<u>01-GENERAL NOTES: USE APPLICABLE NOTES</u>

- 1. This set of drawings indicates the general scope of the project in terms of the Architectural design concept, the dimensions of the building, the structural system, the electrical outlets and fixture locations are an outline of major Architectural elements of construction. As a "general scope" document, these drawings do not necessarily indicate or describe all the work required for the full performance and completion of the project. Pricing will be based on these documents with the understanding that each of the Prime Contractors, sub-contractors and/or materials suppliers are to furnish all items required for proper completion of the work without adjustment to contract or subcontract price. It is intended that the work be of sound, quality construction in full compliance with all governing codes and ordinances. The Prime Contractor, subcontractor, and material suppliers shall be solely responsible for the inclusion of adequate amounts to cover installation of all items indicated, described or implied.
- of completion and ready for occupancy, including all necessary items required, regardless of whether specifically called for or not on the drawing and do all repair work and replacement as may be necessary during that period at the Prime Contractors' expense.

All Prime Contractors shall hold to the intent of the drawings as to provide a complete and finished work, tested and guaranteed for a minimum of one year from the time

- Each Prime Contractor is to obtain all necessary permits and inspections including but not limited to building and occupancy permits. This also includes fees for driveway permits, testing, electrical inspections, sanitary system inspections, plumbing inspections, Misc. building inspector fees, filing fees, etc. A Certificate of Occupancy must be obtained by the Prime Contractor for the completion of the work.
- All work shall conform to the requirements of the governing codes having jurisdiction. In case of discrepancies between the notes and drawings, code requirements shall govern.
- Dimensions shown are face of new wall studs, face of masonry surfaces and to the face of all existing surfaces that are to remain unless noted otherwise. Verify actual conditions before beginning construction. The General Contractor is responsible for insuring that the framing dimensions will produce the finish floor plans as shown in the drawings. General Contractor to have all changes approved in writing by Architect.
- It shall be understood that information appearing on one drawing appears on all drawings whether shown or not.
- Do not scale dimensions from the drawings. All written or dimensioned information takes precedence over the scale of the drawing. All Prime Contractors are to keep a full set of complete and up to date plans and specifications available at the job site at all times.
- The Architect shall be the sole interpreter of the scope documents. Decisions of the Architect as to items of work included within the "scope" of these drawings shall be
- All Prime Contractors are to familiarize themselves with the conditions of the site and construction documents prior to submitting a bid. All Prime Contractors are to verify all conditions at site and report any discrepancies to the Architect prior to starting the work.
- All Prime Contractors shall check all dimensions, assemblies, etc. and report to the Architect in writing any inconsistencies prior to starting work, ordering materials, or
- fabricating shop-built items. In case of discrepancies or conflicts, notify Architect prior to ordering and installation. Design loads and criteria used in the design of specialty structural systems (i.e. curtain-wall, fire stairs, architectural precast concrete, metal panels, etc.) to be determined by a third-party engineer contracted by the specialty structural system in accordance with code requirements of governing jurisdiction. Specialty engineer is responsible for all connections of these systems to the superstructure, including, but not limited to, engineering, detailing, and installation. If alteration to the superstructure is required as determined by the engineer of record to reinforce for high concentrated forces applied to the specialty system connection, the reinforcement and cost shall be borne by the specialty sub-contractor and shall be considered a part of the specialty connection.
- All changes and substitutions shall be requested in writing and approved in writing by the owner and the Architect.
- All Prime Contractors shall provide the owner, Architect and authorities having jurisdiction with certificates of insurances and licenses prior to starting work.
- All work shall be performed by mechanics skilled in their respective trades. No workers shall be under the influence of drugs, alcohol or other substances that may impair their work or judgment while on the job site.
- Each Prime Contractor is responsible for having all subcontractors coordinate their work with the work of the other Prime Contractors and trades and is responsible for the coordination with all Prime Contractors and trades and work including work not in the contract as well as work performed by separate sub-contractors retained by the owner under separate agreement. All such work not in contract shall be reviewed with the Architect prior to the commencement of construction.
- Each Prime Contractor shall give the Architect notice 48 hours in advance with any substantial issues. All Prime Contractors are to uncover work to provide for an inspection or installation of ill-timed work. Remove and replace all work not conforming to requirements of the
- contract documents at the contractors own cost.
- The Architect has the right to reject any unworkmanlike, sloppy, poorly installed, or unauthorized work or work done contrary to the intent of the contract documents. Such work shall be replaced, repaired or removed at the contractor's expense.
- Shop drawings, where required, must be reviewed and approved for design intent by the Architect prior to the start of fabrication of those items. All Prime Contractors are responsible for initiating, maintaining, and supervising all safety precautions and programs necessary for successful completion of the work and
- Substitutions equal to the items specified will be considered only when required by code or insurance, when proven unavailable or unsafe, or when a manufacturer refuses to certify performance, when it would be substantially to the owner's best interest in terms of cost, time or other consideration. All substitutions shall be approved in writing by the Architect in advance of their purchase or installation by the specified contractor.
- Furnish shop drawings, samples and project data when noted for review and approval by the Architect after checking and certifying compliance with the contract
- Provide temporary facilities and controls required for the work, including, but not limited to temporary utilities such as heat, water, electricity, telephone, field office,
- sanitary facilities, enclosures such as tarpaulins, barricades and canopies. G.C. to provide necessary safety protections for the general public at all times. All Prime Contractors are to review documents with Architect and the Owner and submit, in writing, a description of responsibilities regarding all owner supplied items,
- including materials and details prior to commencement of construction.
- Each Prime Contractor shall verify with the Owner the locations of any and all underground utilities, and septic installations prior to the commencement of construction. This set of drawings is not intended to make recommendations regarding the detection or removal of asbestos, lead or any and all other hazardous substances, or the likelihood of their presence on the site. Asbestos and lead detection and removal is the responsibility of the owner. If any friable asbestos, or asbestos related substances are discovered to be present, Each Prime Contractor shall immediately notify the Owner directly giving precise details, locations, etc. The Owner shall at his own expense retain the services of a licensed/certified asbestos abatement Contractor to investigate any/all possible hazardous conditions.
- Each Prime Contractor shall be responsible for cutting, patching, filling, and cleaning up after their own work. Proiect contract close-out submittals include, but are not limited to:
 - Project record documents, operation and maintenance data, warranties and bonds, keys and keying schedule, spare parts and material stock, certificates of inspection / occupancy / insurance, evidence of payment and release of liens, and a list of subcontractors, principal vendors and service organizations, including emergency telephone numbers. Instruct the owner on the proper operation and maintenance of systems, equipment and similar items prior to release of final payment to each of the Prime Contractors and/or related sub-contractor.

