

Invitation for Quotes Small Procurement for Construction

Sitka Pioneer Home Service Door Replacement Project No. ANC 24-11C

You are invited to submit a quote to provide all labor, supervision, materials and permits to; Remove and replace 1 service door, 1 exterior entrance door and an additive alternate for a second interior door replacement, along with associated access and ADA hardware at the Sitka Pioneer Home in Sitka, AK.

A Pre-Bid walk through is scheduled for Thursday September 7, 2023, at 1:00 p.m. at the Sitka Pioneer Home (SPH). Bidders are strongly encouraged to attend. Please meet in the main lobby located at 120 Katlian Street, Sitka, AK 99835.

Quotes must be received before 2:00 PM local time September 28, 2023, by EMAIL Only at the address listed in the bid documents.

The project completion date is: 90 days after award.

Please direct all project or site related inquiries to Michael Fleming, Project Manager at (907) 269-7820 or michael.fleming@alaska.gov

Issued: August 28, 2023

Small Procurement for Construction

Sitka Pioneer Home Service Door Replacement Project No. ANC 24-11C

TABLE OF CONTENTS

1. Cover Page
2. Table of Contents
3. Invitation for Quotes
4. Small Procurement Quote Submittal
5. Notice of Award & General Conditions
6. Notice to Proceed
7. Alaska Products Preference Worksheet
8. Alaska Veterans Preference Affidavit
9. Subcontractors List
10. Scope of Work
11. Payment Bond
12. Performance Bond
13. Drawings & Sheet-note Specifications
14. Laborers & Mechanics Rates of Pay Pamphlet #600
State wage rates can be obtained at <http://www.labor.state.ak.us/lss/pamp600.htm>.
15. W-9

Issued: August 28, 2023



STATE OF ALASKA
DEPARTMENT OF FAMILY & COMMUNITY SERVICES
FMS FACILITIES

INVITATION FOR QUOTES FOR
A SMALL PROCUREMENT
(CONSTRUCTION RELATED)

[per AS 36.30.320(a)]

Project Name & No.: Sitka Pioneer Home – Service Door Replacement - Project ANC 24-11C. Location 120 Katlian Street, Sitka, AK. 99835		Procurement Agency and Address: State of Alaska, DFCS/FMS Facilities 3601 C Street - Suite 290 Anchorage, AK 99801 (907) 269-7820 michael.fleming@alaska.gov	
Contracting Officer: Janelle Earls, Division Operations Mgr		Date of Issuance: 8/28/2023	
DESCRIPTION OF WORK, REQUIRED COMPLETION DATE, LISTING OF ATTACHMENTS: Provide all labor, supervision, materials and permits to; Remove and replace 2 each service doors at the Sitka Pioneer Home in Sitka, Ak. And an additive alternate for a third door. Quotes that exceed \$25,000 must file mandatory bi-weekly certified payrolls - See SPECIAL NOTICE TO BIDDERS for other pertinent DOLWD requirements. Work shall be completed by December 30, 2023 To be considered responsive, Contractor <u>must</u> provide a current copy of their business license and <u>any required</u> registrations with their Quote Submittal.			
The Project cost estimate is: <input type="checkbox"/> under \$ 10,000 <input type="checkbox"/> \$ 10,001 - \$ 50,000 <input checked="" type="checkbox"/> \$50,001-\$ 100,000 <input type="checkbox"/> \$100,001-\$ 200,000 * *Base Bid Quotes in excess of \$200,000 will be deemed non-responsive.			
Davis-Bacon Wages (Title 36.05) will be required if the project cost is \$25,000 or more. At that amount, online filing with Dept. of Labor and certified payrolls will also be required by the contractor.			
The following insurance is required: <input checked="" type="checkbox"/> Workers Comp <input checked="" type="checkbox"/> General Liability <input checked="" type="checkbox"/> Automobile			
Quotes for furnishing all labor, equipment and materials and performing all work for the above Project are invited. All quotes must be received before <u>1400</u> local time on the <u>9/28/23</u> . Late quotes cannot be accepted. Disadvantaged Business Enterprises (DBE's) may submit quotes and will not be discriminated against on the grounds of race, color, national origin or sex in consideration for an award which results from this invitation. Any errors, omissions, or questions pertaining to solicitation procedures or project requirements, requests for additional documents, or inquiries pertaining to site conditions or scheduled visits must be made to: <u>Michael Fleming, BMS</u> at email michael.fleming@alaska.gov or telephone at 1- (907) 269-7820. Applicable provisions of AS 36.30 and 2 AAC 12 govern this solicitation.			
SUBMITTAL OF QUOTES: Quotes for this project must be submitted in the manner noted below. All contractors must familiarize themselves with the <i>Instructions to Bidders</i> , page 2 of this form, prior to submitting their quote. <input type="checkbox"/> - VERBAL QUOTES SHALL BE GIVEN TO _____ AT THE ABOVE NOTED TELEPHONE NUMBER, PRIOR TO THE STATED DEADLINE. <input checked="" type="checkbox"/> - WRITTEN QUOTES, INCLUDING AMENDMENTS OR WITHDRAWALS, MUST BE RECEIVED PRIOR TO THE ABOVE NOTED DEADLINE. QUOTES MUST BE SUBMITTED ON FORM SPC-002, QUOTE SUBMITTAL, ATTACHED. Written quotes will be submitted by email to michael.fleming@alaska.gov.			
Quote for Project: Name: SPH Service Door Replacement Number: ANC 24-11C Attn: Michael Fleming, BMS		Procurement Agency Address: Dept. of Family & Community Services/Facilities 3601 C Street Suite 290 Anchorage, AK 99501	
Quote amendments or withdrawals must be made in writing to the individual of the Procurement Agency receiving the quotes and must be received prior to the time for quote submittal.			



STATE OF ALASKA
DEPARTMENT OF FAMILY & COMMUNITY SERVICES
FMS FACILITIES

INVITATION FOR QUOTES FOR
A SMALL PROCUREMENT
(CONSTRUCTION RELATED)

INSTRUCTIONS TO BIDDERS

The State of Alaska desires that all contractors submitting quotes on construction contracts are given a fair and equal opportunity to compete. Contractors are required to follow these instructions:

REVIEW THE PROJECT DOCUMENTS: Most construction projects in excess of \$1,000 will have some type of written documentation prepared expressly for the work. If you are asked to submit a quote and no written information has been provided, you should ask the procurement agency for written documentation. If the scope of services has been described to you verbally, and you are selected for contract award, you must ensure that the information of the services to be performed (scope of work) is put in writing prior to accepting the contract. When providing a quote, carefully review and consider all materials related to the solicitation and work of the contract. **By submitting a quote the contractor warrants that they are familiar with the project requirements, have visited or otherwise examined the site, and are aware of the conditions to be encountered.** Contractors can verify the contents and completeness of their documents by contacting the procurement agency individual named on the front of this form.

SUBMITTING THE QUOTE: The quote must be submitted in one of the following formats as called for in the invitation:

1. **VERBAL** – in addition to the quote, the contractor must provide the following information: (1) their valid Alaska Business License number, (2) if applicable, proof that they are an Alaskan Veteran Bidder, (3) if applicable, valid Contractor's Registration number, (4) their intended use of Alaskan products, (5) the carrier's name and policy number for their Workers' Comp Insurance (or a statement of sole proprietorship, if applicable), (6) mailing address, and (7) the Employer (Tax) Identification Number or Social Security Number. The Procurement Agency will enter this information on the quote schedule.
2. **WRITTEN** - if a written quote is solicited, the contractor must complete, in ink or typewritten, the *Small Procurement Quote Submittal Form* SPC-002. Failure to acknowledge receipt of addenda or to execute the form correctly and completely may disqualify the quote.

NOTE: The Department of Labor requires a contractor to be licensed and registered for the required type of work prior to submitting a quote. If the procurement agency determines that the contractor is improperly registered or licensed, their quote may be deemed nonresponsive.

SUBCONTRACTOR LISTING: Subcontractors intended to be utilized on this contract must be listed in the response to the solicitation. Work shall not be awarded to any subcontractor without prior approval from the procurement agency. Subcontractors may be added or removed only as approved by the procurement agency.

DETERMINATION OF THE LOWEST RESPONSIBLE QUOTE AND CONTRACT AWARD: Following receipt and determination of all **responsive** oral, written or sealed quotes, the procurement agency will compare the quotes and determine the lowest quote. If the procurement agency discovers a discrepancy between the unit price and the extended amount; the unit price will prevail. Conditioned quotes, unless expressly requested, will not be considered. When the quote schedule is composed of a basic amount with alternates, the procurement agency will base its determination of the low quote and the amount of the contract award solely upon those quotes, basic and alternates that are priced within the extent of available construction funds. Alternates will be considered for award in the order listed, except that if the order of award is not affected, the award may include any combination of funded alternates, or none, as may be in the best interest of the procurement agency.

When determining the lowest quote, the procurement agency will also give a 5% Alaska Bidder, 5% Alaska Veteran preference, and an appropriate Alaska Products preference to quotes designating the applicability of any of these preferences. To qualify for the Alaska Bidder preference (per AS 36.30.170) the person must (1) hold a current Alaska business license, (2) submit the quote for goods or services under the name appearing on the business license, (3) has maintained a place of business within the state staffed by the bidder, or an employee of the bidder, for a period of six months immediately preceding the date of the quote; (4) is incorporated or qualified to do business under the laws of the state, is a sole proprietorship and the proprietor is a resident of the state, is a limited liability company organized under AS 10.50 and all members are residents of the state, or is a partnership under AS 32.05 or AS 32.11 and all partners are residents of the state; and, (5) if a joint venture, is composed entirely of venturers that qualify under (1) - (4) of this subsection. AS 36.30.170(b). If a bidder qualifies for the Alaska Bidder preference, under AS 36.30.170(b), and is a qualifying entity as defined in AS 36.30.175, they will be awarded an Alaska Veteran preference of five percent (5%). The preference will be given to a (1) sole proprietorship owned by an Alaska Veteran; (2) partnership under AS 32.06 or AS 32.11 if a majority of the partners are Alaska Veterans; (3) limited liability company organized under AS 10.50 if a majority of the members are Alaska Veterans; or (4) corporation that is wholly owned by individuals and a majority of the individuals are Alaska Veterans.

Upon request, a booklet fully describing the Alaska Products preference program is available from the procurement agency.

The procurement agency will make a determination of **responsibility** as required by 2 AAC 12.500. If the lowest contractor is declared responsible, the procurement agency will execute the *Notice of Award / Notice to Proceed*, Form SPC-003, and send it to the contractor for acknowledgement. If the lowest contractor is found to be nonresponsive, this process will be repeated with the second lowest contractor -- and so on until the lowest responsive and responsible contractor is determined.

NOTICE OF AWARD AND PROTEST: A written notice will be provided on all awards exceeding \$25,000 (2 AAC 12.400(h)). All protests must be filed with the Commissioner of the procurement agency (or designee) and copied to the Procurement Officer. Protest procedures are described in AS 36.30.560 and 2 AAC 12.695. The extent of the protest remedy is limited to quote preparation costs (AS 36.30.585).



STATE OF ALASKA
DEPARTMENT OF FAMILY & COMMUNITY SERVICES
FMS FACILITIES

SMALL PROCUREMENT QUOTE SUBMITTAL
(CONSTRUCTION RELATED)

[per AS 36.30.320(a)]

Project Name & No.: <u>Sitka Pioneer Home – Service</u> <u>Door Replacement ANC 24-11C</u> Location: <u>120 Katlian Street, Sitka AK. 99835</u>	Procurement Agency and Address: <u>State of Alaska, DFCS/FMS Facilities</u> <u>3601 C Street, Suite 290</u> <u>Anchorage, AK 99503</u> <u>(907) 269-7820 / Fax: (907) 334-2689</u> michael.fleming@alaska.gov																											
Contracting Officer: Jenelle Earls, Division Operations Mgr	Date of Issuance: August 28, 2023 Bid is Due: September 28, 2023 @ 2:00 pm																											
QUOTE: Offerors must read all attachments to this schedule. <u>Provide all labor, materials, permits and supervision necessary to replace two service doors, and on alternate within the Facility as outlined in the Scope of Work, Specifications and Drawings.</u>																												
<table><tr><td>a.</td><td>Lump Sum Total Basic Bid</td><td>\$ _____</td></tr><tr><td>b.</td><td>Additive Alternate #1 Bid</td><td>\$ _____</td></tr><tr><td>c.</td><td>Alaska Bidder's Preference - (5% of Basic Bid)</td><td>\$ _____</td></tr><tr><td>d.</td><td>Alaska Bidder's Preference for 5% of Additive Alternate #1</td><td>\$ _____</td></tr><tr><td>e.</td><td>Alaska Veterans Preference - 5% of Basic Bid (not to exceed \$5,000)</td><td>\$ _____</td></tr><tr><td>f.</td><td>Alaska Veterans Preference – 5% of Basic Bid + Additive Alt #1 (not to exceed \$5,000)</td><td>\$ _____</td></tr><tr><td>g.</td><td>Alaska Products Preference - (Attach worksheet(s))</td><td>\$ _____</td></tr><tr><td>h.</td><td>Adjusted Basic Bid: (a - c - e - g)</td><td>\$ _____</td></tr><tr><td>i.</td><td>Adjusted Basic Bid + Adjusted Add. Alt #1 (a + b - c - d - f - g)</td><td>\$ _____</td></tr></table>		a.	Lump Sum Total Basic Bid	\$ _____	b.	Additive Alternate #1 Bid	\$ _____	c.	Alaska Bidder's Preference - (5% of Basic Bid)	\$ _____	d.	Alaska Bidder's Preference for 5% of Additive Alternate #1	\$ _____	e.	Alaska Veterans Preference - 5% of Basic Bid (not to exceed \$5,000)	\$ _____	f.	Alaska Veterans Preference – 5% of Basic Bid + Additive Alt #1 (not to exceed \$5,000)	\$ _____	g.	Alaska Products Preference - (Attach worksheet(s))	\$ _____	h.	Adjusted Basic Bid: (a - c - e - g)	\$ _____	i.	Adjusted Basic Bid + Adjusted Add. Alt #1 (a + b - c - d - f - g)	\$ _____
a.	Lump Sum Total Basic Bid	\$ _____																										
b.	Additive Alternate #1 Bid	\$ _____																										
c.	Alaska Bidder's Preference - (5% of Basic Bid)	\$ _____																										
d.	Alaska Bidder's Preference for 5% of Additive Alternate #1	\$ _____																										
e.	Alaska Veterans Preference - 5% of Basic Bid (not to exceed \$5,000)	\$ _____																										
f.	Alaska Veterans Preference – 5% of Basic Bid + Additive Alt #1 (not to exceed \$5,000)	\$ _____																										
g.	Alaska Products Preference - (Attach worksheet(s))	\$ _____																										
h.	Adjusted Basic Bid: (a - c - e - g)	\$ _____																										
i.	Adjusted Basic Bid + Adjusted Add. Alt #1 (a + b - c - d - f - g)	\$ _____																										
I have reviewed the bid documents, with addenda _____, and understand the scope of services and conditions required for Project number ANC 24-11C . I agree to furnish all necessary labor, materials, and equipment for the above amount(s). The Work shall be accomplished in a professional manner acceptable to the Procurement Officer.																												
Contractor _____	Contractor Reg. No. _____																											
Authorized Signature _____	Title _____																											
Address _____																												
Business License # _____	EIN or SSN _____ Phone # _____																											
Offeror is Claiming: <input checked="" type="checkbox"/> Alaska Bidder Preference <input type="checkbox"/> Alaska Products Pref. (worksheet)																												
Procurement Officer: _____																												
Date of Receipt of Bid: _____																												

Offeror to Complete this Portion

Congratulations, your quote/proposal for \$ _____ has been accepted to perform the Work on the referenced project. In order to finalize the award process, please complete and return the following documents in 10 working days. Project completion is December 30, 2023.

- **Notice of Award** – Sign, date and fax or email the form to my attention. A final copy will be sent to you once the Contracting Officer has signed/dated the form.
- **Letter of Authority** - Sign, date and fax or email the form to my attention.
- **Subcontractor List** – List any and all subcontractors you plan to use on this project. If none, check the appropriate box, sign and date at the bottom of the form and fax or email it to my attention.
- **Insurance Requirements** – A Certificate of Insurance for Workers Comp, General Liability and Automobile is required (*see the State of Alaska requirement information on the attached Notice of Award (NOA) Small Procurement Contract-Construction Related General Conditions*). **The policy must include the following language: the Project Title & Number, Waiver of Subrogation is granted to the State of Alaska as it applies to Workers' Compensation and the State of Alaska is named as an additional insured as it applies to General Liability.**

It is strongly recommended that you provide your insurance carrier with the pages pertaining to the State of Alaska insurance requirements to ensure these coverages are included on the certificate (see pages 2-4 of Notice of Award). Please have your insurance agent/company fax or email that document to my attention.

- **Dept. of Labor Notice of Work** – You will need to file with the Dept. of Labor (DOL) because the project is over \$25,000. The enclosed DOL information is for your review only. I will file online first with Labor when the contract is in place. Labor will assign their DOWLD# for the project and email this information to both of us shortly thereafter.

DOL has gone to an online filing system for this form and certified payrolls. Once you receive that number, go to their website and file your information, using their number. If you have any questions concerning the new Notice of Work filing process, contact the Dept. of Labor, Wage & Hour Questions for your area (see their phone contact list at the following website: www.labor.alaska.gov/lss/contacts.htm).

NOTE: The work of this contract cannot commence until the Notice to Proceed is issued. If you have any questions, please give us a call.

Thank you,



STATE OF ALASKA
DEPARTMENT OF HEALTH & SOCIAL SERVICES

NOTICE OF AWARD (NOA)
SMALL PROCUREMENT CONTRACT
(CONSTRUCTION RELATED)

GENERAL CONDITIONS

[Construction Procurement under AS 36.30.320]

These terms, conditions and requirements apply to the Contract Documents describing the Work for the Project. If any provision of these Contract Documents is declared by a court to be illegal or in conflict with any law, the validity of the remaining provisions and the ensuing rights and obligations of the Parties to the contract shall not be affected.

Whenever used in these Contract Documents, the following terms shall have the indicated meaning. Any term not so defined shall have its ordinary meaning.

- **Approved or Approval** - means written approval by the Procurement Officer or authorized representative.
- **Award** - means the written acceptance of the lowest responsive and responsible quote by the Procurement Agency.
- **Contract Documents** - includes the *Invitation for Quotes for a Small Procurement*, Form SPC-001 (with Instructions - if issued), the *Notice of Award / Notice to Proceed*, Form SPC-003, any addenda, written changes, or attachments as noted in the description of the Work.
- **Procurement Officer** - the person authorized to enter into and administer the contract on behalf of the Procurement Agency.
- **Parties to the Contract** - includes the Procurement Agency, the owner Agency representing the State of Alaska, and the Contractor, being the entity contracting with the owner Agency for performance of the Work.
- **Project** - The total construction, of which the Work performed under the Contract, is the whole or part.
- **Project Manager** - the Procurement Officer's authorized representative, responsible for Contract administration.
- **Work** - is the act of, and the result from, performing services, furnishing labor, furnishing and incorporating materials and equipment into the Project and performing other duties and obligations, all as required by the Contract Documents.

