
- 4.13 Doors
- 4.13.1 Access doors to exterior portion of building, utility closet, kitchen, and pantry shall be steel door with metal frame (see door schedule on plans for size and location). Door knobs shall be lever type with satin finish.
- 4.13.2 Access door to water heater shall be a steel door with a metal frame (see door schedule on plans for size and location). Door knob shall be lever type with satin finish.
- 4.13.3 Access doors to bathroom storage area shall be solid core birch slab and finished as indicated and specified. Door knobs shall be lever type with satin finish.
- 4.13.4 Bathroom doors shall be steel door with metal frame (see door schedule on plans for size and location). Doors shall have automatic closer. Pull knob shall be installed on bathroom doors along with kick plate. All hardware shall be satin finish.
- 4.13.5 Roll up door shall be installed according to manufacturer's specifications and located as shown on the plans.
- 4.13.6 Entry doors, door to kitchen, and door to utility closet shall have a lockable door knob in addition to deadbolts. Door knob locks shall be keyed alike, and deadbolt locks shall be keyed alike but separate from door knob locks.

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4.14 Painting and Staining

4.14.1 All interior walls shall be painted.

4.14.2 Before painting, all surfaces shall be suitably prepared. This shall include removing all oil, rust, scale, dirt and other foreign material. Surfaces shall be prepared with an orange peel texture and painted in kitchen and bath acrylic enamel paint. Color shall be selected by OWNER.

5.0 Electrical

5.1 All electrical work shall comply with the National Electric Code.

5.1.1 CONTRACTOR shall arrange and pay for all permits and other charges required for electrical service and all other aspects in connection with the installation of this work.

5.1.2 CONTRACTOR shall guarantee to replace any defective materials and remedy any defective workmanship installed as a part of this work, without any cost to OWNER, for a period of one (1) year following the date of certificate of final payment to the CONTRACTOR. Lamps and fuses are exempted from the guarantee.

5.1.3 All items of equipment, and all materials, for which approval standards have been established by underwriters laboratories, certified ballast manufacturers, or Electrical Manufacturers Association shall be so approved and shall bear approval labels attesting same.

5.1.4 All work shall be performed in a neat and workmanship like manner.

5.1.5 Electrical CONTRACTOR shall coordinate work with work of other CONTRACTORS in putting the installation in place at a time when the space required by this installation is accessible. Cutting and patching necessitated by any failure on the part of the CONTRACTOR shall be performed at no additional cost to the OWNER. Any cutting necessary for the installation of the work described in this section shall be performed by this CONTRACTOR with the approval of OWNER. Patching shall be done by the general CONTRACTOR.

5.1.6 CONTRACTOR shall supply two (2) photo electric external lights in locations specified by the OWNER.

5.1.7 The CONTRACTOR shall submit for approval an electrical plan prepared by a master electrician. Electrical plan shall show all electrical service originating at location of electrical panel as shown on electrical plan.

5.1.8 Use 3 HaLide 250W "LoBay" lights in open pavilion area similar or equivalent to Lithonia TXA26--- IN LIEU OF 3 SODIUM VAPOR FIXTURES SHOWN ON DRAWING.

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- 5.1.9 Pavilion open area ceiling fans should be 52", suitable for outdoor use, without light kit and similar or equal to Hampton Bay Gazebo II or Hunter Mariner model for wet locations and mounted not less than 9' above floor level.
- 5.1.10 Kitchen ceiling fans will be 44", white, by Hunter or Hampton Bay without light kit and mounted not less than a height of 7' above kitchen floor. Adequate provisions must be provided to support the weight and operation of the ceiling mounted units.
- 5.1.11 Kitchen and restroom ceiling lights will be 2' x 4' "lay in" fluorescent fixtures by Lithonia or equivalent with T8 fluorescent bulbs and an opaque cover.
- 5.1.12 Hall, pantry and storage room lighting will be white ceiling mounted incandescent fixtures with 7" round, white globes, with two bulbs equivalent to two (2) 60w bulbs.
- 5.1.13 Bathroom exhaust fans should be Nutone/Broan or equivalent and can be either a 160CFM or 210CFM model with 7" round duct opening, exhausted to outside wall or eave area.
- 5.1.14 Electrical capacity for kitchen should be (in addn to overhead lighting, outlets, fans, etc.) sufficient to accommodate the needs of a "prep" kitchen including the simultaneous use of:
 - 5.1.14.1 Three (3) 110V "roasters and/or slow cookers";
 - 5.1.14.2 Two (2) 110V /warming ovens;
 - 5.1.14.3 Two (2) coffee urns;
 - 5.1.14.4 One (1) countertop microwave/convection 110V oven; and
 - 5.1.14.5 One (1) 16 cu. ft. frost free refrigerator.
- 5.1.15 All electrical switches, outlets, switch and outlet covers will be white
- 5.1.16 See plan details for notes concerning provisions for additional space in electrical panel.