02-REMOVAL, PROTECTION AND CLEAN-UP

A. General Removal Procedures

- Job site must be kept clean during the entire course of construction.
- comply with applicable codes and regulations for demolition operations and safety of adjacent spaces and the public Obtain required demolition permits.
- All Prime Contractors are to perform demolition required to complete scope of work. All items to be removed during demolition that are indicated for reuse should be
- reviewed with owner for salvage purposes.
- All Prime Contractors are to repair, replace, patch and match any existing materials, areas, and systems, as is necessary or required for successful completion of the work. Connect new work in a neat and approved manner. Restore existing work in making such connections to perfect condition. Any part of the existing structure, site improvement or adjoining properties, that is damaged and/or defaced due to the work or neglect of a Prime Contractor or his subcontractors shall be restored to its original condition at no cost to the owner.
- Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
- Each Prime Contractor is responsible for safety of the existing structure during the entire demolition and/or Construction process. Each Prime Contractor is to provide adequate temporary shoring where and when necessary. Each Prime Contractor is responsible for verifying structural integrity of existing framing before the removal of any partition or structural element.
- Protect from damage all landscaping, etc. scheduled to remain.
- Each Prime Contractor shall provide all temporary protection required to keep the building weather tight at all times.
- Each Prime Contractor shall perform surveys as the work progresses to detect hazards resulting from selective demolition activities. If hazardous materials are discovered during removal operations, stop work and notify the owner & Architect; hazardous materials include regulated asbestos
- containing materials, lead, PCB's, and mercury. Each Prime Contractor shall insure that demolition work does not interfere with or prohibit the continuing occupation of tenant and adjacent tenants. This includes but
- is not limited to the selective demolition of partitions, electrical & mechanical systems. The Prime Contractor shall inform the owner a minimum of 72 hours in advance of demolition activities that will affect normal function of the business. Each Prime Contractor shall review the demiltion drawings of the other primes to familiarize themselves with the demolition of the other trades and for coordination of