1. The Procurement Officer (or authorized representative) has the authority to make findings, determinations and decisions with respect to the contract; to Approve materials, Work and payment therefore; and to modify or terminate the contract on behalf of the Procurement Agency.
2. The Contractor shall have sole responsibility for the means, methods, sequences, or procedures of construction and safety precautions related to the Project. The Contractor shall conduct all Work in such a manner that protects the public and State resources.
3. The Contractor must comply with all applicable laws, regulations, codes, ordinances and written directives issued by the Procurement Officer. In addition, the Contractor must obtain applicable licenses and permits; provide supervision, labor, tools, and new materials (except as may otherwise be provided by the Procurement Agency); and utilize Alaska Products and Wood Products when applicable (see AS 36.05.010 & AS 36.30.322). **Hazardous Materials:** The CONTRACTOR is to be aware under 29 CFR 1926.1101(k)(2)(ii) Construction Industry Standards, any building or facility constructed prior to 1980 may contain suspected Hazardous Materials. All known or perceived known Hazardous Materials information will be provided by the DEPARTMENT's facility staff to the CONTRACTOR upon request. Any new suspected Hazardous Materials encountered by the CONTRACTOR shall be made known to the DEPARTMENT within 3 business days of discovery. Once notified the DEPARTMENT will have an Environmental Assessment completed to verify if hazardous materials exist.
4. The Contractor shall not award Work to any subcontractor without prior Approval from the Procurement Officer.
5. The Procurement Agency reserves the right to make written changes to the Contract Documents for modifications within the general scope of the Work.
6. Any act or occurrence be it a result of an emergency, differing site condition or change order, which may form the basis of a claim for a price or time adjustment must be reported immediately to the Procurement Officer.
7. **The Department of Labor and Workforce Development, Wage and Hour Administration, must be notified in accordance with AS 36.05.010 and AS 36.05.030 if the resulting contract for repairs or construction exceeds \$25,000.** The Contractor must comply with the requirements noted within the Department of Labor packet entitled, "Laborers' & Mechanics' Minimum Rates of Pay." To obtain a copy of the referenced packet, contact the Procurement Agency or the Department of Labor.
8. The primary contractor working on public construction projects with an amount of \$25,000 or more must file a Notice of Work and pay a one percent fee based on the estimated value of work performed by the prime contractor and one percent of the value of each subcontractor's price, to the Department of Labor and Workforce Development, Wage and Hour Administration (DOLWD) - The maximum fee is \$5,000.00. The notice and fees must be filed with the DOLWD before work commences on the project.

Upon completing the construction project, the primary contractor must file a Notice of Completion (NOC) and make payment of any additional fees due to increases in the contract amounts due the primary contractor. Contractor must file the Notice of Work and Notice of Completion online. Please call the Dept. of Labor for instructions and/or assistance in filing (<http://labor.alaska.gov/lss/whhome.htm>).

9. The Contractor shall indemnify, save harmless, and defend the Procurement Agency, its agents and its employees in accordance with Appendix B1. Furthermore, the Contractor shall, prior to the Award of the contract, provide proof of Workmen's Compensation, General Liability, and Automobile Insurance in amounts as applicable under Appendix B1. These coverages shall remain in force for the duration of the Contract.
10. The Contractor shall remedy all defects in materials or workmanship that develop within a period of one year from the date of final payment.
11. The Procurement Agency will make final payment to the Contractor following approval of completion of all Work and the Contractor's submittal of all releases, warranties, record documents, permits and invoices. Liens or other claims relating to the Project may be withheld from final payment if written notice is first given to the Contractor. Acceptance of the final payment will constitute the Contractor's waiver to future claims.
12. Any dispute arising out of this Contract, which cannot be satisfactorily remedied by the Parties to the Contract, shall be resolved under AS 36.30.620 - 699.

APPENDIX B¹
BONDS, INDEMNITY AND INSURANCE

Article 1. Bonds

If Required and Noted on Page one of the Notice of Award Form SPC-003, the CONTRACTOR shall furnish Performance and Payment Bonds, each in an amount as shown on the Contract as security for the faithful performance and payment of all CONTRACTOR'S obligations under the Contract Documents. These bonds shall remain in effect for one year after the date of Final Acceptance and until all obligations under this Contract, except special guarantees as per 12.7, have been met. All bonds shall be furnished on forms provided by the DEPARTMENT (or copies thereof) and shall be executed by such Sureties as are authorized to do business in the State of Alaska. The Contracting Officer may at his option copy the Surety with notice of any potential default or liability.

At the option of the CONTRACTOR, bonds may be provided by individual Surety the adequacy of which shall be determined by the Contracting Officer. Any costs incurred by the CONTRACTOR or individual Surety shall be borne by the CONTRACTOR. Where individual Sureties are used, two individual Sureties must each provide the State of Alaska with security equal to the amount of each bond by one, or a combination of, the following methods:

- a. Escrow account in the name of the DEPARTMENT for the duration of the Contract. Acceptable securities would include, but not necessarily be limited to: Cash; treasury notes; bearer instruments having a specific value, or; money market certificates.
- b. First *Deed of Trust* with the DEPARTMENT designated as beneficiary, against the unencumbered value of the real property located within the State of Alaska or an agreement by any second party, including deeds of trust, mortgage, lien or judgment interests to subrogate their interests to that of the State of Alaska in the real property which has been offered by the individual Surety.

A title insurance policy with the State of Alaska as a named beneficiary and a current (within 3 months) professional appraisal or assessed valuation will be required to ascertain the true value of the property offered as collateral. If buildings or other valued improvements are involved then fire and casualty insurance with the State of Alaska as a named insured and in limits and coverages acceptable to the Contracting Officer shall be required. The appraiser shall acknowledge in writing that the appraisal is prepared for the benefit of the DEPARTMENT and the DEPARTMENT has the right to rely on its contents. This *Deed* must be recorded in the recording office where the property is located.

With respect to clauses "a" and "b" above, the *Deed of Trust* or other accepted security shall not be released until 12 months after Final Acceptance of the Project and settlement of all outstanding claims.

Replacement of Bond and Surety:

If the Surety on any bond furnished in connection with this Contract is declared bankrupt or becomes insolvent or its right to do business is terminated in any state where any part of the Project is located or it ceases to meet the requirements of paragraph 5.2, or otherwise becomes unacceptable to the DEPARTMENT, or if any such Surety fails to furnish reports as to his financial condition as requested by the DEPARTMENT, the CONTRACTOR shall within five days thereafter substitute another bond and Surety, both of which must be acceptable to DEPARTMENT.

An individual Surety may be replaced by a corporate Surety during the course of the Contract period. If the Surety desires to dispose of the collateral posted, the DEPARTMENT may, at its option, accept substitute collateral.

Article 2. Indemnification

The Contractor shall indemnify, hold harmless, and defend the contracting agency from and against any claim of, or liability for error, omission or negligent act of the Contractor under this agreement. The Contractor shall not be required to indemnify the contracting agency for a claim of, or liability for, the independent negligence of the contracting agency. If there is a claim of, or liability for, the joint negligent error or omission of the Contractor and the independent negligence of the Contracting agency, the indemnification and hold harmless obligation shall be apportioned on a comparative fault basis.

“Contractor” and “Contracting agency”, as used within this and the following article, include the employees, agents and other contractors who are directly responsible, respectively, to each. The term “independent negligence” is negligence other than in the Contracting agency’s selection, administration, monitoring, or controlling of the Contractor and in approving or accepting the Contractor’s work.

Article 3. Insurance

Without limiting Contractor's indemnification, it is agreed that Contractor shall purchase at its own expense and maintain in force at all times during the performance of services under this agreement the following policies of insurance. Where specific limits are shown, it is understood that they shall be the minimum acceptable limits. If the Contractor's policy contains higher limits, the state shall be entitled to coverage to the extent of such higher limits. Certificates of Insurance must be furnished to the Contracting Officer prior to beginning work and must provide for a 30-day prior notice of cancellation, non-renewal or material change of conditions. Failure to furnish satisfactory evidence of insurance or lapse of the policy is a material breach of this contract and shall be grounds for termination of the Contractor's services. All insurance policies shall comply with, and be issued by insurers licensed to transact the business of insurance under AS 21.

3.1 Workers' Compensation Insurance: The Contractor shall provide and maintain, for all employees engaged in work under this contract, coverage as required by AS 23.30.045, and; where applicable, any other statutory obligations including but not limited to Federal U.S.L. & H. and Jones Act requirements.

The policy must waive subrogation against the State.

3.2 Commercial General Liability Insurance: covering all business premises and operations used by the Contractor in the performance of services under this agreement with minimum coverage limits of \$300,000, combined single limit per occurrence.

The State of Alaska must be named as additional insured.

3.3 Commercial Automobile Liability Insurance: covering all vehicles used by the Contractor in the performance of services under this agreement with minimum coverage limits of \$300,000, combined single limit per occurrence.

STATE OF ALASKA
DEPARTMENT OF FAMILY & COMMUNITY SERVICES
ALASKA PRODUCTS PREFERENCE WORKSHEET
SMALL PROCUREMENT CONTRACT
(CONSTRUCTION RELATED)
(See Instructions on back)

Project Name: Sitka Pioneer Home - Service Door Remove/

Replace Project Number: ANC 24-11C

Procurement Agency: FMS Facilities Contractor: _____

PRODUCT	MANUFACTURER	CLASS & PREFERENCE PERCENTAGE	TOTAL DECLARED VALUE	REDUCTION AMOUNT
			TOTAL	



STATE OF ALASKA
DEPARTMENT OF FAMILY & COMMUNITY SERVICES

ALASKA VETERAN'S PREFERENCE AFFIDAVIT

In response to the Invitation to Bid for:

Project Name and Number:

Sitka Pioneer Home Service Door Remove/Replace, No.: ANC 24-11C.

I certify under penalty of perjury that _____
(Name) qualifies for the Alaska Veteran's Preference under the following conditions:

(a) If a bidder qualifies under AS 36.30.170(b) as an Alaska bidder and is a qualifying entity, a five percent bid preference shall be applied to the bid price (preference may not exceed \$5,000). In this subsection, "qualifying entity" means a:

- (1) Sole proprietorship owned by an Alaska Veteran.
- (2) Partnership under AS 32.06 or AS 32.11 if a majority of the members are Alaska Veteran's.
- (3) Limited liability company organized under AS 10.50 if a majority of the individuals are Alaska Veterans.
- (4) Corporation that is wholly owned by individuals and a majority of the individuals are Alaska veterans.

(b) To qualify for a preference under this section, a bidder must add value by the bidder itself actually performing, controlling, managing and supervising a significant part of the services provided, or the bidder must have sold supplies of the general nature solicited to other state agencies, governments, or the general public.

(c) In this section, "Alaska Veteran" means an individual who is a:

- (1) Resident of this state; and
- (2) Veteran; means an individual who:

(A) Served in the:

- (i) Armed Forces of the United States, including a reserve unit of the United States armed forces; or
- (ii) Alaska Territorial Guard, the Alaska Army National Guard, the Alaska Air National Guard, or the Alaska Naval Militia; and

(B) Was separated from the service under a condition that was not dishonorable.

Authorized Signature

Printed Name

Date

**STATE OF ALASKA
DEPARTMENT OF FAMILY & COMMUNITY SERVICES
SUBCONTRACTOR LIST**

Sitka Pioneer Home – Service Door Replacement – Project ANC 24-11C

The apparent low bidder shall complete this form and submit it so as to be received by the Contracting Officer prior to the close of business on the fifth working day after receipt of written notice from the Department.

Failure to submit this form with all required information by the due date will result in the bidder being declared non-responsive and may result in the forfeiture of the Bid Security.

Scope of work must be clearly defined. If an item of work is to be performed by more than one firm, indicate the portion or percent of work to be done by each.

Check as applicable:

☐ All work on the below-referenced project will be accomplished without subcontracts greater than ½ of 1% of the contract amount.

OR

☐ Subcontractor List is as follows:

LIST FIRST TIER SUBCONTRACTORS ONLY

FIRM NAME, ADDRESS, & PHONE No.	AK BUSINESS LICENSE No. & CONTRACTOR'S REGISTRATION No.	SCOPE OF WORK TO BE PERFORMED

FIRM NAME, ADDRESS, & PHONE No.	AK BUSINESS LICENSE No. & CONTRACTOR'S REGISTRATION No.	SCOPE OF WORK TO BE PERFORMED

Scope of Work

Sitka Pioneer Home
Service Door Remove/Replace
Project No. ANC 24-11C

PROJECT: Service Door Removal and Replacement

FACILITY NAME: Sitka Pioneer Home

PROJECT MANAGER: Michael Fleming, DHSS Project Manager
907 269-7820 michael.fleming@alaska.gov

FACILITY CONTACT: Perry Comas, Maintenance Foreman
907 747-2101 perry.comas@alaska.gov

ADDRESS: 120 Katlian Street, Sitka, Ak. 99835

SCOPE OF WORK:

Per the plans & Specifications provide all labor, supervision, materials and permits to:

Remove two (2) personnel service doors on the Barracks Street side of the facility, level 0 (basement)

Doors identified as 001 and 002, including Frames; Hardware; ADA motor operator; Push button controls on door 001; Associated electrical conduit and boxes to be reused

- Remove existing hardware, hollow metal doors and frames 001 and 003 that are set in concrete openings
- Install new doors, frames and hardware as indicated in drawings and specifications
- Supply and coordinate all electrical, power supplies, interfaces and controls and associated hardware for ADA motor operator and access control system
- See drawing sheet A2.0 for additional information

Bid Alternate #1:

- Installation of new Door 002 with frame and relites; ADA operators, and all Hardware, power supplies, and interfaces
- All new electrical conduit and boxes required for installation to be surface mounted and painted
- Painted gypsum wall board partitions with sealed M/P/E penetrations to be provided as part of door installation
- See drawing sheet A2.0 for additional information

General Notes:

1. The work of this of this contract occurs in a fully occupied senior assisted living facility. Occupants are there 24 hours a day, 7 days a week. Special provisions and coordinating with the facility staff must occur to protect occupants from excess noise, dust and access to construction areas.
 2. The contractor is responsible for the fabrication and installation of all materials and equipment in accordance with the international building code {IBC 2012 edition, as amended by the CBS) and all its related documents and amendments. All materials shall be stored, handled, and installed per manufacturers' or material associations' instructions and recommendations.
 3. The contractor shall coordinate and verify all conditions affecting the project scope of work, and will notify the owner of any discrepancies, and/or varying conditions. The contractor shall coordinate all construction related activities with the owner prior to executing any work of this contract. Contractor is responsible for verifying all dimensions and conditions in the field prior to the fabrication and installation of any materials. Contractor shall protect all work areas from damage due to construction, related work, and weather. Damaged areas will be restored to their original condition at no additional cost to the owner.
 4. Contractor shall coordinate the removal and reinstallation of all electrical and fire protection devices, piping, wires and conduits as required to complete the work, and the satisfactory reactivation of those devices with the completion of the work. Devices identified on the architectural plans and reflected ceiling plans are for reference and to illustrate quantity and scope of the overall project, but do not represent all conduit and wiring and sprinkler piping that may be affected by the work
 5. Contractor is responsible for the design of all ceiling, and floor mounted construction rigging. All openings will be repaired with materials and assemblies to match existing.
 6. Inspection: the contractor is to notify owner of damaged materials in excess of those identified in the construction documents observed during construction. Replace damaged materials as directed and authorized by the owner. Work outside the scope of this contract shall, on the authorization of the owner, be replaced at additional negotiated cost to the contract.
 7. All items identified in these construction documents are new and to be provided as a part of this contract, unless otherwise noted.
 8. Drawing scale: this set of drawings has been produced with scale indicators and bars to print full size 22"x34" sheet sets. For the purpose of clarity, 22"x34" drawing sets will be identified as "full-size" sets, and 11"x17" drawing sets will be referred to as "half-size" sets. For the purpose of accuracy, verify all measured dimensions with scale bars provided for and the scale verification bar in the architectural title block.
- Contractor verifications:
 - Drawing scales should be verified by contractor.
 - All Quantities noted on the drawings are approximate.

- Locations for door frames, operators, electrical service, access controllers, panic hardware, depicted on the drawings are approximate.
- All other existing features as depicted on the drawings are approximate.
- Cleanup:
 - Work and materials required for removal of litter, or debris that exits within the project limits shall be considered incidental to the contract or project. No separate payment shall be made.
 - Sweep the site entrances and exits during construction using walk-off mats and other mitigation.
 - Any necessary cleanup shall be accomplished on a daily basis.
 - Contractor shall restore disturbed property and adjacent areas pre-construction condition(s) or better, unless otherwise directed by the project engineer or project manager.
- Permits:
 - Contractor shall provide copies of necessary permits and approvals to the project engineer or project manager.
- Attachments:
 - Specifications
 - Project Drawings



STATE OF ALASKA
DEPARTMENT OF FAMILY & COMMUNITY SERVICES

PAYMENT BOND

Bond No. _____

For

Sika Pioneer Home Service Door Replacement ANC 24-11C

Project Name and Number

KNOW ALL WHO SHALL SEE THESE PRESENTS:

That _____
of _____ as Principal,
and _____
of _____ as Surety,
firmly bound and held unto the State of Alaska in the penal sum of _____ Dollars

(\$ _____) good and lawful money of the United States of America for the payment whereof,
well and truly to be paid to the State of Alaska, we bind ourselves, our heirs, successors, executors, administrators, and assigns,
jointly and severally, firmly by these presents.

WHEREAS, the said Principal has entered into a written contract with said State of Alaska, on the _____ of _____
A.D., 20____, for construction of the above-referenced project, said work to be done according to the terms of said contract.

Now, THEREFORE, the conditions of the foregoing obligation are such that if the said Principal shall comply with all requirements
of law and pay, as they become due, all just claims for labor performed and materials and supplies furnished upon or for the work
under said contract, whether said labor be performed and said materials and supplies be furnished under the original contract, any
subcontract, or any and all duly authorized modifications thereto, then these presents shall become null and void; otherwise they
shall remain in full force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands and seals at _____,
_____ this _____ day of _____ A.D., 20____.

Principal: _____

Address: _____

By: _____

Contact Name: _____

Phone: () _____

Surety: _____

Address: _____

By: _____

Contact Name: _____

Phone: () _____

The offered bond has been checked for adequacy under the applicable statutes and regulations:

Alaska Department of Health & Social Services Authorized Representative

Date

INSTRUCTIONS

1. This form, for the protection of persons supplying labor and material, shall be used whenever a payment bond is required. There shall be no deviation from this form without approval from the Contracting Officer.
2. The full legal name, business address, phone number, and point of contact of the Principal and Surety shall be typed on the face of the form. Where more than a single surety is involved, a separate form shall be executed for each surety.
3. The penal amount of the bond, or in the case of more than one surety the amount of obligation, shall be typed in words and in figures.
4. Where individual sureties are involved, a completed Affidavit of Individual Surety shall accompany the bond. Such forms are available upon request from the Contracting Officer.
5. The bond shall be signed by authorized persons. Where such persons are signing in a representative capacity (e.g., an attorney-in-fact), but is not a member of the firm, partnership, or joint venture, or an officer of the corporation involved, evidence of authority must be furnished.