6.0 Plumbing

- 6.1 All plumbing work and materials shall comply with the national plumbing code, the local code for the City of New Braunfels and any requirements of New Braunfels Utilities, when applicable, whether shown on the plans or not. In the event of conflict between the plans and the local enforcing authority, the latter shall rule. Any modifications resulting therefrom shall be made without additional cost to the OWNER. The CONTRACTOR shall report any such modifications to the OWNER for his approval before proceeding.
 - 6.1.1 The CONTRACTOR shall guarantee to keep the entire installation in repair and perfect working order for a period of one (1) year after completion and acceptance of same, and shall furnish free of cost to the OWNER all materials and labor necessary to comply with the above guarantee. The year is to start on the date of issuance of the certificate of final payment.

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- 6.1.2 All work shall be performed in a neat and workmanship like manner.
- 6.1.3 Plumbing CONTRACTOR shall coordinate his work with the work of all other CONTRACTORS in putting the installation in place at a time when the space required by this installation is accessible. Cutting and patching necessitated by any failure on the part of this CONTRACTOR shall be performed at no additional cost to the OWNER. Any cutting necessary for the installation of work described in this section shall be performed by this CONTRACTOR with the approval of the OWNER. The patching shall be done by the general CONTRACTOR.
- 6.1.4 The CONTRACTOR shall make up the various water supply and circulating lines distributing to the various fixtures as shown on the plans and described herein.
- 6.1.5 All above ground piping shall be type L hard drawn copper tubing with 995 solder joint coupling and with lead-free solder.
- 6.1.6 All water piping below grade shall be type K soft drawn copper with copper fittings and 995 solder joints and appropriate corrosion prevention sleeving.
- 6.1.7 All water piping under concrete slab shall be type K hard drawn copper tubing with thirty (30) pound felt sleeves where it passes through the floor slab. Do not install any fitting below the floor slab.
- 6.1.8 All drains, fittings and vent pipes under and above ground will be schedule 40 PVC, except all visually exposed plumbing shall be chrome plated and insulated as per ADA requirement.
- 6.1.9 All sinks shall have hot and cold water.
- 6.2 Fixtures:
 - 6.2.1 Water Heater will be GE 30 Gal., 220V (30506AAg) or equal
 - 6.2.2 Kitchen Sink will be similar to Elkay (Neptune series) 33"L x 22"W x 7"D, double sink, 3 hole without sprayer (or with hole for spray accessory "plugged" if a four hole sink) and not less than 22 guage, or equal. All necessary pipes and fittings for drain including a kitchen sink strainer (similar to Everbilt #02547) are to be provided.
 - 6.2.3 Kitchen faucet will be Delta single handle DST100WFAS in chrome or satin finish or equal. All necessary pipes and fittings for installation are to be included.
 - 6.2.4 Restroom sinks will be by Kohler, 4"cc model K-2196-4, wall mounted, in white, vitreous china, or equal. Dimensions approx. 20¼" x 17½".
 - 6.2.5 Restroom toilets will be American Standard 2 pc., complete toilet, 1.6 Gl. per flush, elongated, white, or equal.