B. Selective demolition for alterations

- The drawing showing existing construction and utilities are based on casual field observation and existing record documents only.
- Verify that construction and utility arrangements are as shown. Report discrepancies to the Architect before disturbing existing installation.
- Beginning of demolition work constitutes acceptance of existing conditions.
- Remove existing work as indicated and as required to accomplish new work.
- Services (including but not limited to hvac, plumbing, fire protection, electrical, and telecommunications): remove &/or modify the existing systems and equipment as required to complete the necessary work.
- Maintain existing active systems that are to remain in operation; maintain access to equipment and operational components.
- The electrical contractor is to coordinate the shutdown of all power to areas being demolished prior to performing work.
- All lighting and power to be coordinated with electrician during demolition for proper removal and re-wiring as necessary to maintain circuitry where required to remain. Electrician to re-wire renovated areas as necessary to comply with electrical code and install new lighting, switching and power per drawings to best suit the client's needs and meet all national, state and local codes.
- All Prime Contractors are to familiarize themselves with the demolition work to be conducted by the other Prime Contractors. - Architectural Demolition: A-101, A-102, & A-103
- Mechanical Demolition: H-101A, H-101B, H-102, & H-203
- Electrical Demolition: E-101, E-102, & E-103 - Plumbing Demilition: P-101, & P-102

C. Protect Existing Work to Remain

- Each Prime Contractor is responsible for the following work:
 - A. Perform cutting to accomplish removals neatly and as specified for cutting new work. B. Repair adjacent construction and finishes damaged during removal work, to match existing adjacent surfaces.
 - C. Patch as specified for patching new work.

D. Debris and Waste Removal

- All Prime Contractors are responsible for the removal of their construction debris as per all governing codes and ordinances. Final clean-up of all work and materials shall be to the owner's satisfaction prior to final completion. Throughout the demolition and/or construction period, the Prime Contractors are to maintain the building and site in a clean manner and store items in an orderly arrangement allowing maximum access, not impeding the construction process of any other Prime Contractor and /or subcontractor and providing the required protection of materials. The Prime Contractors shall not allow the accumulation of scrap, debris, and waste material. At the end of the project, the Prime Contractors are to remove dust, debris, oils, stains, fingerprints and labels from exposed finished surfaces,
- Remove and transport debris material in a manner that will prevent spillage on adjacent surfaces and areas.

03 - MASONRY - NOT USED

04 - FINISH CARPENTRY - INTERIOR AND EXTERIOR

- Installation of finish wood carpentry to conform to the Architectural Woodwork Institute (AWI).
- All interior millwork shall be selected by owner unless specified otherwise on drawings. The General Contractor shall verify that permanent heat, light and ventilation is fully operational prior to installation of any interior millwork. Maintain minimum room temperature 65 degrees F for a period of 2 days prior to delivery of materials, during, and after installation until Substantial Completion.
 - Prohibit traffic on flooring during finishing operations and for a minimum of 3 days after completion. Protect finished floors from traffic until final payment. Glue and/or nail all interior trim in place with adhesives specified for the materials to be joined.
- unless concealed within other constrcution before the cabinets are installed. Do not deliver cabinets or counter until painting and similar operations that can damage them have been completed within the installation area. If delivered early, store cabinets and counters in a conditioned space, minimum room temperature of 65 degrees F. The location of the cabinets and converters are to be field measured before fabrication.
- Quality Standards: Unless otherwise indicated, comply with the 'Architectural Woodwork standards' for grades of architectural plastic laminated cabinets, construction, finishes, installation and other requirements