STATE OF ALASKA
DEPARTMENT OF FAMILY & COMMUNITY SERVICES

PERFORMANCE BOND

Bond No. _____

For

Sitka Service Door Replacement ANC 24-11C

Project Name and Number

KNOW ALL WHO SHALL SEE THESE PRESENTS:

That _____
of _____ as Principal,
and _____
of _____ as Surety,
firmly bound and held unto the State of Alaska in the penal sum of _____ Dollars

(\$ _____) good and lawful money of the United States of America for the payment whereof,
well and truly to be paid to the State of Alaska, we bind ourselves, our heirs, successors, executors, administrators, and assigns,
jointly and severally, firmly by these presents.

WHEREAS, the said Principal has entered into a written contract with said State of Alaska, on the _____ of _____
A.D., 20____, for construction of the above-named project, said work to be done according to the terms of said contract.

Now, THEREFORE, the conditions of the foregoing obligation are such that if the said Principal shall well and truly perform and
complete all obligations and work under said contract and if the Principal shall reimburse upon demand of the Department of
Transportation and Public Facilities any sums paid him which exceed the final payment determined to be due upon completion of the
project, then these presents shall become null and void; otherwise they shall remain in full force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands and seals at _____,
_____ this _____ day of _____ A.D., 20____.

Principal: _____

Address: _____

By: _____

Contact Name: _____

Phone: () _____

Surety: _____

Address: _____

By: _____

Contact Name: _____

Phone: () _____

The offered bond has been checked for adequacy under the applicable statutes and regulations:

Alaska Department of Health & Social Services Authorized Representative

Date

See Instructions on Reverse

INSTRUCTIONS

1. This form shall be used whenever a performance bond is required. There shall be no deviation from this form without approval from the Contracting Officer.
2. The full legal name, business address, phone number, and point of contact of the Principal and Surety shall be typed on the face of the form. Where more than a single surety is involved, a separate form shall be executed for each surety.
3. The penal amount of the bond, or in the case of more than one surety the amount of obligation, shall be typed in words and in figures.
4. Where individual sureties are involved, a completed Affidavit of Individual Surety shall accompany the bond. Such forms are available upon request from the Contracting Officer.
5. The bond shall be signed by authorized persons. Where such person is signing in a representative capacity (e.g., an attorney-in-fact), but is not a member of the firm, partnership, or joint venture, or an officer of the corporation involved, evidence of authority must be furnished.

SECTION 081113 - HOLLOW METAL DOORS AND FRAMES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section Includes:

- 1. Standard and custom hollow metal doors and frames.
 - 2. Light frames and glazing installed in hollow metal doors.

- B. Related Sections:

- 1. Division 08 Section "Door Hardware".
 - 2. Division 08 Section "Automatic Door Operators".

- C. Codes and References: Comply with the version year adopted by the Authority Having Jurisdiction.

- 1. ANSI/SDI A250.8 - Recommended Specifications for Standard Steel Doors and Frames.
 - 2. ANSI/SDI A250.4 - Test Procedure and Acceptance Criteria for Physical Endurance for Steel Doors, Frames, Frames Anchors and Hardware Reinforcing.
 - 3. ANSI/SDI A250.6 - Recommended Practice for Hardware Reinforcing on Standard Steel Doors and Frames.
 - 4. ANSI/SDI A250.10 - Test Procedure and Acceptance Criteria for Prime Painted Steel Surfaces for Steel Doors and Frames.
 - 5. ANSI/SDI A250.11 - Recommended Erection Instructions for Steel Frames.
 - 6. ASTM A1008 - Standard Specification for Steel Sheet, Cold-Rolled, Carbon, Structural, High-Strength Low-Alloy and High-Strength Low-Alloy with Improved Formability.
 - 7. ASTM A653 - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
 - 8. ASTM A924 - Standard Specification for General Requirements for Steel Sheet, Metallic-Coated by the Hot-Dip Process.
 - 9. ASTM C 1363 - Standard Test Method for Thermal Performance of Building Assemblies by Means of a Hot Box Apparatus.
 - 10. ANSI/BHMA A156.115 - Hardware Preparation in Steel Doors and Frames.
 - 11. ANSI/SDI 122 - Installation and Troubleshooting Guide for Standard Steel Doors and Frames.
 - 12. ANSI/NFPA 80 - Standard for Fire Doors and Fire Windows; National Fire Protection Association.
 - 13. ANSI/NFPA 105: Standard for the Installation of Smoke Door Assemblies.

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

14. NFPA 252 - Standard Methods of Fire Tests of Door Assemblies; National Fire Protection Association.
15. UL 10C - Positive Pressure Fire Tests of Door Assemblies.
16. UL 1784 - Standard for Air Leakage Tests of Door Assemblies.

1.3 SUBMITTALS

- A. Product Data: For each type of product indicated. Include construction details, material descriptions, core descriptions, hardware reinforcements, profiles, anchors, fire-resistance rating, and finishes.
- B. Door hardware supplier is to furnish templates, template reference number and/or physical hardware to the steel door and frame supplier in order to prepare the doors and frames to receive the finish hardware items.
- C. Shop Drawings: Include the following:
 1. Elevations of each door design.
 2. Details of doors, including vertical and horizontal edge details and metal thicknesses.
 3. Frame details for each frame type, including dimensioned profiles and metal thicknesses.
 4. Locations of reinforcement and preparations for hardware.
 5. Details of anchorages, joints, field splices, and connections.
 6. Details of accessories.
 7. Details of moldings, removable stops, and glazing.
 8. Details of conduit and preparations for power, signal, and control systems.
- D. Samples for Verification:
 1. Samples are only required by request of the architect and for manufacturers that are not current members of the Steel Door Institute.

1.4 QUALITY ASSURANCE

- A. Source Limitations: Obtain hollow metal doors and frames through one source from a single manufacturer wherever possible.
- B. Quality Standard: In addition to requirements specified, furnish SDI-Certified manufacturer products that comply with ANSI/SDI A250.8, latest edition, "Recommended Specifications for Standard Steel Doors and Frames".
- C. Fire-Rated Door Assemblies: Assemblies complying with NFPA 80 that are listed and labeled by a qualified testing agency, for fire-protection ratings indicated, based on testing at positive pressure according to UL10C (neutral pressure at 40" above sill) or UL 10C.
 1. Oversize Fire-Rated Door Assemblies Construction: For units exceeding sizes of tested assemblies, attach construction label certifying doors are built to standard construction requirements for tested and labeled fire rated door assemblies except for size.
 2. Temperature-Rise Limit: Where indicated and at vertical exit enclosures (stairwell openings) and exit passageways, provide doors that have a maximum transmitted

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

temperature end point of not more than 450 deg F (250 deg C) above ambient after 30 minutes of standard fire-test exposure.

3. Smoke Control Door Assemblies: Comply with NFPA 105.

- a. Smoke "S" Label: Doors to bear "S" label, and include smoke and draft control gasketing applied to frame and on meeting stiles of pair doors.

D. Energy Efficient Exterior Openings: Comply with minimum thermal ratings, based on ASTM C1363. Openings to be fabricated and tested as fully operable, thermal insulating door and frame assemblies.

1. Thermal Performance (Exterior Openings): Independent testing laboratory certification for exterior door assemblies being tested in accordance with ASTM C1363 and meet or exceed the following requirements:

- a. Door Assembly Operable U-Factor and R-Value Ratings: U-Factor 0.37, R-Value 2.7, including insulated door, thermal-break frame and threshold.

2. Air Infiltration (Exterior Openings): Independent testing laboratory certification for exterior door assemblies being tested in accordance with ASTM E283 to meet or exceed the following requirements:

- a. Rate of leakage of the door assembly shall not exceed 0.25 cfm per square foot of static differential air pressure of 1.567 psf (equivalent to 25 mph wind velocity).

E. Pre-Submittal Conference: Conduct conference in compliance with requirements in Division 01 Section "Project Meetings" with attendance by representatives of Supplier, Installer, and Contractor to review proper methods and procedures for installing hollow metal doors and frames and to verify installation of electrical knockout boxes and conduit at frames with electrified or access control hardware.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Deliver hollow metal work palletized, wrapped, or crated to provide protection during transit and Project site storage. Do not use non-vented plastic.

B. Deliver welded frames with two removable spreader bars across bottom of frames, tack welded to jambs and mullions.

C. Store hollow metal work under cover at Project site. Place in stacks of five units maximum in a vertical position with heads up, spaced by blocking, on minimum 4-inch high wood blocking. Do not store in a manner that traps excess humidity.

- 1. Provide minimum 1/4-inch space between each stacked door to permit air circulation. Door and frames to be stacked in a vertical upright position.

1.6 PROJECT CONDITIONS

A. Field Measurements: Verify actual dimensions of openings by field measurements before fabrication.

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

1.7 COORDINATION

- A. Coordinate installation of anchorages for hollow metal frames. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors. Deliver such items to Project site in time for installation.

1.8 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace doors that fail in materials or workmanship within specified warranty period.
- B. Warranty includes installation and finishing that may be required due to repair or replacement of defective doors.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, provide steel doors and frames from a SDI Certified manufacturer:
 - 1. CECO Door Products (C).
 - 2. Curries Company (CU).
 - 3. Pioneer Industries (PI).
 - 4. Steelcraft (S).

2.2 MATERIALS

- A. Cold-Rolled Steel Sheet: ASTM A 1008/A 1008M, Commercial Steel (CS), Type B; suitable for exposed applications.
- B. Metallic-Coated Steel Sheet: ASTM A 653/A 653M, Commercial Steel (CS), Type B; with minimum G60 (Z180) or A60 (ZF180) metallic coating.
- C. Recycled Content of Steel Products: Postconsumer recycled content plus one-half of preconsumer recycled content not less than 38 percent.
- D. Frame Anchors: ASTM A 653/A 653M, Commercial Steel (CS), Commercial Steel (CS), Type B; with minimum G60 (Z180) or A60 (ZF180) metallic coating.

2.3 HOLLOW METAL DOORS

- A. General: Provide 1-3/4 inch doors of design indicated, not less than thickness indicated; fabricated with smooth surfaces, without visible joints or seams on exposed faces unless otherwise indicated. Comply with ANSI/SDI A250.8 and ANSI/NAAMM HMMA 867.
- B. Exterior Doors (Energy Efficient): Face sheets fabricated of commercial quality hot-dipped zinc coated steel that complies with ASTM A924 A60. Provide doors complying with requirements

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

indicated below by referencing ANSI/SDI A250.8 for level and model, ANSI/SDI A250.4 for physical performance level, and HMMA 867 for door construction.

1. Design: Flush panel.
2. Core Construction: Foamed in place polyurethane and steel stiffened laminated core with no stiffener face welds, in compliance with HMMA 867 "Laminated Core".
 - a. Provide 22 gauge steel stiffeners at 6 inches on-center internally welded at 5" on-center to integral core assembly, foamed in place polyurethane core chemically bonded to all interior surfaces. No stiffener face welding is permitted.
 - b. Thermal properties to rate at a fully operable minimum U-Factor 0.37 and R-Value 2.7, including insulated door, thermal-break frame and threshold.
 - c. Kerf Type Frames: Thermal properties to rate at a fully operable minimum U-Factor 0.38 and R-Value 2.6, including insulated door, kerf type frame, and threshold.
3. Level/Model: Level 3 and Physical Performance Level A (Extra Heavy Duty), Minimum 16 gauge (0.053 inch - 1.3-mm) thick steel, Model 2.
4. Vertical Edges: Vertical edges to be mechanically interlocked with hairline seam. Beveled Lock Edge, 1/8 inch in 2 inches (3 mm in 50 mm).
5. Top and Bottom Edges: Reinforce tops and bottoms of doors with a continuous steel channel not less than 16 gauge, extending the full width of the door and welded to the face sheet. Doors with an inverted top channel to include a steel closure channel, screw attached, with the web of the channel flush with the face sheets of the door. Plastic or composite channel fillers are not acceptable.
6. Hinge Reinforcement: Minimum 7 gauge (3/16") plate 1-1/4" x 9".
7. Hardware Reinforcements: Fabricate according to ANSI/SDI A250.6 with reinforcing plates from same material as door face sheets.

C. Manufacturers Basis of Design:

1. Curries Company (CU) - Energy Efficient - 777 Trio-E Series. Factory painted doors and frames.

2.4 HOLLOW METAL FRAMES

- A. General: Comply with ANSI/SDI A250.8 and with details indicated for type and profile.
- B. Thermal Break Frames: Subject to the same compliance standards and requirements as standard hollow metal frames. Tested for thermal performance in accordance with NFRC 102, and resistance to air infiltration in accordance with NFRC 400. Where indicated provide thermally broken frame profiles available for use in both masonry and drywall construction. Fabricate with 1/16" positive thermal break and integral vinyl weatherstripping.
- C. Exterior Frames: Fabricated of hot-dipped zinc coated steel that complies with ASTM A 653/A 653M, Coating Designation A60.
 1. Fabricate frames with mitered or coped corners. Profile as indicated on drawings.
 2. Frames: Minimum 16 gauge (0.053-inch -1.3-mm) thick steel sheet.
 3. Manufacturers Basis of Design:

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

- a. Curries Company (CU) – Thermal Break TQ Series, factory painted.
- D. Fire rated frames: Fabricate frames in accordance with NFPA 80, listed and labeled by a qualified testing agency, for fire-protection ratings indicated.
- E. Hardware Reinforcement: Fabricate according to ANSI/SDI A250.6 Table 4 with reinforcement plates from same material as frames.

2.5 FRAME ANCHORS

- A. Jamb Anchors:
 - 1. Masonry Type: Adjustable strap-and-stirrup or T-shaped anchors to suit frame size, formed from A60 metallic coated material, not less than 0.042 inch thick, with corrugated or perforated straps not less than 2 inches wide by 10 inches long; or wire anchors not less than 0.177 inch thick.
 - 2. Stud Wall Type: Designed to engage stud and not less than 0.042 inch thick.
 - 3. Compression Type for Drywall Slip-on (Knock-Down) Frames: Adjustable compression anchors.
- B. Floor Anchors: Floor anchors to be provided at each jamb, formed from A60 metallic coated material, not less than 0.042 inches thick.
- C. Mortar Guards: Formed from same material as frames, not less than 0.016 inches thick.

2.6 LIGHT OPENINGS AND GLAZING

- A. Stops and Moldings: Provide stops and moldings around glazed lites where indicated. Form corners of stops and moldings with butted or mitered hairline joints at fabricator's shop. Fixed and removable stops to allow multiple glazed lites each to be removed independently. Coordinate frame rabbet widths between fixed and removable stops with the type of glazing and installation indicated.
- B. Moldings for Glazed Lites in Doors and Loose Stops for Glazed Lites in Frames: Minimum 20 gauge thick, fabricated from same material as door face sheet in which they are installed.
- C. Fixed Frame Moldings: Formed integral with hollow metal frames, a minimum of 5/8 inch (16 mm) high unless otherwise indicated. Provide fixed frame moldings and stops on outside of exterior and on secure side of interior doors and frames.
- D. Preformed Metal Frames for Light Openings: Manufacturer's standard frame formed of 0.048-inch-thick, cold rolled steel sheet; with baked enamel or powder coated finish; and approved for use in doors of fire protection rating indicated. Match pre-finished door paint color where applicable.
- E. Glass: may be factory glazed or field glazed type as noted on drawings.

2.7 ACCESSORIES

- A. Mullions and Transom Bars: Join to adjacent members by welding or rigid mechanical anchors.

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

- B. Grout Guards: Formed from same material as frames, not less than 0.016 inches thick.

2.8 FABRICATION

- A. Fabricate hollow metal work to be rigid and free of defects, warp, or buckle. Accurately form metal to required sizes and profiles, with minimum radius for thickness of metal. Where practical, fit and assemble units in manufacturer's plant. When shipping limitations so dictate, frames for large openings are to be fabricated in sections for splicing or splining in the field by others.
- B. Tolerances: Fabricate hollow metal work to tolerances indicated in ANSI/SDI A250.8.
- C. Hollow Metal Doors:
 - 1. Exterior Doors: Provide optional weep-hole openings in bottom of exterior doors to permit moisture to escape where specified.
 - 2. Glazed Lites: Factory cut openings in doors with applied trim or kits to fit. Factory install glazing where indicated.
 - 3. Electrical Raceways: Provide hollow metal doors to receive electrified hardware with concealed wiring harness and standardized Molex™ plug connectors on both ends to accommodate up to twelve wires. Coordinate connectors on end of the wiring harness to plug directly into the electrified hardware and the through-wire transfer hardware or wiring harness specified in hardware sets in Division 08 Sections "Door Hardware" and "Access Control Hardware". Wire nut connections are not acceptable.
- D. Hollow Metal Frames:
 - 1. Shipping Limitations: Where frames are fabricated in sections due to shipping or handling limitations, provide alignment plates or angles at each joint, fabricated of same thickness metal as frames.
 - 2. Welded Frames: Weld flush face joints continuously; grind, fill, dress, and make smooth, flush, and invisible.
 - a. Welded frames are to be provided with two steel spreaders temporarily attached to the bottom of both jambs to serve as a brace during shipping and handling. Spreader bars are for bracing only and are not to be used to size the frame opening.
 - 3. High Frequency Hinge Reinforcement: Provide high frequency hinge reinforcements at door openings 48-inches and wider with mortise butt type hinges at top hinge locations.
 - 4. Provide countersunk, flat- or oval-head exposed screws and bolts for exposed fasteners unless otherwise indicated for removable stops, provide security screws at exterior locations.
 - 5. Mortar Guards: Provide guard boxes at back of hardware mortises in frames at all hinges and strike preps regardless of grouting requirements.
 - 6. Electrical Knock Out Boxes: Factory weld 18 gauge electrical knock out boxes to frame for electrical hardware preps; including but not limited to, electric through wire transfer hardware, electrical raceways and wiring harnesses, door position switches, electric strikes, magnetic locks, and jamb mounted card readers as specified in hardware sets in Division 08 Sections "Door Hardware" and "Access Control Hardware".
 - a. Provide electrical knock out boxes with a dual 1/2-inch and 3/4-inch knockouts.