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Section 700**

- 6.2.6 Toilet seats will be Bemis, or equal, and will be elongated, commercial style, open front, solid plastic or wood.
- 6.2.7 Urinals will be Kohler 5016-ER-47 or Elkay 6581-015, or equal, in white, vitreous china or porcelain; size 18" x 12.75" x 12.75". Units are wall mounted and must be complete with flush valve and all necessary drain and pipe.
- 6.2.8 ADA grab bars, where required, will be stainless steel, not less than 24" in length, and securely fastened to wall. Model selected must not have exposed screws.
- 6.2.9 Toilet paper holders, as required, will be chrome finish. Wall mounted towel dispensers (1) each restroom will be metal aluminum finish.
- 6.2.10 Water connection to water main supply shall be installed by CONTRACTOR at a location selected by the OWNER. The line shall be a 1 ½" line and the length shall be approximately 550'. CONTRACTOR shall install a pressure reducing valve to regulate a maximum pressure of 60 PSI for the water entering the pavilion. Trenching for waterline installation shall be provided by OWNER.
- 6.2.11 CONTRACTOR shall stub out 4" PVC for connection to OSSF. OSSF connection will be made by OWNER.
- 6.2.12 Floor drain caps should be brass finish.
- 6.2.13 Floor drains shall be plumbed to the OSSF.
- 6.2.14 Men's restroom will have two (2) 24" x 36" mirrors and stainless steel trimmed.
- 6.2.15 Women's restroom will have three (3) of same style – all to be ADA compliant.
- 6.2.16 Restroom faucets will be two handle, chrome finish, Delta bathroom faucet or a model of similar style and quality by another manufacturer. Drain opening should include a sink strainer in lieu of a pop-up "stopper".

7.0 Miscellaneous Finish-Out

- 7.1 Base and wall cabinets are to be installed on the "outside" wall of the kitchen only. The interior ("inside") wall is not to include cabinets.
- 7.2 Formica or Wilsonart countertops will be installed along three kitchen walls as follows:
 - 7.2.1 Countertop for base cabinets will be standard depth with 4" backsplash and straight or flat edges. Contractor will provide cutout for installation of double bowl sink. Sink details included in plumbing specification section.
 - 7.2.2 Countertop along the interior ("opposite") wall should likewise be standard depth and finished same as countertops on base cabinets.
 - 7.2.3 Countertop along the wall with the "roll-up" door should be 18" wide with no backsplash and a straight or flat edge. Countertop should be attached to the

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wall and supported on the outside edge by metal or wood “supports” spaced approximately 4’ apart and secured to the concrete floor.

7.2.4 Color of countertops shall be selected by OWNER.

7.2.5 Cabinets shall be builder grade wood cabinets in a stained, wood finish and include 36” base cabinets. Base cabinets shall have 2 drawers above each cabinet. Base cabinets shall have double doors. CONTRACTOR shall submit cabinet layout for approval by OWNER.

7.3 CONTRACTOR shall construct shelves as shown in the plans and install in locations shown on the plans.

8.0 Siding Treatments

8.1 Metal Panels

8.1.1 Metal panels shall be prime grade; roll formed from high strength steel, U.S. standard twenty-four (24) gauge minimum, aluminum zinc coated or equal.

8.1.2 Exterior side panels shall be finished with a premium paint system equal to Mesco’s color-cote II paint system. OWNER shall approve of color.

8.1.3 Panels shall have vertical lab joints and shall be installed over a properly aligned substructure by a positive fastening method. Fasteners shall be installed at each panel seam and spaced longitudinally not more than twenty-four (24) inches on center.