The section shall include plastic-laminated-faced Architectural cabinets, wood furring, blocking, shims and hanging strips for the installation of plastic-laminated-faced cabinets

- Cabinets/ counter shop drawings, are to be prepared and submitted for the Architect's approval prior to fabrication
- Wood Products: Provide materials that comply with requirements of referenced quality standard for each type of woodwork and quality grade specified unless otherwise
- Provide cabinet hardware and accessory materials associated with architectural cabinets Repair damaged and defective cabinets, where possible, to eliminate functional and visual defects; where not possible to repair, replace woodwork. Adjust joinery for uniform

05 - INSULATION AND MOISTURE CONTROL

- Insulation type and location shall be as specified on drawings and as required by governing building codes.
- Joints, penetrations, and all other such openings in the building envelope that are sources of air leakage must be sealed. Recessed lights must be 1) Type IC rated, or 2) installed inside an appropriate air-tight assembly with 0.5" clearance from combustible materials. If non-IC rated, the fixture must be installed with a 3" clearance from insulation.

06 - DOORS, WINDOWS AND HARDWARE

- Door material and type shall be of size and material as indicated on the drawings and schedules.
- Doors shall be furnished pre-hung in a frame of width to suit wall thickness and factory bored for locksets unless noted othewise. Doors shall be job machined to receive hardware per schedule and or owner's requirements. Install in prepared openings, plumb and true with even margins at head and jamb
- and to clear finished floor by 1/4 inch unless otherwise noted. Doors shall be protected from damage until time of occupancy. Finishing hardware shall include butts, locksets, pulls, push plates, kick plates, door holders, flush bolts, panic devices, door stops, thresholds and all other items necessary to make a complete job in every respect. Finish as per schedule. The Contractor shall coordinate with owner and provide catalog cuts for all items prior to ordering hardware.
- Hollow metal frames: a. Combination buck jambs and trim with all miters clean cut, reinforced, fully seam welded and cleaned off flush. Frames shall be formed from 18, 16, or (14 and 12-gauge, FR only) cold-steel, hot rolled steel, or galvanized steel in accordance with ASTM A366, hot rolled steel in accordance with ASTM A569, or galvanized steel in accordance with ASTM A525. Frames for U.L. labeled doors shall have labels attached to the frames.
- Hollow metal doors: b. Flush type 1-3/4" thick unless indicated otherwise, reinforced inside with stiffeners, all spaces filled with mineral type insulation or fiberboard as a fire retardant and sound deadener. Labeled doors shall carry the underwriter's label door panels shall be fabricated from 22, 20, 18, 16, 14-gauge cold rolled steel in accordance with ASTM A366 or from A-60 galvanized steel in accordance with ASTM A525 similar or equal to Republic Builders Products
- Where framed openings support construction over the head and no other lintel is required, reinforced frames as required to support the construction to be carried. Provide cut outs for all mortised hardware and made to fit hardware. At mortises for locks and latches, provide 11-gauge steel 1-1/2" high on each side of the lock or latch case, without interfering with spindle, cylinder or key. Weld end of the tongue to the inside of this lock or latch case. Cut outs and tapped holes shall have mortar tight covers of 24gauge galvanized sheet welded in place. Offset reinforcement so that the surface of hardware shall finish flush with surface of door.
- All doors shall have door stops with rubber bumpers and door silencers. Glass, Windows and Roof Windows shall be per sizes and designs shown on the drawings and schedules. Glass shall be welded insulating type or double glazed, and units shall be equipped with screens and all necessary hardware and accessories for proper installation. Any glass which is broken or cracked from the time of the start of construction
- until occupancy by owner shall be replaced with new glass by contractor at his expense. 11. All glazing in doors, shower and tub enclosures, fixed sidelites and interior partitions where glazing extends to within 18 inches of floor level shall be safety type glass, tempered or laminated as per building code requirements.