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

- b. Conduit to be coordinated and installed in the field (Division 26) from middle hinge box and strike box to door position box.
 - c. Electrical knock out boxes to comply with NFPA requirements and fit electrical door hardware as specified in hardware sets in Division 08 Section "Door Hardware".
 - d. Electrical knock out boxes for continuous hinges should be located in the center of the vertical dimension on the hinge jamb.
 - 7. Floor Anchors: Weld anchors to bottom of jambs and mullions with at least four spot welds per anchor.
 - 8. Jamb Anchors: Provide number and spacing of anchors as follows:
 - a. Masonry Type: Locate anchors not more than 18 inches from top and bottom of frame. Space anchors not more than 32 inches o.c. and as follows:
 - 1) Two anchors per jamb up to 60 inches high.
 - 2) Three anchors per jamb from 60 to 90 inches high.
 - 3) Four anchors per jamb from 90 to 120 inches high.
 - 4) Four anchors per jamb plus 1 additional anchor per jamb for each 24 inches or fraction thereof above 120 inches high.
 - b. Stud Wall Type: Locate anchors not more than 18 inches from top and bottom of frame. Space anchors not more than 32 inches o.c. and as follows:
 - 1) Three anchors per jamb up to 60 inches high.
 - 2) Four anchors per jamb from 60 to 90 inches high.
 - 3) Five anchors per jamb from 90 to 96 inches high.
 - 4) Five anchors per jamb plus 1 additional anchor per jamb for each 24 inches or fraction thereof above 96 inches high.
 - 5) Two anchors per head for frames above 42 inches wide and mounted in metal stud partitions.
 - 9. Door Silencers: Except on weatherstripped or gasketed doors, drill stops to receive door silencers. Silencers to be supplied by frame manufacturer regardless if specified in Division 08 Section "Door Hardware".
 - 10. Bituminous Coating: Where frames are fully grouted with an approved Portland Cement based grout or mortar, coat inside of frame throat with a water based bituminous or asphaltic emulsion coating to a minimum thickness of 3 mils DFT, tested in accordance with UL 10C and applied to the frame under a 3rd party independent follow-up service procedure.
- E. Hardware Preparation: Factory prepare hollow metal work to receive template mortised hardware; include cutouts, reinforcement, mortising, drilling, and tapping according to the Door Hardware Schedule and templates furnished as specified in Division 08 Section "Door Hardware."
- 1. Locate hardware as indicated, or if not indicated, according to ANSI/SDI A250.8.
 - 2. Reinforce doors and frames to receive non-template, mortised and surface mounted door hardware.
 - 3. Comply with applicable requirements in ANSI/SDI A250.6 and ANSI/DHI A115 Series specifications for preparation of hollow metal work for hardware.

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

4. Coordinate locations of conduit and wiring boxes for electrical connections with Division 26 Sections.

2.9 STEEL FINISHES

- A. Prime Finishes: Doors and frames to be cleaned, and chemically treated to insure maximum finish paint adhesion. Surfaces of the door and frame exposed to view to receive a factory applied coat of rust inhibiting shop primer.
 1. Shop Primer: Manufacturer's standard, fast-curing, lead and chromate free primer complying with ANSI/SDI A250.10 acceptance criteria; recommended by primer manufacturer for substrate; and compatible with substrate and both shop and field-applied coatings
 2. Shop Paint: Manufacturer's standard, lead and chromate free hard-coat paint, gloss. Color as selected by Owner.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
- B. General Contractor to verify the accuracy of dimensions given to the steel door and frame manufacturer for existing openings or existing frames (strike height, hinge spacing, hinge back set, etc.).
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Remove welded in shipping spreaders installed at factory. Restore exposed finish by grinding, filling, and dressing, as required to make repaired area smooth, flush, and invisible on exposed faces.
- B. Prior to installation, adjust and securely brace welded hollow metal frames for square, level, twist, and plumb condition.
- C. Tolerances shall comply with SDI-117 "Manufacturing Tolerances Standard Steel Doors and Frames."
- D. Drill and tap doors and frames to receive non-template, mortised, and surface-mounted door hardware.

3.3 INSTALLATION

- A. General: Install hollow metal work plumb, rigid, properly aligned, and securely fastened in place; comply with Drawings and manufacturer's written instructions.

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

- B. Hollow Metal Frames: Install hollow metal frames of size and profile indicated. Comply with ANSI/SDI A250.11 and NFPA 80 at fire rated openings.
 - 1. Set frames accurately in position, plumbed, leveled, aligned, and braced securely until permanent anchors are set. After wall construction is complete and frames properly set and secured, remove temporary braces, leaving surfaces smooth and undamaged. Shim as necessary to comply with installation tolerances.
 - 2. Floor Anchors: Provide floor anchors for each jamb and mullion that extends to floor, and secure with post-installed expansion anchors.
 - 3. Masonry Walls: Coordinate installation of frames to allow for solidly filling space between frames and masonry with mortar.
 - 4. Grout Requirements: Do not grout head of frames unless reinforcing has been installed in head of frame. Do not grout vertical or horizontal closed mullion members.
- C. Hollow Metal Doors: Fit hollow metal doors accurately in frames, within clearances specified below. Shim as necessary.
 - 1. Non-Fire-Rated Standard Steel Doors:
 - a. Jambs and Head: 1/8 inch plus or minus 1/16 inch.
 - b. Between Edges of Pairs of Doors: 1/8 inch plus or minus 1/16 inch.
 - c. Between Bottom of Door and Top of Threshold: Maximum 3/8 inch.
 - d. Between Bottom of Door and Top of Finish Floor (No Threshold): Maximum 3/4 inch.
 - 2. Fire-Rated Doors: Install doors with clearances according to NFPA 80.
- D. Field Glazing: Comply with installation requirements in Division 08 Section "Glazing" and with hollow metal manufacturer's written instructions.

3.4 ADJUSTING AND CLEANING

- A. Final Adjustments: Check and readjust operating hardware items immediately before final inspection. Leave work in complete and proper operating condition. Remove and replace defective work, including hollow metal work that is warped, bowed, or otherwise unacceptable.
- B. Remove grout and other bonding material from hollow metal work immediately after installation.
- C. Prime-Coat and Painted Finish Touchup: Immediately after erection, sand smooth rusted or damaged areas of prime coat, or painted finishes, and apply touchup of compatible air drying, rust-inhibitive primer, zinc rich primer (exterior and galvanized openings) or finish paint.

3.5 FIELD QUALITY CONTROL

- A. Field Inspection (Punch Report): Reference Division 01 Sections "Closeout Procedures". Produce project punch report for each installed door opening indicating compliance with approved submittals and verification hardware is properly installed, operating and adjusted. Include list of items to be completed and corrected, indicating the reasons or deficiencies causing the Work to be incomplete or rejected.

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

1. Organization of List: Include separate Door Opening and Deficiencies and Corrective Action Lists organized by Mark, Opening Remarks and Comments, and related Opening Images and Video Recordings.

END OF SECTION 081113

SECTION 087100 - DOOR HARDWARE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes commercial door hardware for the following:
 - 1. Swinging doors.
- B. Door hardware includes, but is not necessarily limited to, the following:
 - 1. Mechanical door hardware.
 - 2. Electromechanical door hardware.
 - 3. Automatic operators.
- C. Related Sections:
 - 1. Division 01 Section "Closeout Procedures"
 - 2. Division 08 Section "Operations and Maintenance".
 - 3. Division 08 Section "Hollow Metal Doors and Frames".
 - 4. Division 08 Section "Aluminum-Framed Entrances and Storefronts".
 - 5. Division 08 Section "Automatic Door Operators".
- D. Codes and References: Comply with the version year adopted by the Authority Having Jurisdiction.
 - 1. ANSI A117.1 - Accessible and Usable Buildings and Facilities.
 - 2. ICC/IBC - International Building Code.
 - 3. NFPA 70 - National Electrical Code.
 - 4. NFPA 80 - Fire Doors and Windows.
 - 5. NFPA 101 - Life Safety Code.
 - 6. NFPA 105 - Installation of Smoke Door Assemblies.
 - 7. UL/ULC and CSA C22.2 - Standards for Automatic Door Operators Used on Fire and Smoke Barrier Doors and Systems of Doors.
 - 8. State Building Codes, Local Amendments.

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

- E. Standards: All hardware specified herein shall comply with the following industry standards as applicable. Any undated reference to a standard shall be interpreted as referring to the latest edition of that standard:

1. ANSI/BHMA Certified Product Standards - A156 Series.
2. UL10C - Positive Pressure Fire Tests of Door Assemblies.
3. ANSI/UL 294 - Access Control System Units.
4. UL 305 - Panic Hardware.
5. ANSI/UL 437- Key Locks.

1.3 SUBMITTALS

- A. Product Data: Manufacturer's product data sheets including installation details, material descriptions, dimensions of individual components and profiles, operational descriptions and finishes.
- B. Door Hardware Schedule: Prepared by or under the supervision of supplier, detailing fabrication and assembly of door hardware, as well as procedures and diagrams. Coordinate the final Door Hardware Schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.
1. Format: Comply with scheduling sequence and vertical format in DHI's "Sequence and Format for the Hardware Schedule."
 2. Organization: Organize the Door Hardware Schedule into door hardware sets indicating complete designations of every item required for each door or opening. Organize door hardware sets in same order as in the Door Hardware Sets at the end of Part 3. Submittals that do not follow the same format and order as the Door Hardware Sets will be rejected and subject to resubmission.
 3. Content: Include the following information:
 - a. Type, style, function, size, label, hand, and finish of each door hardware item.
 - b. Manufacturer of each item.
 - c. Fastenings and other pertinent information.
 - d. Location of door hardware set, cross-referenced to Drawings, both on floor plans and in door and frame schedule.
 - e. Explanation of abbreviations, symbols, and codes contained in schedule.
 - f. Mounting locations for door hardware.
 - g. Door and frame sizes and materials.
 - h. Warranty information for each product.
 4. Submittal Sequence: Submit the final Door Hardware Schedule at earliest possible date, particularly where approval of the Door Hardware Schedule must precede fabrication of other work that is critical in the Project construction schedule. Include Product Data, Samples, Shop Drawings of other work affected by door hardware, and other information essential to the coordinated review of the Door Hardware Schedule.
- C. Shop Drawings: Details of electrified access control hardware indicating the following:

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

1. Wiring Diagrams: Upon receipt of approved schedules, submit detailed system wiring diagrams for power, signaling, monitoring, communication, and control of the access control system electrified hardware. Differentiate between manufacturer-installed and field-installed wiring. Include the following:
 - a. Elevation diagram of each unique access controlled opening showing location and interconnection of major system components with respect to their placement in the respective door openings.
 - b. Complete (risers, point-to-point) access control system block wiring diagrams.
 - c. Wiring instructions for each electronic component scheduled herein.
 2. Electrical Coordination: Coordinate with related sections the voltages and wiring details required at electrically controlled and operated hardware openings.
- D. Keying Schedule: After a keying meeting with the owner has taken place prepare a separate keying schedule detailing final instructions. Submit the keying schedule in electronic format. Include keying system explanation, door numbers, key set symbols, hardware set numbers and special instructions. Owner must approve submitted keying schedule prior to the ordering of permanent cylinders/cores.
- E. Informational Submittals:
1. Product Test Reports: Indicating compliance with cycle testing requirements, based on evaluation of comprehensive tests performed by manufacturer and witnessed by a qualified independent testing agency.
- F. Operating and Maintenance Manuals: Provide manufacturers operating and maintenance manuals for each item comprising the complete door hardware installation in quantity as required in Division 01, Closeout Procedures.

1.4 QUALITY ASSURANCE

- A. Manufacturers Qualifications: Engage qualified manufacturers with a minimum 5 years of documented experience in producing hardware and equipment similar to that indicated for this Project and that have a proven record of successful in-service performance.
- B. Certified Products: Where specified, products must maintain a current listing in the Builders Hardware Manufacturers Association (BHMA) Certified Products Directory (CPD).
- C. Installer Qualifications: A minimum 3 years documented experience installing both standard and electrified door hardware similar in material, design, and extent to that indicated for this Project and whose work has resulted in construction with a record of successful in-service performance.
- D. Door Hardware Supplier Qualifications: Experienced commercial door hardware distributors with a minimum 5 years documented experience supplying both mechanical and electromechanical hardware installations comparable in material, design, and extent to that indicated for this Project. Supplier recognized as a factory direct distributor by the manufacturers of the primary materials with a warehousing facility in Project's vicinity.

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

Supplier to have on staff a certified Architectural Hardware Consultant (AHC) available during the course of the Work to consult with Contractor, Architect, and Owner concerning both standard and electromechanical door hardware and keying.

- E. Source Limitations: Obtain each type and variety of door hardware specified in this section from a single source unless otherwise indicated.
 - 1. Electrified modifications or enhancements made to a source manufacturer's product line by a secondary or third party source will not be accepted.
 - 2. Provide electromechanical door hardware from the same manufacturer as mechanical door hardware, unless otherwise indicated.
- F. Each unit to bear third party permanent label demonstrating compliance with the referenced standards.
- G. Keying Conference: Conduct conference to comply with requirements in Division 01 Section "Project Meetings." Keying conference to incorporate the following criteria into the final keying schedule document:
 - 1. Function of building, purpose of each area and degree of security required.
 - 2. Plans for existing and future key system expansion.
 - 3. Requirements for key control storage and software.
 - 4. Installation of permanent keys, cylinder cores and software.
 - 5. Address and requirements for delivery of keys.
- H. Pre-Submittal Conference: Conduct coordination conference in compliance with requirements in Division 01 Section "Project Meetings" with attendance by representatives of Supplier(s), Installer(s), and Contractor(s) to review proper methods and the procedures for receiving, handling, and installing door hardware.
 - 1. Prior to installation of door hardware, conduct a project specific training meeting to instruct the installing contractors' personnel on the proper installation and adjustment of their respective products. Product training to be attended by installers of door hardware (including electromechanical hardware) for aluminum, hollow metal and wood doors. Training will include the use of installation manuals, hardware schedules, templates and physical product samples as required.
 - 2. Inspect and discuss electrical roughing-in, power supply connections, and other preparatory work performed by other trades.
 - 3. Review sequence of operation narratives for each unique access controlled opening.
 - 4. Review and finalize construction schedule and verify availability of materials.
 - 5. Review the required inspecting, testing, commissioning, and demonstration procedures
- I. At completion of installation, provide written documentation that components were applied to manufacturer's instructions and recommendations and according to approved schedule.

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Inventory door hardware on receipt and provide secure lock-up and shelving for door hardware delivered to Project site. Do not store electronic access control hardware, software or accessories at Project site without prior authorization.
- B. Tag each item or package separately with identification related to the final Door Hardware Schedule, and include basic installation instructions with each item or package.
- C. Deliver, as applicable, permanent keys, cylinders, cores, access control credentials, software and related accessories directly to Owner via registered mail or overnight package service. Instructions for delivery to the Owner shall be established at the "Keying Conference".

1.6 COORDINATION

- A. Templates: Obtain and distribute to the parties involved templates for doors, frames, and other work specified to be factory prepared for installing standard and electrified hardware. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing hardware to comply with indicated requirements.
- B. Door Hardware and Electrical Connections: Coordinate the layout and installation of scheduled electrified door hardware and related access control equipment with required connections to source power junction boxes, low voltage power supplies, detection and monitoring hardware, and fire and detection alarm systems.
- C. Door and Frame Preparation: Doors and corresponding frames are to be prepared, reinforced and pre-wired (if applicable) to receive the installation of the specified electrified, monitoring, signaling and access control system hardware without additional in-field modifications.

1.7 WARRANTY

- A. General Warranty: Reference Division 01, General Requirements. Special warranties specified in this Article shall not deprive Owner of other rights Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by Contractor under requirements of the Contract Documents.
- B. Warranty Period: Written warranty, executed by manufacturer(s), agreeing to repair or replace components of standard and electrified door hardware that fails in materials or workmanship within specified warranty period after final acceptance by the Owner. Failures include, but are not limited to, the following:
 - 1. Structural failures including excessive deflection, cracking, or breakage.
 - 2. Faulty operation of the hardware.
 - 3. Deterioration of metals, metal finishes, and other materials beyond normal weathering.
 - 4. Electrical component defects and failures within the systems operation.
- C. Standard Warranty Period: One year from date of Substantial Completion, unless otherwise indicated.

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

D. Special Warranty Periods:

1. Five years for exit hardware.
2. Twenty five years for manual overhead door closer bodies.
3. Five years for motorized electric latch retraction exit devices.
4. Two years for electromechanical door hardware, unless noted otherwise.

1.8 MAINTENANCE SERVICE

- A. Maintenance Tools and Instructions: Furnish a complete set of specialized tools and maintenance instructions as needed for Owner's continued adjustment, maintenance, and removal and replacement of door hardware.

PART 2 - PRODUCTS

2.1 SCHEDULED DOOR HARDWARE

- A. General: Provide door hardware for each door to comply with requirements in Door Hardware Sets and each referenced section that products are to be supplied under.
- B. Designations: Requirements for quantity, item, size, finish or color, grade, function, and other distinctive qualities of each type of door hardware are indicated in the Door Hardware Sets at the end of Part 3. Products are identified by using door hardware designations, as follows:
1. Named Manufacturer's Products: Product designation and manufacturer are listed for each door hardware type required for the purpose of establishing requirements. Manufacturers' names are abbreviated in the Door Hardware Schedule.
- C. Substitutions: Requests for substitution and product approval for inclusive mechanical and electromechanical door hardware in compliance with the specifications must be submitted in writing and in accordance with the procedures and time frames outlined in Division 01, Substitution Procedures. Approval of requests is at the discretion of the architect, owner, and their designated consultants.

2.2 MATERIALS

- A. Recycled Content of Steel Products: Postconsumer recycled content plus one-half of pre-consumer recycled content not less than the following:
1. Floor Closers: 63%
 2. Pivots: 78%
 3. Cylindrical Locks: 58%
 4. Mortise Locks: 57%
 5. Exit Devices: 54%
 6. Door Closers: 51%
 7. Overhead Stops: 46%

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

2.3 HANGING DEVICES

- A. Hinges: ANSI/BHMA A156.1 certified butt hinges with number of hinge knuckles and other options as specified in the Door Hardware Sets.
1. Quantity: Provide the following hinge quantity:
 - a. Two Hinges: For doors with heights up to 60 inches.
 - b. Three Hinges: For doors with heights 61 to 90 inches.
 - c. Four Hinges: For doors with heights 91 to 120 inches.
 - d. For doors with heights more than 120 inches, provide 4 hinges, plus 1 hinge for every 30 inches of door height greater than 120 inches.
 2. Hinge Size: Provide the following, unless otherwise indicated, with hinge widths sized for door thickness and clearances required:
 - a. Widths up to 3'0": 4-1/2" standard or heavy weight as specified.
 - b. Sizes from 3'1" to 4'0": 5" standard or heavy weight as specified.
 3. Hinge Weight and Base Material: Unless otherwise indicated, provide the following:
 - a. Exterior Doors: Heavy weight, non-ferrous, ball bearing or oil impregnated bearing hinges unless Hardware Sets indicate standard weight.
 - b. Interior Doors: Standard weight, steel, ball bearing or oil impregnated bearing hinges unless Hardware Sets indicate heavy weight.
 4. Hinge Options: Comply with the following:
 - a. Non-removable Pins: With the exception of electric through wire hinges, provide set screw in hinge barrel that, when tightened into a groove in hinge pin, prevents removal of pin while door is closed; for the all out-swinging lockable doors.
 5. Manufacturers:
 - a. Hager Companies (HA).
 - b. McKinney (MK).

2.4 POWER TRANSFER DEVICES

- A. Concealed Quick Connect Electric Power Transfers: Provide concealed wiring pathway housing mortised into the door and frame for low voltage electrified door hardware. Furnish with Molex™ standardized plug connectors and sufficient number of concealed wires (up to 12) to accommodate the electrified functions specified in the Door Hardware Sets. Connectors plug directly to through-door wiring harnesses for connection to electric locking devices and power supplies. Wire nut connections are not acceptable.
1. Manufacturers:
 - a. Pemko (PE) - EL-CEPT Series.

