

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION
1	04152019	PRICING
2	06202019	PERMIT

NOETS TO BIDDERS/ GENERAL CONTRACTOR

Scope:

1. General Construction of a new Ivy Kids Early Learning center Ivy Kids Early Learning Center, including site work, structure, HVAC, Electrical and Plumbing.
2. Standard Form of Agreement – AIA 101 and 201, 2017 edition.
3. Project Architect does not have agreement of Construction Administration.

PROCEDURES, CONTROLS, AND PAYMENTS

Scope

- Bidders shall review the issued drawings, be familiar with all the applicable codes, and site conditions, report to any discrepancies to the architect, and owner, should there is any doubt of the scope.
- Contractors responsibility:
 - Supervision.
 - Arranging and perform preconstruction meeting.
 - recording meeting minutes.
- Prepare Daily reports.
- Provide progress schedule.
- Provide schedule of values.
- GC to provide required lab tests.
- GC is responsible for laying out the work, and verifying locations during construction, provide records to owner .
- GC to propose payment request procedures,
- GC to follow Project owner/ bank request for payment schedule.
- GC to clean and provide protection of the work.
- GC shall provide all written warranties applicable to the work, including, but not limited to, manufacturer, contractor and sub-contractor warranties.
- All quantities, finishes, locations and other specific requirements are to be verified by GC. Any cost overruns, not due to specific Franchisee request, are to be paid for by GC.
- All construction shall be completed in accordance with plans and specifications. GC to verify all existing dimensions PRIOR to beginning any construction work reporting any discrepancies immediately to the Architect.
- GC shall be responsible for providing a punch list accompanied by owner's representative and come up with an agreed solution should there is any unsatisfying items.

DIVISION 2 - SITE WORK

SEE CIVIL ENGINEER DRAWINGS FOR ALL OTHER REQUIRED WORK

PART 1 – GENERAL

- SUMMARY
- General site clearing, remove trees, shrubs, grass and other vegetation, improvement or obstructions, includes digging out stumps and roots.
- Shoring and bracing: protect site from caving with extra care.
- Grade ground surfaces to conform with required contours and provide surface drainage.
- Termite control
- vapor retarders: ASTM E 1745 Class A minimum thickness 10 mil.

DIVISION 3 - CONCRETE

SEE CIVIL ENGINEER DRAWINGS FOR ALL OTHER REQUIRED WORK

- Concrete: Code and Standards, ACI 301, ACI 318. GREEN BUILDING PROGRAM, ORD. 06-10-110

GC SHALL BEAR ALL REQUIRED TESTING FEE.

SECTION 04400 - STONEMWORK

Standards: Comply with recommendations of stone production and fabrication standards, as follows:

Provide setting arrangement, provisions for jointing, anchoring, and fastening.

Provideof inserts which are to be built into other work.

Provide sample panels of erected stonework, built at site, using proposed stone, anchors, and jointing; one panel for each type of stone and installation.

Provide Mortar Type: S.

Provide Adjustable Inserts: Malleable iron, sized as shown or required.

Dovetail Slots: 22-gage galvanized steel, with filler strips.

Anchorage: For anchoring into concrete, cadmium-plated or hot-dip galvanized; for anchoring into stone, Type 302/304 stainless steel. Type, size, and load capacity as shown or required.

Setting Buttons: Lead or plastic, sized to maintain uniform joint width and sufficient surface area to avoid crushing.

Provide Concealed Flashing: Type 302/304 stainless steel, 2D finish, fully annealed or dead-soft temper, 0.012" thick, unless otherwise shown.

Stone Fabrication: Comply with recommendations and tolerances of applicable stone association. Provide holes and sinkages for anchors, fasteners, supports, and lifting devices.

Installation: Coordinate with other trades for placement of inserts and flashing reglets. Provide templates or drawings as required.

Execute necessary field cutting and fitting stonework by skilled mechanics. Set stone in accordance with drawings, complete with anchors, supports, fasteners, and other attachments to secure stonework in place.

Erect walls plumb and true with uniform joints. Set in full bed of mortar, unless otherwise shown. Use setting buttons to prevent extrusion of mortar.

Cavity Construction: Maintain open space between stone units and back-up, as shown.

Apply non-staining, dampproofing compound on concealed surfaces.

Grouted Construction: Solidly fill space between stone units and back-up with non-staining grout. Pour grout in lifts and rod to eliminate voids.

Joints: Butter vertical joints full width before setting.

SECTION 05500 – METAL FABRICATIONS

Products:

1. Materials:
 - a. Steel plates, shapes, and bars: ASTM A36.
 - b. Steel angles.
 - c. Steel pipe: ASTM A53, schedule 40.
 - d. Bolts: ASTM A325.
 - e. Fasteners: Zinc coated fasteners designed for loading and use.
 - f. Grout: CE CRD-C621, Non-shrink non-metallic grout,
2. Galvanized ferrous metal items of exterior wall and where exposed to weather: one (1) cold primer (shop-applied) elsewhere.
 - a. Galvanizing: ASTM A525.
 - b. Galvanize after fabrication.