8.1.4 All flashings and panel seams requiring caulking shall be applied neatly and to prevent water penetration.

8.1.5 Fasteners shall be long life plated screws.

8.1.6 CONTRACTOR shall submit alternate for placing rock and masonry veneer finish as shown on the plans.

9.0 Roof Eave

9.1 All metal components shall be rust proof and galvanized

9.2 Eave shall be mounted securely to the front of the building.

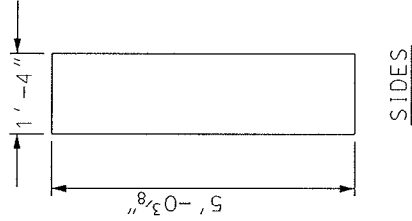
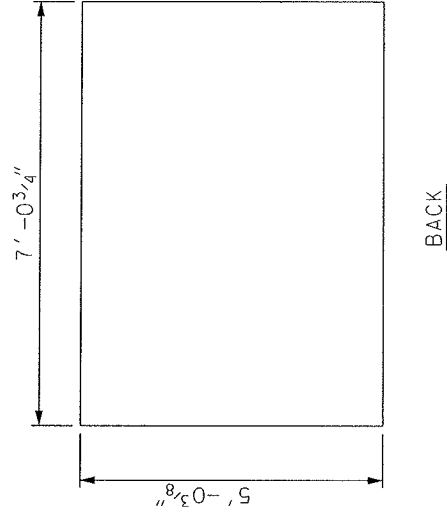
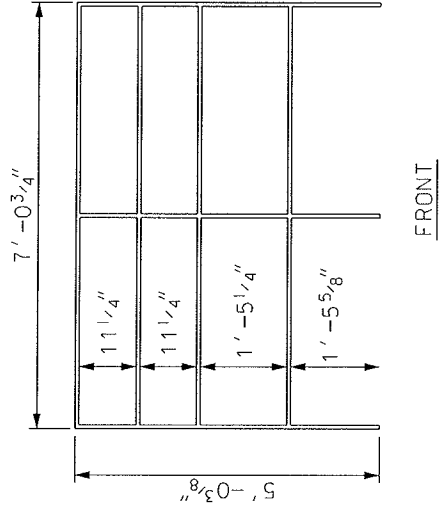
9.3 Eave shall run the entire width of the side of the building.

9.4 Gutters shall be sloped to drain.

9.5 Contractor shall submit engineering plans to owner for approval.

9.6 Eave shall be shall be fully enclosed to keep birds and other animals from nesting in supports.

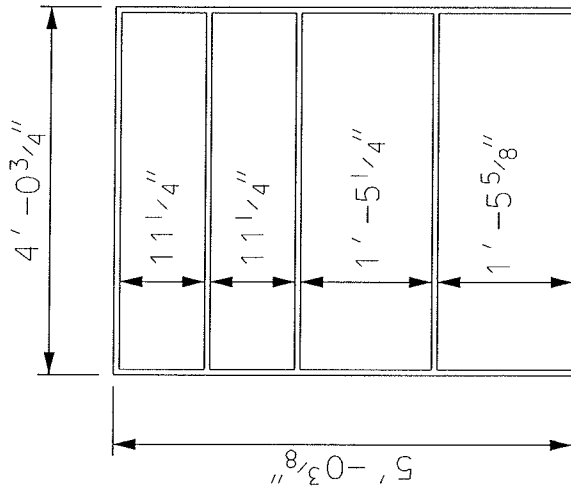
PANTRY SHELVES
1" = 3'



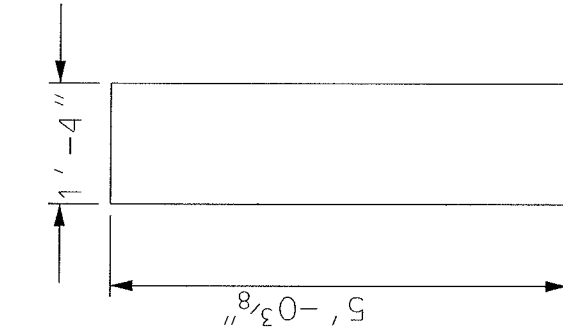
NOTES:

- 3/4" BIRCH PLYWOOD TO BE USED
- 3 COATS OF STAIN (COLOR TO BE PICKED BY OWNER)
- CONTRACTOR TO ANCHOR SHELVES TO WALL

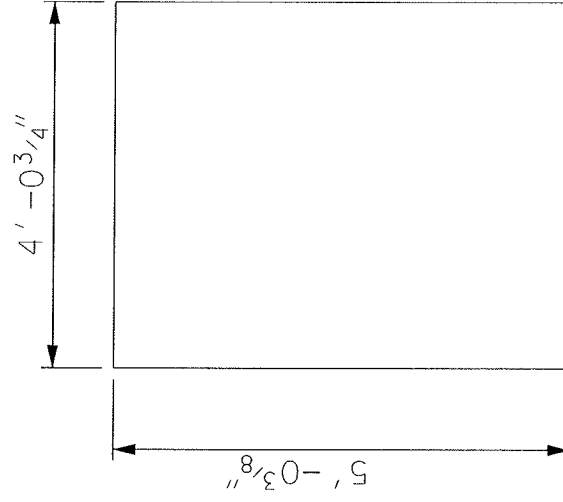
UTILITY CLOSET SHELVES
1"=2'



FRONT



SIDES



BACK

NOTES:

- 3/4" BIRCH PLYWOOD TO BE USED
- 3 COATS OF STAIN (COLOR TO BE PICKED BY OWNER)
- CONTRACTOR TO ANCHOR SHELVES TO WALL