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

- b. Securitron (SU) - EL-CEPT Series.
 - c. Von Duprin (VD) - EPT-10 Series.
- B. Electric Door Wire Harnesses: Provide electric/data transfer wiring harnesses with standardized plug connectors to accommodate up to twelve (12) wires. Connectors plug directly to through-door wiring harnesses for connection to electric locking devices and power supplies. Provide sufficient number and type of concealed wires to accommodate electric function of specified hardware. Provide a connector for through-door electronic locking devices and from hinge to junction box above the opening. Wire nut connections are not acceptable. Determine the length required for each electrified hardware component for the door type, size and construction, minimum of two per electrified opening.
 - 1. Provide one each of the following tools as part of the base bid contract:
 - a. McKinney (MK) - Electrical Connecting Kit: QC-R001.
 - b. McKinney (MK) - Connector Hand Tool: QC-R003.
 - 2. Manufacturers:
 - a. Hager Companies (HA) - Quick Connect.
 - b. McKinney (MK) - QC-C Series.

2.5 DOOR OPERATING TRIM

- A. Door Push Plates and Pulls: ANSI/BHMA A156.6 certified door pushes and pulls of type and design specified in the Hardware Sets. Coordinate and provide proper width and height as required where conflicting hardware dictates.
 - 1. Door Pull and Push Bar Design: Size, shape, and material as indicated in the hardware sets. Minimum clearance of 2 1/2-inches from face of door unless otherwise indicated.
 - 2. Offset Pull Design: Size, shape, and material as indicated in the hardware sets. Minimum clearance of 2 1/2-inches from face of door and offset of 90 degrees unless otherwise indicated.
 - 3. Fasteners: Provide manufacturer's designated fastener type as indicated in Hardware Sets.
 - 4. Manufacturers:
 - a. Hiawatha, Inc. (HI).
 - b. Rockwood (RO).
 - c. Trimco (TC).

2.6 CYLINDERS AND KEYING

- A. General: Cylinder manufacturer to have minimum (10) years' experience designing secured master key systems and have on record a published security keying system policy.
- B. Source Limitations: Obtain each type of keyed cylinder and keys from the same source manufacturer as locksets and exit devices, unless otherwise indicated.

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

- C. Cylinder Types: Original manufacturer cylinders able to supply the following cylinder formats and types:
 - 1. Threaded mortise cylinders with rings and cams to suit hardware application.
 - 2. Rim cylinders with back plate, flat-type vertical or horizontal tailpiece, and raised trim ring.
 - 3. Bored or cylindrical lock cylinders with tailpieces as required to suit locks.
 - 4. Tubular deadlocks and other auxiliary locks.
 - 5. Mortise and rim cylinder collars to be solid and recessed to allow the cylinder face to be flush and be free spinning with matching finishes.
 - 6. Keyway: Match Facility Standard.
- D. Keying System: Each type of lock and cylinders to be factory keyed.
 - 1. Supplier shall conduct a "Keying Conference" to define and document keying system instructions and requirements.
 - 2. Furnish factory cut, nickel-silver large bow permanently inscribed with a visual key control number as directed by Owner.
 - 3. Existing System: Field verify and key cylinders to match Owner's existing system.
- E. Key Quantity: Provide the following minimum number of keys:
 - 1. Change Keys per Cylinder: Two (2)
 - 2. Master Keys (per Master Key Level/Group): Five (5).
 - 3. Construction Keys (where required): Ten (10).
- F. Construction Keying: Provide construction master keyed cylinders.
- G. Key Registration List (Bitting List):
 - 1. Provide keying transcript list to Owner's representative in the proper format for importing into key control software.
 - 2. Provide transcript list in writing or electronic file as directed by the Owner.

2.7 LOCK AND LATCH STRIKES

- A. Strikes: Provide manufacturer's standard strike with strike box for each latch or lock bolt, with curved lip extended to protect frame, finished to match door hardware set, unless otherwise indicated, and as follows:
 - 1. Flat-Lip Strikes: For locks with three-piece antifriction latchbolts, as recommended by manufacturer.
 - 2. Extra-Long-Lip Strikes: For locks used on frames with applied wood casing trim.
 - 3. Aluminum-Frame Strike Box: Provide manufacturer's special strike box fabricated for aluminum framing.
 - 4. Double-lipped strikes: For locks at double acting doors. Furnish with retractable stop for rescue hardware applications.
- B. Standards: Comply with the following:

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

1. Strikes for Mortise Locks and Latches: BHMA A156.13.
2. Strikes for Bored Locks and Latches: BHMA A156.2.
3. Strikes for Auxiliary Deadlocks: BHMA A156.36.
4. Dustproof Strikes: BHMA A156.16.

2.8 CONVENTIONAL EXIT DEVICES

A. General Requirements: All exit devices specified herein shall meet or exceed the following criteria:

1. At doors not requiring a fire rating, provide devices complying with NFPA 101 and listed and labeled for "Panic Hardware" according to UL305. Provide proper fasteners as required by manufacturer including sex nuts and bolts at openings specified in the Hardware Sets.
2. Where exit devices are required on fire rated doors, provide devices complying with NFPA 80 and with UL labeling indicating "Fire Exit Hardware". Provide devices with the proper fasteners for installation as tested and listed by UL. Consult manufacturer's catalog and template book for specific requirements.
3. Except on fire rated doors, provide exit devices with hex key dogging device to hold the pushbar and latch in a retracted position. Provide optional keyed cylinder dogging on devices where specified in Hardware Sets.
4. Devices must fit flat against the door face with no gap that permits unauthorized dogging of the push bar. The addition of filler strips is required in any case where the door light extends behind the device as in a full glass configuration.
5. Flush End Caps: Provide flush end caps made of architectural metal in the same finish as the devices as in the Hardware Sets. Plastic end caps will not be acceptable.
6. Lever Operating Trim: Where exit devices require lever trim, furnish manufacturer's heavy duty escutcheon trim with threaded studs for thru-bolts.
 - a. Lock Trim Design: As indicated in Hardware Sets, provide finishes and designs to match that of the specified locksets.
 - b. Where function of exit device requires a cylinder, provide a cylinder (Rim or Mortise) as specified in Hardware Sets.
7. Vertical Rod Exit Devices: Where surface or concealed vertical rod exit devices are used at interior openings, provide as less bottom rod (LBR) unless otherwise indicated. Provide dust proof strikes where thermal pins are required to project into the floor.
8. Narrow Stile Applications: At doors constructed with narrow stiles, or as specified in Hardware Sets, provide devices designed for maximum 2" wide stiles.
9. Dummy Push Bar: Nonfunctioning push bar matching functional push bar.
10. Rail Sizing: Provide exit device rails factory sized for proper door width application.

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

11. Through Bolt Installation: For exit devices and trim as indicated in Door Hardware Sets.

B. Conventional Push Rail Exit Devices (Heavy Duty): ANSI/BHMA A156.3, Grade 1 Certified Products Directory (CPD) listed panic and fire exit hardware devices furnished in the functions specified in the Hardware Sets. Exit device latch to be stainless steel, pullman type, with deadlock feature.

1. Manufacturers:

- a. Corbin Russwin Hardware (RU) - ED4000 / ED5000 Series.
- b. Sargent Manufacturing (SA) - 80 Series.

2.9 ELECTROMECHANICAL EXIT DEVICES

A. Electromechanical Push Rail Exit Devices (Heavy Duty): ANSI/BHMA A156.3, Grade 1 Certified Products Directory (CPD) listed panic and fire exit hardware devices subject to same compliance standards and requirements as mechanical exit devices. Electrified exit devices to be of type and design as specified below and in the hardware sets.

- 1. Energy Efficient Design: Provide devices which have a holding current draw of 15mA maximum, and can operate on either 12 or 24 volts. Locks are to be field configurable for fail safe or fail secure operation.
- 2. Where conventional power supplies are not sufficient, include any specific controllers required to provide the proper inrush current.
- 3. Motorized Electric Latch Retraction: Devices with an electric latch retraction feature must use motors which have a maximum current draw of 600mA. Solenoid driven latch retraction is not acceptable.
- 4. Manufacturers:
 - a. Corbin Russwin Hardware (RU) - ED5000 Series.
 - b. Sargent Manufacturing (SA) - 80 Series.

2.10 DOOR CLOSERS

A. All door closers specified herein shall meet or exceed the following criteria:

- 1. General: Door closers to be from one manufacturer, matching in design and style, with the same type door preparations and templates regardless of application or spring size. Closers to be non-handed with full sized covers.
- 2. Standards: Closers to comply with UL-10C for Positive Pressure Fire Test and be U.L. listed for use of fire rated doors.
- 3. Size of Units: Comply with manufacturer's written recommendations for sizing of door closers depending on size of door, exposure to weather, and anticipated frequency of use.

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

Where closers are indicated for doors required to be accessible to the Americans with Disabilities Act, provide units complying with ANSI ICC/A117.1.

4. Closer Arms: Provide heavy duty, forged steel closer arms unless otherwise indicated in Hardware Sets.
 5. Closers shall not be installed on exterior or corridor side of doors; where possible install closers on door for optimum aesthetics.
 6. Closer Accessories: Provide door closer accessories including custom templates, special mounting brackets, spacers and drop plates as required for proper installation. Provide through-bolt and security type fasteners as specified in the hardware sets.
- B. Door Closers, Surface Mounted (Heavy Duty): ANSI/BHMA A156.4, Grade 1 Certified Products Directory (CPD) listed surface mounted, heavy duty door closers with complete spring power adjustment, sizes 1 thru 6; and fully operational adjustable according to door size, frequency of use, and opening force. Closers to be rack and pinion type, one piece cast iron or aluminum alloy body construction, with adjustable backcheck and separate non-critical valves for closing sweep and latch speed control. Provide non-handed units standard.
1. Manufacturers:
 - a. Corbin Russwin Hardware (RU) - DC6000 Series.
 - b. Norton Rixson (NO) - 7500 Series.
 - c. Sargent Manufacturing (SA) - 351 Series.

2.11 ELECTROMECHANICAL DOOR OPERATORS

- A. General: Provide low energy operators of size recommended by manufacturer for door size, weight, and movement; for condition of exposure; and for compliance with UL 325. Coordinate operator mechanisms with door operation, hinges, and activation devices.
1. Fire-Rated Doors: Provide door operators for fire-rated door assemblies that comply with NFPA 80 for fire-rated door components and are listed and labeled by a qualified testing agency.
- B. Standard: Certified ANSI/BHMA A156.19.
- C. Performance Requirements:
1. Opening Force if Power Fails: Not more than 15 lbf required to release a latch if provided, not more than 30 lbf required to manually set door in motion, and not more than 15 lbf required to fully open door.
 2. Entrapment Protection: Not more than 15 lbf required to prevent stopped door from closing or opening.
- D. Configuration: Surface mounted or in-ground as required. Door operators to control single swinging and pair of swinging doors.

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

- E. Operation: Power opening and spring closing operation capable of meeting ANSI A117.1 accessibility guideline. Provide time delay for door to remain open before initiating closing cycle as required by ANSI/BHMA A156.19.
- F. Features: Operator units to have full feature adjustments for door opening and closing force and speed, backcheck, motor assist acceleration from 0 to 30 seconds, time delay, vestibule interface delay, obstruction recycle, and hold open time from 0 up to 30 seconds.
- G. Provide outputs and relays on board the operator to allow for coordination of exit device latch retraction, electric strikes, magnetic locks, card readers, safety and motion sensors and specified auxiliary contacts.
- H. Brackets and Reinforcements: Manufacturer's standard, fabricated from aluminum with nonferrous shims for aligning system components.
- I. Wireless Interface: Operator units shall have a wireless interface via a mobile device for ease of installation and setup.
- J. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 1. Norton Rixson (NO) - 6300 Series.

2.12 ARCHITECTURAL TRIM

- A. Door Protective Trim
 - 1. General: Door protective trim units to be of type and design as specified below or in the Hardware Sets.
 - 2. Size: Fabricate protection plates (kick, armor, or mop) not more than 2" less than door width (LDW) on stop side of single doors and 1" LDW on stop side of pairs of doors, and not more than 1" less than door width on pull side. Coordinate and provide proper width and height as required where conflicting hardware dictates. Height to be as specified in the Hardware Sets.
 - 3. Where plates are applied to fire rated doors with the top of the plate more than 16" above the bottom of the door, provide plates complying with NFPA 80. Consult manufacturer's catalog and template book for specific requirements for size and applications.
 - 4. Protection Plates: ANSI/BHMA A156.6 certified protection plates (kick, armor, or mop), fabricated from the following:
 - a. Stainless Steel: 300 grade, .050-inch thick.
 - 5. Options and fasteners: Provide manufacturer's designated fastener type as specified in the Hardware Sets. Provide countersunk screw holes.
 - 6. Manufacturers:

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

- a. Hiawatha, Inc. (HI).
- b. Rockwood (RO).
- c. Trimco (TC).

2.13 DOOR STOPS AND HOLDERS

- A. General: Door stops and holders to be of type and design as specified below or in the Hardware Sets.
- B. Door Stops and Bumpers: ANSI/BHMA A156.16, Grade 1 certified door stops and wall bumpers. Provide wall bumpers, either convex or concave types with anchorage as indicated, unless floor or other types of door stops are specified in Hardware Sets. Do not mount floor stops where they will impede traffic. Where floor or wall bumpers are not appropriate, provide overhead type stops and holders.
 - 1. Manufacturers:
 - a. Hiawatha, Inc. (HI).
 - b. Rockwood (RO).
 - c. Trimco (TC).

2.14 ARCHITECTURAL SEALS

- A. General: Thresholds, weatherstripping, and gasket seals to be of type and design as specified below or in the Hardware Sets. Provide continuous weatherstrip gasketing on exterior doors and provide smoke, light, or sound gasketing on interior doors where indicated. At exterior applications provide non-corrosive fasteners and elsewhere where indicated.
- B. Smoke Labeled Gasketing: Assemblies complying with NFPA 105 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for smoke control ratings indicated, based on testing according to UL 1784.
 - 1. Provide smoke labeled perimeter gasketing at all smoke labeled openings.
- C. Fire Labeled Gasketing: Assemblies complying with NFPA 80 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for fire ratings indicated, based on testing according to UL-10C.
 - 1. Provide intumescent seals as indicated to meet UL10C Standard for Positive Pressure Fire Tests of Door Assemblies, and NPFA 252, Standard Methods of Fire Tests of Door Assemblies.
- D. Sound-Rated Gasketing: Assemblies that are listed and labeled by a testing and inspecting agency, for sound ratings indicated.
- E. Replaceable Seal Strips: Provide only those units where resilient or flexible seal strips are easily replaceable and readily available from stocks maintained by manufacturer.

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

F. Manufacturers:

1. National Guard Products (NG).
2. Pemko (PE).
3. Reese Enterprises, Inc. (RE).

2.15 ELECTRONIC ACCESSORIES

- A. Switching Power Supplies: Provide power supplies with either single or dual voltage configurations at 12 or 24VDC. Power supplies shall have battery backup function with an integrated battery charging circuit and shall provide capability for power distribution, direct lock control and Fire Alarm Interface (FAI) through add on modules. Power supplies shall be expandable up to 16 individually protected outputs. Output modules shall provide individually protected, continuous outputs and/or individually protected, relay controlled outputs.

1. Manufacturers:

- a. Securitron (SU) - AQD Series.

2.16 FABRICATION

- A. Fasteners: Provide door hardware manufactured to comply with published templates generally prepared for machine, wood, and sheet metal screws. Provide screws according to manufacturers recognized installation standards for application intended.

2.17 FINISHES

- A. Standard: Designations used in the Hardware Sets and elsewhere indicate hardware finishes complying with ANSI/BHMA A156.18, including coordination with traditional U.S. finishes indicated by certain manufacturers for their products.
- B. Provide quality of finish, including thickness of plating or coating (if any), composition, hardness, and other qualities complying with manufacturer's standards, but in no case less than specified by referenced standards for the applicable units of hardware
- C. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine scheduled openings, with Installer present, for compliance with requirements for installation tolerances, labeled fire door assembly construction, wall and floor construction, and other conditions affecting performance.

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

- B. Notify architect of any discrepancies or conflicts between the door schedule, door types, drawings and scheduled hardware. Proceed only after such discrepancies or conflicts have been resolved in writing.

3.2 PREPARATION

- A. Hollow Metal Doors and Frames: Comply with ANSI/DHI A115 series.
- B. Wood Doors: Comply with ANSI/DHI A115-W series.

3.3 INSTALLATION

- A. Install each item of mechanical and electromechanical hardware and access control equipment to comply with manufacturer's written instructions and according to specifications.
 - 1. Installers are to be trained and certified by the manufacturer on the proper installation and adjustment of fire, life safety, and security products including: hanging devices; locking devices; closing devices; and seals.
- B. Mounting Heights: Mount door hardware units at heights indicated in following applicable publications, unless specifically indicated or required to comply with governing regulations:
 - 1. Standard Steel Doors and Frames: DHI's "Recommended Locations for Architectural Hardware for Standard Steel Doors and Frames."
 - 2. DHI TDH-007-20: Installation Guide for Doors and Hardware.
 - 3. Where indicated to comply with accessibility requirements, comply with ANSI A117.1 "Accessibility Guidelines for Buildings and Facilities."
 - 4. Provide blocking in drywall partitions where wall stops or other wall mounted hardware is located.
- C. Power Operator products and accessories are required to be installed through current members of the manufacturer's "Power Operator Preferred Installer" program.
- D. Retrofitting: Install door hardware to comply with manufacturer's published templates and written instructions. Where cutting and fitting are required to install door hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation of surface protective trim units with finishing work specified in Division 9 Sections. Do not install surface-mounted items until finishes have been completed on substrates involved.
- E. Thresholds: Set thresholds for exterior and acoustical doors in full bed of sealant complying with requirements specified in Division 7 Section "Joint Sealants."
- F. Storage: Provide a secure lock up for hardware delivered to the project but not yet installed. Control the handling and installation of hardware items so that the completion of the work will not be delayed by hardware losses before and after installation.

3.4 FIELD QUALITY CONTROL

- A. Field Inspection (Punch Report): Reference Division 01 Sections “Closeout Procedures”. Produce project punch report for each installed door opening indicating compliance with approved submittals and verification hardware is properly installed, operating and adjusted. Include list of items to be completed and corrected, indicating the reasons or deficiencies causing the Work to be incomplete or rejected.
 - 1. Organization of List: Include separate Door Opening and Deficiencies and Corrective Action Lists organized by Mark, Opening Remarks and Comments, and related Opening Images and Video Recordings.

3.5 ADJUSTING

- A. Initial Adjustment: Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final operation of heating and ventilating equipment and to comply with referenced accessibility requirements.

3.6 CLEANING AND PROTECTION

- A. Protect all hardware stored on construction site in a covered and dry place. Protect exposed hardware installed on doors during the construction phase. Install any and all hardware at the latest possible time frame.
- B. Clean adjacent surfaces soiled by door hardware installation.
- C. Clean operating items as necessary to restore proper finish. Provide final protection and maintain conditions that ensure door hardware is without damage or deterioration at time of owner occupancy.