07- FINISHES, MATERIALS AND PAINTING

- All room finishes shall be as per finish plans and schedules.
- The General Contractor shall inspect all surfaces and provide all preparation work necessary to receive new paint finish as indicated on the drawings. Before painting work is to begin, arrangements shall be made for proper ventilation and lighting of all areas. All preparation and painting work shall be of first quality workmanship and only skilled mechanics will be employed. Prepare all surfaces to be painted in accordance with the
- paint manufacturer's latest printed specifications and instructions. Upon completion of painting work, the entire work area shall be cleaned and made free of all runs, brush marks, sags, holidays and other defects, which shall be rejected. All glazing shall be masked on both sides. The General Contractor shall be responsible for cleaning and removing of
- Edges adjoining other materials or color shall be sharp and clean, without overlapping.
- Paint coloring shall be of the same intensity in adjacent areas and shall be such that it shall completely hide and cover the substrate. The General Contractor to submit samples of all paints and stains to be used.
- All exterior paint and stains should be allowed 48 hours to dry between coats; interior finishes should be allowed 24 hours between coats to dry. Ferrous metal to receive red primer and one coat of metal paint.
- All ceramic tile in showers and surrounding bath tubs shall be installed over approved cement backerboard. All ceramic tile shall be installed in tile-tight adhesive in strict accordance with the manufacturer's written instructions. Tiled floors to receive matt glazed tile set in thin-set grout. Installation to be as per latest edition of the Tile Council of America specifications. Consult Architect if other setting
- methods are to be used to verify floor structure. Install wall and floor tile surfaces smoothly and free of irregularities, humps or dips, with joints straight, level, aligned, uniform in size and tile cuts not smaller than half a tile. Tile

11. Perform all gypsum wallboard work in accordance with Gypsum Association installation publications. All gypsum wall board partitioning shall be plumb, level, true and straight,

- properly braced and rigid. Surface shall be smooth and free from flaws and defects in a ready to paint condition. All taping and spackling shall be sanded and prepared so that location of joints and blemishes cannot be detected after wall has been painted. Gypsum materials shall be by United States Gypsum or approved equal. Provide Durlock Cement Board by United States Gypsum or approved equal at shower walls and
- 13. Sound insulated, and fire rated partitioning shall be caulked at perimeters and provided with building standard fire rated and sound attenuating insulation securely fastened to stud framing. At these partitions, back-to-back electrical junction boxes are not permitted. Accessories shall include all bolts, inserts, clips, attachments, brackets, fastenings, hangers and all other material (other than structural members), necessary for complete
- installation of gypsum wall board. Provide bathroom accessories such as soap dish, paper holder, towel bars and medicine cabinets as specified on plans or selected by owner.
- All gaps, spaces, etc., between woodwork and walls, cracks, etc. shall be filled with clear, paintable, Phenoseal caulk prior to painting. Reapply after prime coat as required. Coordinate with respective Prime Conntractor who will provide all plumbing, mechanical and electrical lines which are to be concealed, unless otherwise noted. Where concealment under floors, above ceilings or within walls or partitions is not possible the lines are to be covered. Use furring and gypsum board installed in accordance with code
- 18. All sound partitions are to extend to the underside of the deck. Partitions that do not extend to the structure above are to be firmly braced to an approved bracing structure. The General Work Contractor shall include wall surface preparation and touch up interior painting work, in addition to the base bid work areas identified on the drawings, as an allowance of 2,500 square feet of surface area as follows: The General Work Contractor shall remove existing applied stickers and decals at all doors, frames, panels and glazing and shall provide touch up finish painting at all existing metal doors, including access panels, all metal frames, metal handrails and all wall surfaces, where at any of these components there is visible evidence of finish paint loss that measures 2" or greater in any direction. Any permanently attached fire rating labels that have been painted over shall be stripped of paint. Touch-up painting will be completed with the paint type specified for the substrate and shall include adequate protection of adjacent differing finishes, hardware, glazing or equipment, and proper substrate preparation through priming, abrasion, or other method acceptable to the paint manufacturer to ensure adhesion of the finish paint. The area of touch up repainting need not extend beyond 1"-2" around the area of failed or missing finish, unless the area requiring touchup is greater than ten square feet in which case the repainted area shall extend to
- The schedule of existing paint colors has been estimated per the following chart. It shall be the General Contractor's responsibility to field match, post deep clean work, the existing paint colors as best as possible and work with their painting subcontractor to prepare and submit 8" x 10" paint samples showing color and sheen match for Owner
- Project Paint Color Matches for Touch-up, Repair and Infill Work: Sherwin-Williams, Neutral Ground, SW 7568 General Field. Wall:

the nearest corners of the surface in each direction.

Door and Window Metal Frames: Sherwin-Williams, Functional Gray, SW 7024 Sherwin-Williams, Rose Brocade, SW 0004 Metal Doors:

Under Contract 1 – General Work Contractor, there are three (3) interior finish painting alternates:

Alternate GC-1: Door and Railing Painting will include the proper surface preparation, priming and painting of all sides of existing metal doors, metal door frames (not including access panels) and stair handrails, guardrails and rail panels and associated metal components, with a 3-coat water-based primer and urethane coating system in accordance with the interior painting specification, Section 099000, at the following locations: Second and Third Floor levels of Men 207, including all B-type sleeping room doors. Second and Third Floor levels of Women 201, including all A-type sleeping room doors.

- Suite 104Q, including all sleeping rooms H-P Code Blue Suite 116, including all sleeping rooms A-J.
- Initial Paint Color Schedule:
- Metal Frames and Stair Railing Assembly: Sherwin-Williams, Distance, SW 6243
- Sherwin-Williams, Resolute Blue, SW 6507 Submission of 8" x 10" paint samples showing color and sheen will be required for Owner approval and potential reselection.
- Alternate GC-2: Floor Painting will include the proper surface preparation and painting of all sleeping room existing concrete floors. Existing floors must be clean, dry, and free of wax and oils. Any residual adhesives or foreign materials must be removed prior to the primer and finish paint application. Concrete floors will be finished with a 2-coat latex,
- concrete (non-vehicular) painting system in accordance with the interior painting specification, Section 099000, at the following locations: Second and Third Floor Men 207, B-type sleeping room floors. Second and Third Floor Women 201, A-type sleeping room floors.
- Suite 104Q, sleeping rooms H-P floors. Code Blue Suite 116, sleeping rooms A-J floors.
- Concrete Floors: Sherwin-Williams, Sage, SW 2860

Submission of 8" x 10" paint samples showing color and sheen will be required for Owner approval and potential reselection. Alternate GC-3: Floor Painting will include the proper surface preparation and painting First Floor former holding cell rooms with existing concrete floors. Existing floors must be

clean, dry, and free of wax and oils. Any residual adhesives or foreign materials must be removed prior to the primer and finish paint application. Concrete floors will be finished

- with a 2-coat latex, concrete (non-vehicular) painting system in accordance with the interior painting specification, Section 099000, at the following locations: Intake areas: 115, 117, 119, 121. Rooms 118, 120, 122, 124
- Rooms 103B through H, and 103A, 103AA Paint Color Schedule:
- Concrete Floors: Sherwin-Williams, Pavestone, SW 7642
- Submission of 8" x 10" paint samples showing color and sheen will be required for Owner approval and potential reselection.