DIVISION 6 – WOODS & PLASTICS

SECTION 06100 – ROUGH CARPENTRY

PART – GENERAL

1.01 SUMMARY

- A. Framing with dimension lumber and engineered wood products.
- B. Wood blocking cants and etc.
- C. Plywood sheathing.

1.02 QUALITY ASSURANCE

1. Lumber, General: Manufacture lumber, S4S and grade stamped, to comply with PS 20 and applicable grading rules of inspection agencies certified by ALSC's Board of Review.

1.03 MATERIALS

- A. Wood-Preservative-Treated Lumber.
 1. Preservative Treatment: AWPA C2 with chemicals containing no arsenic or chromium.
 - a. AWPA C31 (inorganic boron) may be used in protected locations.
 2. Application: Items indicated and as follows:
 - a. Items in contact with roofing or waterproofing
 - b. Items in contact with concrete or masonry
 - c. Floor plates installed over concrete slabs-on-grade
 - d. Exterior exposed items.
 - e.
 - f.
 - g. B. Studs (2'-4" thick, 2'-6" wide, 10' and shorter): "Stud" or No. 3 Structural Light Framing grade, any species graded under WWPA, WCLIB, SPIB OR NLGA rules.
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1.04 INSTALLATION:

- A. Exterior Wall Framing and where indicated : 2x6 in. nominal-size wood studs at spacing re: structural drawings

SECTION 07175 - WATER REPELLENTS

Extent of surfaces to receive water repellent (WR) .

Exposed exterior concrete surfaces.

Exposed interior (unpainted) concrete surfaces.

Exterior unit masonry surfaces.

Exterior stonework surfaces.

Exterior cement plaster or stucco surfaces.

Solvent-Based Silicone Sealer:

Provide light compound, 4.0 to 7.5% solids content.

Manufacturer: Subject to compliance with requirements, provide products of one of the following:

Applied Polymers of America, Inc.
Anti-Hydro Waterproofing Co.
Toch/Carboline Co.
Chemprobe Corp.
L & M Chemical Co.
Pecora International Corp.
ProSoCo, Inc.
Rexnord Chemical Products; Sonneborn Building Products.
Symons Corp.
VIP Enterprises, Inc.
W.R. Meadows.

Water-Based Acrylic Sealer:

RETAIN WHERE SOLVENT-BASED ACRYLIC TOO HAZARDOUS, OR FORBIDDEN BY AIR POLLUTION ORDINANCES.

Provide manufacturer's standard "water-clear" emulsion-type breathing coating of acrylic resins (based on methyl methacrylate) in water recommended by manufacturer for application to interior and exterior concrete and masonry surfaces as a water-repellent coating; averaging 15% to 22% solids content.

Manufacturer: Subject to compliance with requirements, provide products of one of the following:

Applied Polymers of America, Inc.
OKON, Inc.
Seal-Krete, Inc.
VIP Enterprises.

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Test Application: Prior to performance of water repellent work, including bulk purchase/delivery of products, prepare a small application in an unobtrusive location and in a manner acceptable to Architect, for purpose of demonstrating final effect (visual and physical/chemical) of planned installation. Proceed with work only after Architect's acceptance of test application, or as otherwise directed.

Clean substrate of substances which might interfere with penetration/adhesion of water repellents. Test for moisture content, in accordance with repellent manufacturer's instructions, to ensure that surface is sufficiently dry.

Coordination with Sealants: Where feasible, delay application of water repellents until installation of sealants has been completed in joints adjoining surfaces to be coated with repellent.

DISION 8 – DOORS AND WINDOWS

SECTION 08110 – STEEL DOORS AND FRAMES (EXTERIOR)

Scope:

1. Provide hollow metal door frames as indicated on the drawings.

Products:

1. Doors & Frames: hollow metal, 14 gauge minimum galvanized.
2. Finish: Paint

Installation:

1. Comply with requirements of SDI-I 00, NFPA 80, and authorities having jurisdiction.

SECTION 08210 – WOOD DOORS

Scope:

1. Provide wood doors and wood doors with glass inset.
2. Warranty of flush solid core doors: life for installation.

Products:

1. Wood doors for clear satin polyurethane finish; solid core flush wood door with particleboard core for interior use, AWI Premium Grade, rotary birch veneer face, natural finish.
2. Solid core wood doors with rotary birch veneer face with ¼” tempered glass light as indicated on drawings. Wood glass stops and trims as required. All doors to receive clear satin polyurethane finish by manufacturer.

Installation;

1. Comply with NWMA IS-L and AWL QUALITY Standards. Pre-fit doors to frames. Pre-machine doors for hardware. Factory level doors.
2. Install doors with not more than 1/8” clearance at top and sides, ¼” at bottom
3. Shop finish: sand and provide all coats of clear satin finish system specified in painting section. Wrap and protect.

IVY KIDS EARLY LEARNING CENTER
 LOT COM2I
 CROSS CREEK RANCH
 6407 CROSS CREEK BEND LANE
 FULSHEAR, TX 77441



DRAWING TITLE	
SPECIFICATIONS	
DRAWN BY	CHECKED BY
DATE	JOB NO.
DRAWING NO.	

A-0.2A