3.7 DEMONSTRATION

- A. Instruct Owner's maintenance personnel to adjust, operate, and maintain mechanical and electromechanical door hardware.

3.8 DOOR HARDWARE SETS

- A. The hardware sets represent the design intent and direction of the owner and architect. They are a guideline only and should not be considered a detailed hardware schedule. Discrepancies, conflicting hardware and missing items should be brought to the attention of the architect with corrections made prior to the bidding process. Omitted items not included in a hardware set should be scheduled with the appropriate additional hardware required for proper application and functionality.
 - 1. Quantities listed are for each pair of doors, or for each single door.

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

2. The supplier is responsible for handing and sizing all products.
3. Where multiple options for a piece of hardware are given in a single line item, the supplier shall provide the appropriate application for the opening.
4. At existing openings with new hardware the supplier shall field inspect existing conditions prior to the submittal stage to verify the specified hardware will work as required. Provide alternate solutions and proposals as needed.

B. Manufacturer's Abbreviations:

1. MK - McKinney
2. SU - Securitron
3. SA - SARGENT
4. OT - Other
5. RO - Rockwood
6. NO - Norton
7. PE - Pemko

Hardware Sets

Set: 1.0

Doors: 001

6 Hinge, Full Mortise, Hvy Wt	T4A3386 (x NRP @ out-swing doors w/locks)	US32D	MK
1 Electric Power Transfer	EL-CEPT		SU
1 Concealed Vert Rod Exit, Exit Only	43 AD8610 EO	US32D	SA
1 Concealed Vert Rod Exit, Nightlatch	LC 43 55 56 AD8610 106 x 862	US32D	SA
1 Cylinder as req'd	To match facility std.		OT
1 Door Closer	351 P10	EN	SA
1 Automatic Opener	6300 Series (Push Side)	689	NO
2 Wall Stop	406/409 as required	US26D	RO
1 Thermally Broken Threshold	Per detail x FHSL14		PE
1 Perimeter Gasketing	By Storefront Manufacturer		OT
2 Ext. Sweep	3452CNB		PE
1 Frame Harness	QC-C1500		MK
1 Door Harness	QC-C__ (as required)		MK
2 Door Switch (Actuator)	505		NO
1 Power Supply	AQD series		SU

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

1 Power Distribution Board	PDB (as required)	SU
1 Balance of Hardware	Existing	OT

Notes: Coordinate new hardware with (e) card reader and access control system.

Set: 2.0

Doors: 003

3 Hinge, Full Mortise, Hvy Wt	T4A3386 (x NRP @ out-swing doors w/locks)	US32D	MK
1 Electric Power Transfer	EL-CEPT		SU
1 Rim Exit Device, Storeroom	LC 43 55 56 8804 862	US32D	SA
1 Cylinder as req'd	To match facility std.		OT
1 Automatic Opener	6300 Series (Push Side)	689	NO
1 Kick Plate	K1050 10"H BEV CSK	US32D	RO
1 Wall Stop	406/409 as required	US26D	RO
1 Thermally Broken Threshold	Per detail x FHSL14		PE
1 Jamb Gasketing	290APK		PE
1 Head Gasketing	2891APK		PE
1 Ext. Sweep	3452CNB		PE
1 Frame Harness	QC-C1500		MK
1 Door Harness	QC-C__ (as required)		MK
2 Door Switch (Actuator)	505		NO
1 Power Supply	AQD series		SU
1 Power Distribution Board	PDB (as required)		SU

Set: 3.0

Doors: 002

6 Hinge, Full Mortise, Hvy Wt	T4A3786 (x NRP @ out-swing doors w/locks)	US26D	MK
2 Push/Pull Set	RM3711-12 Mtg-Type 12XHD	US32D	RO
1 Door Closer	351 P10	EN	SA
1 Automatic Opener	6300 Series (Push Side)	689	NO
2 Wall Stop	406/409 as required	US26D	RO
1 Perimeter Gasketing	By Storefront Manufacturer		OT
2 Int. Sweep	18061CNB		PE
2 Door Switch (Actuator)	505		NO

END OF SECTION 087100

SECTION 087113 - AUTOMATIC DOOR OPERATORS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Low energy automatic door operators for swinging doors.

B. Related Sections:

1. Division 01 Section "General Conditions".
2. Division 01 Section "Closeout Procedures".
3. Division 08 Section "Hollow Metal Doors and Frames".
4. Division 08 Section "Interior Aluminum Doors and Frames".
5. Division 08 Section "Aluminum-Framed Entrances and Storefronts".
6. Division 08 Section "Door Hardware".
7. Division 26 Section "Electrical".
8. Division 28 Section "Access Control".

A. Codes and Standards: Comply with the version year adopted by the Authority Having Jurisdiction.

1. ANSI A117.1 - Accessible and Usable Buildings and Facilities.
2. ANSI/BHMA A156.4 - Door Controls, Door Closers.
3. ANSI/BHMA A156.19 - Power Assist and Low-Energy Power Operated Doors.
4. ICC/IBC - International Building Code.
5. NFPA 70 - National Electrical Code.
6. NFPA 80 - Fire Doors and Windows.
7. NFPA 101 - Life Safety Code.
8. NFPA 105 - Installation of Smoke Door Assemblies.
9. UL/ULC and CSA C22.2 – Standards for Automatic Door Operators Used on Fire and Smoke Barrier Doors and Systems of Doors.
10. UL 325 - Door, Drapery, Gate, Louver, and Window Operators and Systems.
11. State Building Codes, Local Amendments.

1.2 PERFORMANCE REQUIREMENTS

- A. Automatic door operators to be used on interior or exterior doors; up to 200 pounds (91 kg) weight and maximum door width of 48" (1219 mm).
1. Auto door operator capable of operating within temperature ranges of -22°F (-30°C) and 122°F (50°C).

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

1.3 SUBMITTALS

- A. Product Data: Manufacturer's product data sheets including installation details, material descriptions, dimensions of individual components and profiles, and finishes for automatic door operators, including activation devices. Include operating characteristics, electrical characteristics, and furnished accessories.
- B. Shop Drawings: Include details and attachments to other work.
 - 1. Include locations and elevations of each unique entrance showing activation devices.
 - 2. Indicate required clearances, components, and location and size of field connections.
 - 3. Wiring Diagrams: For power, signal, and activation wiring.
- C. Qualification Data: Provide copy of manufacturer's official certification or accreditation document indicating proof of status as a qualified and authorized installer of automatic door operators and accessories.
- D. Operating and Maintenance Manuals: Provide manufacturer's operating and maintenance manual for each item comprising the automatic door operator installation in quantity as required in Division 01, Closeout Submittals. The manual to include the name, address, and contact information of the manufacturer and Installer providing the operators and installation. The final copies delivered after completion of the installation test to include "as built" modifications made during installation, checkout, and acceptance.
- E. Warranties and Maintenance: Special warranties and maintenance agreements specified in this Section.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications: Manufacturer's authorized representative who is trained and approved for installation and maintenance of units required for this Project.
- B. Source Limitations: Obtain automatic door operators, including activation devices, from single source, qualified supplier unless otherwise indicated.
- C. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a testing agency, and marked for intended location and application.
- D. Exit Door Requirements: Comply with requirements of authorities having jurisdiction for doors with automatic door operators serving as a component of a required means of egress.
- E. Fire Rated Door Assemblies: Provide operators for fire rated door assemblies that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction for use on types and sizes of labeled fire doors required.
- F. Pre-Submittal Conference: Conduct coordination conference in compliance with requirements in Division 01 Section "Project Meetings" with attendance by representatives of Supplier, Installer, and Contractor to review proper methods and the procedures for receiving, handling, and installing automatic door operators.

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

1. Prior to installation of automatic door operators, arrange for certified Installer's representative to conduct a project specific meeting to review the installation and maintenance of their respective products. Project meeting to be attended by representatives of related trades furnishing and installing the aluminum, hollow metal and wood doors sections.
2. Review and finalize construction schedule and verify availability of materials.

1.5 COORDINATION

- A. Electrical Systems Coordination: Coordinate the layout and installation of scheduled automatic door operators and related activation devices, with required connections to source power junction boxes, remote power supplies, access control equipment, detection and monitoring hardware, and fire alarm system.
- B. Templates: Obtain and distribute to the parties involved, templates for doors, frames, operators, and other work specified to be factory prepared and reinforced for installing automatic door operators. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing automatic door operators to comply with indicated requirements.
- C. Door and Frame Preparation: Related Division 08 Sections (Steel, Aluminum and Wood) doors and corresponding frames are to be prepared, reinforced and pre-wired (if applicable) to receive the installation of the specified automatic door operators without additional in-field modifications.

1.6 MAINTENANCE SERVICE

- A. Maintenance Service: Beginning at Substantial Completion, and running concurrent with the specified warranty period, provide continuous (6) months full maintenance by skilled employees of automatic door operator Installer. Include planned and preventive maintenance, repair or replacement of worn or defective components, lubrication, cleaning, and adjusting as required for proper door operation. Provide parts and supplies the same as those used in the manufacture and installation of original equipment.
- B. Extended Maintenance Support and Service Agreement: Submit for Owner's consideration an optional extended Service Agreement for the installed automatic door operator system. The extended Service Agreement is considered elective and is without manufacturer's requirement stipulating mandatory coverage for owner and/or vendor system support.
 1. A published copy of this agreement to be included with the submittal package
 2. Support for the installed automatic door operator system is provided through the vendor under a specified, limited 24 hour support program.
 3. Automatic door operators and components are to be available on a one-day turn around time frame from the vendor.

PART 2 - PRODUCTS

2.1 ELECTROMECHANICAL DOOR OPERATORS

- A. General: Provide low energy operators of size recommended by manufacturer for door size, weight, and movement; for condition of exposure; and for compliance with UL 325. Coordinate operator mechanisms with door operation, hinges, and activation devices.
 - 1. Fire-Rated Doors: Provide door operators for fire-rated door assemblies that comply with NFPA 80 for fire-rated door components and are listed and labeled by a qualified testing agency.
- B. Standard: Certified ANSI/BHMA A156.19.
- C. Performance Requirements:
 - 1. Opening Force if Power Fails: Not more than 15 lbf required to release a latch if provided, not more than 30 lbf required to manually set door in motion, and not more than 15 lbf required to fully open door.
 - 2. Entrapment Protection: Not more than 15 lbf required to prevent stopped door from closing or opening.
- D. Configuration: Surface mounted or in-ground as required. Door operators to control single swinging and pair of swinging doors.
- E. Operation: Power opening and spring closing operation capable of meeting ANSI A117.1 accessibility guideline. Provide time delay for door to remain open before initiating closing cycle as required by ANSI/BHMA A156.19.
- F. Features: Operator units to have full feature adjustments for door opening and closing force and speed, backcheck, motor assist acceleration from 0 to 30 seconds, time delay, vestibule interface delay, obstruction recycle, and hold open time from 0 up to 30 seconds.
- G. Provide outputs and relays on board the operator to allow for coordination of exit device latch retraction, electric strikes, magnetic locks, card readers, safety and motion sensors and specified auxiliary contacts.
- H. Brackets and Reinforcements: Manufacturer's standard, fabricated from aluminum with nonferrous shims for aligning system components.
- I. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 1. Norton Door Controls (NO) - 6300 Series.
 - 2. Or Approved Equal.

2.2 ACTIVATION DEVICES

- A. General: Provide activation devices in accordance with ANSI/BHMA A156.19 standard, for condition of exposure indicated and for long term, maintenance free operation under normal

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT SITKA, AK

traffic load operation. Coordinate activation control with electrified hardware and access control interfaces. Activation switches are standard SPST, with optional DPDT availability.

- B. Push-Plate Switch: Momentary contact door control switch with push-plate actuator.
 - 1. Configuration: Square or round push-plate control switch with single or double gang junction box mounting. Provide narrow profile face plate where indicated for jamb or mullion mounting.
 - a. Mounting Location: As indicated on Drawings.
 - 2. Push-Plate Material: Stainless steel.
 - 3. Message: International symbol of accessibility with "Push (Press) to Open (Operate)" text.
 - 4. Manufacturers:
 - a. Alarm Controls (AK) – JP1 Series.
 - b. Norton Door Controls (NO) – 500 Series.
 - c. Or Approved Equal.

2.3 ACCESSORIES

- A. Signage: As required by cited ANSI/BHMA A156.19 standard for the type of operator.

2.4 FINISHES

- A. Standard: Designations used to indicate hardware finishes complying with ANSI/BHMA A156.18, including coordination with traditional U.S. finishes indicated by certain manufacturers for their products.
- B. Provide quality of finish, including thickness of plating or coating (if any), composition, hardness, and other qualities complying with manufacturer's standards, but in no case less than specified by referenced standards for the applicable units of hardware. Units will be sprayed with a combination of waterborne acrylic and polyester powder coat.
- C. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine conditions, with Installer present, for compliance with requirements for installation tolerances, door and frame preparation and reinforcements, power connections, electrical systems interfaces, and other conditions affecting performance of automatic door operators.

SITKA PIONEER HOME ENTRY DOOR REPLACEMENT
SITKA, AK

- B. Notify architect of any discrepancies or conflicts between the door schedule, door types, drawings and scheduled hardware. Proceed only after such discrepancies or conflicts have been resolved in writing.

3.2 INSTALLATION

- A. General: Install complete automatic door operators according to manufacturer's written instructions and ANSI/BHMA A156.19 standard, including activation devices, control wiring, remote power units if any, connection to the building's fire alarm system, and required signage.
- B. Power Connection: Reference Division 26 "Electrical" Sections for connection to electrical power distribution system.
- C. Access Control System: Coordinate connections and operation with access control system
- D. Signage: Apply signage as required by ANSI/BHMA A156.19 standard for type of door operator and direction of pedestrian travel.

3.3 FIELD QUALITY CONTROL

- A. Field Inspection (Punch Report): Reference Division 01 Sections "Closeout Procedures". Produce project punch report for each installed door opening indicating compliance with approved submittals and verification hardware is properly installed, operating and adjusted. Include list of items to be completed and corrected, indicating the reasons or deficiencies causing the Work to be incomplete or rejected.
 - 1. Organization of List: Include separate Door Opening and Deficiencies and Corrective Action Lists organized by Mark, Opening Remarks and Comments, and related Opening Images and Video Recordings.
 - 2. Submit documentation of incomplete items in the following formats:
 - a. PDF electronic file.

3.4 ADJUSTING

- A. Comply with requirements of ANSI/BHMA A156.19 standard. Adjust automatic door operators to function smoothly, and lubricate as recommended by manufacturer.

3.5 DEMONSTRATION

- A. Certified Installer's representative to provide eight (8) hours of training to Owner's maintenance personnel in the proper adjustment, operation, and maintenance of automatic door operators.

END OF SECTION 087113



SITKA PIONEER HOME DOOR REPLACEMENT

REVISED CONSTRUCTION DOCUMENTS - JULY 19, 2023

ARCHITECT OF RECORD

NorthWind Architects, LLC
126 Seward St.
Juneau, AK 99801
(907) 586-6150
Sean M. Boily, AIA

PROJECT NOTES

1. THE WORK OF THIS CONTRACT OCCURS ON A FULLY OCCUPIED SENIOR ASSISTED LIVING FACILITY. OCCUPANTS ARE THERE 24 HOURS A DAY, SEVEN DAYS A WEEK. SPECIAL PROVISIONS AND COORDINATION WITH THE FACILITY STAFF MUST OCCUR TO PROTECT OCCUPANTS FROM EXCESS NOISE AND DUST, AND ACCESS TO THE CONSTRUCTION AREA.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE FABRICATION AND INSTALLATION OF ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC 2021 EDITION, AS AMENDED BY THE CBS) AND ALL ITS RELATED DOCUMENTS AND AMENDMENTS. ALL MATERIALS SHALL BE STORED, HANDLED, AND INSTALLED PER MANUFACTURERS' OR MATERIAL ASSOCIATIONS' INSTRUCTIONS AND RECOMMENDATIONS.
3. THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS AFFECTING THE PROJECT SCOPE OF WORK, AND WILL NOTIFY THE OWNER OF ANY DISCREPANCIES, AND/OR VARYING CONDITIONS. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION RELATED ACTIVITIES WITH THE OWNER PRIOR TO EXECUTING ANY WORK OF THIS CONTRACT. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO THE FABRICATION AND INSTALLATION OF ANY MATERIALS. CONTRACTOR SHALL PROTECT ALL WORK AREAS FROM DAMAGE DUE TO CONSTRUCTION, RELATED WORK, AND WEATHER. DAMAGED AREAS WILL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL COORDINATE THE REMOVAL AND REINSTALLATION OF ALL ELECTRICAL AND FIRE PROTECTION DEVICES, PIPING, WIRES AND CONDUITS AS REQUIRED TO COMPLETE THE WORK, AND THE SATISFACTORY REACTIVATION OF THOSE DEVICES WITH THE COMPLETION OF THE WORK. DEVICES IDENTIFIED ON THE ARCHITECTURAL PLANS AND REFLECTED CEILING PLANS ARE FOR REFERENCE AND TO ILLUSTRATE QUANTITY AND SCOPE OF THE OVERALL PROJECT, BUT DO NOT REPRESENT ALL CONDUIT AND WIRING AND SPRINKLER PIPING THAT MAY BE AFFECTED BY THE WORK.
5. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ALL ROOF, CEILING, AND FLOOR MOUNTED CONSTRUCTION RIGGING. AVOID STACKING ANY CONCENTRATED LOADS ON THE EXISTING FLOOR AND ROOF STRUCTURES. CONTRACTOR WILL BE RESPONSIBLE FOR ALL TEMPORARY SHORING. ALL OPENINGS WILL BE REPAIRED WITH MATERIALS AND ASSEMBLIES TO MATCH EXISTING.
6. UTILITIES: OWNER WILL FURNISH ELECTRICAL POWER (120V) FOR EQUIPMENT AND LIGHTING, AND WATER. CONTRACTOR IS REQUIRED TO FURNISH ALL TEMPORARY SERVICES, CONSTRUCTION LIGHTING AND HEAT.
7. INSPECTION: THE CONTRACTOR IS TO NOTIFY OWNER OF DAMAGED MATERIALS IN EXCESS OF THOSE IDENTIFIED IN THE CONSTRUCTION DOCUMENTS OBSERVED DURING CONSTRUCTION. REPLACE DAMAGED MATERIALS AS DIRECTED AND AUTHORIZED BY THE OWNER. WORK OUTSIDE THE SCOPE OF THIS CONTRACT SHALL, ON THE AUTHORIZATION OF THE OWNER, BE REPLACED AT ADDITIONAL NEGOTIATED COST TO THE CONTRACT.
8. ALL ITEMS IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS ARE NEW AND TO BE PROVIDED AS A PART OF THIS CONTRACT, UNLESS OTHERWISE NOTED.
9. DRAWING SCALE: THIS SET OF DRAWINGS HAS BEEN PRODUCED WITH SCALE INDICATORS AND BARS TO PRINT FULL SIZE 22"x34" SHEET SETS. FOR THE PURPOSE OF CLARITY, 22"x34" DRAWING SETS WILL BE IDENTIFIED AS "FULL-SIZE" SETS, AND 11"x17" DRAWING SETS WILL BE REFERRED TO AS "HALF-SIZE" SETS. FOR THE PURPOSE OF ACCURACY, VERIFY ALL MEASURED DIMENSIONS WITH SCALE BARS PROVIDED FOR AND THE SCALE VERIFICATION BAR IN THE ARCHITECTURAL TITLE BLOCK.
10. BID ALTERNATE #1 IS IDENTIFIED IN THE DRAWINGS, AND INCLUDES ALL ASPECTS OF THE INSTALLATION OF THAT REFERENCED DOOR NUMBER 002, AND ASSOCIATED POWER SUPPLIES, INTERFACES AND HARDWARE.