08- EQUIPMENT AND APPLIANCES

- Appliances shall be as specified on drawings or selected by owner.
- The General Contractor is to test all appliances and validate that they are operational prior to completion.
- All appliance manuals and warrantees are to be submitted to the owner upon completion. Provide ADA compliant grab bars as indicated on the enlarged toilet plans and elevations, The grab bars shall be constructed of 18 gauge, type 304 satin finished strainless steel

tubing. The tubing is to be 1 1/4" diameter with peened finish. Provide concealed mounting flange with cover which snaps over mounting flange

- Cut by using methods least likely to damage elements to be retained or adjoining construction.
- In general, where cutting is required use hand or small power tools designed for sawing or grinding, not hammering and chopping. Cut holes and slots neatly to size required with
- minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
- To avoid marring existing finished surfaces, cut or drill from the exposed or finish side into concealed surfaces By-pass utility services such as pipe or conduit, before cutting, where services are shown or required to be removed, relocated or abandoned. Cut-off pipe or conduit in walls or partitions to be removed. Cap, valve or plug and seal the remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after by-passing and cutting.
- Patch with durable joint that are as invisible as possible. Where feasible, inspect and test patched areas to demonstrate integrity of the installation. Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing. Where patching occurs in a smooth painted surface, extend final paint coat over entire unbroken surface containing the patch, after the patched area has received primer and second coat.

10- CLEANING

- 1. The general contractor shall thoroughly clean areas and spaces where cutting and patching and new work is to be performed, remove loose and failing paint, mortar, oils, putty and areas of significant soiling. Thoroughly existing materials and substrates before new painting or other finishing is applied.
- Upon substantial completion of all work, the General Contractor shall perform a deep clean and rinse of all exposed surfaces including but not limited to: floors, walls, ceilings, doors, windows, and frames.
- The project scope will include three levels of cleaning: deep clean to be performed upon project initiation by the General Contractor; progress cleaning to be performed by each prime contract for their own work materials and components; and final cleaning upon project substantial completion to be performed by the General Contractor. The deep clean is to be conducted prior to the initiation of substantive prime contract tasks and shall be coordinated and staged in consultation with all prime contract work. Selective removal of some finishes (including carpet tile flooring), furnishings and equipment should be completed, as scheduled by the General Contractor or Owner prior to this cleaning work. The deep clean shall be conducted in all interior occupiable spaces in the facility area of work. Occupiable spaces are those areas designed for normal human occupancy and shall include toilet rooms and showers but excluding mechanical rooms, fire stairs, and closets. The deep clean shall include all exposed visible surfaces: floors, bases, walls, ceilings, railings, frames, doors, windows and glazing, mounted furnishings, and sealed equipment. Detergent-based and degreasing efforts will include mechanical abrasion where necessary to remove all dirt, dust, debris, soils, and stains, and loose or failing existing finishes, with special attention directed to cleaning interior corners. Chemical and product selections shall be low-VOC and chosen for appropriateness to the existing material applications. Space components will include: plumbing fixtures, stainless and vitreous china, toilet partitions, covers, hardware, fixed equipment, piping, conduits and sealed electrical equipment, mechanical registers and fixed steel louvers, metal plates and access doors. All metal components showing signs of rusting will be lightly wire brushed. All mildew and mold stains are to be chemically eliminated, neutralized and cleared. All cleaning supplies and materials are to be properly disposed of daily. All detergent and chemically cleaned surfaces are to be rinsed with clean water and dried. Upon substantial completion of deep cleaning operations, the General Contractor shall conduct a field inspection with the Construction Manager and Owner to confirm cleaning
- adequacy and readdress all areas deemed unsatisfactory. Progress cleaning associated with new work or specific to prime contract work such as duct cleaning shall be performed by each prime contractor for their own work and work areas on a daily/weekly basis, as specified in the Project Manual and Construction Drawings.
- Final cleaning of the work area will be the responsibility of the General Contractor and shall be performed immediately prior to project substantial completion, coordinated with all trades and as specified in the Project Manual and Construction Drawings.



CPLteam.com

田 二

Submissions

ISSUED FOR BID 01/18/2024 Description Date © TINKELMAN ARCHITECTURE PLLC | 2023 MISSION OF THE ARCHITECT. UNAUTHORIZED ALTERATION C



Professional Seal



845.473.0200 | view our work at tinkarch.com

GENERAL NOTES & SPECIFICATIONS

C2349.00 01/18/2024

G-100