SUMMARY

GENERAL: SCOPE IS FOR REPLACEMENT OF PERSONNEL DOORS ON THE BARRACKS STREET SIDE OF THE FACILITY, LEVEL 0 (BASEMENT). BASE BID REPLACEMENT INCLUDES DOORS IDENTIFIED AS 001 AND 002, INCLUDING FRAMES, HARDWARE, AND ADA MOTOR OPERATOR AT AND PUSH-BUTTON CONTROLS DOOR 001. ELECTRICAL CONDUIT AND BOXES TO REMAIN FOR REUSE IN NEW INSTALLATION.

BASE BID ARCHITECTURAL

1. REMOVE EXISTING HARDWARE, HOLLOW METAL DOORS AND FRAMES 001 AND 003 SET IN CONCRETE OPENINGS
2. INSTALL NEW DOORS, FRAMES AND HARDWARE AS INDICATED.
3. SUPPLY AND COORDINATE ALL ELECTRICAL POWER SUPPLIES, INTERFACES/CONTROLS AND ASSOCIATED HARDWARE FOR ADA MOTOR OPERATOR AND ACCESS CONTROL SYSTEM.

BID ALTERNATE #1 INCLUDES INSTALLATION OF NEW DOOR 002 WITH FRAME AND RELITES, ADA OPERATORS, AND ALL HARDWARE, POWER SUPPLIES AND INTERFACES. ALL NEW ELECTRICAL CONDUIT AND BOXES REQUIRED FOR INSTALLATION TO BE SURFACE MOUNTED AND PAINTED. PAINTED GYPSUM WALL BOARD PARTITIONS WITH SEALED M/P/E PENETRATIONS TO BE PROVIDED AS A PART OF DOOR INSTALLATION.

HAZ-MAT

1. NONE ANTICIPATED IN SCOPE OF WORK.

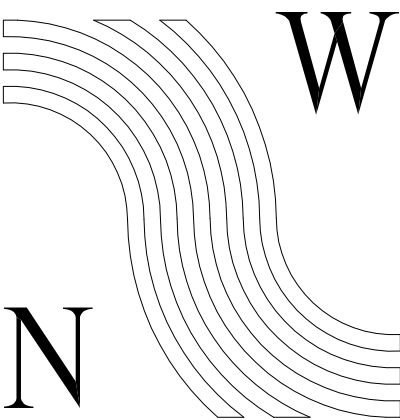
INDEX

GENERAL

- | | |
|------|-------------------------------|
| G1.0 | PROJECT NOTES, SUMMARY, INDEX |
| G2.0 | OVERALL BUILDING KEY PLAN |
| G3.0 | SHEET SPECIFICATION |

ARCHITECTURAL

- | | |
|------|---------------------------------------|
| A2.0 | DOOR DEMOLITION AND INSTALLATION PLAN |
|------|---------------------------------------|



NorthWind
Architects LLC

126 SEWARD ST.
JUNEAU, AK 99801
PH #907.586.6150
FX #907.586.6181
WWW.NORTHWINDARCH.COM

← 1" ACTUAL →

IF THE ABOVE DIMENSION DOES NOT
MEASURE ONE INCH (1") EXACTLY,
THIS DRAWING WILL HAVE BEEN
ENLARGED OR REDUCED,
AFFECTING ALL LABELED SCALES.

SITKA PIONEER HOME
ENTRY DOOR REPLACEMENT
STATE OF ALASKA
SITKA, ALASKA

SHEET TITLE:

PROJECT NOTES,
SUMMARY,
INDEX

DATE: JULY 19, 2023

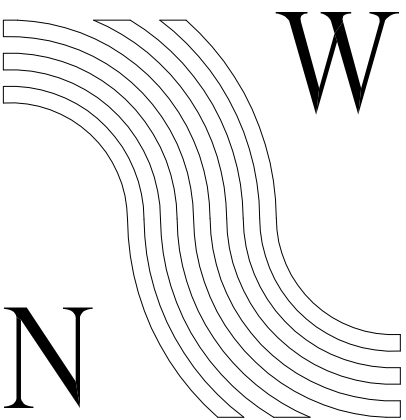
REVISION: 1

CHECKED BY: SB

DRAWN: SB

SHEET #

G1.0



NorthWind
Architects LLC

126 SEWARD ST.
JUNEAU, AK 99801
PH #907.586.6150
FX #907.586.6181
WWW.NORTHWINDARCH.COM

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT
MEASURE ONE INCH (1") EXACTLY,
THIS DRAWING WILL HAVE BEEN
ENLARGED OR REDUCED,
AFFECTING ALL LABELED SCALES.

SITKA PIONEER HOME
ENTRY DOOR REPLACEMENT
STATE OF ALASKA
SITKA, ALASKA

SHEET TITLE:

SITE PLAN

DATE: JULY 19, 2023

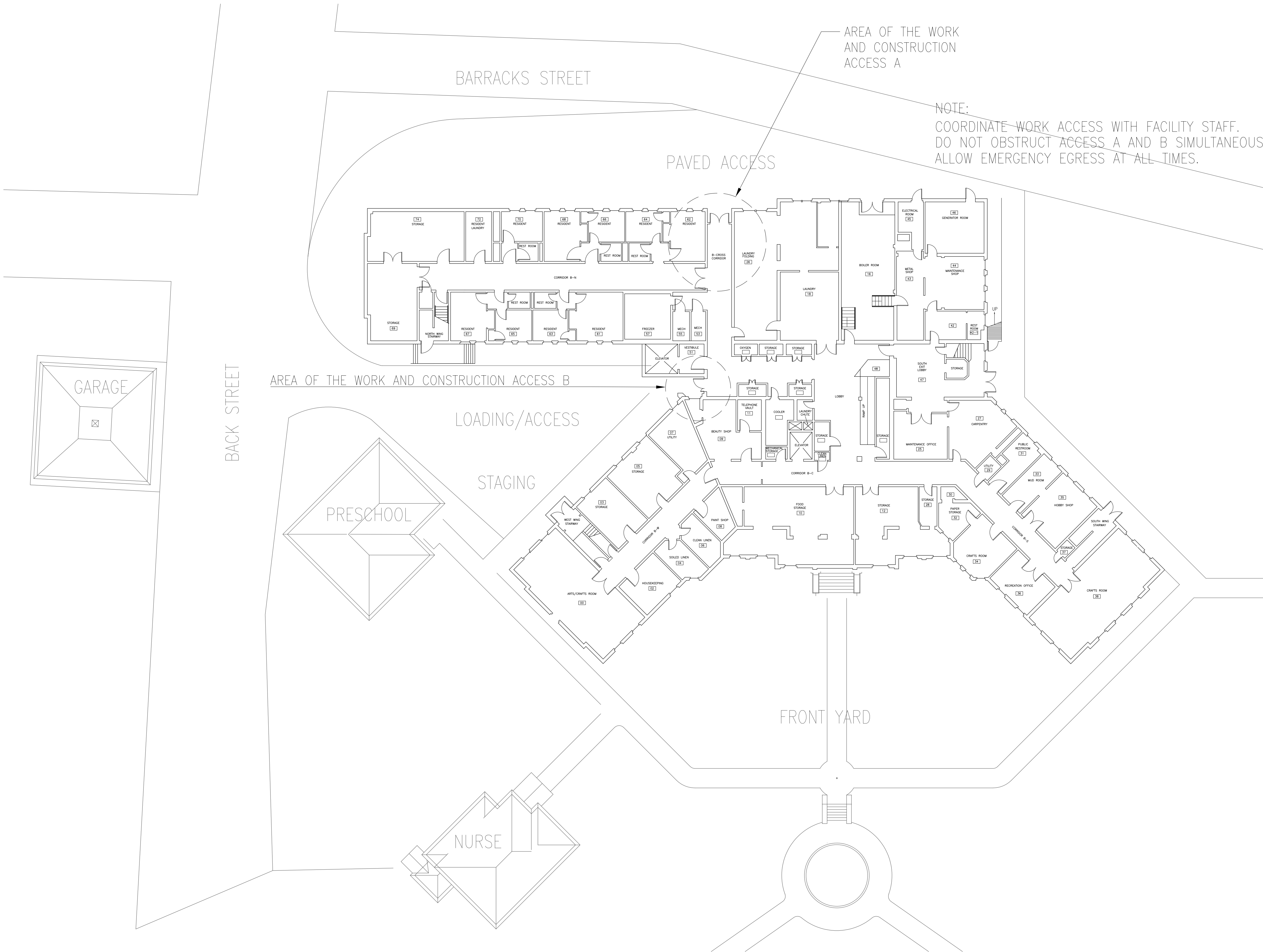
REVISION: 1

CHECKED BY: SB

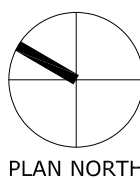
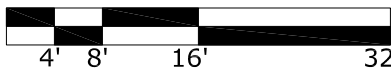
DRAWN: SB

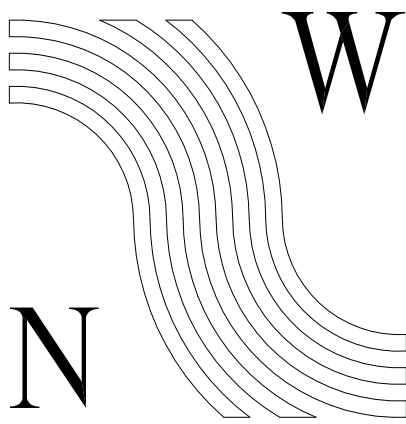
SHEET #

G2.0



1 OVERALL PLAN - FLOOR 0 BASEMENT AND SITE
1/16" = 1'-0"





NorthWind
Architects LLC

126 SEWARD ST.
JUNEAU, AK 99801
PH #907.586.6150
FX #907.586.6181
WWW.NORTHWINDARCH.COM

← 1" ACTUAL →

IF THE ABOVE DIMENSION DOES NOT
MEASURE ONE INCH (1") EXACTLY,
THIS DRAWING WILL HAVE BEEN
ENLARGED OR REDUCED,
AFFECTING ALL LABELED SCALES.

SITKA PIONEER HOME
ENTRY DOOR REPLACEMENT
STATE OF ALASKA
SITKA, ALASKA

SHEET TITLE:

SHEET
SPECIFICATION

DATE: JULY 19, 2023

REVISION: 1

CHECKED BY: SB

DRAWN: SB

SHEET #

G3.0

SPECIFICATION

081113 INSULATED HOLLOW METAL DOORS AND FRAMES, BASIS OF DESIGN: CURRIES 777 TRIO E SERIES DOORS WITH THERMAL BREAK TQ SERIES FRAMES AT EXTERIOR DOORS. SEE DOOR SCHEDULE HEREIN AND ATTACHED SPECIFICATION. FACTORY FINISH (PAINT) ALL METAL DOORS AND FRAMES.

DOOR 001: OUTER ENTRANCE DOOR PAIR; INSULATED HOLLOW METAL WITH INSULATED HOLLOW METAL FRAME GALVANIZED, SECURITY LEVEL 2, 18 GAGE FACES AND 16 GAGE FRAME, FACTORY PAINTED. POST-INSTALLATION FRAME ANCHORING (INTO EXISTING CONCRETE).

- 1) GLAZING: LOW-E COATED, INSULATED GLAZING UNITS (DOUBLE GLAZED) WITH 1/4"TEMPERED GLASS. NONCONDUCTIVE EDGE SPACERS IN THERMAL UNITS.
- 2) EXT & INTERIOR FRAME FINISH: PAINTED.
- 3) HARDWARE: ANSI/BHMA GRADE 1
- 4) COORDINATE WITH HARDWARE SCHEDULE AND ATTACHED SPECIFICATION SECTIONS 087100 DOOR HARDWARE AND 087113 AUTOMATIC DOOR COOPERATORS.
- 5) ADA MOTOR OPERATOR, ONE LEAF, COORDINATE WITH EXISTING CONDUIT AND BOXES, AND EXISTING ACCESS CONTROL SYSTEM.
- 6) CLOSER, SECOND LEAF – ADA COMPLIANT
- 7) PANIC HARDWARE W/ TOP AND BOTTOM LATCHING, ELECTRIFIED FOR COORDINATION WITH EXISTING ACCESS CONTROL AND NEW MOTOR OPERATOR. ADA COMPLIANT LEVERS ON EXTERIOR
- 8) THERMALLY BROKEN THRESHOLD, ADA COMPLIANT
- 9) WALL STOPS; STAINLESS STEEL
- 10) WEATHER SEALS AND DOOR BOTTOM.

DOOR 002: INNER VESTIBULE DOOR PAIR, HOLLOW METAL WITH HOLLOW METAL FRAME, SECURITY LEVEL 2, 18 GAGE FACES AND 16 GAGE FRAME, FACTORY PAINTED, FULL LITE. POST-INSTALLATION FRAME ANCHORING (INTO EXISTING CONSTRUCTION).

- 1) GLAZING: 1/4" TEMPERED.
- 2) FRAME FINISH: PAINTED
- 3) HARDWARE: ANSI/BHMA GRADE 1
- 4) COORDINATE WITH HARDWARE SCHEDULE AND ATTACHED SPECIFICATION SECTIONS 087100 DOOR HARDWARE AND 087113 AUTOMATIC DOOR COOPERATORS.
- 5) ADA MOTOR OPERATOR, ONE LEAF, ALL NEW CONDUIT AND BOXES, WITH POWER FROM EXISTING ADJACENT CIRCUITS.
- 6) CLOSER, SECOND LEAF: ADA COMPLIANT
- 7) ADA PULL AND PUSH BARS: BRUSHED NICKEL
- 8) SILENCERS: RUBBER, BY DOOR MANUFACTURER.
- 10) WALL STOPS; STAINLESS STEEL

DOOR 003: INSULATED HOLLOW METAL WITH INSULATED HOLLOW METAL FRAME GALVANIZED, SECURITY LEVEL 2, 18 GAGE FACES AND 16 GAGE FRAME FACTORY PAINTED. HALF-LITE. POST-INSTALLATION FRAME ANCHORING (INTO EXISTING CONCRETE).

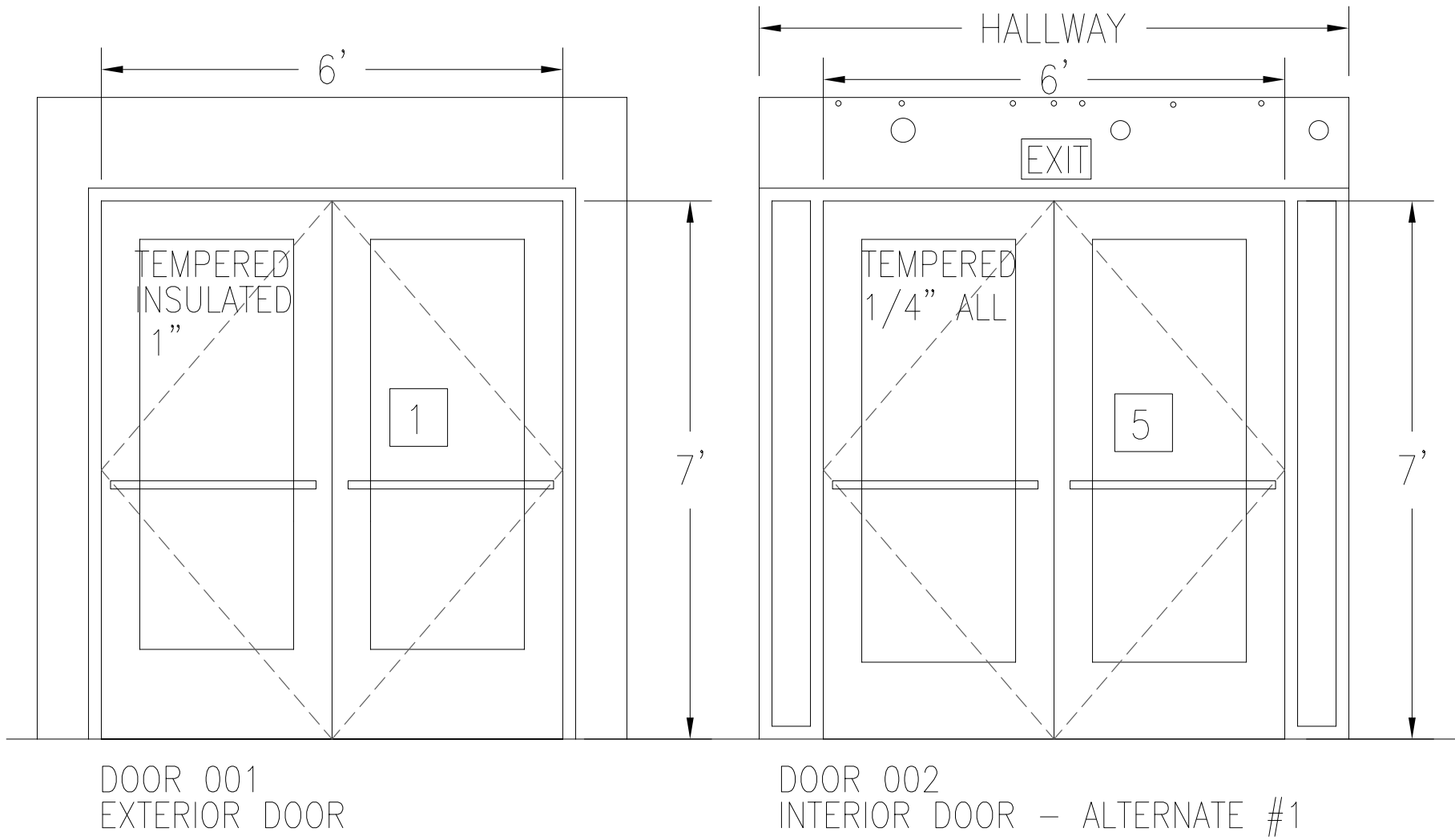
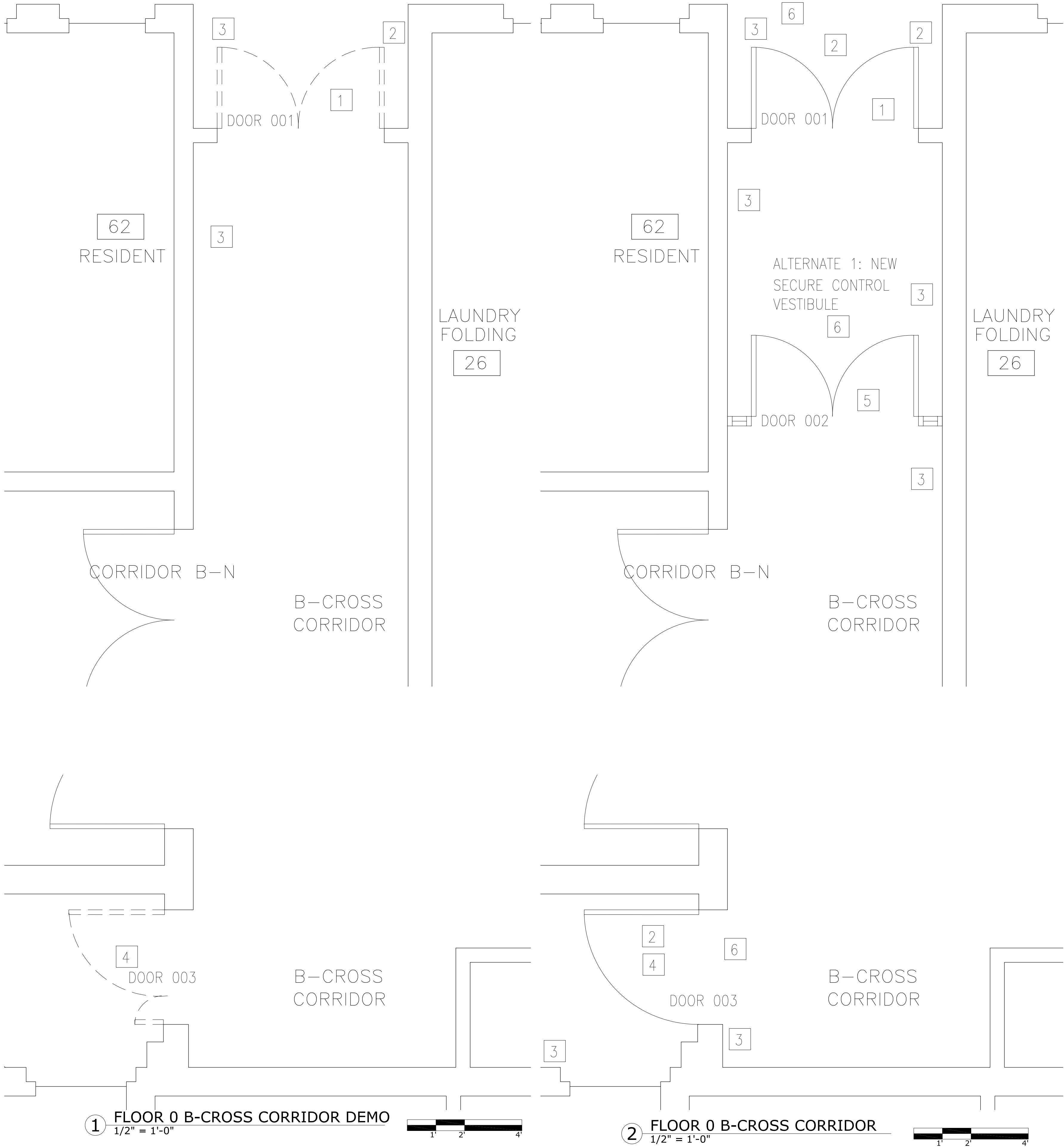
- 1) GLAZING: LOW-E COATED, INSULATED GLAZING UNITS (DOUBLE GLAZED) WITH 1/4"TEMPERED GLASS. NONCONDUCTIVE EDGE SPACERS IN THERMAL UNITS.
- 2) HARDWARE: ANSI/BHMA GRADE 1
- 4) COORDINATE WITH HARDWARE SCHEDULE AND ATTACHED SPECIFICATION SECTIONS 087100 DOOR HARDWARE AND 087113 AUTOMATIC DOOR COOPERATORS.
- 5) STAINLESS STEEL BUTTS: 2 PAIR FOR 48" WIDE DOOR (003)
- 6) ADA MOTOR OPERATOR – COORDINATE WITH EXISTING CONDUIT AND BOXES, AND EXISTING ACCESS CONTROL SYSTEM
- 7) PANIC HARDWARE W/ TOP AND BOTTOM LATCHING, ELECTRIFIED FOR COORDINATION WITH ACCESS CONTROL AND MOTOR OPERATOR. ADA COMPLIANT ADA LEVER ON EXTERIOR
- 8) CYLINDER: KEY TO FACILITY KEYING.
- 9) WALL STOP; STAINLESS STEEL
- 10) DOOR PROTECTOR: STAINLESS STEEL 30" TALL X 46" WIDE, BOTH SIDES DOOR 003
- 11) WEATHER SEALS AND DOOR BOTTOM. THERMALLY BROKEN THRESHOLD, ADA COMPLIANT
- 12)

087100 DOOR HARDWARE: SEE DOOR SCHEDULE HEREIN AND ATTACHED SPECIFICATION

087113 AUTOMATIC DOOR OPERATOR: SEE DOOR SCHEDULE HEREIN AND ATTACHED SPECIFICATION

DOOR SCHEDULE

Mark	Exterior	Qty	Configura	Width	Height	Thickness	Fire Ratin	Hardware Group	Door Material	Frame Material	Frame Gauge	Depth	Frame Steel Type
001	Exterior	1	SG	6' 0"	7' 0"	1 3/4"	NONE	1.0	INSULATED HOLLWO METAL	INSULATED HOLLWO METAL	14	5 3/4"	A60
002		1	SG	6' 0"	7' 0"	1 3/4"	NONE	3.0	HOLLWO METAL	HOLLWO METAL	14	5 3/4"	A60
003	Exterior	1	SG	4' 0"	7' 0"	1 3/4"	NONE	2.0	INSULATED HOLLWO METAL	INSULATED HOLLWO METAL	14	5 3/4"	A60

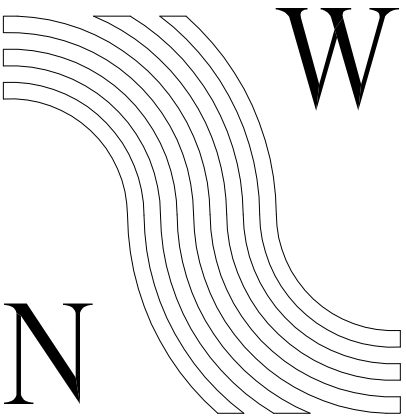
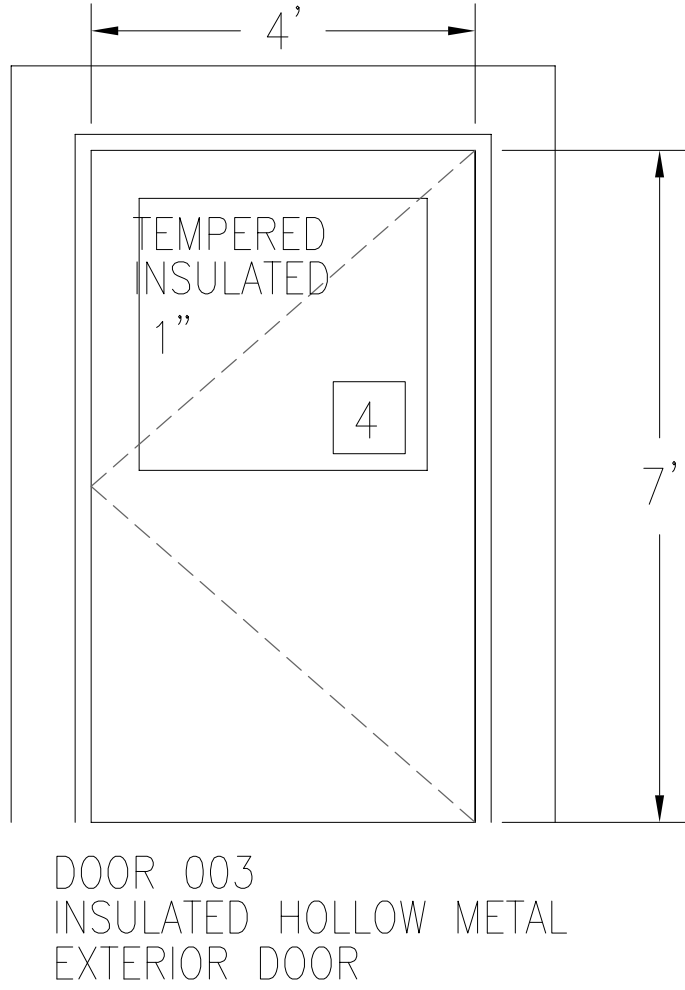


WORK PLAN KEY NOTES:

1. INSTALL NEW 6'-0" X 7'-0" DOOR AND FRAME. INSTALL NEW HARDWARE, INCLUDING ADA OPERATOR ON BOTH DOOR LEAFS. INSTALL NEW POWER AND CONTROL WIRE IN EXISTING CONDUIT AND BOXES.
2. COORDINATE EXISTING CARD/FOB READER WITH NEW DOOR ACCESS CONTROL HARDWARE. AT DOOR 001 THE ACCESS CONTROLS ARE COORDINATED WITH AN EXISTING DOOR BELL AND CAMERA SYSTEM THAT ALLOWS REMOTE RELEASE
3. INSTALL NEW ADA DOOR CONTROL TOUCH PADS AND WIRE AT EXISTING BOXES AND CONDUIT.
4. INSTALL NEW 4-0X7-0 HALF-LITE INSULATED HOLLOW METAL DOOR AND FRAME
5. BID ALTERNATE 1: INSTALL NEW INTERIOR HOLLOW METAL DOOR PAIR WITH FRAME, SIDELITES, ADA ACCESS MOTOR OPERATOR, TOUCH PADS, PANIC HARDWARE WITH ELECTRONIC LATCH RETRACTION AND NEW CARD READER COORDINATED WITH THE BUILDING SYSTEM. ALTERNATE WILL INCLUDE MODIFICATION TO BUILDING SECURITY CAMERA SYSTEM WITH REMOTE DOOR RELEASE. PROVIDE PAINTED GYPSUM WALL BOARD ON BOTH SIDES OF METAL STUD WALL CLOSURE BETWEEN TOP OF DOOR FRAME AND UNDERSIDE OF CONCRETE STRUCTURE, FULL WIDTH OF HALLWAY. SEAL AT ALL PIPE AND CONDUIT PENETRATIONS. PROVIDE NEW LED ILLUMINATED EXIT SIGN ON WALL ABOVE DOOR.
6. TOUCH UP PAINT ALL SURFACES TO MATCH EXISTING PAINT.

DEMOLITION KEY NOTES:

1. REMOVE EXISTING 6'-0" X 7'-0" HOLLOW METAL DOOR, DOOR HARDWARE, AND DOOR FRAME FROM EXISTING CONCRETE OPENING. PRESERVE CONDUIT AND BOXES FOR DOOR OPERATOR AND ACCESS CONTROL
2. RETAIN EXISTING CARD READER
3. REMOVE EXISTING ADA CONTROL PAD AND WIRING. RETAIN CONDUIT AND JUNCTION BOX.
4. REMOVE EXISTING HOLLOW METAL DOOR AND FRAME, INACTIVE LEAF AND HARDWARE. PRESERVE CONDUIT AND BOXES FOR DOOR OPERATOR AND ACCESS CONTROL



NorthWind Architects LLC

126 SEWARD ST.
JUNEAU, AK 99801
PH #907.586.6150
FX #907.586.6181
WWW.NORTHWINDARCH.COM

1" ACTUAL
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

SITKA PIONEER HOME
ENTRY DOOR REPLACEMENT
STATE OF ALASKA
SITKA, ALASKA

SHEET TITLE:
FLOOR PLAN

DATE: JULY 19, 2023
REVISION: 1
CHECKED BY: SB
DRAWN: SB

SHEET #
A2.0



State of Alaska
Department of Administration
Substitute Form W-9

Questions? Email DOA.DOF.Vendor.HelpDesk@alaska.gov

RETURN COMPLETED FORM TO:

Department of Administration
Division of Finance
P.O. Box 110204
Juneau, AK 99811-0204
Or FAX to: (907) 465-2169

DO NOT send to IRS

Taxpayer Identification Number (TIN) Verification

The Internal Revenue Service requires the State of Alaska to issue 1099 forms when payments to individuals, partnerships or limited liability companies for rents, services, prizes, and awards meet or exceed \$600.00 for the year. An IRS Form 1099 is not required when payments are specifically for merchandise or made to some types of corporations.

Print or Type

Please see attachment or reverse for complete instructions

Legal Name (as shown on your income tax return)	State of Alaska Vendor Number (if known)
Business Name , if different from above (use if doing business as (DBA) or enter business name of Sole Proprietorship)	Entity Designation (check only one type) <input type="radio"/> Individual / Sole Proprietor <input type="radio"/> Partnership <input type="radio"/> General Corporation <input type="radio"/> Medical Corporation <input type="radio"/> Legal Corporation <input type="radio"/> Limited Liability Company – Individual <input type="radio"/> Limited Liability Company – Partnership <input type="radio"/> Limited Liability Company – Corporation <input type="radio"/> Government Entity <input type="radio"/> Estate / Trust <input type="radio"/> Organization Exempt from Tax - Nonprofit (under Section 501 (a)(b)(c)(d))
Primary Address (for 1099 form) PO Box or Number and Street, City, State, Zip + 4	Exemption (See Instructions) <input type="text"/> Exempt payee code (if any) <input type="text"/> Exemption from FATCA Reporting Code (if any)
Remit Address (where payment should be mailed, if different from Primary Address) PO Box or Number and Street, City, State, Zip + 4	

Taxpayer Identification Number (TIN) *Provide Only One* (If sole proprietorship provide EIN, if applicable)

Social Security Number (SSN)	Employer Identification Number (EIN)
If Change of Ownership or Entity Designation	Date of Change:
Previous Owner / Business Name	Previous Taxpayer Identification Number (TIN)

Certification

The Internal Revenue Service does not require your consent to any provision of this document other than the certifications required to avoid backup withholding.

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number, **AND**
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, **AND**
3. I am a U.S. person (including a U.S. resident alien), **AND**
4. The FATCA code(s) entered on this form (if any) indicating I am exempt from FATCA reporting is correct.

Printed Name	Printed Title	Telephone Number
Signature	Date	Email Address

Instructions for Completing Taxpayer Identification Number (TIN) Verification (Substitute W-9) -- Page 1

Legal Name

As registered with the Internal Revenue Service (IRS)

- Individuals: Enter First Name MI Last Name
- Sole Proprietorships: Enter First Name MI Last Name
- LLC Single Owner: Enter owner's First Name MI Last Name
- All Others: Enter Legal Name of Business

Business Name

- Individuals: Leave blank
- Sole Proprietorships: Enter Business Name
- LLC Single Owner: Enter LLC Business Name
- All Others: Complete only if doing business as a DBA

Primary Address

Address where 1099 tax form should be mailed.

Remit Address

Address where payment should be mailed. Complete only if different from primary address.

State of Alaska Vendor Number

Your vendor number is an eight character alphanumeric code assigned to your company in the State of Alaska's accounting system. You may contact us at the email address listed on the form if you do not know your vendor number.

Entity Designation

Check *ONE* box which describes the type of business entity.

Taxpayer Identification Number

LIST ONLY ONE: Social Security Number OR Employer Identification Number. See *"What Name and Number to Give the Requester"* at right.

If you do not have a TIN, apply for one immediately. Individuals use federal form SS-05 which can be obtained from the Social Security Administration. Businesses and all other entities use federal form SS-04 which can be obtained from the Internal Revenue Service.

Change of Ownership or Entity Designation

This information is requested to allow taxable income to be reported correctly for both the new and old entities.

Certification

You must cross out item 2 if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to furnish your correct TIN to persons who must file information

returns with the IRS to report interest, dividends, and certain other income paid to you, mortgage interest you paid, the acquisition or abandonment of secured property, or contributions you made to an IRA. The IRS uses the numbers for identification purposes and to help verify the accuracy of your tax return. You must provide your TIN whether or not you are required to file a tax return. Payers must generally withhold 28% of taxable interest, dividend, and certain other payments to a payee who does not furnish a TIN to a payer. Certain penalties may also apply.

What Name and Number to Give the Requester

For this type of account:	Give name and SSN of:
Individual	The individual
Two or more individuals (joint account)	The actual owner of the account or, if combined funds, the first individual on the account ¹
Custodian account of a minor (Uniform Gift to Minors Act)	The minor ²
The usual revocable savings trust (grantor is also trustee)	The grantor-trustee ¹
So-called trust account that is not a legal or valid trust under state law	The actual owner ¹
Sole proprietorship or Single-Owner LLC	The owner ¹
For this type of account:	Give name and EIN of:
Sole Proprietorship or Single-Owner LLC	The owner ³
A valid trust, estate, or pension trust	Legal entity ⁴
Corporation or LLC electing corporate status on Form 8832	The corporation
Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
Partnership or multi-member LLC	The partnership
A broker or registered nominee	The broker or nominee
Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district or prison) that receives agricultural program payments	The public entity

¹ List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

² Circle the minor's name and furnish the minor's SSN.

³ **You must show your individual name**, but you may also enter your business or "DBA" name. You may use either your SSN or EIN (if you have one).

⁴ List first and circle the name of the legal trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) **Note:** If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Revised 09/29/2015

Instructions for Completing Taxpayer Identification Number (TIN) Verification (Substitute W-9) -- Page 2

Exemptions

If you are exempt from backup withholding and/or Foreign Account Tax Compliance Act (FATCA) reporting, enter in the Exemptions box any code(s) that may apply to you. See **Exempt payee code** and **Exemption from FATCA reporting code** below.

Exempt payee code

Generally, individuals (including sole proprietors) are not exempt from backup withholding. Corporations are exempt from backup withholding for certain payments, such as interest and dividends. Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.

Note. If you are exempt from backup withholding, you should still complete this form to avoid possible erroneous backup withholding.

The following codes identify payees that are exempt from backup withholding:

1. An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)
2. The United States or any of its agencies or instrumentalities
3. A state, the District of Columbia, a possession of the United States, or any of their political subdivisions or instrumentalities
4. A foreign government or any of its political subdivisions, agencies, or instrumentalities
5. A corporation
6. A dealer in securities or commodities required to register in the United States, the District of Columbia, or a possession of the United States
7. A futures commission merchant registered with the Commodity Futures Trading Commission
8. A real estate investment trust
9. An entity registered at all times during the tax year under the Investment Company Act of 1940
10. A common trust fund operated by a bank under section 584(a)
11. A financial institution
12. A middleman known in the investment community as a nominee or custodian
13. A trust exempt from tax under section 664 or described in section 4947

Exemption from FATCA reporting code

The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements.

- A. An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)
- B. The United States or any of its agencies or instrumentalities
- C. A state, the District of Columbia, a possession of the United States, or any of their political subdivisions or instrumentalities
- D. A corporation the stock of which is regularly traded on one or more established securities markets, as described in Reg. section 1.1472-1(c)(1)(i)
- E. A corporation that is a member of the same expanded affiliated group as a corporation described in Reg. section 1.1472-1(c)(1)(i)
- F. A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state
- G. A real estate investment trust
- H. A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940
- I. A common trust fund as defined in section 584(a)
- J. A bank as defined in section 581
- K. A broker
- L. A trust exempt from tax under section 664 or described in section 4947(a)(1)
- M. A tax exempt trust under a section 403(b) plan or section 457(g) plan